

DEPARTMENT OF ASSESSMENT
INTEROFFICE MEMORANDUM

TO: Richard Ledwith, Town Manager

DATE: January 29, 2026

FROM: Joseph Dakers, Sr., Director of Assessments

SUBJECT: 2025 GRAND LIST REPORT

The 2025 Grand List of taxable and exempt property has been completed and certified as of the assessment date of October 1, 2025, in accordance with Title 12, Chapter 203 of the Connecticut General Statutes. The 2025 Grand List reflects all ownership and valuation updates across all property classes. The total net assessed value of taxable property before Board of Assessment Appeals review is 7,370,255,222, reflecting an increase in the net taxable list of 81,598,135 (1.1%) over the prior year.

- The **Real Property Grand List** increased by 45,640,104, representing a **0.7%** rise over the prior year. Consistent with last year's trend, commercial properties currently under development continue to be a major driver of this growth. Several projects referenced in last year's report are now nearing completion, and their continued progress is contributing meaningfully to the overall expansion of the grand list. A partial list of those developments is below:

The Byline at 920 Farmington Avenue (48 Apartments)

950 Trout Brook Drive (172 apartments)

1 Park Road (295 apartments, into the 6th year of the 10-year abatement agreement)

1360 Trout Brook Drive (site improvements)

In addition to the developments noted above, numerous commercial property renovations and additions were completed during this assessment cycle contributing to grand list growth. Commercial's combined contribution to this category's increase is approximately **57%** or 25,992,076.

A significant driver of grand list growth continues to be residential renovation activity undertaken by homeowners. Projects such as additions, finished attics, basements, and other substantial improvements has resulted in measurable increases in assessed value. Some of the residential developments adding incremental value along with new residential construction contributing to this year's grand list include:

1272 Trout Brook Drive (single family)	2674 Albany Avenue (single family)
8 Lilac Terrace (condominium)	89 North Main Street (single family)
9 Old Farm Drive (single)	11 Gledhill Lane (Condominium)

- The Motor Vehicle list increased by 26,246,901, representing a **4.4%** rise over the prior year. This growth is attributable to **482 additional registered vehicles** and to the fact that the assessed values of newly registered vehicles exceeded the values of those removed from the list. As noted in last year's report, the State of Connecticut implemented a new **Manufacturer's Suggested Retail Price (MSRP)** – based methodology for valuing motor vehicles beginning with the 2024 Grand List. For vehicles appearing on both the 2024 and 2025 lists, assessed values declined in accordance with the newly codified state wide depreciation schedule. Despite these legislative changes, the overall increase in the Motor Vehicle Grand List remains consistent with the Town's **10-year average annual growth trend**.

The chart on page 8, illustrates our MV list statistics over the last ten years.

- The **Supplemental Motor Vehicle List** covers vehicles registered during the timeframe of October 2 through September 30. Vehicles registered within this timeframe are subject to a **100%** assessment or prorated assessment based upon the month the vehicle is registered. Tax bills for this list are due in January of each list year. The 2024 net taxable supplemental list totaled 91,205,703. It increased by 727,566 (0.8%). This increase was due to a larger census of vehicles when compared to the 2023 list and, the change to include an **additional (2) months** in the supplemental registration timeframe. A historical chart of the supplemental list is included within this report on page 9.
- The Town's **Personal Property Grand List** increased by \$9,711,130, representing a **3.9%** rise and bringing the total to \$259,323,593. West Hartford's business inventory continues to fluctuate annually due to openings, closures, and relocations, resulting in a current **business census of 2,761**. This figure reflects both businesses physically operating within West Hartford and those without a physical presence that maintain leased or loaned furniture, fixtures, and equipment (FF&E) located in town. Entities that exist solely as legal registrations with the State or Town—without any tangible personal property in West Hartford—are excluded from this analysis. Local businesses continue to demonstrate strong capital investment, with new acquisitions of FF&E outpacing annual depreciation. In closing, the Town's in-house auditing program has contributed to a filing compliance rate of 80.9% for business personal property declarations, reflecting ongoing efforts to ensure accuracy and equity in the assessment process.

GRAND LIST AS OF OCTOBER 1, 2025

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**WEST HARTFORD 2025
GRAND LIST SUMMARY**

NET TAXABLE GRAND LIST

	2025	2024	DIFFERENCE
REALTY	6,491,924,669	6,446,284,565	45,640,104
PERSONALTY	259,323,593	249,612,463	9,711,130
MOTOR VEHICLES	619,006,960	592,760,059	26,246,901
NET TAXABLE GRAND LIST	7,370,255,222	7,288,657,087	81,598,135

GRAND LIST SUMMARY OF GROSS EXEMPTIONS AND NET TAXABLE

	GROSS ASSESSED VALUE	EXEMPTIONS ELDERLY & VETERANS	NET TAXABLE ASSESSMENT
REALTY	7,489,799,918	997,875,249	6,491,924,669
PERSONALTY	318,306,620	58,983,027	259,323,593
MOTOR VEHICLES	622,801,810	3,794,850	619,006,960
TOTAL	8,430,908,348	1,060,653,126	7,370,255,222

Extraordinary Item:

The 2024 Grand List was amended after the Town adopted a municipal option under the Connecticut General Statutes, permitting the use of an alternative codified depreciation schedule, which resulted in updated motor vehicle assessments.

The "Net Taxable Grand List Summary Chart" customarily compares year-end totals as of January 31 to the prior year's January 31 report. Because the municipal option required revisions, the January 2024 Grand List was amended and finalized on April 30, 2025. The figures shown reflect these updates and provide an accurate measure of Grand List growth as of October 1, 2025.

ALL PROPERTY - 2025
10 HIGHEST TAXPAYERS

	NAME	PROPERTY	DESCRIPTION	2025	% OF NET
1	Connecticut Light & Power	Various Locations	Utility	66,105,420	0.90%
2	Blue Back Capital Partners LLC	Various Locations	Shopping Center	51,277,170	0.70%
3	FW CT - Corbins Corner Shopping Ctr	1459 New Britain Avenue	Shopping Center	46,119,003	0.63%
4	West Farms Mall LLC	1502 New Britain Avenue	Regional Mall	44,100,000	0.60%
5	Bishops Corner SC LLC	Albany Ave & North Main Street	Shopping Center	42,897,890	0.58%
6	Town Center West Associates LLC	29 South Main Street	Office Building	29,513,910	0.40%
7	Steele Road LLC	243 Steele Road	Apartments	28,583,040	0.39%
8	ALNIC LLC	Raymond RD/ Farmington Ave	Supermarket	23,128,910	0.31%
9	West Hartford Partners LLC	950 Trout Brook Drive	Apartments	22,998,830	0.31%
10	ER West Hartford LLC	1248 Farmington Ave	Apartments	21,134,370	0.29%
				TOTAL	375,858,543
					5.10%

REAL PROPERTY - 2025
10 HIGHEST TAXPAYERS

	NAME	2025	% OF NET	
1	Blue Back Capital Partners LLC	50,705,970	0.69%	
2	FW CT-Corbins Corner	46,119,003	0.63%	
3	West Farms Mall LLC	44,100,000	0.60%	
4	Bishops Corner SC LLC	42,892,640	0.58%	
5	Town Center West Associates LLC	29,389,360	0.40%	
6	Steele Road LLC	28,502,390	0.39%	
7	ALNIC LLC	23,128,910	0.31%	
8	West Hartford Partners LLC	22,996,540	0.31%	
9	ER West Hartford LLC	21,113,190	0.29%	
10	SF WH Property Owner LLC	21,000,000	0.28%	
		TOTAL	329,948,003	
				4.48%

Notes:

- * Above numbers do not include motor vehicle assessments.

PERSONAL PROPERTY - 2025

10 HIGHEST TAXPAYERS

ITEMS	NAME	2025 NET ASSESSMENT	2024	DIFFERENCE
1	Connecticut Light & Power	62,718,680	61,820,530	898,150
2	Connecticut Natural Gas Corp.	18,233,750	17,763,430	470,320
3	Netspeed	5,641,690	4,990,330	651,360
4	Triumph Engine Control Systems LLC	3,600,790	3,665,960	(65,170)
5	Whole Foods Market Group Inc	3,544,540	3,700,200	(155,660)
6	The Wiremold Company	3,203,030	3,243,350	(40,320)
7	The Stop and Shop Supermarket	3,032,530	3,108,020	(75,490)
8	Comcast of CT INC	2,767,920	2,883,600	(115,680)
9	Outlet Broadcasting LLC	2,738,820	2,138,560	600,260
10	Beazley USA Services INC	2,709,160	2,656,020	53,140
NET TAXABLE TOTALS		108,190,910	105,970,000	2,220,910

Notes:

- 1.) Annual fluctuations in net grand list totals determine the composition of the Top Ten list.
- 2.) Reductions reflect routine annual depreciation on existing capital equipment and no significant capital equipment purchases, coupled with asset disposals, in other instances, new capital equipment purchases exceed the level of annual depreciation and disposals resulting in net assessment increases.

2025
PERSONAL PROPERTY ANALYSIS

CLASS	PROPERTY TYPE	2025 GROSS ASSESSMENT	2024 GROSS ASSESSMENT	DIFFERENCE	% CHANGE
9	Non Registered Motor Vehicles	2,891,070	1,820,360	1,070,710	58.82%
10	Machinery & Equipment	11,145,210	10,964,580	180,630	1.65%
13	New Mfg. Machinery & Equipment	34,227,540	24,474,380	9,753,160	39.9%
16	Furniture & Fixtures	101,103,930	101,161,170	(57,240)	-0.1%
17	Farm Machinery	2,610	40,010	(37,400)	-93.48%
18	Farm Tools	220	0	220	100%
19	Mechanics Tools	523,110	504,610	18,500	3.67%
20	EDP Equipment	12,344,290	12,311,310	32,980	0.3%
21	Telecommunications Equipment	10,084,390	9,914,340	170,050	1.7%
22	Cables, Conduits, Utilities	85,082,070	82,051,860	3,030,210	3.7%
23	Monthly Avg. Qty. of Supplies	2,148,470	2,157,880	(9,410)	-0.44%
24	Other Taxable (leasehold imp, etc)	54,302,210	51,439,260	2,862,950	5.6%
25	Penalty	4,451,500	3,773,505	677,995	18.0%
GRAND TOTAL		318,306,620	300,613,265	17,693,355	5.9%

	2025	2024	DIFFERENCE
GROSS	318,306,620	300,613,265	17,693,355
EXEMPTIONS	58,983,027	51,000,802	7,982,225
NET ASSESSMENT VALUE	259,323,593	249,612,463	9,711,130

Notes:

The above exemptions are primarily attributable to:

- 1.) C.G.S Section 12-81 (72) which permits the exemption of machinery and equip in a manufacturing facility.
(The pilot reimbursement has been eliminated by the State of CT effective with October 1, 2017 Grand List)
- 2.) 12-81 (57) (D) Class I renewal energy sources for commercial installations
- 3.) 12-81 (51&52) Water pollution & Air pollution control structures & equipment
- 4.) Various non-profits that have exempt personal property approved by the West Hartford Board of Assessors

2025
EXEMPT REAL ESTATE

CODE	NAME	2025	2024	DIFFERENCE
AAAX	Federal	11,922,190	11,922,190	0
BAAX	Municipal	159,959,845	159,931,985	27,860
BDHX	Muni Water	19,941,060	19,941,060	0
BEAX	Public Purpose	420,150	420,150	0
DBAX	Educational	389,173,980	388,266,010	907,970
DCAX	Literacy	3,057,810	1,890,840	1,166,970
DDAX	Historical	802,460	802,460	0
DEAX	Charitable	6,736,270	5,657,710	1,078,560
GAAX	Cemeteries	13,380,510	13,380,510	0
HAAX	Churches	94,590,470	95,341,720	(751,250)
IAAX	Parish House	681,470	681,470	0
IBAX	Church School	9,025,470	9,025,470	0
IDAX	Rec Facility	1,124,550	1,124,550	0
IHAX	Infirmary	18,592,000	18,592,000	0
JAAX	Clergy House	1,871,120	1,860,060	11,060
LAAX	Veterans Org		0	0
NBAX	Rec Facility	78,051,160	77,949,590	101,570
OHBX	State Transport	4,023,930	4,023,930	0
OIBX	State Misc	7,455,200	7,455,200	0
OJAX	State Hwy Prop	85,610	85,610	0
PABX	Private College	139,915,720	138,057,990	1,857,730
QAAX	Railroad	5,322,030	5,322,030	0
TOTAL		966,133,005	961,732,535	4,400,470

NUMBER OF ACCOUNT CHANGES BY PROPERTY CLASS

NUMBER OF ACCOUNTS	2025	2024	DIFFERENCE
REALTY	22,505	22,513	(8)
PERSONALTY	2,761	2,702	59
MOTOR VEHICLES	47,410	46,928	482

HIGHLIGHTS on exemption chart above:

(Total exempt real estate parcels: 382)

- (DBAX) Category increase due to assessment increase to several town properties and New England Jewish Academy
- (DCAX) Category increase due to apartment construction on Starkel Road
- (DEAX) Category increase stems from 4 newly exempted group homes
- (HAAX) Category reduction is due to a church property sale to a taxable entity and, taxable use of the church parking lot
- (PABX) Category increase due to reclassifying the Steele Road school to qualify for PILOT reimbursement from the State of Connecticut

NOTE:

- 1.) The drop in Realty parcel count reflects Lot Line Revisions and Combinations.
- 2.) The 1 Park Development is under an Assessment Fixing Agreement. As the abatement phases out, the taxable value increases. The increase for assessment year 2025 is 9,305,987, as shown in the chart below. Because it is not classified as a statutory exemption, it does not appear in the exemption chart above.

CODE	NAME	2025	2024	DIFFERENCE
GLA	12-65 Abatement	14,823,926	24,129,913	(9,305,987)

WEST HARTFORD 2025

NUMBER OF VETERANS, BLIND & ELDERLY EXEMPTIONS	2025	2024	DIFFERENCE
REALTY	2,198	2,288	(90)
PERSONALTY	0	0	0
MOTOR VEHICLES	475	498	(23)
TOTAL	2,673	2,786	(113)

(Elderly Homeowners, Veterans, Blind, Disabled and Qualifying Manufacturing Companies)

GRAND LIST COMPARISON OF EXEMPTIONS	2025	2024	DIFFERENCE
REALTY	16,918,318	14,807,187	2,111,131
PERSONALTY	58,983,027	51,000,802	7,982,225
MOTOR VEHICLES	3,794,850	3,356,401	438,449
TOTAL	79,696,195	69,164,390	10,531,805

HISTORY OF NET GRAND LIST TOTALS

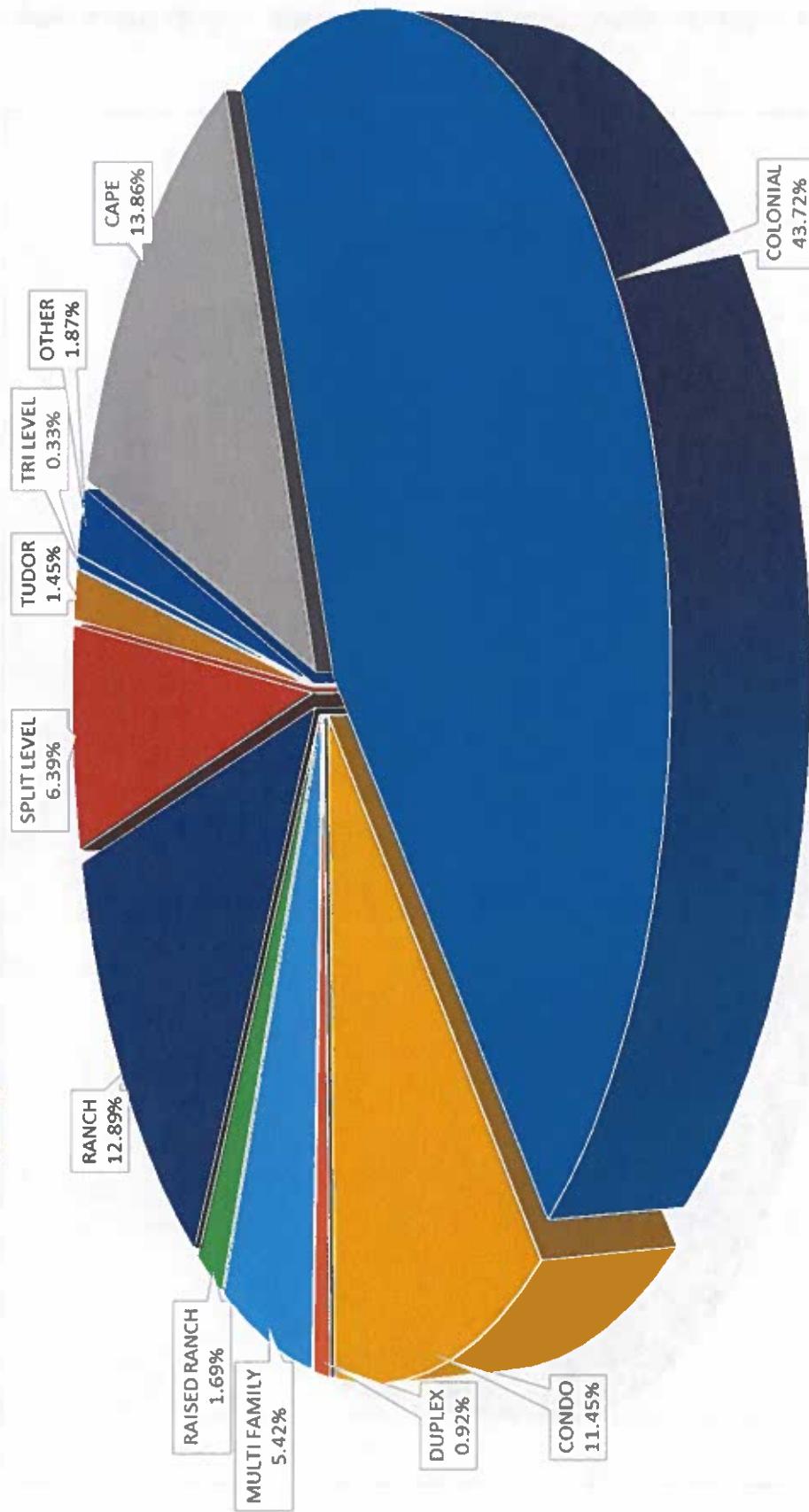
LIST YEAR	REAL PROPERTY	PERSONAL PROPERTY	MOTOR VEHICLE	TOTAL	% CHANGE
					Reval Yr.
2016	5,635,496,700	180,732,820	424,182,941	6,240,412,461	4.33%
2017	5,662,523,425	195,195,620	431,220,586	6,288,939,631	0.78%
2018	5,683,790,296	199,334,812	433,166,997	6,316,292,105	0.43%
2019	5,714,958,864	205,201,271	448,168,209	6,368,328,344	0.82%
2020	5,726,466,255	204,037,000	465,608,956	6,396,112,211	0.44%
					Reval Yr.
2021	6,371,302,082	224,438,924	581,542,982	7,177,283,988	12.21%
2022	6,382,820,619	223,817,839	616,308,164	7,222,946,622	0.64%
2023	6,401,835,573	237,267,170	589,486,236	7,228,588,979	0.08%
2024	6,446,284,565	249,612,463	592,760,059	7,288,657,087	0.83%
2025	6,491,924,669	259,323,593	619,006,960	7,370,255,222	1.12%

Extraordinary item:

This assessment year departs from our usual grand list reporting. After adopting the municipal motor vehicle local option last year, the State of Connecticut permitted participating municipalities to resubmit their Annual State Reports following the January 31 grand list completion date. West Hartford submitted its revised report on April 30, 2025, the State's revised filing deadline.



2025GL RESIDENTIAL CATEGORIES IN WEST HARTFORD

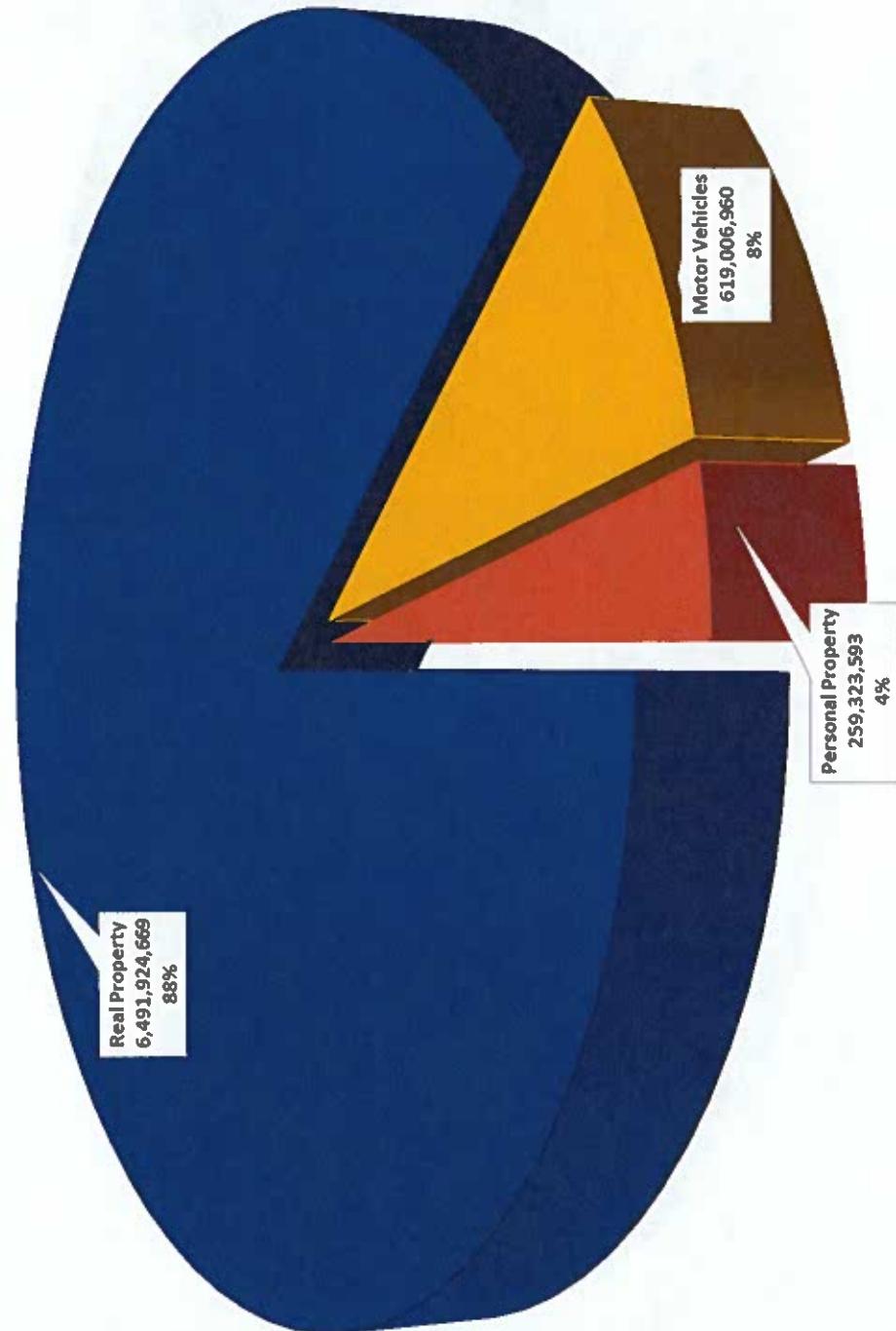


*Other Includes: Contemporary (1.40%), Mansion (0.04%), Saltbox (0.24%), and Victorian (0.19%).

** Multi-Family Includes: Two (3.79%), Three (1.59%), and Four Family (0.05%) Dwellings.



Percentage of Grand List by Property Class



Supplemental Motor Vehicle Summary Report by Grand List							
Grand List Year	Vehicle Count	Original gross new vehicle assessments	Adjusted asmt of replaced vehicles	New vehicle adj gross assessment	Replaced vehicle assessment credit	Billable assessment	Exemptions
2015	9,009	123,834,760	44,686,451	79,148,309	7,690,895	71,457,414	592,524
2016	8,716	123,725,035	45,298,752	78,427,283	9,590,673	68,836,610	594,137
2017	8,703	123,025,560	45,018,562	78,006,998	9,664,040	68,342,958	355,885
2018	9,267	134,534,970	50,132,146	84,402,824	9,774,597	74,628,227	417,565
2019	7,043	104,776,930	36,048,885	68,728,045	8,524,383	60,203,662	386,668
2020	9,365	141,651,855	51,791,989	89,859,866	10,762,947	79,096,919	256,222
2021	7,788	138,933,690	46,789,929	92,143,761	8,921,883	83,221,878	515,619
2022	7,948	160,495,230	58,241,491	102,253,739	10,957,455	91,296,284	474,468
2023	8,521	157,811,000	55,937,203	101,873,797	11,033,939	90,839,858	361,721
2024	10,106	181,026,101	77,366,081	103,660,020	11,901,280	91,758,740	553,037
Year over year percent change							
Grand List years	Vehicle count	Total gross asmt % change		N.V.A.G.A. % change	R.P.V.A.C. % change		Exemptions % change
2016/2015	-3.3%	-0.1%		-0.9%	24.7%		0%
2017/2016	-0.1%	-0.6%		-0.5%	0.8%		-40% -0.4%
2018/2017	6.5%	9.4%		8.2%	1.1%		17% 9.2%
2019/2018	-24.0%	-22.1%		-18.6%	-12.8%		-7% -19.4%
2020/2019	33.0%	35.2%		30.7%	26.3%		-34% 31.8%
2021/2020	-16.8%	-1.9%		2.5%	-17.1%		101% 4.9%
2022/2021	2.1%	15.5%		11.0%	22.8%		-8% 9.8%
2023/2022	7.2%	-1.7%		-0.4%	0.7%		-24% -0.4%
2024/2023	18.6%	14.7%		1.8%	7.9%		52.9% 0.8%



MOTOR VEHICLE GRAND LIST HISTORY 2015-2025



STATE OF CONNECTICUT 2025 GRAND LIST OF TAXABLE PROPERTY FOR TOWN OF WEST HARTFORD						PAGE: 1
M-13 REPORT		01/29/2026				
TYPE OF ACCOUNTS	YEAR # OF ACCTS	GROSS ASSESSMENT	BAA ADJUSTMENT	TOTAL EXEMPTIONS	TOTAL NET VALUE	
REAL ESTATE REGULAR	2025	21940	6,490,908,173	0	30,625,063	6,460,283,110
REAL ESTATE ELD E.O	2025	183	32,758,740	0	1,117,181	31,641,559
REAL ESTATE EXEMPT	2025	382	966,133,005	0	966,133,005	0
REAL ESTATE TOTALS	2025	22505	7,489,799,918	0	997,875,249	6,491,924,669
PERSONAL	2025	2761	318,306,620	0	58,983,027	259,323,593
MOTOR VEHICLE	2025	47410	622,801,810	0	3,794,850	619,006,960
FINAL TOTAL	2025	72676	8,430,908,348	0	1,060,653,126	7,370,255,222

TAX FOR THIS LIST IS COMPUTED AS FOLLOWS:

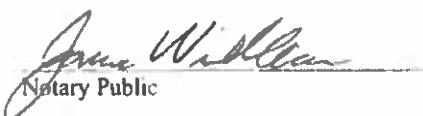
REAL ESTATE REGULAR NET	6,460,283,110
MOTOR VEHICLE NET	619,006,960
PERSONAL PROPERTY NET	259,323,593
ELDERLY HOME OWNERS NET	31,641,559
TOTAL NET ASSESSMENT	7,370,255,222

I, the Assessor of the Town of West Hartford do solemnly swear that I believe that the foregoing abstract of property for said Town on the first day of October 2025 is made and perfected according to law, same being completed January 29, 2026.


Joseph Dakers, Sr.
Director of Assessments

January 29, 2026

State of Connecticut, Town of West Hartford, personally appeared Joseph Dakers, Sr. took the oath and subscribed the same before me


James Williams
Notary Public

