



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

S. Steven Juda
Town Assessor

Memorandum

To: John Salomone, Town Manager
CC: Ann Harter, Director of Finance
From: S. Steven Juda, Assessor
Date: January 29, 2010
Re: October 1, 2009 Grand List

The completed October 1, 2009 Grand List of net taxable property, subject to hearings of the Newington Board of Assessment Appeals is as follows:

CATEGORY	NET GRAND LIST		PERCENT CHANGE	DOLLAR CHANGE
	2008	2009		
REAL ESTATE	\$2,322,407,485	\$2,344,384,895	0.9%	\$21,977,410
PERSONAL PROPERTY	\$128,951,261	\$128,801,012	-0.1%	-\$150,249
MOTOR VEHICLE	<u>\$194,160,231</u>	<u>\$194,765,171</u>	0.3%	<u>\$604,940</u>
TOTAL	\$2,645,518,977	\$2,667,951,078	0.8%	\$22,432,101

MANUFACTURING EQUIPMENT EXEMPTION

	2008	2009	PERCENT CHANGE	DOLLAR CHANGE
GROSS PP	\$172,833,600	\$178,529,788	3.3%	\$5,696,188
MFG & OTHER	<u>\$43,882,339</u>	<u>\$49,728,776</u>	13.3%	<u>\$5,846,437</u>
NET PP	\$128,951,261	\$128,801,012	-0.1%	-\$150,249

The grand list increase of \$22,432,101 before adjustments by the Board of Assessment Appeals would produce approximately \$625,000 in new revenue at the current mill rate of 28.40.

OCTOBER 1, 2007 GRAND LIST – COMMENTS

Total Grand List

The 2009 net grand list increased by \$22,432,101, or 0.8%, over the 2008 net grand list. This increase is subject to reductions due to appeals to the Board of Assessment Appeals during the month of March.

Real Estate

The net real estate grand list increased from \$2,322,407,485 to \$2,344,384,895, an increase of \$21,977,410 (0.9%). New condominiums at Newington Ridge and Woodlands, the completed Sam's building, new commercial properties, and new homes provided the majority of the increase.

Summary of Significant Real Estate Changes from 2008 Grand List to 2009 Grand List

<u>2009 Grand List Increases</u>		<u>2009 Grand List Decreases</u>	
Sam's Club	\$10,265,000	Adjustments	\$250,000
Woodland - 24 Condos	\$4,666,000	Board of Assmt. Appeals	-\$836,000
Various Commercial	\$2,700,000	Court Decisions	<u>-\$1,700,000</u>
Newington Ridge - 12 Condos	\$2,430,000		-\$2,286,000
Various New Homes - 10	\$2,071,000		
Other Improvements	\$800,000		
Bel Aire Manor	\$714,000		
Fountain Pointe	<u>\$613,000</u>		
	\$24,259,000		

Personal Property & Motor Vehicles

The personal property component of the 2009 grand list experienced a decrease of \$150,249, or 0.1% below the 2008 grand list. Exemptions for newly acquired manufacturing equipment and other exempt categories increased from \$43.9 million to \$49.7 million due to new acquisitions. Approximately 75% of this exemption amount will be reimbursed by the State of Connecticut in the form of a grant for newly acquired manufacturing equipment.

The 2008 motor vehicle component of the grand list increased by over \$600,000; which is 0.3%.

Motor Vehicles and Personal Property accounts were virtually unchanged from last year.

**TOWN OF NEWINGTON, CT
TOP TWENTY FIVE TAXPAYERS - 2009 GRAND LIST**

RANK	TAXPAYER	DESCRIPTION	GROSS
1	CONNECTICUT LIGHT & POWER CO	UTILITY	\$30,311,120
2	NEWINGTON VF LLC	WALMART	\$20,392,470
3	CENTRO GA TURNPIKE PLAZA LLC	PRICE CHOPPER & DICKS	\$19,703,670
4	NEWINGTON GROSS LLC	STEW LEONARDS	\$18,777,850
5	TLG NEWINGTON LLC	SHAWS & BOBS	\$18,575,340
6	NEWINGTON-BERLIN RETAIL LLC	LA FITNESS/SAMS	\$18,250,290
7	HAYES KAUFMAN NEWINGTON ASSOCIATES LLC	STOP & SHOP	\$13,355,450
8	TARGET	TARGET	\$11,533,890
9	MANDELL PROPERTIES/DATA MAIL	PRINTING	\$11,487,200
10	HARTFORD HOSPITAL	APARTMENTS & LAB	\$11,309,270
11	BALF	MANUFACTURING	\$11,292,340
12	LOWES HOME CENTERS INC #623	LOWES	\$11,149,600
13	FURNITURE EXECUTIVES NO 4 L P	RAYMOUR & FLANIGAN	\$10,748,370
14	VOLVO AERO CONNECTICUT LLC	MANUFACTURING	\$10,316,110
15	EDAC TECHNOLOGIES CORP	MANUFACTURING	\$9,092,920
16	RENO PROPERTIES ETC	MANUFACTURING	\$8,531,810
17	NEWINGTON 2007 LLC	MANUFACTURING	\$7,380,730
18	BERLIN NEWINGTON ASSOCIATES LLC	MODELL & TGIF	\$6,925,310
19	COMPUTER SCIENCE CORP	COMPUTER LEASING	\$6,876,520
20	APPLE SIX HOSPITALITY OWNERSHIP INC	COURTYARD MARRIOTT	\$6,589,980
21	SPX CORP	MANUFACTURING	\$6,507,090
22	CNG	UTILITY	\$6,242,140
23	FENNWOOD DEVELOPMENT LLC	APARTMENTS	\$5,634,010
24	CERES NEWINGTON ASSOCIATES	JOANNS	\$5,600,000
25	GRISWOLD HILLS OF NEWINGTON LDT	APARTMENTS	\$5,372,780
			\$291,956,260
	PERCENT OF GRAND LIST		11%