



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 30, 2013
Re: October 1, 2012 Grand List

The completed October 1, 2012 Grand List of net taxable property, subject to hearings of the Newington Board of Assessment Appeals is as follows:

CATEGORY	TOWN OF NEWINGTON 2012 NET GRAND LIST		PERCENT CHANGE	DOLLAR CHANGE
	2011	2012		
REAL ESTATE	\$2,213,614,991	\$2,188,702,373	-1.1%	-\$24,912,618
PERSONAL PROPERTY	\$134,169,320	\$134,889,100	0.5%	\$719,780
MOTOR VEHICLE	<u>\$216,492,043</u>	<u>\$213,855,277</u>	-1.2%	<u>-\$2,636,766</u>
TOTAL	\$2,564,276,354	\$2,537,446,750	-1.0%	-\$26,829,604

MANUFACTURING EQUIPMENT EXEMPTION				
	2011	2012	PERCENT CHANGE	DOLLAR CHANGE
GROSS PP	\$186,917,060	\$203,070,880	8.6%	\$16,153,820
MFG & OTHER	<u>\$52,747,740</u>	<u>\$68,181,780</u>	29.3%	<u>\$15,434,040</u>
NET PP	\$134,169,320	\$134,889,100	0.5%	\$719,780

The October 1, 2012 grand list for Newington decreased by 1.0% from the prior year. This decrease is primarily attributable to corrections due to a declining real estate market relative to the 2011 revaluation, increased exemptions, and the acquisition of real property by the town. This decrease is mitigated by adjustments that were made to the 2011 grand list coupled with an increased reduction due to legal actions that were utilized to develop the current budget. Therefore this decrease will likely have an insignificant affect on the mill rate calculation. The 2012 grand list is subject to further adjustments by the Board of Assessment Appeals, pending, and future court cases.

OCTOBER 1, 2012 GRAND LIST – COMMENTS

Total Grand List

The 2012 net grand list shows a net decrease of -\$26,829,604, or -1.0%, below the 2011 net grand list. This reduction is due to a number of events that are explained in the following paragraphs.

Real Estate

The net real estate grand list decreased from \$2,213,614,991 to \$2,188,702,373, a decrease of -\$24,912,618 or -1.1%. The real estate grand list experienced what could be called corrections due to declining market values relative to the 2011 revaluation. The decrease is due to adjustments that have been made following the 2011 revaluation. These adjustments were due to court appeals, board of assessment appeals, Assessor appeals, increased exemptions, and acquisitions of real property by the Town of Newington.

The changes to the real estate sector are illustrated in the table below:

Summary of Significant Real Estate Changes to 2012 Grand List			
<u>2012 Grand List Increases</u>		<u>2012 Grand List Decreases</u>	
129 Properties with improvements	\$2,020,000	Court Appeals	-\$13,065,000
		Board of Assmt. Appeals	-\$11,095,000
		Marcap Acquisition	-\$1,800,000
		Exemptions	-\$1,600,000
		Revaluation Adjustments	<u>-\$1,200,000</u>
			-\$28,760,000

Motor Vehicles

The 2012 motor vehicle component of the grand list decreased by -\$2.6 million dollars, which is -1.2% from the 2011 grand list. The motor vehicle grand list for 2012 is \$213,855,277. There were 220 fewer vehicles, and the average value per vehicle was down for the 2012 grand list.

Personal Property

The personal property component of the 2012 grand list experienced an increase of \$719,780, or 0.5% above the 2011 grand list on a net basis. **The gross grand list before exemptions actually increased over 2011 by \$16,153,820.** There were 58 new accounts added for 2012.

Exemptions for newly acquired manufacturing equipment and other exempt categories increased from \$52.7 million to \$68.2million, or almost by 30%. On the surface this sounds really good and it reflects positive growth by the business community in Newington. In the past this exemption was reimbursed at 80% of the tax loss by the State of Connecticut. The grant to the Town of Newington under prior calculations would have been \$1,780,838 compared to the actual grant of \$728,423 received by the Town of Newington. This equates to a loss in revenue to the Town of Newington of just over one million dollars.

The reimbursement was replaced with a **manufacturing transition grant** which is now part of the **municipal revenue sharing grant** passed by Connecticut under Section 44 of PA 11-61. The grant is based on the 2009 Grand List adjusted by audit and received in the 2011 fiscal year. Newington received \$728,423 in equal installments of \$182,105 during November 2011, February, May, & August 2012. The grant of \$728,423 represents the maximum that the Town of Newington will be receiving in the future. It is highly possible that the amount of the grant will be decreased substantially due to the fiscal problems facing the State of Connecticut.

If money is left in the fund it will be distributed as Municipal Revenue sharing based on any funding left in the account. The balance will be split into two equal pools and 50% distributed to municipalities based on a per capita basis and 50% distributed to municipalities based on a portion of the formula for the Pequot grant.

TOWN OF NEWINGTON, CT
TOP TWENTY FIVE TAXPAYERS - 2012 GRAND LIST

RANK	TAXPAYER	DESCRIPTION	GROSS
1	CONNECTICUT LIGHT & POWER	UTILITY	\$37,505,910
2	GKN AEROSPACE	MANUFACTURING	\$22,537,010
3	NEWINGTON VF L L C	WALMART	\$19,941,215
4	NEWINGTON BERLIN RETAIL LLC	SAM'S CLUB	\$19,831,098
5	TLG NEWINGTON LLC	STOP & SHOP	\$17,840,487
6	CENTRO GA TURNPIKE PLAZA LLC	PRICE CHOPPER & DICKS	\$17,360,000
7	NEWINGTON GROSS LLC	STEW LEONARDS	\$17,150,000
8	MANDELL PROPERTIES LLC	PRINTING	\$13,545,980
9	BALF COMPANY THE	MANUFACTURING	\$13,202,120
10	HAYES KAUFMAN NEWINGTON ASSOCIATES	RETAIL	\$12,279,614
11	TARGET CORPORATION T 1802	TARGET	\$12,075,040
12	RENO PROPERTIES	MANUFACTURING	\$10,313,758
13	LOWES HOME CENTERS INC #623	LOWES	\$10,150,000
14	FURNITURE EXECUTIVES NO 4 L P	RAYMOUR & FLANIGAN	\$9,800,000
15	HARTFORD HOSPITAL	APARTMENTS & LAB	\$9,244,237
16	SCELZA/ CAMBRIDGE/LANDMARK/BALDWIN	APARTMENTS	\$9,151,415
17	NEWINGTON 2007 LLC	MANUFACTURING	\$8,226,321
18	APPLE SIX HOSPITALITY OWNERSHIP INC	COURTYARD MARRIOTT	\$7,083,013
19	BERLIN NEWINGTON ASSOCIATES LLC	MODELL & TGIF	\$6,694,541
20	UNITED TECHNOLOGIES CORP	MANUFACTURING	\$6,684,180
21	GRISWOLD HILLS OF NEWINGTON	APARTMENTS	\$6,668,424
22	EDAC TECHNOLOGIES CORPORATION	MANUFACTURING	\$6,630,620
23	COHEN / APTS / RETAIL	APARTMENTS & RETAIL	\$5,930,110
24	CERES NEWINGTON ASSOCIATES LLC	JOANNS	\$5,751,487
25	FENNWOODE DEVELOPMENT LLC	APARTMENTS	\$5,664,960

This list reflects the gross assessment for the properties. Some accounts receive manufacturing exemptions which reduce the actual tax paid.