To: Keith Chapman, Town Manager; Janet Murphy, Director of Finance  
From: Steven Kosofsky, Town Assessor  
Date: February 1, 2022  
Re: October 1, 2021 Grand List  

The completed October 1, 2021 Grand List of all property in the Town of Newington, pursuant to Section 12-62 of the Connecticut General Statutes, subject to hearings of the Board of Assessment Appeals is as follows:

Town of Newington  
2021 Net Taxable Grand List  
February 1, 2022

<table>
<thead>
<tr>
<th>Category</th>
<th>2020 Grand List</th>
<th>2021 Grand List</th>
<th>Dollar Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate</td>
<td>2,346,549,366</td>
<td>2,349,430,650</td>
<td>2,881,284</td>
<td>0.12%</td>
</tr>
<tr>
<td>Personal Property</td>
<td>167,119,281</td>
<td>193,713,798</td>
<td>26,594,517</td>
<td>15.91%</td>
</tr>
<tr>
<td>Motor Vehicles</td>
<td>240,180,761</td>
<td>301,002,746</td>
<td>60,821,985</td>
<td>25.32%</td>
</tr>
<tr>
<td>Total</td>
<td>$2,753,849,408</td>
<td>$2,844,147,194</td>
<td>$90,297,786</td>
<td>3.28%</td>
</tr>
<tr>
<td>Tax Exempt</td>
<td>416,960,650</td>
<td>408,794,430</td>
<td>-8,166,220</td>
<td>-1.96%</td>
</tr>
</tbody>
</table>

PERSONAL PROPERTY EXEMPTIONS

<table>
<thead>
<tr>
<th>Exemption</th>
<th>2020 Grand List</th>
<th>2021 Grand List</th>
<th>Dollar Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mfg. Exemption</td>
<td>91,951,820</td>
<td>85,529,920</td>
<td>-6,421,900</td>
<td>-6.98%</td>
</tr>
<tr>
<td>Solar Exemption</td>
<td>5,297,610</td>
<td>5,450,070</td>
<td>152,460</td>
<td>2.88%</td>
</tr>
<tr>
<td>Other Exemption</td>
<td>7,471,900</td>
<td>13,957,720</td>
<td>6,485,820</td>
<td>86.80%</td>
</tr>
<tr>
<td>Total Exemptions</td>
<td>$104,721,330</td>
<td>$104,937,710</td>
<td>$216,380</td>
<td>.21%</td>
</tr>
</tbody>
</table>

At the current mill rate, the total amount of personal property exemptions of $104,937,710 equates to $4,072,632 of tax dollars being redistributed to real estate, motor vehicle and other personal property taxpayers.
COMMENTARY ON THE OCTOBER 1, 2021 GRAND LIST

The October 1, 2021 Net Grand List for the Town of Newington totals $2,844,147,194 which is an increase of $90,297,786 or 3.28% from the 2020 Grand List total.

At the present mill rate of 38.81, this increase would generate an additional $3,504,457 in new tax revenue.

This increase is primarily attributable to a significant increase in the value of registered Motor Vehicles and business Personal Property of the Grand List which increased $60,821,985 and $26,594,517 respectively. These totals are subject to further adjustments by the Board of Assessment Appeals, and any future court cases.

The Real Estate section of the 2021 Grand List totals $2,349,430,650 which is an increase of $2,881,284 over the 2020 Grand List. Actual new growth in the Real Estate Grand List was only .12% as growth continues to be extremely sluggish.

The Personal Property section of the 2021 Grand List totals $193,713,798 which is an increase of $26,594,517 or 15.91% over the 2020 Grand List. Major contributors to this increase was new personal property investment made by Eversource, Connecticut Natural Gas, Data Graphics, C&S Wholesale Services, Raytheon Technologies and the opening of the new Burlington clothing store and Wren Home Improvement center on the Berlin Turnpike.

The Motor Vehicle section of the 2021 Grand List totals $301,002,746 which is an increase of $60,821,985 or 25.32% over the 2020 Grand List. This significant increase can be directly attributable to the sharp increase in the values of both new and used vehicles. By law, all Assessors in the State of Connecticut are required to value all registered motor vehicles using the JD Powers/NADA new & used valuation guides to ensure equitable motor vehicle valuations across the state regardless of location. The sharp decrease of existing vehicle owners trading in their present vehicles for new ones has led to a shortage of used cars available for re-sale by dealers thus driving the used car prices up.

The Tax-Exempt Real Property portion of the 2021 Grand List totals $408,794,430 which represents 17.40% of the total Real Estate Grand List.

OUTLOOK FOR OCTOBER 1, 2022 GRAND LIST

As of October 1, 2021, none of the highly publicized economic development projects had started and thus do not appear on this Grand List. It is expected that by October 1, 2022, the following developments will have started construction:

- 3333 Berlin Turnpike: Retail Shopping Center & Multi-unit Apartments
- 690 Cedar Street: Multi-unit Apartments
- 227 Pane Road: Multi-unit Apartments
- 12 Fenn Road: Multi-tenant Retail building
- 16 Fenn Road: Car Wash
- 550 Cedar Street: Multi-unit Apartments
- 2530 Berlin Turnpike: Car Wash
- 187 Costello Road: Industrial Warehouse
- 203 Costello Road: Industrial Warehouse
- 4 Hartford Ave: Fueling Station/Convenience Store
- Deming Street: 20-lot Residential subdivision