



TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Assessor's Office

Memorandum

To: Jonathan Altshul, Town Manager; Janet Murphy, Finance Director
From: Danielle Dippolino, Deputy Assessor
Date: February 6, 2026
Re: 2025 Grand List Summary

The October 1, 2025 Grand List totals 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 Appeal are as follows:

<i>Town of Newington</i> <i>2025 Net Taxable Grand List</i>				
Category	2024 Grand List	2025 Grand List	Change \$	Change %
<i>Real Estate</i>	\$ 2,367,428,286	\$ 3,567,350,500	\$ 1,199,922,214	50.68%
<i>Personal Property</i>	\$ 230,414,614	\$ 226,104,495	\$ (4,310,119)	-1.87%
<i>Motor Vehicles</i>	\$ 323,146,005	\$ 332,820,660	\$ 9,674,655	2.99%
<i>Total</i>	<i>\$ 2,920,988,905</i>	<i>\$ 4,126,275,655</i>	<i>\$ 1,205,286,750</i>	<i>41.26%</i>
<i>Tax Exempt Real Estate</i>	\$ 410,246,760	\$ 622,878,270	\$ 212,631,510	51.83%
<i>Tax Exempt Personal Property</i>	\$ 100,710,977	\$ 119,393,618	\$ 18,682,641	18.55%

***For 2025 Grand List the total amount of personal property exemptions, as we are required by the State of Connecticut to grant, is \$119,393,618 resulting in a lost revenue of \$4,773,357 (calculated using the 2024 Grand List Mill Rate) being redistributed to real estate, motor vehicle and other personal property taxpayers.

Commentary on the October 1, 2025 Grand List

The October 1, 2025 **Net Grand List** for the Town of Newington totals **\$4,126,275,655**, representing an overall increase of \$1,205,286,750, or 41.26%, compared to the 2024 Net Grand List.

This increase is primarily attributable to the 2025 town-wide revaluation of Real Property, which resulted in a 50.68% increase in the Net Real Estate Grand List. Pursuant to Connecticut General Statutes §12-62, municipalities are required to conduct a revaluation of all real property every five years. The Town of Newington last completed a town-wide revaluation for the October 1, 2020 Grand List.

The significant growth in the Real Estate Grand List was partially offset by minimal changes in both the Personal Property and Motor Vehicle Grand Lists. In addition, due to the increase in Real Estate assessments, the overall Grand List saw a 46.13% increase in exemption amounts.

The **Real Estate** portion of the Grand List, which represents approximately 86% of the total Net Grand List, totals **\$3,567,350,500**. This reflects an overall increase of \$1,199,922,214, or 50.68%, from the prior year.

As a result of the 2025 town-wide revaluation, the Residential segment experienced a 57.29% increase in gross assessment, the Commercial segment increased by 35.92%, and Vacant Land decreased by 17.76%.

In addition to the effects of the town-wide revaluation, the 2025 Grand List includes the completion of several large new construction projects, as well as the implementation of applicable abatement agreements.

- **227-231 Pane Road:** “The Pike Apartments” is a 150-unit apartment complex that was completed in October of 2024. This complex consists of two buildings and a large common area outdoor patio. There is an approved 10-year tax fixing agreement that went into effect for the 2025 Grand List.
- **712 Cedar Street:** “Woodbridge Suites Hotel” is a 122-room hotel that was completed in December of 2024. There is an approved 10-year tax fixing agreement that went into effect for the 2025 Grand List.
- **552-554 Cedar Street:** “Cedar Pointe Apartments” is a 108-unit apartment project consisting of two apartment buildings and a clubhouse. This project was completed in February of 2025. There is no tax fixing agreement in place for these apartments.

The **Personal Property** portion of the 2025 Grand List, which represents approximately 5% of the total Net Grand List, totals **\$226,104,495**. This reflects an overall decrease of \$4,310,119, or 1.87%, from the prior year. The decrease is due in part to the Assessor’s Office’s ongoing efforts to ensure fairness and accuracy in Grand List reporting. As a result, multiple accounts were reviewed and corrected to more accurately reflect business assets and values.

The **Motor Vehicle** portion of the 2025 Grand List, representing approximately 8% of the total Net Grand List, totals **\$332,820,660**. This reflects an overall increase of \$9,674,655, or 2.99%. The modest growth in the Motor Vehicle Grand List is attributable to an approximately 1% increase in the number of vehicles registered in the Town of Newington.

Outlook for the October 1, 2026 Grand List

The following projects are expected to either be complete, or close to completion for the October 1, 2026 Grand List.

- **1 Myra Cohen Way:** “The Spark” is a 232-unit apartment project, consisting of one building with three separate areas, a parking garage and a pool with common areas. There is an approved tax fixing agreement in place for this property upon issuance of the final Certificate of Occupancy for 10 years.

- **69 Culver Street:** “Culver Street Apartments” is a five-building apartment complex consisting of 225 units, and a clubhouse. For the 2025 Grand List building 2 was assessed at 26% complete, while the clubhouse was assessed at 10% complete. There is no tax fixing agreement in place for this project upon completion.