

STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

March 15, 2016

The Honorable John W. Fonfara
The Honorable Jeffrey J. Berger
Co-Chairpersons, Finance, Revenue and Bonding Committee
Legislative Office Building
Room 3700
Hartford, CT 06106

Re: Legislative Report FY 2016

Dear Senator Fonfara and Representative Berger:

The enclosed "Annual Report of State-wide Trends Related to Taxable Property and Exemptions from Property Tax on the 2014 Grand List" is respectfully submitted pursuant to Connecticut General Statutes Section 12-120a.

If you have any questions, please contact Shirley Corona of my staff at (860) 418-6221.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. David LeVasseur", written over a horizontal line.

W. David LeVasseur, Acting Undersecretary
Intergovernmental Policy Division

Enclosure

C: Benjamin Barnes, Secretary, Office of Policy and Management
Laura Mirante, Office of Policy and Management
Garey E. Coleman, Clerk of the Senate, State Capitol, Room 305
Martin J. Dunleavy, Clerk of the House, State Capitol, Room 209
Jennifer Bernier, Office of Legislative Research, Suite 5300, Legislative Office Bldg.
Robert Wysock, OFA, 5200 LOB
Diane Pizzo, Collection Mgmt. Unit, CT State Library, 231 Capitol Ave.

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PROPERTY ASSESSMENT & EXEMPTION TRENDS

- Page 1: A summary of statewide trends covering a five-year period beginning with the October 1, 2010 Grand List. Tables I and II show the annual percentage change in the number and assessed value for real property and personal property.
- Page 2: A summary of statewide trends covering a five-year period beginning with the October 1, 2010 Grand List. Table III shows the annual percentage change in tax exempt property, IV and V show the annual percentage changes in non-reimbursed and reimbursed tax exemptions.
- Page 3: Tables VI and VII show the percent change between the 2013 and 2014 Grand List for real property and personal property.
- Page 4: Tables VIII through X provide the percent change occurring between the 2013 and 2014 Grand List for non reimbursed tax exempt property and reimbursed tax exemptions.

CHARTS

- Page 5: Chart showing real property assessment trends, that is, assessed value growth from 2010-2014 in residential, commercial, industrial, public utility, and vacant land.
- Page 6: A chart showing the percent of the 2014 Grand List by the following property types: Real Estate, Motor Vehicles, and Personal Property.

I. REAL PROPERTY

Description						ASSESSMENT				
	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
Residential	(1.11%)	3.92%	(0.64%)	0.19%	(1.28%)	(2.29%)	(3.19%)	(5.32%)	(2.65%)	0.03%
Apartments	(6.92%)	15.98%	(0.02%)	(5.24%)	0.86%	(8.92%)	0.67%	(3.79%)	(0.03%)	1.68%
Commercial	(7.20%)	6.61%	(3.78%)	1.39%	(2.75%)	0.23%	(0.82%)	(5.23%)	0.54%	0.43%
Industrial	(3.26%)	(0.95%)	(2.18%)	(0.57%)	(1.67%)	0.45%	(1.42%)	(4.49%)	(5.73%)	0.43%
Public Utility	1.98%	3.88%	(1.62%)	1.83%	0.31%	(2.84%)	2.81%	(5.68%)	(0.21%)	(3.99%)
Vacant Land	2.39%	(1.22%)	(3.72%)	0.86%	(1.74%)	(5.03%)	(2.95%)	(1.49%)	(7.52%)	(3.84%)
Land Use	1.88%	(14.06%)	0.60%	2.61%	(1.57%)	2.44%	(3.57%)	(3.23%)	(2.28%)	(19.29%)
Timber Land	0.50%	3.96%	140.95%	(71.54%)	18.75%	3.81%	69.50%	(44.54%)	(28.88%)	27.95%
TOTAL	(1.14%)	3.21%	(0.90%)	0.27%	(1.35%)	(2.04%)	(2.72%)	(5.18%)	(2.32%)	(0.01%)

Description	II. PERSONAL PROPERTY					ASSESSMENT				
	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
Motor Vehicle: Passenger	0.32%	(0.96%)	1.36%	(0.28%)	0.34%	4.74%	6.93%	(0.96%)	2.45%	0.90%
Commercial	(2.66%)	(2.76%)	(1.91%)	(0.72%)	(0.65%)	2.05%	4.49%	5.24%	3.61%	3.46%
Combination	(0.79%)	(2.26%)	(0.96%)	(0.39%)	(0.70%)	1.99%	0.79%	(0.20%)	3.35%	2.08%
Farm	(3.96%)	(0.13%)	(2.11%)	0.64%	0.99%	4.45%	1.95%	(0.19%)	2.44%	5.05%
Other	(6.45%)	3.82%	(4.07%)	(0.84%)	0.56%	0.93%	4.39%	1.37%	1.66%	2.27%
Total Motor Vehicles	(0.80%)	(0.54%)	0.30%	(0.37%)	0.23%	4.10%	5.98%	(0.52%)	2.55%	1.21%
Non-Registered Vehicles	(3.96%)	(4.00%)	(2.98%)	5.63%	(6.83%)	4.81%	(0.68%)	2.07%	7.90%	4.84%
Machinery	(10.14%)	0.22%	0.73%	1.24%	6.80%	6.66%	(1.13%)	(3.81%)	5.43%	(4.45%)
Mfg. Mach. & Equip.	(5.79%)	17.11%	2.96%	2.96%	14.78%	3.31%	5.77%	5.77%	5.77%	6.53%
Mobile Mfd. Homes	(2.26%)	(12.08%)	(4.68%)	(7.06%)	2.97%	19.22%	(27.47%)	4.46%	(6.77%)	3.81%
Commercial Furn. & Fixtures	(1.37%)	0.70%	3.76%	(3.49%)	1.17%	64.00%	3.13%	(1.96%)	0.77%	4.00%
Electronic Data Processing	0.06%	1.19%	0.37%	1.55%	1.76%	(5.46%)	(5.64%)	(0.31%)	2.16%	(1.07%)
Farm Mach./Tools	0.11%	(0.46%)	(1.48%)	0.55%	(2.06%)	(1.46%)	0.00%	13.56%	3.17%	1.14%
Telecommunications Equip	(27.88%)	(14.81%)	(7.95%)	2.67%	2.24%	2.00%	23.69%	1.49%	16.98%	(2.14%)
Cables, Conduits	13.70%	(1.06%)	(0.48%)	14.82%	(1.17%)	4.77%	4.66%	7.47%	3.11%	7.43%
Supplies	1.80%	6.40%	(7.22%)	3.22%	(0.32%)	(2.86%)	3.89%	3.51%	0.71%	7.59%
All Other	8.66%	1.74%	1.15%	2.48%	3.13%	3.36%	2.89%	6.09%	3.79%	6.94%
Penalty	0.06%	(2.94%)	1.62%	4.40%	(2.22%)	(3.13%)	(0.73%)	(10.66%)	(5.01%)	10.26%
Total Personal Property	(0.49%)	(0.36%)	0.22%	(0.20%)	0.31%	3.44%	1.13%	0.98%	2.95%	2.73%

III. TAX EXEMPT PROPERTY						ASSESSMENT				
Description	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
Federal	(1.55%)	11.48%	1.55%	(1.69%)	(0.05%)					
State	(6.01%)	(3.65%)	(13.48%)	4.40%	1.09%					
Municipal	(0.15%)	0.01%	(2.81%)	0.47%	0.39%					
Volunteer Fire Dept.	2.53%	(0.71%)	(3.91%)	(0.20%)	0.21%					
Scientific, Educational, Literary, Historical, Charitable	(0.58%)	2.07%	(1.11%)	(0.83%)	2.29%					
CT Student Loan Foundation	(100.00%)	100.00%	17.34%	(18.40%)	(75.54%)					
Agriculture, Horticultural	(1.18%)	(41.41%)	65.07%	(3.04%)	1.22%					
Cemeteries	(8.81%)	2.67%	(6.19%)	4.26%	1.35%					
Religious	(0.58%)	(0.31%)	(3.46%)	0.24%	0.11%					
Hospitals & Sanitoriums	4.20%	(13.57%)	(0.11%)	(3.98%)	12.11%					
Veterans	(6.05%)	(4.26%)	(4.72%)	(2.51%)	(2.11%)					
American National Red Cross	(0.38%)	(0.64%)	1.08%	13.74%	(13.14%)					
Nonprofit Camps & Recreational Facilities	(3.91%)	2.57%	(3.57%)	(0.12%)	(1.98%)					
Railroad	(0.20%)	(3.09%)	(1.40%)	0.45%	2.29%					
Connecticut Housing Authority	(9.91%)	(8.19%)	(1.60%)	3.04%	31.55%					
Connecticut Resource Recovery Authority	(3.31%)	(4.77%)	(19.08%)	0.24%	0.18%					
Connecticut Airport Authority	0.00%	0.00%	0.00%	100.00%	0.00%					
TOTAL	(0.25%)	0.40%	(2.55%)	2.91%	2.91%					

IV. PERSONAL TAX EXEMPTIONS										
Description	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
Veterans	(2.38%)	(2.29%)	(4.59%)	(4.85%)	(3.70%)	(0.20%)	3.42%	(10.09%)	(4.65%)	(4.02%)
Blind	(2.53%)	(5.39%)	(5.09%)	(3.72%)	(4.50%)	(7.10%)	(1.70%)	(8.22%)	(5.47%)	(7.56%)
TOTAL	(2.25%)	(2.25%)	(4.60%)	(4.83%)	(3.71%)	(0.31%)	3.35%	(10.07%)	(4.66%)	(4.07%)

V. REIMBURSED TAX EXEMPTIONS										
Description	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
Additional Veterans - Total	6.13%	(2.58%)	(5.26%)	(6.12%)	(5.50%)	5.05%	5.05%	0.00%	0.00%	(2.46%)
No Income Requirement	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Income Requirement	6.13%	(2.58%)	(5.26%)	(6.12%)	(5.50%)	1.45%	5.05%	0.00%	0.00%	(2.46%)
Totally Disabled Persons	1.66%	0.00%	1.16%	(5.81%)	5.72%	4.37%	6.31%	0.00%	0.00%	0.00%
Distressed Municipalities	4.47%	(11.23%)	(8.13%)	12.13%	-7.31%	7.36%	(25.64%)	0.00%	0.00%	(4.33%)
Description	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
State-Owned Property	2.42%	1.33%	1.33%	(8.15%)	1.04%	0.23%	0.25%	6.79%	0.00%	0.00%
Private Colleges & Hospital	9.00%	3.58%	3.58%	6.95%	3.23%	0.00%	0.00%	8.66%	0.00%	0.00%

VI. REAL PROPERTY

Description	2013	2014	Change	2013	2014	Change
Residential:	1,171,265	1,156,328	(1.28%)	253,362,739,452	\$253,444,225,970	0.03%
Commercial:	54,669	53,164	(2.75%)	45,574,274,798	\$45,768,989,348	0.43%
Apartment:	8,871	8,947	0.86%	6,886,627,308	\$7,002,151,905	1.68%
Industrial:	11,820	11,623	(1.67%)	9,726,252,031	\$9,767,981,599	0.43%
Public Utility:	1,611	1,616	0.31%	897,754,720	\$861,949,956	(3.99%)
Vacant Land:	74,975	73,671	(1.74%)	4,775,822,140	\$4,592,199,900	(3.84%)
Land Use: PA 490	35,366	34,811	(1.57%)	1,194,850,823	\$964,395,612	(19.29%)
Timber Land: 10 Mill Forest	144	171	18.75%	806,595	\$1,032,005	27.95%
TOTAL	1,358,721	1,340,331	(1.35%)	322,419,127,867	\$322,402,926,295	(0.01%)

VII. PERSONAL PROPERTY

Description	2013	2014	Change	2013	2014	Change
Motor Vehicles Passenger	2,202,084	2,209,570	0.34%	18,806,519,914	18,974,959,580	0.90%
Commercial	63,522	63,108	(0.65%)	932,490,916	964,763,591	3.46%
Combination	324,951	322,667	(0.70%)	2,641,353,429	2,696,251,704	2.08%
Farm	6,734	6,801	0.99%	46,663,049	49,017,617	5.05%
Other	376,177	378,280	0.56%	1,262,848,629	1,291,529,322	2.27%
Non-Reg. Vehicles	12,934	12,051	(6.83%)	212,467,933	222,745,212	4.84%
Machinery	8,917	9,523	6.80%	2,362,954,837	2,257,855,218	(4.45%)
Mobile Manufactured Homes	303	312	2.97%	2,779,660	2,885,701	3.81%
Mfg Machinery & Equipment	4,663	5,352	14.78%	4,048,688,034	4,313,247,085	6.53%
Commercial Furniture & Fixtures	145,088	146,787	1.17%	4,871,153,412	5,065,780,262	4.00%
Electronic Data Processing	94,284	95,947	1.76%	2,012,823,264	1,991,240,419	(1.07%)
Farm Machinery & Tools	16,668	16,325	(2.06%)	151,246,531	152,970,903	1.14%
Telecommunications Equipment	4,693	4,798	2.24%	463,015,546	453,090,676	(2.14%)
Cables, Conduits	2,130	2,105	(1.17%)	6,088,176,711	6,540,777,149	7.43%
Supplies	101,923	101,601	(0.32%)	74,717,187	80,391,918	7.59%
All Other	54,570	56,280	3.13%	2,412,530,775	2,579,934,066	6.94%
Penalty	56,676	55,416	(2.22%)	247,346,739	272,728,091	10.26%
TOTAL	3,476,317	3,486,923	0.31%	46,637,776,566	47,910,168,514	2.73%

VIII. TAX EXEMPT PROPERTY - Non Reimbursed

Description			
	2013	2014	Change
Federal	\$1,340,490,290	\$1,339,826,920	(0.05%)
State	\$239,786,010	\$242,408,470	1.09%
Municipal	22,017,837,514	22,102,917,856	0.39%
Volunteer Fire Company	\$206,808,660	\$207,244,700	0.21%
Scientific, Educational, Literary, Historical, Charitable	\$5,373,121,220	5,496,129,034	2.29%
CT Student Loan Foundation	\$1,691,260	\$413,670	(75.54%)
Agriculture & Horticultural	\$96,093,250	97,268,601	1.22%
Cemeteries	\$530,474,192	\$523,323,202	(1.35%)
Religious	\$4,736,614,092	4,741,624,815	0.11%
Hospitals & Sanitoriums	\$214,229,040	240,173,510	12.11%
Veterans	\$58,527,920	\$57,295,775	(2.11%)
American National Red Cross	\$20,135,470	\$17,488,840	(13.14%)
Nonprofit Camps & Recreational Facilities	\$442,771,051	434,007,441	(1.98%)
Railroad	\$102,352,111	\$104,691,951	2.29%
Connecticut Resource Recovery Authority	\$191,152,015	\$191,499,860	0.18%
Connecticut Housing Authority	\$113,506,970	149,316,150	31.55%
CT Airport Authority	\$966,993,240	\$967,004,690	0.00%
Total	36,652,584,305	36,912,635,485	0.71%

IX. PERSONAL TAX EXEMPTIONS - Non Reimbursed

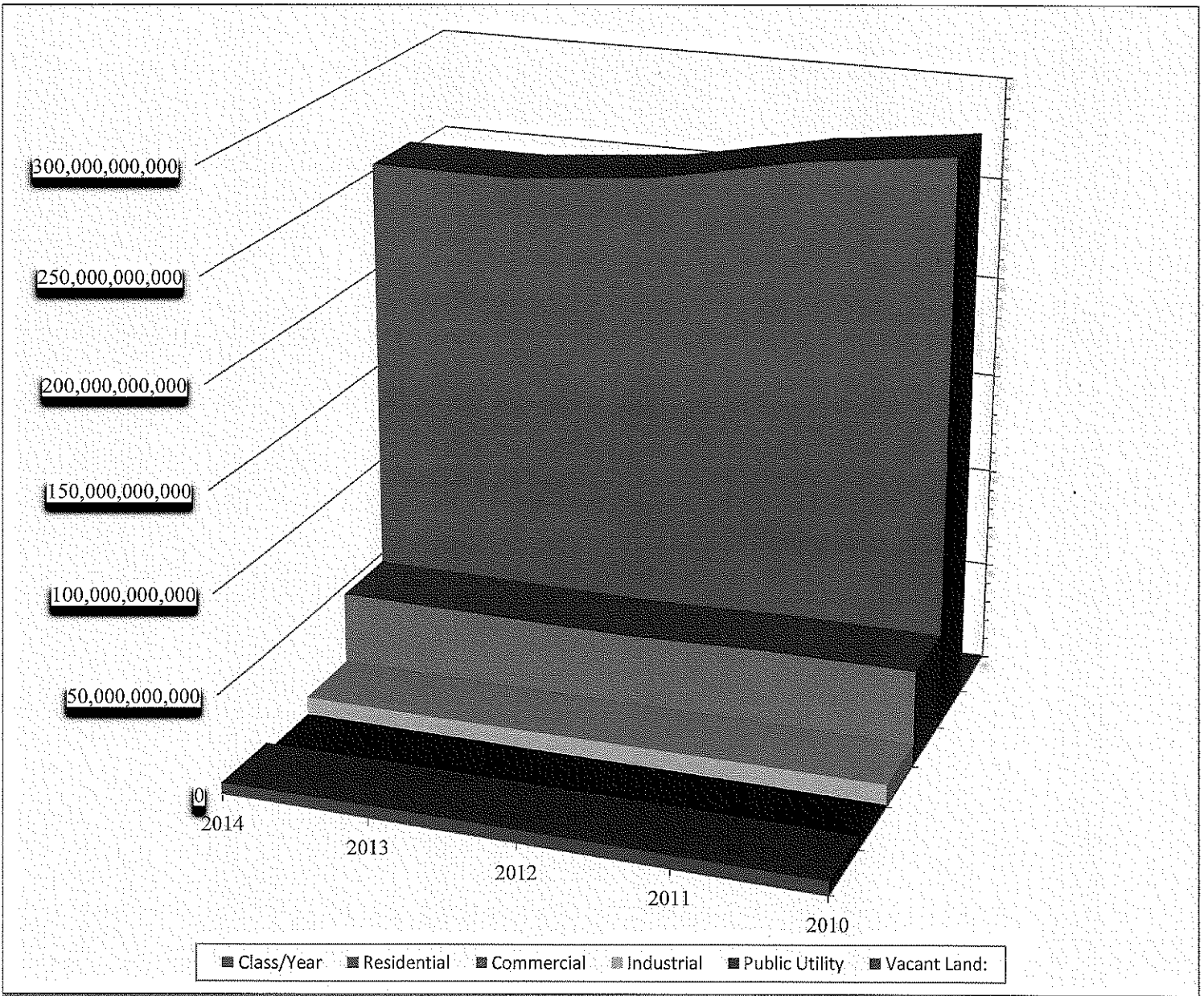
Description						
	2013	2014	Change	2013	2014	Change
Veterans	163,923	157,862	(3.70%)	549,408,541	527,295,880	(4.02%)
Blind	2,533	2,419	(4.50%)	7,467,840	6,903,610	(7.56%)
TOTAL	166,456	160,281	(3.71%)	556,876,381	534,199,490	(4.07%)

X. REIMBURSED TAX EXEMPTIONS

Description						
	2013	2014	Change	2013	2014	Change
Veterans Exemption - To No Income Requirement	17,937	16,951	(5.50%)	2,970,098	2,896,990	(2.46%)
Income Requirement	17,937	16,951	(5.50%)	2,970,098	2,896,990	(2.46%)
Distressed Municipalities	342	317	(7.31%)	5,800,000	5,549,101	(4.33%)
Totally Disabled Exempt	12,939	13,679	5.72%	400,000	400,000	0.00%
TOTAL	31,218	30,947	(0.87%)	9,170,098	8,846,091	(3.53%)

Description						
	2013	2014	Change	2013	2014	Change
State-Owned Property	9,174,729,964	9,269,852,642	1.04%	83,641,646	83,641,646	0.00%
Private Colleges & Gener	9,642,797,171	9,954,373,669	3.23%	125,431,737	125,431,737	0.00%

Class/Year	2010	2011	2012	2013	2014
Residential	283,938,214,315	274,879,298,627	260,268,153,692	253,362,739,452	253,444,225,970
Commercial	48,224,113,192	47,830,715,467	45,327,431,274	45,574,274,798	45,768,989,348
Industrial	10,959,153,222	10,803,368,970	10,317,818,625	9,726,252,031	9,767,981,599
Public Utility	927,702,969	953,800,883	899,631,515	897,754,720	861,949,956
Vacant Land:	6,713,681,216	6,508,190,060	6,388,241,020	5,971,479,558	5,557,627,517
Vacant Land	5,402,182,528	5,242,645,534	5,164,388,385	4,775,822,140	4,592,199,900
Land Use	1,310,292,203	1,263,499,591	1,222,718,505	1,194,850,823	964,395,612
Ten Mill	1,206,485	2,044,935	1,134,130	806,595	1,032,005



	Real Estate	Motor Vehicles	Personal Property
Residential	\$253,444,225,970	18,974,959,580	222,745,212
Commercial	45,768,989,348	964,763,591	2,257,855,218
Apartment	7,002,151,905	2,696,251,704	2,885,701
Industrial	9,767,981,599	49,017,617	4,313,247,085
Public Utility	861,949,956	1,291,529,322	5,065,780,262
Vacant Land	4,592,199,900	23,976,521,814	1,991,240,419
Land Use	964,395,612		152,970,903
Ten Mill	1,032,005		453,090,676
			6,540,777,149
			80,391,918
			2,579,934,066
			272,728,091
Gross Total	\$322,402,926,295	\$23,976,521,814	\$23,933,646,700
Exemptions	93,324,557	2,407,751	48,480
	26,781,728	8,762,170	119,600
	602,678,559	85,494,129	436,774
	6,830,000	183,020	0
	999,159,665	265,541,359	5,063,532,545
Total Exemptions	1,728,774,509	362,388,429	5,064,137,399
Net Total	\$320,674,151,786	\$23,614,133,385	\$18,869,509,301

