

**STATE OF CONNECTICUT**  
**OFFICE OF POLICY AND MANAGEMENT**

March 13, 2017

The Honorable John W. Fonfara  
The Honorable L. Scott Franz  
The Honorable Jason Rojas  
Co-Chairpersons, Finance, Revenue and Bonding Committee  
Legislative Office Building  
Room 3700  
Hartford, CT 06106

Re: Legislative Report FY 2017

Dear Senator Fonfara, Senator Franz and Representative Rojas:

The enclosed "Annual Report of State-wide Trends Related to Taxable Property and Exemptions from Property Tax on the 2015 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) 418-6363.

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  
Frederick Jortner, 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.  
Stephanie D'Ambrose, OLR, 5300 LOB



## **INDEX OF TABLES:**

### **PROPERTY ASSESSMENT & EXEMPTION TRENDS**

- Page 1: A summary of statewide trends covering a five-year period beginning with the October 1, 2011 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, 2011 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 2014 and 2015 Grand List for real property and personal property.
- Page 4: Tables VIII through X provide the percent change occurring between the 2014 and 2015 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 2011-2015 in residential, commercial, industrial, public utility, and vacant land.
- Page 6: A chart showing the percent of the 2015 Grand List by the following property types: Real Estate, Motor Vehicles, and Personal Property.



**I. REAL PROPERTY**

Description						ASSESSMENT				
	2011	2012	2013	2014	2015	2011	2012	2013	2014	2015
Residential	3.92%	(0.64%)	0.19%	(1.28%)	0.75%	(3.19%)	(5.32%)	(2.65%)	0.03%	0.04%
Apartments	15.98%	(0.02%)	(5.24%)	0.86%	(3.78%)	0.67%	(3.79%)	(0.03%)	1.68%	22.40%
Commercial	6.61%	(3.78%)	1.39%	(2.75%)	8.17%	(0.82%)	(5.23%)	0.54%	0.43%	0.70%
Industrial	(0.95%)	(2.18%)	(0.57%)	(1.67%)	11.36%	(1.42%)	(4.49%)	(5.73%)	0.43%	0.47%
Public Utility	3.88%	(1.62%)	1.83%	0.31%	1.73%	2.81%	(5.68%)	(0.21%)	(3.99%)	5.51%
Vacant Land	(1.22%)	(3.72%)	0.86%	(1.74%)	1.95%	(2.95%)	(1.49%)	(7.52%)	(3.84%)	(8.03%)
Land Use	(14.06%)	0.60%	2.61%	(1.57%)	(0.12%)	(3.57%)	(3.23%)	(2.28%)	(19.29%)	(46.01%)
Timber Land	3.96%	140.95%	(71.54%)	18.75%	8.19%	69.50%	(44.54%)	(28.88%)	27.95%	(3.28%)
<b>TOTAL</b>	<b>3.21%</b>	<b>(0.90%)</b>	<b>0.27%</b>	<b>(1.35%)</b>	<b>1.15%</b>	<b>(2.72%)</b>	<b>(5.18%)</b>	<b>(2.32%)</b>	<b>(0.01%)</b>	<b>0.40%</b>

Description	II. PERSONAL PROPERTY					ASSESSMENT				
	2011	2012	2013	2014	2015	2011	2012	2013	2014	2015
Motor Vehicle: Passenger	(0.96%)	1.36%	(0.28%)	0.34%	0.08%	6.93%	(0.96%)	2.45%	0.90%	1.42%
Commercial	(2.76%)	(1.91%)	(0.72%)	(0.65%)	1.57%	4.49%	5.24%	3.61%	3.46%	8.54%
Combination	(2.26%)	(0.96%)	(0.39%)	(0.70%)	(1.35%)	0.79%	(0.20%)	3.35%	2.08%	3.90%
Farm	(0.13%)	(2.11%)	0.64%	0.99%	(1.69%)	1.95%	(0.19%)	2.44%	5.05%	7.40%
Other	3.82%	(4.07%)	(0.84%)	0.56%	(1.44%)	4.39%	1.37%	1.66%	2.27%	(3.71%)
<b>Total Motor Vehicles</b>	<b>(0.54%)</b>	<b>0.30%</b>	<b>(0.37%)</b>	<b>0.23%</b>	<b>(0.36%)</b>	<b>5.98%</b>	<b>(0.52%)</b>	<b>2.55%</b>	<b>1.21%</b>	<b>1.72%</b>
Non-Registered Vehicles	(4.00%)	(2.98%)	5.63%	(6.83%)	1.37%	(0.68%)	2.07%	7.90%	4.84%	6.16%
Machinery	0.22%	0.73%	1.24%	6.80%	(1.66%)	(1.13%)	(3.81%)	5.43%	(4.45%)	(3.01%)
Mfg. Mach. & Equip.	17.11%	2.96%	2.96%	14.78%	(14.59%)	5.77%	5.77%	5.77%	6.53%	3.04%
Mobile Mfd. Homes	(12.08%)	(4.68%)	(7.06%)	2.97%	0.64%	(27.47%)	4.46%	(6.77%)	3.81%	18.84%
Commercial Furn.& Fixtures	0.70%	3.76%	(3.49%)	1.17%	(3.04%)	3.13%	(1.96%)	0.77%	4.00%	1.30%
Electronic Data Processing	1.19%	0.37%	1.55%	1.76%	0.87%	(5.64%)	(0.31%)	2.16%	(1.07%)	2.12%
Farm Mach./Tools	(0.46%)	(1.48%)	0.55%	(2.06%)	(0.41%)	0.00%	13.56%	3.17%	1.14%	2.07%
Telecommunications Equip	(14.81%)	(7.95%)	2.67%	2.24%	(4.63%)	23.69%	1.49%	16.98%	(2.14%)	(0.21%)
Cables, Conduits	(1.06%)	(0.48%)	14.82%	(1.17%)	2.14%	4.66%	7.47%	3.11%	7.43%	13.60%
Supplies	6.40%	(7.22%)	3.22%	(0.32%)	1.05%	3.89%	3.51%	0.71%	7.59%	(1.92%)
All Other	1.74%	1.15%	2.48%	3.13%	0.73%	2.89%	6.09%	3.79%	6.94%	7.08%
Penalty	(2.94%)	1.62%	4.40%	(2.22%)	0.50%	(0.73%)	(10.66%)	(5.01%)	10.26%	(2.75%)
<b>Total Personal Property</b>	<b>(0.36%)</b>	<b>0.22%</b>	<b>(0.20%)</b>	<b>0.31%</b>	<b>(0.44%)</b>	<b>1.13%</b>	<b>0.98%</b>	<b>2.95%</b>	<b>2.73%</b>	<b>3.47%</b>



III. TAX EXEMPT PROPERTY	ASSESSMENT				
Description	2011	2012	2013	2014	2015
Federal	11.48%	1.55%	(1.69%)	(0.05%)	(0.79%)
State	(3.65%)	(13.48%)	4.40%	1.09%	9.46%
Municipal	0.01%	(2.81%)	0.47%	0.39%	(1.37%)
Volunteer Fire Dept.	(0.71%)	(3.91%)	(0.20%)	0.21%	0.28%
Scientific, Educational, Literary, Historical, Charitable	2.07%	(1.11%)	(0.83%)	2.29%	5.50%
CT Student Loan Foundation	100.00%	17.34%	(18.40%)	(75.54%)	0.00%
Agriculture, Horticultural	(41.41%)	65.07%	(3.04%)	1.22%	(20.61%)
Cemeteries	2.67%	(6.19%)	4.26%	1.35%	3.14%
Religious	(0.31%)	(3.46%)	0.24%	0.11%	1.62%
Hospitals & Sanitoriums	(13.57%)	(0.11%)	(3.98%)	12.11%	(6.34%)
Veterans	(4.26%)	(4.72%)	(2.51%)	(2.11%)	2.78%
American National Red Cross	(0.64%)	1.08%	13.74%	(13.14%)	2.08%
Nonprofit Camps & Recreational Facilities	2.57%	(3.57%)	(0.12%)	(1.98%)	(0.25%)
Railroad	(3.09%)	(1.40%)	0.45%	2.29%	0.37%
Connecticut Housing Authority	(8.19%)	(1.60%)	3.04%	31.55%	6.06%
Connecticut Resource Recovery Authority	(4.77%)	(19.08%)	0.24%	0.18%	0.10%
Connecticut Airport Authority	0.00%	0.00%	100.00%	0.00%	(7.80%)
<b>TOTAL</b>	<b>0.40%</b>	<b>(2.55%)</b>	<b>2.91%</b>	<b>2.91%</b>	<b>0.02%</b>

IV. PERSONAL TAX EXEMPTIONS										
Description	2011	2012	2013	2014	2015	2011	2012	2013	2014	2015
Veterans	(2.29%)	(4.59%)	(4.85%)	(3.70%)	(4.83%)	3.42%	(10.09%)	(4.65%)	(4.02%)	(2.92%)
Blind	(5.39%)	(5.09%)	(3.72%)	(4.50%)	(0.99%)	(1.70%)	(8.22%)	(5.47%)	(7.56%)	(1.77%)
<b>TOTAL</b>	<b>(2.25%)</b>	<b>(4.60%)</b>	<b>(4.83%)</b>	<b>(3.71%)</b>	<b>(4.77%)</b>	<b>3.35%</b>	<b>(10.07%)</b>	<b>(4.66%)</b>	<b>(4.07%)</b>	<b>(2.91%)</b>

V. REIMBURSED TAX EXEMPTIONS										
Description	2011	2012	2013	2014	2015	2011	2012	2013	2014	2015
Additional Veterans - Total	(2.58%)	(5.26%)	(6.12%)	(5.50%)	(6.21%)	5.05%	0.00%	0.00%	(2.46%)	(4.12%)
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	(2.58%)	(5.26%)	(6.12%)	(5.50%)	(6.21%)	5.05%	0.00%	0.00%	(2.46%)	(4.12%)
Totally Disabled Persons	0.00%	1.16%	(5.81%)	5.72%	(0.95%)	6.31%	0.00%	0.00%	6.31%	(6.48%)
Distressed Municipalities	(11.23%)	(8.13%)	12.13%	-7.31%	0.95%	(25.64%)	0.00%	0.00%	(4.33%)	(11.97%)
Description	2011	2012	2013	2014	2015	2011	2012	2013	2014	2015
State-Owned Property	1.33%	1.33%	(8.15%)	1.04%	2.22%	0.25%	6.79%	0.00%	0.00%	(14.69%)
Private Colleges & Hospital	3.58%	3.58%	6.95%	3.23%	1.62%	0.00%	8.66%	0.00%	0.00%	(2.00%)



**VI. REAL PROPERTY**

Description	2014	2015	Change	2014	2015	Change
Residential:	1,156,328	1,164,971	0.75%	\$253,444,225,970	253,554,113,062	0.04%
Commercial:	53,164	57,507	8.17%	\$45,768,989,348	46,088,412,375	0.70%
Apartment:	8,947	8,609	(3.78%)	\$7,002,151,905	8,570,757,072	22.40%
Industrial:	11,623	12,943	11.36%	\$9,767,981,599	9,814,250,561	0.47%
Public Utility:	1,616	1,644	1.73%	\$861,949,956	909,477,151	5.51%
Vacant Land:	73,671	75,108	1.95%	\$4,592,199,900	4,223,422,407	(8.03%)
Land Use: PA 490	34,811	34,770	(0.12%)	\$964,395,612	520,654,678	(46.01%)
Timber Land: 10 Mill Forest	171	185	8.19%	\$1,032,005	998,145	(3.28%)
<b>TOTAL</b>	<b>1,340,331</b>	<b>1,355,737</b>	<b>1.15%</b>	<b>\$322,402,926,295</b>	<b>\$323,682,085,451</b>	<b>0.40%</b>

**VII. PERSONAL PROPERTY**

Description	2014	2015	Change	2014	2015	Change
Motor Vehicles Passenger	2,209,570	2,207,775	(0.08%)	18,974,959,580	19,244,041,327	1.42%
Commercial	63,108	64,096	1.57%	964,763,591	1,047,196,736	8.54%
Combination	322,667	318,316	(1.35%)	2,696,251,704	2,801,386,077	3.90%
Farm	6,801	6,686	(1.69%)	49,017,617	52,644,099	7.40%
Other	378,280	372,829	(1.44%)	1,291,529,322	1,243,555,534	(3.71%)
Non-Reg. Vehicles	12,051	12,216	1.37%	222,745,212	236,455,436	6.16%
Machinery	9,523	9,365	(1.66%)	2,257,855,218	2,189,858,148	(3.01%)
Mobile Manufactured Homes	312	314	0.64%	2,885,701	3,429,289	18.84%
Mfg Machinery & Equipment	5,352	4,571	(14.59%)	4,313,247,085	4,444,313,155	3.04%
Commercial Furniture & Fixtures	146,787	142,324	(3.04%)	5,065,780,262	5,131,654,719	1.30%
Electronic Data Processing	95,947	95,112	(0.87%)	1,991,240,419	2,033,392,545	2.12%
Farm Machinery & Tools	16,325	16,258	(0.41%)	152,970,903	156,144,223	2.07%
Telecommunications Equipment	4,798	4,576	(4.63%)	453,090,676	452,132,028	(0.21%)
Cables, Conduits	2,105	2,150	2.14%	6,540,777,149	7,430,027,132	13.60%
Supplies	101,601	102,671	1.05%	80,391,918	78,850,863	(1.92%)
All Other	56,280	56,689	0.73%	2,579,934,066	2,762,475,993	7.08%
Penalty	55,416	55,693	0.50%	272,728,091	265,226,702	(2.75%)
<b>TOTAL</b>	<b>3,486,923</b>	<b>3,471,641</b>	<b>(0.44%)</b>	<b>47,910,168,514</b>	<b>49,572,784,006</b>	<b>3.47%</b>



VIII. TAX EXEMPT PROPERTY - Non Reimbursed			
Description			
	2014	2015	Change
Federal	\$1,339,826,920	\$1,329,223,505	(0.79%)
State	\$242,408,470	\$265,347,310	9.46%
Municipal	22,102,917,856	\$21,800,840,371	(1.37%)
Volunteer Fire Company	\$207,244,700	\$207,830,660	0.28%
Scientific, Educational, Literary, Historical, Charitable	5,496,129,034	\$5,798,231,065	5.50%
CT Student Loan Foundation	\$413,670	\$413,670	0.00%
Agriculture & Horticultural	97,268,601	\$77,221,311	(20.61%)
Cemeteries	\$523,323,202	\$539,752,212	3.14%
Religious	4,741,624,815	\$4,818,587,555	1.62%
Hospitals & Sanitoriums	240,173,510	\$224,936,550	(6.34%)
Veterans	\$57,295,775	\$58,886,350	2.78%
American National Red Cross	\$17,488,840	\$17,852,000	2.08%
Nonprofit Camps & Recreational Facilities	434,007,441	\$432,939,391	(0.25%)
Railroad	\$104,691,951	\$105,079,431	0.37%
Connecticut Resource Recovery Authority	\$191,499,860	\$191,693,902	0.10%
Connecticut Housing Authority	149,316,150	\$158,359,240	6.06%
CT Airport Authority	\$967,004,690	\$891,531,690	-7.80%
<b>Total</b>	<b>36,912,635,485</b>	<b>36,918,726,213</b>	<b>0.02%</b>

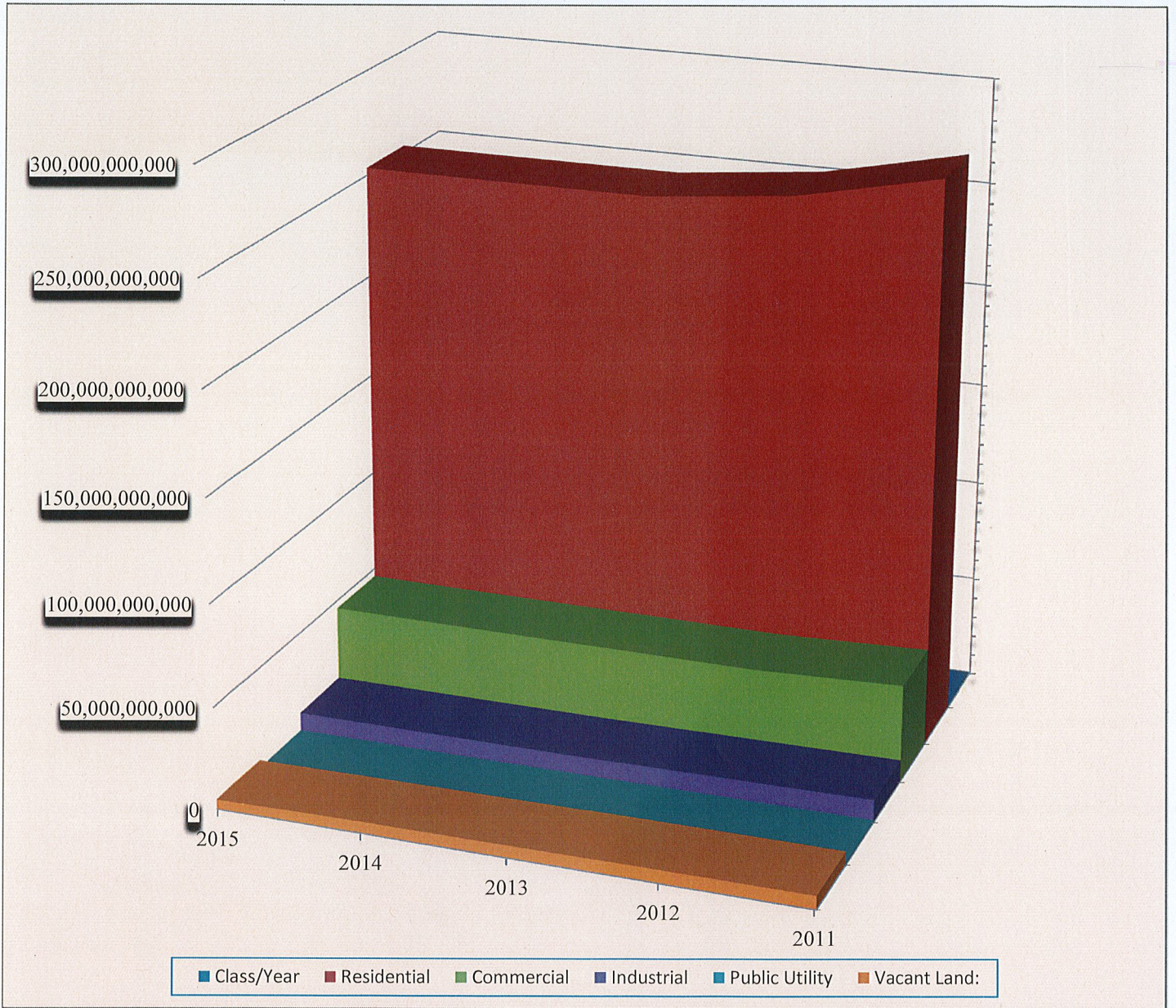
IX. PERSONAL TAX EXEMPTIONS - Non Reimbursed						
Description						
	2014	2015	Change	2014	2015	Change
Veterans	157,862	150,242	(4.83%)	527,295,880	511,898,459	(2.92%)
Blind	2,419	2,395	(0.99%)	6,903,610	6,781,330	(1.77%)
<b>TOTAL</b>	<b>160,281</b>	<b>152,637</b>	<b>(4.77%)</b>	<b>534,199,490</b>	<b>518,679,789</b>	<b>(2.91%)</b>

X. REIMBURSED TAX EXEMPTIONS						
Description						
	2014	2015	Change	2014	2015	Change
Veterans Exemption-Total	16,951	15,899	(6.21%)	2,896,990	2,777,546	(4.12%)
No Income Requirement		0				
Income Requirement	16,951	15,899	(6.21%)	2,896,990	2,777,546	(4.12%)
Distressed Municipalities	317	320	0.95%	5,549,101	4,884,698	(11.97%)
Totally Disabled Exempt	13,679	13,549	(0.95%)	400,000	374,065	(6.48%)
<b>TOTAL</b>	<b>30,947</b>	<b>29,768</b>	<b>(3.81%)</b>	<b>8,846,091</b>	<b>8,036,309</b>	<b>(9.15%)</b>

Description						
	2014	2015	Change	2014	2015	Change
State-Owned Property	9,269,852,642	\$9,475,440,011	2.22%	83,641,646	71,356,484	(14.69%)
Private Colleges & Gener	9,954,373,669	10,115,552,998	1.62%	125,431,737	122,919,654	(2.00%)



Class/Year	2011	2012	2013	2014	2015
Residential	274,879,298,627	260,268,153,692	253,362,739,452	253,444,225,970	253,554,113,062
Commercial	47,830,715,467	45,327,431,274	45,574,274,798	45,768,989,348	46,088,412,375
Industrial	10,803,368,970	10,317,818,625	9,726,252,031	9,767,981,599	9,814,250,561
Public Utility	953,800,883	899,631,515	897,754,720	861,949,956	909,477,151
Vacant Land:	6,508,190,060	6,388,241,020	5,971,479,558	5,557,627,517	4,745,075,230
Vacant Land	5,242,645,534	5,164,388,385	4,775,822,140	4,592,199,900	4,223,422,407
Land Use	1,263,499,591	1,222,718,505	1,194,850,823	964,395,612	520,654,678
Ten Mill	2,044,935	1,134,130	806,595	1,032,005	998,145





	<b>Real Estate</b>	<b>Motor Vehicles</b>	<b>Personal Property</b>
Residential	\$253,554,113,062	19,244,041,327	236,455,436
Commercial	46,088,412,375	1,047,196,736	2,189,858,148
Apartment	8,570,757,072	2,801,386,077	3,429,289
Industrial	9,814,250,561	52,644,099	4,444,313,155
Public Utility	909,477,151	1,243,555,534	5,131,654,719
Vacant Land	4,223,422,407		2,033,392,545
Land Use	520,654,678		156,144,223
Ten Mill	998,145		452,132,028
			7,430,027,132
			78,850,863
			2,762,475,993
			265,226,702
<b>Gross Total</b>	<b>\$323,682,085,451</b>	<b>\$24,388,823,773</b>	<b>\$25,183,960,233</b>
<b>Exemptions</b>	88,749,552	2,292,818	0
	21,594,540	8,703,085	66,180
	586,030,388	80,592,442	359,674
	6,587,000	191,330	3,000
	892,279,716	273,171,123	5,544,352,044
<b>Total Exemptions</b>	<b>1,595,241,196</b>	<b>364,950,798</b>	<b>5,544,780,898</b>
<b>Net Total</b>	<b>Real Estate \$322,086,844,255</b>	<b>Motor Vehicles \$24,023,872,975</b>	<b>Personal Property \$19,639,179,335</b>

