



STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT
INTERGOVERNMENTAL POLICY AND PLANNING DIVISION

February 28, 2023

The Honorable Senator John W. Fonfara
The Honorable Representative Maria P. Horn
Co-Chairpersons, Finance, Revenue and Bonding Committee
Legislative Office Building
Room 3700
Hartford CT 06106

Re: CGS 12-120a Legislative Report FY 2023

Dear Senator Fonfara and Representative Horn:

The enclosed "Annual Report of State-wide Trends related to Taxable Property and Exemptions from Property Tax on the 2021 Grand List" is respectfully submitted pursuant to Connecticut State Statutes Section 12-120a.

If you have any questions, please contact Policy Development Coordinator Christine Goupil at Christine.Goupil@ct.gov or 860-418-6401.

Sincerely,

A handwritten signature in blue ink that reads "Martin L. Heft".

Martin L. Heft, Undersecretary

Enclosure

C: Jeffrey Beckham, Secretary Office of Policy and Management
Michael Jefferson, Clerk of the Senate
Frederick Jortner, Clerk of the House
Robert Wysock, Office of Fiscal Analysis
Jennifer Bernier, Office of Legislative Research
Stepanie D'Ambrose, Office of Legislative Research
Carrie Lisitano, Office of Legislative Research
Carol Trinchitella, Collection Mgmt. Unit, CT State Library

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PROPERTY ASSESSMENT & EXEMPTION TRENDS

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- Page 2 A summary of statewide trends covering a five-year period beginning with the October 1, 2017 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 2020 and 2021 Grand List for real property and personal property.
- Page 4 Tables VIII through X provide the percent change occurring between the 2020 and 2021 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 2017-2021 in residential, commercial, industrial, public utility, and vacant land.
- Page 6 A chart showing the percent of the 2021 Grand List by the following property types: Real Estate, Motor Vehicles, and Personal Property.

III. TAX EXEMPT PROPERTY	ASSESSMENT				
	Description	2017	2018	2019	2020
Federal	3.52%	(1.33%)	(2.57%)	(0.57%)	3.50%
State - Highway not used	(184.28%)	0.00%	201.14%	0.97%	11.84%
Municipal	2.62%	3.01%	(0.85%)	(3.01%)	4.69%
Volunteer Fire Dept.	4.83%	0.66%	(1.13%)	1.77%	2.35%
Scientific, Educational, Literary, Historical, Charitable	2.85%	1.51%	0.75%	2.23%	2.99%
Agriculture, Horticultural	0.19%	0.94%	0.30%	(0.26%)	(4.98%)
Cemeteries	1.61%	3.05%	(3.51%)	(1.11%)	0.60%
Religious	2.44%	1.83%	0.74%	(2.26%)	3.53%
Hospitals & Sanitoriums	(99.57%)	3.37%	9.65%	(7.71%)	(10.33%)
Veterans	(3.68%)	6.24%	(3.25%)	(1.44%)	12.85%
American National Red Cross	3.51%	(4.65%)	0.00%	0.28%	13.47%
Nonprofit Camps & Recreational Facilities	(0.26%)	1.99%	0.15%	(1.80%)	2.86%
Railroad	(3.73%)	2.43%	0.08%	(0.45%)	13.40%
Connecticut Housing Authority	31.64%	6.55%	(0.53%)	0.25%	20.81%
Connecticut Resource Recovery Authority	(4.85%)	0.12%	(27.66%)	0.00%	8.06%
Connecticut Airport Authority	0.00%	39.69%	0.00%	0.00%	(0.11%)
Total Tax Exempt	1.83%	3.28%	(0.02%)	(1.79%)	4.08%

IV. PERSONAL TAX EXEMPTIONS	COUNT					ASSESSMENT				
	Description	2017	2018	2019	2020	2021	2017	2018	2019	2020
Veterans	(4.90%)	(26.00%)	(4.67%)	(6.13%)	(6.16%)	(3.41%)	(4.39%)	(0.58%)	(6.68%)	(2.59%)
Blind	(9.20%)	(8.21%)	(10.80%)	(0.59%)	(9.22%)	(6.87%)	(13.89%)	(4.08%)	(2.62%)	(5.61%)
TOTAL	(4.96%)	(25.70%)	(4.75%)	(6.05%)	(6.21%)	(3.45%)	(4.50%)	(0.62%)	(6.63%)	(2.62%)

V. REIMBURSED TAX EXEMPTIONS	COUNT					REIMBURSEMENT				
	Description	2017	2018	2019	2020	2021	2017	2018	2019	2020
Additional Veterans - Total	(6.15%)	(10.65%)	(9.62%)	(13.92%)	(6.65%)	(4.01%)	(8.68%)	(2.26%)	(13.07%)	(8.66%)
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	(6.15%)	(10.65%)	(9.62%)	(13.92%)	(6.65%)	(4.01%)	(8.68%)	(2.26%)	(13.07%)	(8.66%)
Totally Disabled Persons	(6.45%)	(2.51%)	(1.88%)	(8.54%)	(6.96%)	100.00%	0.00%	0.00%	(10.78%)	16.53%
Distressed Municipalities	(1.20%)	(11.51%)	(4.12%)	(3.87%)	(4.36%)	0.00%	(31.77%)	(8.34%)	(0.09%)	0.11%

PILOT	ASSESSMENT					REIMBURSEMENT				
	Description	2017	2018	2019	2020	2021	2017	2018	2019	2020
State-Owned Property	7.20%	1.30%	1.70%	0.60%	4.02%	(-32.65%)	8.44%	0.00%	0.00%	0.00%
Private Colleges & Hospitals	5.11%	3.21%	2.73%	4.02%	5.01%	(-13.93%)	7.09%	0.00%	2.85%	0.00%
TIERED PILOT - General Fund	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	20.09%
TIERED PILOT - Municipal Revenue Sharing Account	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	(17.19%)

VI. REAL PROPERTY		COUNT			ASSESSMENT		
		2020	2021	Change	2020	2021	Change
Residential:		1145510	1144921	(0.05%)	\$ 263,896,516,779	\$ 277,501,164,488	5.16%
Commercial:		52950	53878	1.75%	\$ 50,589,566,055	\$ 51,703,846,271	2.20%
Apartment:		8076	8190	1.41%	\$ 11,286,117,582	\$ 12,548,499,750	11.19%
Industrial:		11585	11666	0.70%	\$ 10,726,098,517	\$ 11,284,802,864	5.21%
Public Utility:		2192	1811	(17.38%)	\$ 993,270,057	\$ 1,007,534,365	1.44%
Vacant Land:		70941	70418	(0.74%)	\$ 4,406,904,222	\$ 4,468,714,880	1.40%
Land Use:	PA 490	34181	33831	(1.02%)	\$ 543,617,209	\$ 547,499,981	0.71%
Timber Land:	10 Mill Forest	145	71	(51.03%)	\$ 2,351,950	\$ 608,320	(74.14%)
TOTAL		1325580	1324786	(0.06%)	\$342,444,442,371	\$359,062,670,919	4.85%

VII. PERSONAL PROPERTY		COUNT			ASSESSMENT		
		2020	2021	Change	2020	2021	Change
Motor Vehicles:	Passenger	2183997	2360962	8.10%	\$ 22,014,853,136	\$ 28,137,245,940	27.81%
	Commercial	61542	66605	8.23%	\$ 1,303,418,754	\$ 1,605,867,982	23.20%
	Combination	278294	276650	(0.59%)	\$ 3,088,745,531	\$ 3,790,149,154	22.71%
	Farm	6400	6565	2.58%	\$ 59,937,036	\$ 72,607,150	21.14%
	Other	361768	375104	3.69%	\$ 1,296,112,441	\$ 1,509,536,435	16.47%
Non-Registered Vehicles		13053	13539	3.72%	\$ 395,270,373	\$ 483,470,002	22.31%
Machinery		10110	10515	4.01%	\$ 2,899,831,071	\$ 2,953,384,463	1.85%
Mfg Machinery & Equipment		4273	4079	(4.54%)	\$ 5,261,437,774	\$ 5,250,227,385	(0.21%)
Mobile Manufactured Homes		290	1060	265.52%	\$ 3,373,424	\$ 25,982,518	670.21%
Commercial Furniture & Fixtures		133438	134117	0.51%	\$ 5,870,415,961	\$ 5,883,057,211	0.22%
Electronic Data Processing		93956	95215	1.34%	\$ 1,929,712,818	\$ 1,795,828,357	(6.94%)
Farm Machinery & Tools		15145	15087	(0.38%)	\$ 184,541,912	\$ 200,928,495	8.88%
Telecommunications Equipment		7222	6001	(16.91%)	\$ 540,708,747	\$ 601,300,509	11.21%
Cables, Conduits		2140	2206	3.08%	\$ 10,290,953,341	\$ 10,784,938,683	4.80%
Supplies		102744	103741	0.97%	\$ 153,857,493	\$ 157,508,853	2.37%
All Other		61833	63078	2.01%	\$ 3,322,275,214	\$ 3,385,976,288	1.92%
Penalty		61520	64358	4.61%	\$ 380,110,695	\$ 373,539,399	(1.73%)
TOTAL		3397725	3598882	5.92%	58,995,555,721	67,011,548,824	13.59%

VIII. TAX EXEMPT PROPERTY - Non Reimbursed			
Description	ASSESSMENT		
	2020	2021	Change
Federal	\$ 1,553,807,500	\$ 1,608,209,830	3.50%
State - Highway not used	\$ 271,332,290	\$ 303,466,040	11.84%
Municipal	\$ 23,102,209,115	\$ 24,185,657,340	4.69%
Volunteer Fire Company	\$ 230,014,005	\$ 235,415,180	2.35%
Scientific, Educational, Literary, Historical, Charitable	\$ 6,520,366,134	\$ 6,715,379,646	2.99%
Agriculture & Horticultural	\$ 79,436,631	\$ 75,477,651	(4.98%)
Cemeteries	\$ 555,342,630	\$ 558,655,450	0.60%
Religious	\$ 4,612,270,817	\$ 4,775,248,413	3.53%
Hospitals & Sanitoriums	\$ 168,185,796	\$ 150,804,426	(10.33%)
Veterans	\$ 57,102,505	\$ 64,438,075	12.85%
American National Red Cross	\$ 17,689,750	\$ 20,071,856	13.47%
Nonprofit Camps & Recreational Facilities	\$ 441,631,061	\$ 454,250,925	2.86%
Railroad	\$ 119,990,342	\$ 136,072,460	13.40%
Connecticut Resource Recovery Authority	\$ 229,674,939	\$ 277,469,458	20.81%
Connecticut Housing Authority	\$ 46,521,300	\$ 50,269,170	8.06%
CT Airport Authority	\$ 1,301,121,460	\$ 1,299,735,740	(0.11%)
TOTAL	\$ 39,306,696,275	\$ 40,910,621,660	4.08%

IX. PERSONAL TAX EXEMPTIONS - Non Reimbursed			
Description	COUNT		
	2020	2021	Change
Veterans	117,515	110,693	(6.16%)
Blind	1,694	1,551	(9.22%)
TOTAL	119,209	112,244	(6.21%)

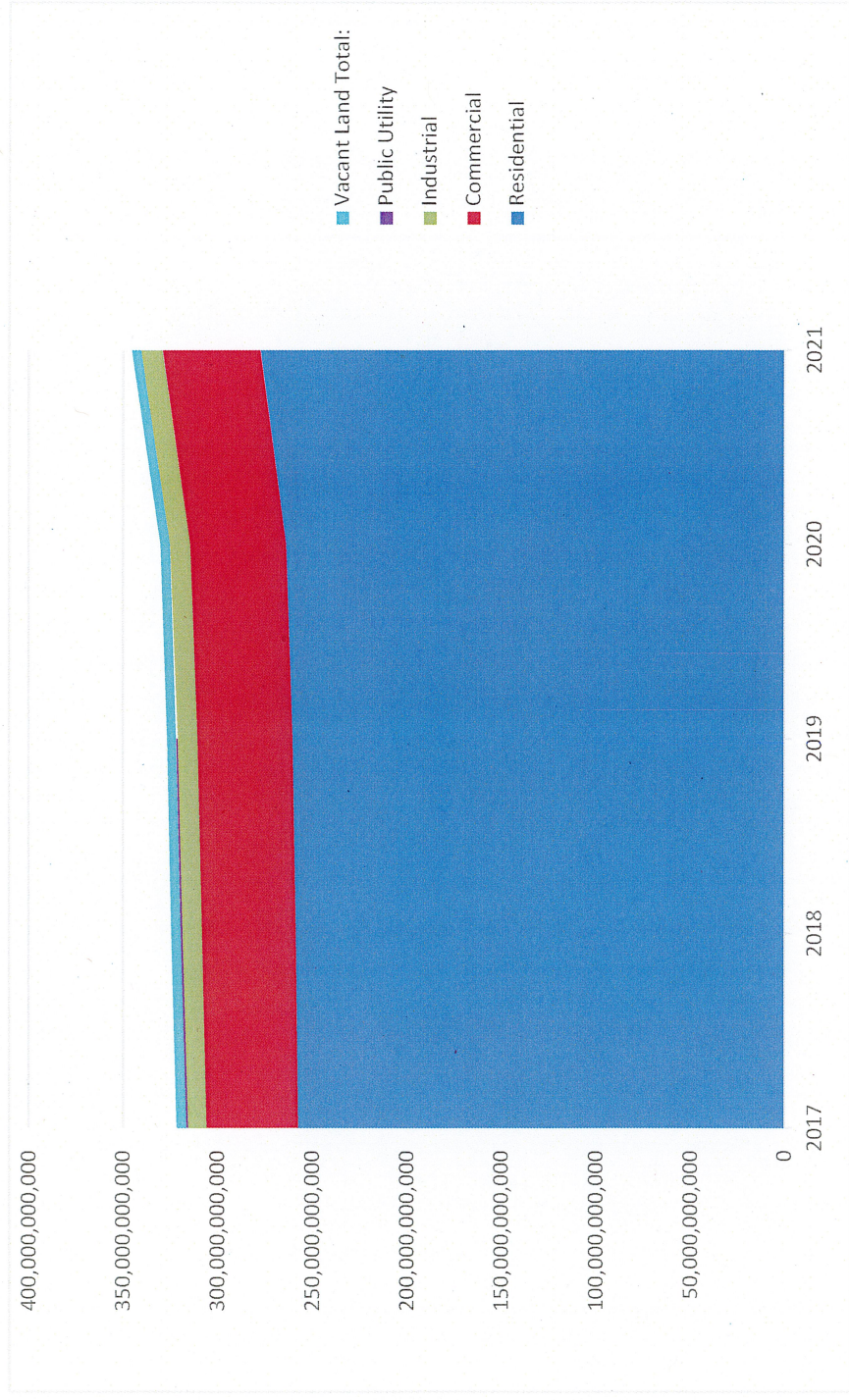
Description	ASSESSMENT		
	2020	2021	Change
Veterans	\$ 441,352,381	\$ 430,204,018	(2.59%)
Blind	\$ 4,988,100	\$ 4,723,235	(5.61%)
TOTAL	\$ 446,340,481	\$ 434,927,253	(2.62%)

X. REIMBURSED TAX EXEMPTIONS

Description	COUNT			REIMBURSEMENT		
	2020	2021	Change	2020	2021	Change
Veterans Exemption-Total	10004	9380	(6.65%)	\$ 2,066,166	\$ 1,901,434	(8.66%)
No Income Requirement	0	0	0.00%	\$ -	\$ -	0.00%
Income Requirement	10004	9380	(6.65%)	\$ 2,066,166	\$ 1,901,434	(8.66%)
Distressed Municipalities	246	230	(6.96%)	\$ 5,686,329	\$ 6,812,281	16.53%
Totally Disabled Exemptions	12262	11750	(4.36%)	\$ 364,382	\$ 364,784	0.11%
TOTAL	22,512	21,360	(5.39%)	\$ 8,116,877	\$ 9,078,499	10.59%

Description	ASSESSMENT			REIMBURSEMENT		
	2020	2021	Change	2020	2021	Change
State-Owned Property	\$10,886,486,034	\$11,342,167,401	4.02%	\$ 54,944,031	\$ 54,944,031	0.00%
Private Colleges & General/Chronic Disease Hospitals	\$12,852,753,715	\$13,531,204,173	5.01%	\$ 108,998,308	\$ 108,998,308	0.00%
TIERED PILOT - General Fund	\$0	\$0	0.00%	\$ 66,400,000	\$ 83,092,573	20.09%
TIERED PILOT - Municipal Revenue Sharing Account	\$0	\$0	0.00%	\$ 81,855,369	\$ 69,846,982	(17.19%)

Class/Year	2017	2018	2019	2020	2021
Residential	257,828,326,017	258,849,877,821	260,517,012,492	263,896,516,779	277,501,164,488
Commercial	48,085,264,093	49,283,412,738	49,933,047,251	50,589,566,055	51,703,846,271
Industrial	9,799,874,156	10,227,766,007	10,408,168,249	10,726,098,517	11,284,802,864
Public Utility	927,543,123	998,091,243	899,366,676	993,270,057	1,007,534,365
Vacant Land Total:	5,040,125,340	5,089,921,286	4,934,756,608	4,952,873,381	5,016,823,181
Vacant Land	4,477,256,681	4,505,224,063	4,394,837,977	4,406,904,222	4,468,714,880
Land Use (PA490)	560,682,543	582,510,877	537,584,405	543,617,209	547,499,981
Ten Mill Forest	2,186,116	2,186,346	2,334,226	2,351,950	608,320



	Real Estate	Motor Vehicles	Personal Property
Residential	\$ 277,501,164,488	\$ 28,137,245,940	\$ 483,470,002
Commercial	\$ 51,703,846,271	\$ 1,605,867,982	\$ 2,953,384,463
Apartment	\$ 12,548,499,750	\$ 3,790,149,154	\$ 25,982,518
Industrial	\$ 11,284,802,864	\$ 72,607,150	\$ 5,250,227,385
Public Utility	\$ 1,007,534,365	\$ 1,509,536,435	\$ 5,883,057,211
Vacant Land	\$ 4,468,714,880		\$ 1,795,828,357
Land Use	\$ 547,499,981		\$ 200,928,495
Ten Mill	\$ 608,320		\$ 601,300,509
			\$ 10,784,938,683
			\$ 157,508,853
			\$ 3,385,976,288
			\$ 373,539,399
			25% Penalty
Gross Total	\$ 359,062,670,919	\$ 35,115,406,661	\$ 31,896,142,163

Exemptions

Additional Vets (B)	\$ 120,974,873	\$ 15,032,364	\$ 12,355
Totally Disabled (D)	\$ 7,697,985	\$ 14,880,898	\$ 56,740
Veterans (A & C)	\$ 491,832,439	\$ 74,366,316	\$ 24,855
Blind (F)	\$ 4,346,000	\$ 174,195	\$ 203,040
Other	\$ 1,780,187,394	\$ 416,979,141	\$ 6,900,912,958
Total Exemptions	\$ 2,405,038,691	\$ 521,432,914	\$ 6,901,209,948
Net Total	\$ 356,657,632,228	\$ 34,593,973,747	\$ 24,994,932,215

