

February 28, 2024

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 2024**

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 2022 Grand List" is respectfully submitted pursuant to Connecticut State Statutes Section 12-120a.

Please note the following for this report:

- Income and Expense Penalty data was added to reporting in 2019, with the first comparison identified in 2020; and
- A large change under Mobile Homes is due to a single municipality reporting error in 2021 which was not identified until post-audit. Those figures should have been reported under Commercial Furniture and Fixtures for that year.

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

Sincerely,



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

INDEX OF TABLES

PROPERTY ASSESSMENT & EXEMPTION TRENDS

Page 1 A summary of statewide trends covering a five-year period beginning with the October 1, 2018 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, 2018 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 2021 and 2022 Grand List for real property and personal property.

Page 4 Tables VIII through X provide the percent change occurring between the 2021 and 2022 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 2018–2022 in residential, commercial, industrial, public utility, and vacant land.

Page 6 A chart showing the percent of the 2022 Grand List by the following property types: Real Estate, Motor Vehicles, and Personal Property.

I. REAL PROPERTY	COUNT					ASSESSMENT				
<i>Description</i>	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Residential	(2.47%)	(2.47%)	3.02%	(0.05%)	0.16%	0.40%	0.64%	1.30%	5.16%	7.81%
Commercial	0.43%	(4.73%)	4.24%	1.75%	0.39%	2.49%	5.23%	1.31%	2.20%	3.93%
Apartments	(3.17%)	(25.43%)	6.29%	1.41%	0.24%	6.71%	1.32%	7.32%	11.19%	15.45%
Industrial	0.87%	(5.11%)	6.54%	0.70%	0.67%	4.37%	1.76%	3.05%	5.21%	9.74%
Public Utility	0.56%	9.71%	24.33%	(17.38%)	3.87%	7.61%	(9.89%)	10.44%	1.44%	(8.18%)
Vacant Land	0.58%	(3.75%)	1.28%	(0.74%)	(1.56%)	0.62%	(2.45%)	0.27%	1.40%	2.64%
Land Use	(0.13%)	(0.71%)	(0.58%)	(1.02%)	6.19%	3.89%	(7.71%)	1.12%	0.71%	(1.72%)
Timber Land	(4.32%)	1.29%	(7.64%)	(51.03%)	(19.72%)	0.01%	6.76%	0.76%	(74.14%)	4.70%
Total Real Property	0.15%	(2.77%)	2.95%	(0.06%)	0.24%	1.03%	0.83%	1.55%	4.85%	7.45%

II. PERSONAL PROP.		COUNT					ASSESSMENT				
<i>Description</i>		2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Motor Vehicles:	Passenger	0.07%	0.59%	(4.32%)	8.10%	(2.57%)	2.00%	3.09%	5.57%	27.81%	6.40%
	Commercial	0.98%	2.18%	(7.71%)	8.23%	5.57%	8.04%	7.34%	(4.84%)	23.20%	26.02%
	Combination	(2.69%)	(2.01%)	(5.94%)	(0.59%)	(0.45%)	(1.25%)	1.24%	5.95%	22.71%	2.10%
	Farm	0.14%	0.50%	(3.19%)	2.58%	0.00%	(0.45%)	2.28%	6.32%	21.14%	(3.80%)
	Other	(27.27%)	37.17%	(4.60%)	3.69%	3.40%	(5.13%)	2.07%	(0.79%)	16.47%	6.41%
Non-Registered Vehicles		0.18%	3.25%	3.64%	3.72%	(1.96%)	7.51%	19.32%	14.08%	22.31%	1.18%
Machinery		2.41%	2.43%	1.47%	4.01%	1.21%	10.23%	2.35%	(1.87%)	1.85%	0.53%
Mfg Machinery & Equipment		4.46%	(3.27%)	9.02%	(4.54%)	8.36%	5.08%	(1.54%)	3.04%	(0.21%)	2.74%
Mobile Manufactured Homes		(8.94%)	(0.48%)	(2.06%)	265.52%	(74.34%)	(15.59%)	4.03%	36.65%	670.21%	(85.96%)
Commercial Furniture & Fixtures		(0.46%)	0.08%	(1.05%)	0.51%	0.76%	2.24%	5.50%	(0.19%)	0.22%	1.45%
Electronic Data Processing		(0.10%)	0.780%	(0.03%)	1.34%	0.01%	2.19%	0.05%	(2.11%)	(6.94%)	6.50%
Farm Machinery & Tools		(0.06%)	0.79%	(0.30%)	(0.38%)	0.48%	(1.93%)	7.90%	7.25%	8.88%	5.48%
Telecommunications Equipment		5.69%	4.31%	39.53%	(16.91%)	(1.88%)	0.90%	11.63%	19.88%	11.21%	(2.91%)
Cables, Conduits		2.30%	(4.20%)	(3.39%)	3.08%	6.26%	8.17%	7.98%	5.54%	4.80%	5.66%
Supplies		0.57%	(0.25%)	(0.95%)	0.97%	1.43%	5.31%	4.05%	60.20%	2.37%	4.58%
All Other		1.94%	1.18%	3.27%	2.01%	1.07%	3.79%	7.34%	7.02%	1.92%	12.58%
Income & Expense Penalty		XX	XX	71.24%	3.90%	(1.83%)	XX	XX	(34.82%)	5.44%	(3.59%)
Penalty 25%		(0.95%)	3.99%	5.97%	4.61%	1.60%	(8.76%)	15.46%	14.16%	(1.73%)	19.65%
Total Personal Property		(3.08%)	3.39%	(3.78%)	5.92%	(1.16%)	3.50%	4.52%	4.10%	13.59%	5.69%

III. TAX EXEMPT PROPERTY	ASSESSMENT				
<i>Description</i>	2018	2019	2020	2021	2022
Federal	(1.33%)	(2.57%)	(0.57%)	3.50%	19.18%
State - Highway not used	0.00%	201.14%	0.97%	11.84%	3.25%
Municipal	3.01%	(0.85%)	(3.01%)	4.69%	9.59%
Volunteer Fire Dept.	0.66%	(1.13%)	1.77%	2.35%	6.05%
Scientific, Educational, Literary, Historical, Charitable	1.51%	0.75%	2.23%	2.99%	7.22%
Agriculture, Horticultural	0.94%	0.30%	(0.26%)	(4.98%)	(0.95%)
Cemeteries	3.05%	(3.51%)	(1.11%)	0.60%	4.54%
Religious	1.83%	0.74%	(2.26%)	3.53%	9.49%
Hospitals & Sanitoriums	3.37%	9.65%	(7.71%)	(10.33%)	10.71%
Veterans	6.24%	(3.25%)	(1.44%)	12.85%	(11.35%)
American National Red Cross	(4.65%)	0.00%	0.28%	13.47%	(5.39%)
Nonprofit Camps & Recreational Facilities	1.99%	0.15%	(1.80%)	2.86%	1.54%
Railroad	2.43%	0.08%	(0.45%)	13.40%	(4.00%)
Connecticut Housing Authority	6.55%	(0.53%)	0.25%	20.81%	0.74%
Connecticut Resource Recovery Authority	0.12%	(27.66%)	0.00%	8.06%	14.39%
Connecticut Airport Authority	39.69%	0.00%	0.00%	(0.11%)	(0.08%)
Total Tax Exempt	3.28%	(0.02%)	(1.79%)	4.08%	8.88%

IV. PERSONAL TAX EXEMPTIONS	COUNT					ASSESSMENT				
<i>Description</i>	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Veterans	(26.00%)	(4.67%)	(6.13%)	(6.16%)	(5.47%)	(4.39%)	(0.58%)	(6.68%)	(2.59%)	(3.21%)
Blind	(8.21%)	(10.80%)	(0.59%)	(9.22%)	(5.94%)	(13.89%)	(4.08%)	(2.62%)	(5.61%)	(10.40%)
TOTAL	(25.70%)	(4.75%)	(6.05%)	(6.21%)	(5.47%)	(4.50%)	(0.62%)	(6.63%)	(2.62%)	(3.28%)

V. REIMBURSED TAX EXEMPTIONS	COUNT					REIMBURSEMENT				
<i>Description</i>	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Additional Veterans - Total	(10.65%)	(9.62%)	(13.92%)	(6.65%)	(11.75%)	(8.68%)	(2.26%)	(13.07%)	(8.66%)	(12.20%)
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	(10.65%)	(9.62%)	(13.92%)	(6.65%)	(11.75%)	(8.68%)	(2.26%)	(13.07%)	(8.66%)	(12.20%)
Totally Disabled Persons	(2.51%)	(1.88%)	(3.87%)	(4.36%)	(1.25%)	0.00%	0.00%	(0.09%)	0.11%	(0.02%)
Distressed Municipalities	(11.51%)	(4.12%)	(8.54%)	(6.96%)	2.95%	(56.21%)	(8.34%)	(10.78%)	16.53%	(1.64%)

PILOT	ASSESSMENT					REIMBURSEMENT				
<i>Description</i>	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
State-Owned Property	1.30%	1.70%	0.60%	4.02%	7.32%	8.44%	0.00%	0.00%	0.00%	0.00%
Private Colleges & Hospitals	3.21%	2.73%	4.02%	5.01%	7.19%	7.09%	0.00%	2.85%	0.00%	0.00%
TIERED PILOT - General Fund	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	20.09%	(25.14%)
TIERED PILOT - Municipal Revenue Sharing Account	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	(17.19%)	14.67%

VI. REAL PROPERTY		COUNT			ASSESSMENT		
Description		2021	2022	Change	2021	2022	Change
Residential:		1144921	1146798	0.16%	\$ 277,501,164,488	\$ 299,163,487,549	7.81%
Commercial:		53878	54090	0.39%	\$ 51,703,846,271	\$ 53,737,287,247	3.93%
Apartment:		8190	8210	0.24%	\$ 12,548,499,750	\$ 14,487,712,782	15.45%
Industrial:		11666	11744	0.67%	\$ 11,284,802,864	\$ 12,384,000,517	9.74%
Public Utility:		1811	1881	3.87%	\$ 1,007,534,365	\$ 925,102,452	(8.18%)
Vacant Land:		70418	69323	(1.56%)	\$ 4,468,714,880	\$ 4,586,776,484	2.64%
Land Use:	PA 490	33831	35924	6.19%	\$ 547,499,981	\$ 538,091,384	(1.72%)
Timber Land:	10 Mill Forest	71	57	(19.72%)	\$ 608,320	\$ 636,917	4.70%
TOTAL		1324786	1328027	0.24%	\$359,062,670,919	\$385,823,095,332	7.45%

VII. PERSONAL PROPERTY		COUNT			ASSESSMENT		
Description		2021	2022	Change	2021	2022	Change
Motor Vehicles:	Passenger	2360962	2300362	(2.57%)	\$ 28,137,245,940	\$ 29,938,997,143	6.40%
	Commercial	66605	70313	5.57%	\$ 1,605,867,982	\$ 2,023,740,521	26.02%
	Combination	276650	275394	(0.45%)	\$ 3,790,149,154	\$ 3,869,585,167	2.10%
	Farm	6565	6565	0.00%	\$ 72,607,150	\$ 69,851,307	(3.80%)
	Other	375104	387872	3.40%	\$ 1,509,536,435	\$ 1,606,366,209	6.41%
Non-Registered Vehicles		13539	13273	(1.96%)	\$ 483,470,002	\$ 489,194,582	1.18%
Machinery		10515	10642	1.21%	\$ 2,953,384,463	\$ 2,969,037,156	0.53%
Mfg Machinery & Equipment		4079	4420	8.36%	\$ 5,250,227,385	\$ 5,394,237,897	2.74%
Mobile Manufactured Homes		1060	272	(74.34%)	\$ 25,982,518	\$ 3,647,697	(85.96%)
Commercial Furniture & Fixtures		134117	135134	0.76%	\$ 5,883,057,211	\$ 5,968,293,767	1.45%
Electronic Data Processing		95215	95220	0.01%	\$ 1,795,828,357	\$ 1,912,561,672	6.50%
Farm Machinery & Tools		15087	15160	0.48%	\$ 200,928,495	\$ 211,929,897	5.48%
Telecommunications Equipment		6001	5888	(1.88%)	\$ 601,300,509	\$ 583,823,786	(2.91%)
Cables, Conduits		2206	2344	6.26%	\$ 10,784,938,683	\$ 11,395,485,551	5.66%
Supplies		103741	105223	1.43%	\$ 157,508,853	\$ 164,717,719	4.58%
All Other		63078	63751	1.07%	\$ 3,385,976,288	\$ 3,811,918,157	12.58%
Income & Expense Penalty		6189	6076	(1.83%)	\$ 407,839,624	\$ 393,204,577	(3.59%)
Penalty 25%		64358	65385	1.60%	\$ 373,539,399	\$ 446,950,126	19.65%
TOTAL		3605071	3563294	(1.16%)	67,419,388,448	71,253,542,931	5.69%

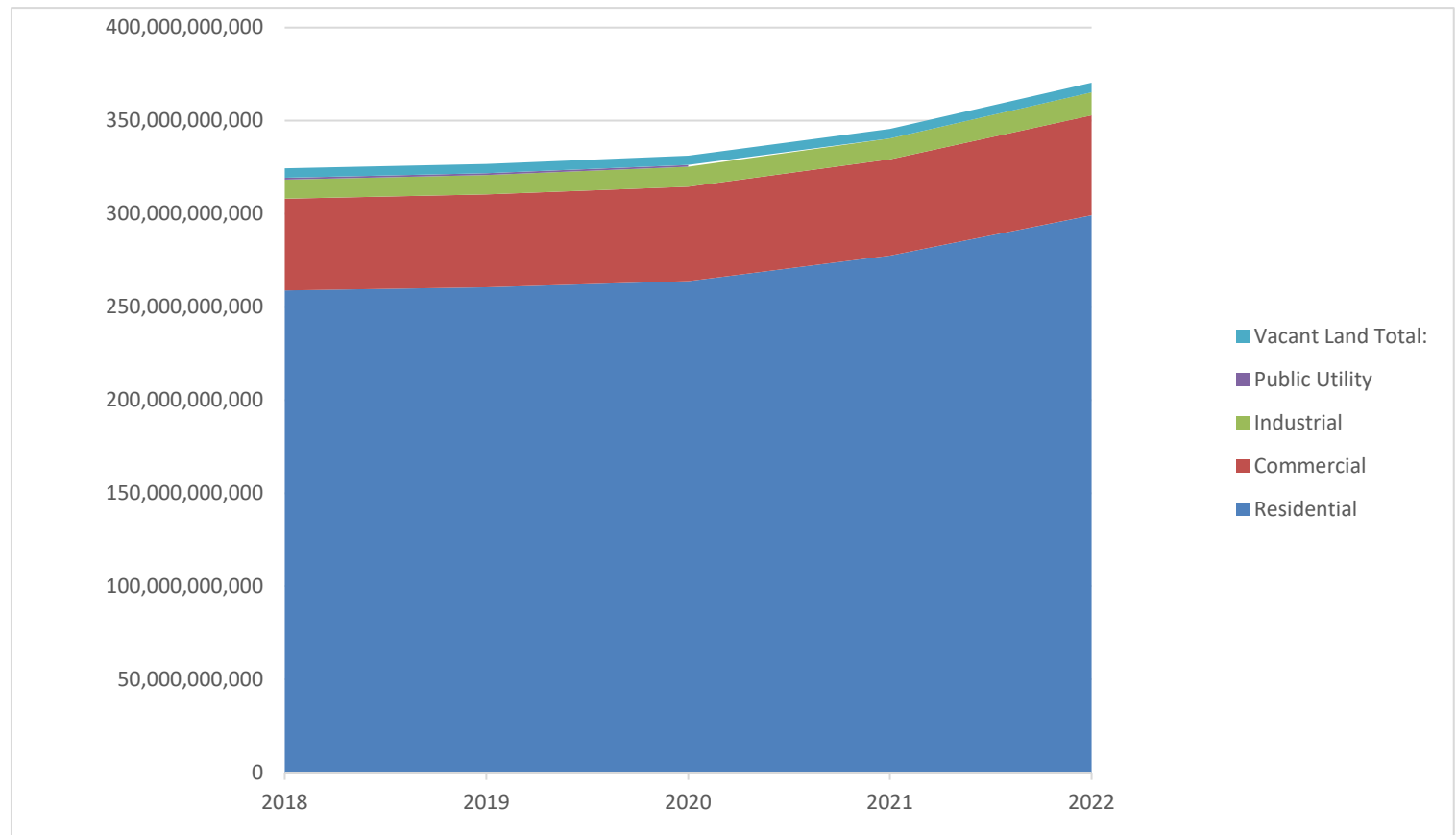
VIII. TAX EXEMPT PROPERTY - Non Reimbursed			
Description	ASSESSMENT		
	2021	2022	Change
Federal	\$ 1,608,209,830	\$ 1,916,654,000	19.18%
State - Highway not used	\$ 303,466,040	\$ 313,325,500	3.25%
Municipal	\$ 24,185,657,340	\$ 26,503,988,749	9.59%
Volunteer Fire Company	\$ 235,415,180	\$ 249,663,130	6.05%
Scientific, Educational, Literary, Historical, Charitable	\$ 6,715,379,646	\$ 7,200,122,392	7.22%
Agriculture & Horticultural	\$ 75,477,651	\$ 74,760,711	(0.95%)
Cemeteries	\$ 558,655,450	\$ 584,040,524	4.54%
Religious	\$ 4,775,248,413	\$ 5,228,538,563	9.49%
Hospitals & Sanitoriums	\$ 150,804,426	\$ 166,955,496	10.71%
Veterans	\$ 64,438,075	\$ 57,125,040	(11.35%)
American National Red Cross	\$ 20,071,856	\$ 18,990,806	(5.39%)
Nonprofit Camps & Recreational Facilities	\$ 454,250,925	\$ 461,253,987	1.54%
Railroad	\$ 136,072,460	\$ 130,634,860	(4.00%)
Connecticut Resource Recovery Authority	\$ 277,469,458	\$ 279,512,608	0.74%
Connecticut Housing Authority	\$ 50,269,170	\$ 57,504,510	14.39%
CT Airport Authority	\$ 1,299,735,740	\$ 1,298,697,780	(0.08%)
TOTAL	\$ 40,910,621,660	\$ 44,541,768,656	8.88%

IX. PERSONAL TAX EXEMPTIONS - Non Reimbursed						
Description	COUNT			ASSESSMENT		
	2021	2022	Change	2021	2022	Change
Veterans	110,693	104,955	(5.47%)	\$ 430,204,018	\$ 416,828,001	(3.21%)
Blind	1,551	1,464	(5.94%)	\$ 4,723,235	\$ 4,278,230	(10.40%)
TOTAL	112,244	106,419	(5.47%)	\$ 434,927,253	\$ 421,106,231	(3.28%)

X. REIMBURSED TAX EXEMPTIONS						
Description	COUNT			REIMBURSEMENT		
	2021	2022	Change	2021	2022	Change
Veterans Exemption-Total	9380	8394	(11.75%)	\$ 1,901,434	\$ 1,694,614	(12.20%)
No Income Requirement	0	0	0.00%	\$ -	\$ -	0.00%
Income Requirement	9380	8394	(11.75%)	\$ 1,901,434	\$ 1,694,614	(12.20%)
Totally Disabled Exemptions	11750	11605	(1.25%)	\$ 364,784	\$ 364,713	(0.02%)
Distressed Municipalities	230	237	2.95%	\$ 6,812,281	\$ 6,702,377	(1.64%)
TOTAL	21,360	20,236	(5.55%)	\$ 9,078,499	\$ 8,761,704	(3.62%)

Description	ASSESSMENT			REIMBURSEMENT		
	2021	2022	Change	2021	2022	Change
State-Owned Property	\$11,342,167,401	\$12,238,176,634	7.32%	\$ 54,944,031	\$ 54,944,031	0.00%
Private Colleges & General/Chronic Disease Hospitals	\$13,531,204,173	\$14,580,251,929	7.19%	\$ 108,998,308	\$ 108,998,308	0.00%
TIERED PILOT - General Fund	\$0	\$0	0.00%	\$ 83,092,573	\$ 66,400,000	(25.14%)
TIERED PILOT - Municipal Revenue Sharing Account	\$0	\$0	0.00%	\$ 69,846,982	\$ 81,855,369	14.67%
TOTAL	\$24,873,371,574	\$26,818,428,563	7.25%	\$ 316,881,894	\$ 312,197,708	(1.50%)

Land Class	2018	2019	2020	2021	2022
Residential	258,849,877,821	260,517,012,492	263,896,516,779	277,501,164,488	299,163,487,549
Commercial	49,283,412,738	49,933,047,251	50,589,566,055	51,703,846,271	53,737,287,247
Industrial	10,227,766,007	10,408,168,249	10,726,098,517	11,284,802,864	12,384,000,517
Public Utility	998,091,243	899,366,676	993,270,057	1,007,534,365	925,102,452
Vacant Land Total:	5,089,921,286	4,934,756,608	4,952,873,381	5,016,823,181	5,125,504,785
Vacant Land	4,505,224,063	4,394,837,977	4,406,904,222	4,468,714,880	4,586,776,484
Land Use (PA 490)	582,510,877	537,584,405	543,617,209	547,499,981	538,091,384
Timber Land (10 Mill)	2,186,346	2,334,226	2,351,950	608,320	636,917



	Real Estate	Motor Vehicles	Personal Property	
Residential	\$ 299,163,487,549	\$ 29,938,997,143	\$ 489,194,582	Non reg MV
Commercial	\$ 53,737,287,247	\$ 2,023,740,521	\$ 2,969,037,156	Ind. Mfg. M&E
Apartment	\$ 14,487,712,782	\$ 3,869,585,167	\$ 3,647,697	Mobile Mfd. Homes
Industrial	\$ 12,384,000,517	\$ 69,851,307	\$ 5,394,237,897	Mfg. & BIO M&E
Public Utility	\$ 925,102,452	\$ 1,606,366,209	\$ 5,968,293,767	Comm. F & F
Vacant Land	\$ 4,586,776,484		\$ 1,912,561,672	Electronic Data Equipment
Land Use (PA 490)	\$ 538,091,384		\$ 211,929,897	horses, fishing, farming
Timber Land (10 Mill)	\$ 636,917		\$ 583,823,786	Telecomm
			\$ 11,395,485,551	Cables, conduits
			\$ 164,717,719	avg. supplies
			\$ 3,811,918,157	All other
			\$ 393,204,577	Income & Expense Penalty
			\$ 446,950,126	Penalty 25%
Gross Total	\$ 385,823,095,332	\$ 37,508,540,347	\$ 33,745,002,584	

Exemptions

Additional Vets (B)	\$ 117,982,560	\$ 15,015,744	\$ 12,040
Totally Disabled (D)	\$ 8,450,349	\$ 12,877,630	\$ 97,360
Veterans (A & C)	\$ 474,353,856	\$ 75,454,299	\$ 18,328
Blind (F)	\$ 4,104,000	\$ 169,230	\$ 5,000
Other	\$ 1,690,081,832	\$ 423,886,966	\$ 7,021,323,735
Total Exemptions	\$ 2,294,972,597	\$ 527,403,869	\$ 7,021,456,463
	Real Estate	Motor Vehicles	Personal Property
Net Total	\$ 383,528,122,735	\$ 36,981,136,478	\$ 26,723,546,121

