

STATE OF CONNECTICUT
OFFICE OF POLICY AND MANAGEMENT

March 8, 2018

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 2018

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 2016 Grand List" is respectfully submitted pursuant to Connecticut General Statutes Section 12-120a.

If you have any questions, please contact me at (860) 418-6221.

Very truly yours,

A handwritten signature in blue ink, appearing to read "David A. Kalafa".

David A. Kalafa, Undersecretary
Comprehensive Planning & 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

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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, 2012 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, 2012 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 2015 and 2016 Grand List for real property and personal property.
- Page 4: Tables VIII through X provide the percent change occurring between the 2015 and 2016 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 2012-2016 in residential, commercial, industrial, public utility, and vacant land.
- Page 6: A chart showing the percent of the 2016 Grand List by the following property types: Real Estate, Motor Vehicles, and Personal Property.

I. REAL PROPERTY	COUNT					ASSESSMENT				
Description	2012	2013	2014	2015	2016	2012	2013	2014	2015	2016
Residential	(0.64%)	0.19%	(1.28%)	0.75%	5.88%	(5.32%)	(2.65%)	0.03%	0.04%	0.60%
Apartments	(0.02%)	(5.24%)	0.86%	(3.78%)	7.09%	(3.79%)	(0.03%)	1.68%	22.40%	1.57%
Commercial	(3.78%)	1.39%	(2.75%)	8.17%	(6.66%)	(5.23%)	0.54%	0.43%	0.70%	1.14%
Industrial	(2.18%)	(0.57%)	(1.67%)	11.36%	(11.53%)	(4.49%)	(5.73%)	0.43%	0.47%	(0.69%)
Public Utility	(1.62%)	1.83%	0.31%	1.73%	(2.69%)	(5.68%)	(0.21%)	(3.99%)	5.51%	(19.03%)
Vacant Land	(3.72%)	0.86%	(1.74%)	1.95%	0.87%	(1.49%)	(7.52%)	(3.84%)	(8.03%)	8.45%
Land Use	0.60%	2.61%	(1.57%)	(0.12%)	0.40%	(3.23%)	(2.28%)	(19.29%)	(46.01%)	4.55%
Timber Land	140.95%	(71.54%)	18.75%	8.19%	(1.65%)	(44.54%)	(28.88%)	27.95%	(3.28%)	66.33%
Total Real Property	(0.90%)	0.27%	(1.35%)	1.15%	4.85%	(5.18%)	(2.32%)	(0.01%)	0.40%	0.74%

II. PERSONAL PROP.	COUNT					ASSESSMENT				
Description	2012	2013	2014	2015	2016	2012	2013	2014	2015	2016
Motor Vehicle: Passenger	1.36%	(0.28%)	0.34%	0.08%	2.02%	(0.96%)	2.45%	0.90%	1.42%	1.59%
Commercial	(1.91%)	(0.72%)	(0.65%)	1.57%	0.86%	5.24%	3.61%	3.46%	8.54%	7.16%
Combination	(0.96%)	(0.39%)	(0.70%)	(1.35%)	(0.64%)	(0.20%)	3.35%	2.08%	3.90%	2.89%
Farm	(2.11%)	0.64%	0.99%	(1.69%)	0.15%	(0.19%)	2.44%	5.05%	7.40%	4.97%
Other	(4.07%)	(0.84%)	0.56%	(1.44%)	1.01%	1.37%	1.66%	2.27%	(3.71%)	(0.13%)
Total Motor Vehicles	0.30%	(0.37%)	0.23%	(0.36%)	1.58%	(0.52%)	2.55%	1.21%	1.72%	1.92%
Non-Registered Vehicles	(2.98%)	5.63%	(6.83%)	1.37%	(1.09%)	2.07%	7.90%	4.84%	6.16%	6.08%
Machinery	0.73%	1.24%	6.80%	(1.66%)	(2.46%)	(3.81%)	5.43%	(4.45%)	(3.01%)	19.96%
Mfg. Mach. & Equip.	2.96%	2.96%	14.78%	(14.59%)	(5.47%)	5.77%	5.77%	6.53%	3.04%	2.87%
Mobile Mfd. Homes	(4.68%)	(7.06%)	2.97%	0.64%	(10.95%)	4.46%	(6.77%)	3.81%	18.84%	(19.42%)
Commercial Furn. & Fixtures	3.76%	(3.49%)	1.17%	(3.04%)	(5.54%)	(1.96%)	0.77%	4.00%	1.30%	(2.05%)
Electronic Data Processing	0.37%	1.55%	1.76%	0.87%	(2.60%)	(0.31%)	2.16%	(1.07%)	2.12%	(4.82%)
Farm Mach./Tools	(1.48%)	0.55%	(2.06%)	(0.41%)	0.07%	13.56%	3.17%	1.14%	2.07%	3.29%
Telecommunications Equip	(7.95%)	2.67%	2.24%	(4.63%)	3.26%	1.49%	16.98%	(2.14%)	(0.21%)	(1.84%)
Cables, Conduits	(0.48%)	14.82%	(1.17%)	2.14%	1.96%	7.47%	3.11%	7.43%	13.60%	(0.43%)
Supplies	(7.22%)	3.22%	(0.32%)	1.05%	0.01%	3.51%	0.71%	7.59%	(1.92%)	3.92%
All Other	1.15%	2.48%	3.13%	0.73%	(0.14%)	6.09%	3.79%	6.94%	7.08%	4.11%
Penalty	1.62%	4.40%	(2.22%)	0.50%	(0.10%)	(10.66%)	(5.01%)	10.26%	(2.75%)	(2.05%)
Total Personal Property	0.22%	(0.20%)	0.31%	(0.44%)	1.05%	0.98%	2.95%	2.73%	3.47%	2.08%

III. TAX EXEMPT PROPERTY	ASSESSMENT				
Description	2012	2013	2014	2015	2016
Federal	1.55%	(1.69%)	(0.05%)	(0.79%)	14.14%
State	(13.48%)	4.40%	1.09%	9.46%	(4.60%)
Municipal	(2.81%)	0.47%	0.39%	(1.37%)	4.14%
Volunteer Fire Dept.	(3.91%)	(0.20%)	0.21%	0.28%	3.84%
Scientific, Educational, Literary, Historical, Charitable	(1.11%)	(0.83%)	2.29%	5.50%	5.37%
Agriculture, Horticultural	65.07%	(3.04%)	1.22%	(20.61%)	1.66%
Cemeteries	(6.19%)	4.26%	1.35%	3.14%	2.88%
Religious	(3.46%)	0.24%	0.11%	1.62%	1.87%
Hospitals & Sanitoriums	(0.11%)	(3.98%)	12.11%	(6.34%)	38.48%
Veterans	(4.72%)	(2.51%)	(2.11%)	2.78%	(0.78%)
American National Red Cross	1.08%	13.74%	(13.14%)	2.08%	0.00%
Nonprofit Camps & Recreational Facilities	(3.57%)	(0.12%)	(1.98%)	(0.25%)	1.92%
Railroad	(1.40%)	0.45%	2.29%	0.37%	13.84%
Connecticut Housing Authority	(1.60%)	3.04%	31.55%	6.06%	9.26%
Connecticut Resource Recovery Authority	(19.08%)	0.24%	0.18%	0.10%	(21.88%)
Connecticut Airport Authority	0.00%	100.00%	0.00%	(7.80%)	4.29%
Total Tax Exempt	(2.55%)	2.91%	2.91%	0.02%	0.40%

IV. PERSONAL TAX EXEMPTIONS		COUNT					ASSESSMENT				
Description	2012	2013	2014	2015	2016	2012	2013	2014	2015	2016	
Veterans	(4.59%)	(4.85%)	(3.70%)	(4.83%)	(3.45%)	(10.09%)	(4.65%)	(4.02%)	(2.92%)	(0.13%)	
Blind	(5.09%)	(3.72%)	(4.50%)	(0.99%)	(7.35%)	(8.22%)	(5.47%)	(7.56%)	(1.77%)	(4.57%)	
TOTAL	(4.60%)	(4.83%)	(3.71%)	(4.77%)	(10.80%)	(10.07%)	(4.66%)	(4.07%)	(2.91%)	(0.18%)	

V. REIMBURSED TAX EXEMPTIONS		COUNT					REIMBURSEMENT				
Description	2012	2013	2014	2015	2016	2012	2013	2014	2015	2016	
Additional Veterans - Total	(5.26%)	(6.12%)	(5.50%)	(6.21%)	(8.30%)	0.00%	0.00%	(2.46%)	(4.12%)	(2.80%)	
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	(5.26%)	(6.12%)	(5.50%)	(6.21%)	(8.30%)	0.00%	0.00%	(2.46%)	(4.12%)	(2.80%)	
Totally Disabled Persons	1.16%	(5.81%)	5.72%	(0.95%)	3.03%	0.00%	0.00%	6.31%	(6.48%)	(100.00%)	
Distressed Municipalities	(8.13%)	12.13%	-7.31%	0.95%	(66.00%)	0.00%	0.00%	(4.33%)	(11.97%)	(2.56%)	

		ASSESSMENT					REIMBURSEMENT				
Description	2012	2013	2014	2015	2016	2012	2013	2014	2015	2016	
State-Owned Property	6.79%	0.00%	0.00%	(14.69%)	0.05%	1.33%	(8.15%)	1.04%	2.22%	(6.93%)	
Private Colleges & Hospitals	8.66%	0.00%	0.00%	(2.00%)	2.75%	3.58%	6.95%	3.23%	1.62%	(6.93%)	

VI. REAL PROPERTY				ASSESSMENT		
Description	COUNT			ASSESSMENT		
	2015	2016	Change	2015	2016	Change
Residential:	1,164,971	1237809	5.88%	253,554,113,062	255,078,713,218	0.60%
Commercial:	57,507	53917	(6.66%)	46,088,412,375	46,621,221,403	1.14%
Apartment:	8,609	9266	7.09%	8,570,757,072	8,707,793,512	1.57%
Industrial:	12,943	11605	(11.53%)	9,814,250,561	9,746,860,510	(0.69%)
Public Utility:	1,644	1601	(2.69%)	909,477,151	764,071,893	(19.03%)
Vacant Land:	75,108	75766	0.87%	4,223,422,407	4,613,083,039	8.45%
Land Use: PA 490	34,770	34631	(0.40%)	520,654,678	545,497,824	4.55%
Timber Land: 10 Mill Forest	185	182	(1.65%)	998,145	2,964,163	66.33%
TOTAL	1,355,737	1424777	4.85%	\$323,682,085,451	\$326,080,205,562	0.74%

VII. PERSONAL PROPERTY				ASSESSMENT		
Description	COUNT			ASSESSMENT		
	2015	2016	Change	2015	2016	Change
Motor Vehicles Passenger	2,207,775	2,253,228	2.02%	19,244,041,327	19,555,896,084	1.59%
Commercial	64,096	64,651	0.86%	1,047,196,736	1,127,937,051	7.16%
Combination	318,316	316,298	(0.64%)	2,801,386,077	2,884,622,303	2.89%
Farm	6,686	6,696	0.15%	52,644,099	55,397,855	4.97%
Other	372,829	376,616	1.01%	1,243,555,534	1,241,899,254	(0.13%)
Non-Reg. Vehicles	12,216	12,084	(1.09%)	236,455,436	251,753,852	6.08%
Machinery	9,365	9,140	(2.46%)	2,189,858,148	2,736,105,714	19.96%
Mobile Manufactured Homes	314	283	(10.95%)	3,429,289	2,871,703	(19.42%)
Mfg Machinery & Equipment	4,571	4,334	(5.47%)	4,444,313,155	4,575,459,949	2.87%
Commercial Furniture & Fixtures	142,324	134,849	(5.54%)	5,131,654,719	5,028,409,196	(2.05%)
Electronic Data Processing	95,112	92,700	(2.60%)	2,033,392,545	1,939,880,143	(4.82%)
Farm Machinery & Tools	16,258	14,948	(8.76%)	156,144,223	157,195,883	0.67%
Telecommunications Equipment	4,576	4,730	3.26%	452,132,028	443,978,457	(1.84%)
Cables, Conduits	2,150	2,193	1.96%	7,430,027,132	7,398,322,715	(0.43%)
Supplies	102,671	102,683	0.01%	78,850,863	82,071,214	3.92%
All Other	56,689	56,611	(0.14%)	2,762,475,993	2,881,003,419	4.11%
Penalty	55,693	55,636	(0.10%)	265,226,702	259,898,394	(2.05%)
TOTAL	3,471,641	3,507,680	1.03%	49,572,784,006	50,622,703,186	2.07%

VIII. TAX EXEMPT PROPERTY - Non Reimbursed

Description	ASSESSMENT		
	2015	2016	Change
Federal	\$1,329,223,505	\$1,548,083,700	14.14%
State	\$265,347,310	\$253,683,580	(4.60%)
Municipal	\$21,800,840,371	\$21,754,988,576	(0.21%)
Volunteer Fire Company	\$207,830,660	\$216,119,850	3.84%
Scientific, Educational, Literary, Historical, Charitable	\$5,798,231,065	\$6,059,448,968	4.31%
Agriculture & Horticultural	\$77,221,311	\$78,523,371	1.66%
Cemeteries	\$539,752,212	\$555,730,074	2.88%
Religious	\$4,818,587,555	\$4,488,223,303	(7.36%)
Hospitals & Sanitoriums	\$224,936,550	\$320,891,600	29.90%
Veterans	\$58,886,350	\$58,433,224	(0.78%)
American National Red Cross	\$17,852,000	\$17,852,000	0.00%
Nonprofit Camps & Recreational Facilities	\$432,939,391	\$441,410,791	1.92%
Railroad	\$105,079,431	\$121,951,790	13.84%
Connecticut Resource Recovery Authority	\$191,693,902	\$63,269,230	(202.98%)
Connecticut Housing Authority	\$158,359,240	\$157,278,760	(0.69%)
CT Airport Authority	\$891,531,690	\$931,463,290	4.29%
Total	36,918,312,543	37,067,352,107	0.40%

IX. PERSONAL TAX EXEMPTIONS - Non Reimbursed

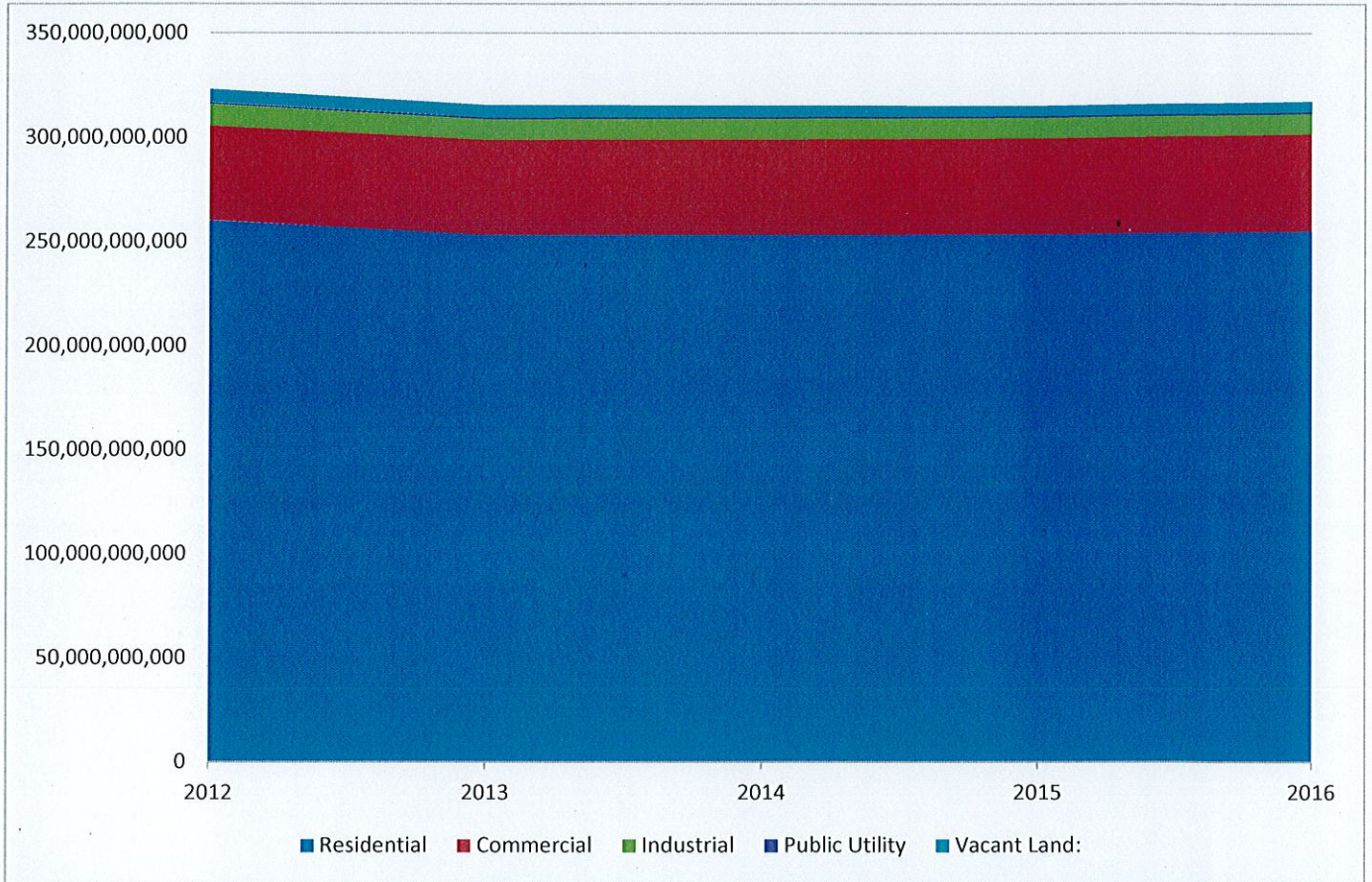
Description	COUNT			ASSESSMENT		
	2015	2016	Change	2015	2016	Change
Veterans	150,242	145,232	(3.45%)	\$511,898,459	\$511,255,994	(0.13%)
Blind	2,395	2,231	(7.35%)	\$6,781,330	\$6,484,780	(4.57%)
TOTAL	152,637	147,463	(3.51%)	\$518,679,789	\$517,740,774	(0.18%)

X. REIMBURSED TAX EXEMPTIONS

Description	COUNT			REIMBURSEMENT		
	2015	2016	Change	2015	2016	Change
Veterans Exemption-Total	15,899	14,673	(8.36%)	\$2,777,546	\$2,700,686	(2.85%)
No Income Requirement	0	0		\$0	\$0	
Income Requirement	15,899	14,673	(8.36%)	\$2,777,546	\$2,700,686	(2.85%)
Distressed Municipalities	320	330	3.03%	\$4,884,698	\$0	(100.00%)
Totally Disabled Exemptions	13,549	13,460	(0.66%)	\$374,065	\$364,713	(2.56%)
TOTAL	29,768	28,463	(4.58%)	\$8,036,309	\$3,065,399	(162.16%)

Description	ASSESSMENT			REIMBURSEMENT		
	2015	2016	Change	2015	2016	Change
State-Owned Property	\$9,475,440,011	\$9,743,320,105	0.05%	\$71,356,484	\$66,730,438	(6.93%)
Private Colleges & General/C	\$10,115,552,998	\$11,019,305,032	2.75%	\$122,919,654	\$114,950,767	(6.93%)

Class/Year	2012	2013	2014	2015	2016
Residential	260,268,153,692	253,362,739,452	253,444,225,970	253,554,113,062	255,078,713,218
Commercial	45,327,431,274	45,574,274,798	45,768,989,348	46,088,412,375	46,621,221,403
Industrial	10,317,818,625	9,726,252,031	9,767,981,599	9,814,250,561	9,746,860,510
Public Utility	899,631,515	897,754,720	861,949,956	909,477,151	764,071,893
Vacant Land:	6,388,241,020	5,971,479,558	5,557,627,517	4,745,075,230	5,161,545,026
Vacant Land	5,164,388,385	4,775,822,140	4,592,199,900	4,223,422,407	4,613,083,039
Land Use	1,222,718,505	1,194,850,823	964,395,612	520,654,678	545,497,824
Ten Mill	1,134,130	806,595	1,032,005	998,145	2,964,163



	Real Estate	Motor Vehicles	Personal Property
Residential	\$255,078,713,218	19,555,896,084	251,753,852
Commercial	46,621,221,403	1,127,937,051	2,736,105,714
Apartment	8,707,793,512	2,884,622,303	2,871,703
Industrial	9,746,860,510	55,397,855	4,575,459,949
Public Utility	909,477,151	1,241,899,254	5,028,409,196
Vacant Land	4,613,083,039		1,939,880,143
Land Use	545,497,824		157,195,883
Ten Mill	2,964,163		443,978,457
			7,398,322,715
			82,071,214
			2,881,003,419
			259,898,394
Gross Total	\$326,225,610,820	\$24,865,752,547	\$25,756,950,639
Exemptions	134,404,082	16,191,561	17,650
	13,677,550	9,136,451	429,763
	583,547,217	77,767,015	545,055
	6,265,000	215,420	4,360
	857,347,347	261,640,351	5,543,784,070
Total Exemptions	945,059,204	300,616,749	5,574,870,407
	Real Estate	Motor Vehicles	Personal Property
Net Total	\$325,280,551,616	\$24,565,135,798	\$20,182,080,232

