



Town of Southington

Department of Assessments

Telephone: (860)-276-6205
Brian M. Lastra, Assessor

P.O. Box 84
Southington, CT 06489

Facsimile: (860)-628-4727
Thomas DiStasio, Deputy Assessor

To: Garry Brumback, Town Manager
From: Brian Lastra, Assessor
Subject: October 1, 2016 Grand List
Date: February 1, 2017

I finished compiling the 2016 Grand List yesterday afternoon and am happy to report that the net taxable value of the town's Grand List increased by \$43.7 million. Here are the final 2016 Grand List assessment totals:

Comparison Net Taxable Value

	2015	2016	Change	% Change
Real Estate	3,342,089,371	3,370,912,429	28,823,058	0.86%
Motor Vehicles	362,422,202	369,121,295	6,699,093	1.85%
Personal Property	197,598,481	205,783,093	8,184,612	4.14%
	=====	=====	=====	=====
Grand Total	3,902,110,054	3,945,816,817	43,706,763	1.12%

Real Estate

The net assessment of real estate increased by approximately \$28.8 million or 0.86 percent. A great deal of the increase can be directly attributed to new home construction and newly created subdivisions throughout the town. Over 100 building permits for single family dwellings were issued by the building department during the past year.

On the commercial side, we have a number of significant projects in progress including the new shopping plaza at 99 Executive Boulevard which will be anchored by Home Goods and Michaels. Construction of the Chips Family Restaurant at this site commenced after October 1st while the retail plaza was only 30% complete as of this date. At 462 Queen Street we have a \$6 million, 3-story medical office building under construction that was only 30% complete. Finally, the \$3 million, 30-unit Liberty Station apartment complex at 76 Liberty Street was 45% complete as of October 1st.

Personal Property

The personal property assessments are finalized. The expansion this year can be attributed to continued infrastructure build-out by Eversource and Yankee Gas Services which combined for a \$5.6 million increase. Other notable additions include the tenant fit-outs associated with Smashburger, Stanley Black & Decker, Crystal Bees, HQ Dumpsters & Recycling, and the Cumberland Farms on West Street. In addition, nearly \$1 million can be attributed to the fit-out associated with Webster Bank's new offices at 200 Executive Boulevard. It's important to note that this project was not complete as of October 1st.

Motor Vehicles

The net assessment of Motor Vehicles increased by 1.85% and was driven higher by new vehicle purchases. I have faith this year concerning the accuracy of the vehicles on the Grand List as the Department of Motor Vehicles worked very hard over the past year to mitigate the problem we experienced last year with cars and trucks being assigned to the wrong towns. The total number of vehicles increased year-over-year from 43,707 to 44,107.

Southington Top Ten Taxpayers

RANK	PROPERTY OWNER	LOCATION	REAL ESTATE	PERSONAL PROPERTY	TOTAL
1	Eversource(Connecticut Light & Power	Various	2,115,980	85,299,372	87,415,352
2	Yankee Gas Services	Various	63,500	21,200,217	21,263,717
3	45 Newell Street Associates (Yarde Metals)	45 Newell Street	11,083,018	5,248,199	16,331,217
4	Home Depot	1816 Meriden Waterbury Tpke. & 89 Interstate Park Dr.	14,237,630	1,289,533	15,527,163
5	R K Southington (RK Queen Plaza)	825 Queen Street	11,744,070		11,744,070
6	Southington/Route 10 Associates (Shop Rite Plaza)	750 Queen Street	11,383,400		11,383,400
7	Target Corporation	600 Executive Blvd.	9,877,260	909,271	10,786,531
8	Execsouth KKF LLC (Lowe's)	500 Executive Blvd.	9,048,200	1,016,186	10,064,386
9	Olson Murial et al(Wal-Mart Plaza)	235 Queen Street	9,318,330		9,318,330
10	Twinc Corporation (BJ's)	75 Spring Street	7,212,640	1,573,907	8,786,547