

**Press Release
Manchester Signs Grand List**

January 25, 2013- The October 1, 2012 Grand List for the Town of Manchester was signed late on Friday, January 25, 2013. This list is the total of all net taxable assessments of motor vehicles, personal property, and real estate in Manchester. Motor vehicles and personal property are valued annually, while real estate is valued as of Manchester's October 1, 2011 Town-wide revaluation. This is the second Grand List since the 2011 revaluation.

Manchester's total net Grand List of October 1, 2012 is \$3,916,215,474. The 2012 net Grand List totals compare to the previous Grand List (2011 Grand List, after Board of Assessment Appeals) as follows:

Assessment	2012	% of List	2011	% of List	% Change (2012/2011)	# Change (2012/2011)
Real Estate	\$3,306,146,224	84.42%	\$3,312,709,834	85.21%	-0.20%	-\$6,563,610
Motor Vehicle	\$325,803,260	8.32%	\$325,100,290	8.36%	0.22%	\$702,970
<u>Personal Property</u>	<u>\$284,265,990</u>	<u>7.26%</u>	<u>\$249,861,460</u>	<u>6.43%</u>	<u>13.77%</u>	<u>\$34,404,530</u>
TOTAL	\$3,916,215,474	100.00%	\$3,887,671,584	100.00%	0.73%	\$28,543,890

Accounts	2012	% of List	2011	% of List	% Change (2012/2011)	# Change (2012/2011)
Real Estate	18,634	27.69%	18,632	27.41%	0.01%	2
Motor Vehicle	45,681	67.87%	46,344	68.18%	-1.43%	-663
<u>Personal Property</u>	<u>2,989</u>	<u>4.44%</u>	<u>2,994</u>	<u>4.40%</u>	<u>-0.17%</u>	<u>-5</u>
TOTAL	67,304	100.00%	67,970	100.00%	-0.98%	-666

The Real Estate Grand List showed a decrease of 0.20% from the 2011 Grand List. This decrease is largely due to assessment appeals filed by property owners after the 2011 revaluation. As with every Manchester revaluation, there are usually about 100 property owners, usually commercial property owners, who file assessment appeals to Superior Court after the revaluation is completed. It normally takes anywhere from one to three years to finalize the appeal process once a property owner brings an appeal to court. In the 2011 revaluation, Manchester had 98 property appeals to Superior Court; roughly 60 of which have been finalized as of the signing of the 2012 Grand List. Though the Town has done quite well in defending these appeals, there is typically a reduction in values from these appeals over the next two or three Grand Lists after a revaluation. In addition, there were some losses in the Real Estate Grand List due to demolition of buildings, most notably the former K-Mart location at 205 Spencer Street, which will be replaced by a new Super Wal-Mart over the coming year. Also, there are additional properties on the Grand List that were formerly taxable that are now tax-exempt.

Motor vehicle assessments increased by .022% overall, despite a decrease of 663 vehicles from the 2011 Grand List. While the number of late-model vehicles remains high, the Motor Vehicle Grand List did not have the increase it had in 2010 or 2011 because depreciation of used cars, which had slowed down considerably over the past few years, has once again returned to the more traditional annual depreciation of 10% to 15% per year on average. This reverses a trend we first saw from 2009 to 2011. Other municipalities in Connecticut report the same scenario on their Grand Lists.

The Personal Property Grand List showed a dramatic increase of 13.77%, with a modest decrease of five in the number of accounts. This is largely due to an increase of roughly \$20,000,000 in the personal property assessment of Connecticut Light & Power (CL&P). CL&P is undergoing significant replacement and expansion of their personal property in Manchester. While some of this replacement impacted last year's (2011) Grand List, most of it was added to the 2012 Grand List. The impact of CL&P's personal property increase was nearly 60% of the entire increase in the Personal Property Grand List, and it moves CL&P up on Manchester's Top Ten taxpayer list from number three to number two. In addition to CL&P, there were other accounts that helped the Personal Property Grand List increase. Manchester has a new Personal Property account under the name of United

Illuminating with an assessment of over \$4.4 million. There were other Personal Property accounts that grew by roughly \$1,000,000 including Hartford Distributors (due to expansion), TD Bank (due to their new branch in Manchester), and Wal-Mart (due to new fixtures and equipment which moved Wal-Mart/Sam's Club back onto the Top Ten Taxpayers List). There were also several others that grew by roughly \$500,000 or more, including Bob's Discount Furniture (due to new equipment), Cisco Systems (due to new leased equipment), and Buffalo Wild Wings (due to their new restaurant in Manchester). Also, JC Penney added over \$9.8 million of assessed Personal Property to their Distribution Center in Manchester, though this is a little less noticeable because equipment added by JC Penney in recent prior years is depreciating. Although it is clearly great news for Manchester that the Personal Property Grand List grew so much in 2012, and it shows significant investment in Manchester by area businesses; it is worth noting that since Personal Property depreciates annually over its first seven years, the Personal Property added to the 2012 Grand List will depreciate over the next several years, and this will likely result in a net decrease on the Personal Property Grand List over the next few years, and possibly for the remainder of this decade.

Overall, the 2012 Grand List in Manchester showed an increase of 0.73%. Were it not for the dramatic growth in Personal Property, the overall Grand List would have decreased due to the impact of the real estate revaluation assessment appeals, the increased depreciation of used vehicles, and the fact that Manchester is a mature town. It is forecast the next year's Grand List (October 1, 2013) will show negative growth.

The October 1, 2012 Grand List will be used for Fiscal Year 2013-2014 Town of Manchester budget calculations, pending the outcome of Board of Assessment Appeals hearings in March and possibly April. The Board of Assessment Appeals issues a final disposition on property values. The 2012 Grand List corresponds to the tax bills payable beginning in July 2013.

The Top Ten Taxpayers in Manchester for the Grand List of October 1, 2012 are:

#	Names	Nature of Accounts	Net Assessment
1	Pavilions at Buckland Hills, LLC, Et. Al.	Buckland Hills Mall	\$114,159,270
2	CT Light and Power Co.	Utility	\$90,019,130
3	JC Penney Properties	Retail & Warehousing	\$69,480,960
4	Northland Pavilions, LLC	Apartment Complexes	\$57,008,860
5	Manchester Developers LLC, Buckland Developers, LLC	Apartment Complexes	\$39,351,920
6	Manchester Tolland Development Co.	Apartment Complex	\$26,058,610
7	Gateway Lauren, LLC	Shopping Center	\$24,334,420
8	TGM Waterford LLC	Apartment Complex	\$22,194,000
9	Wal-Mart/Sam's Club	Retail	\$21,641,450
10	Plaza at Buckland Hills LLC	Shopping Centers	21,048,420

The Top Ten Taxpayers in Manchester for the 2012 Grand List changed from the Top Ten Taxpayers from the 2011 Grand List. CT Light and Power Co., which had been number three, grew to number two due to their increase in Personal Property. In addition, Wal-Mart/Sam's Club, which was just off the Top Ten Taxpayers List on the 2011 Grand List, returns to the Top Ten Taxpayers List due to their increase in Personal Property. Manchester Tarragon, which had been number ten last year, fell off the Top Ten Taxpayers List this year.