

Press Release
Manchester Signs Grand List

January 28, 2019- The October 1, 2018 Grand List for the Town of Manchester was signed on Monday, January 28, 2019. 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 recently completed October 1, 2016 Town-wide revaluation.

Manchester’s total net Grand List of October 1, 2018 is \$4,028,139,912. The 2018 net Grand List totals compare to the previous (2017 Grand List after Board of Assessment Appeals) as follows:

Assessment	2018	% of List	2017	% of List	% Change (2018/2017)	# Change (2018/2017)
Real Estate	\$3,340,571,061	82.93%	\$3,334,880,811	83.37%	0.17%	\$5,690,250
Motor Vehicle	\$344,377,990	8.55%	\$337,764,330	8.44%	1.96%	\$6,613,660
<u>Personal Property</u>	<u>\$343,190,861</u>	<u>8.52%</u>	<u>\$327,638,601</u>	<u>8.19%</u>	<u>4.75%</u>	<u>\$15,552,260</u>
TOTAL	\$4,028,139,912	100.00%	\$4,000,283,742	100.00%	0.70%	\$27,856,170

Accounts	2018	% of List	2017	% of List	% Change (2018/2017)	# Change (2018/2017)
Real Estate	18,670	27.75%	18,658	27.48%	0.06%	12
Motor Vehicle	45,559	67.71%	46,189	68.03%	-1.36%	-630
<u>Personal Property</u>	<u>3,059</u>	<u>4.55%</u>	<u>3,048</u>	<u>4.49%</u>	<u>0.36%</u>	<u>11</u>
TOTAL	67,288	100.00%	67,895	100.00%	-0.89%	-607

Overall, the Grand List rose by \$27,856,170, or 0.70%.

There are few reasons why this Grand List produced positive growth. First, there has been some new construction in Manchester, some of which was started in 2017, but completed in 2018, such as the Homewood Suites hotel on Pavilions Drive, and the People’s United Bank on Middle Turnpike West. There is also some new construction which was started in 2018, but won’t be completed until 2019, which still impacts the 2018 Grand List, such as the new CVS on Main Street, a new industrial building on North Main Street, and several smaller projects. There were also several commercial properties in town that performed significant renovations and remodeling in 2018. Also, there were 24 new residential properties completed in 2018, adding over \$3.3 million to the 2018 Grand List. In addition, while there are still some larger assessment appeals from the 2016 Revaluation pending, most of the Superior Court appeals that were filed have been resolved through stipulated judgments, and most of those have been very favorable for the Town of Manchester.

Defective concrete foundations remain a very serious issue in Manchester, with an estimated 400± residential properties in Manchester are believed to potentially be impacted by this issue. Manchester remains very active in making Manchester residents aware of this issue. Owners of residential properties impacted by defective concrete are eligible to have their assessment reduced by filing with the Office of Assessment & Collection. On last year’s 2017 Grand List, Manchester had owners of 56 properties who had met these requirements. On this year’s Grand List, there are 83 properties reduced due to defective concrete. The combined assessment reduction for these 83 properties is over \$6,100,000. The Town anticipates that more homeowners will come forward in 2019.

Motor vehicle assessments increased by 1.96% overall, which is more than the 0.87% increase on the 2017 Grand List, despite the fact that there are 630 fewer vehicles. It is anticipated that there might be more vehicles added to this Grand List however as we work with other towns to move assessments for drivers who moved to the proper town. Manchester tends to receive more vehicles after the Grand List is signed.

The Personal Property Grand List showed an increase of 4.75%. Most of this growth was due to investment in personal property by Eversource. As personal property typically depreciates each year over its first seven years, Eversource's nearly \$14,500,000 increase in assessment was a major boost to the Personal Property Grand List. In fact Eversource's investment and assessment growth was large enough that Eversource is the Top taxpayer in Manchester on the 2018 Grand List, they had been number two on the 2017 Grand List.

Grant List growth is expected to continue to be limited in Manchester in future years. This is due to the remaining assessment appeals remaining from the 2016 revaluation. While most of these appeals have been resolved very favorably, there are still some remaining. Additional defective concrete assessment reductions are anticipated in 2019 as well, though there are also likely to be some foundations replaced as well. Further, with a Grand List in excess of \$4 billion, obtaining even 1.00% growth in a mature community is very difficult. 1.00% of \$4 billion is \$40 million. Obtaining \$40 million in assessment growth is the equivalent of adding a Top Ten taxpayer account every year. Or the equivalent of adding close to 300, \$250,000 new houses every year.

The October 1, 2018 Grand List will be used for Fiscal Year 2019-2020 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 2018 Grand List corresponds to the tax bills payable beginning in July 2019.

The Top Ten Taxpayers in Manchester for the Grand List of October 1, 2018 are:

#	Names	Nature of Accounts	Net Assessment
1	Eversource/CT Light and Power Co.	Utility	\$125,870,140
2	Shoppes at Buckland Hills, LLC	Buckland Hills Mall	\$117,494,210
3	Northland Pavilions LLC	Apartments	\$65,343,200
4	Manchester Developers LLC/Buckland Developers LLC/Aspen Woods & Highlands	Apartments	\$43,334,210
5	Prospect ECHN/Prospect Manchester Hospital	Hospital	\$42,607,921
6	Manchester Tolland Development Co.	Apartments	\$30,923,540
7	PPF WE 1339 Tolland Turnpike LLC	Warehouse	\$29,050,000
8	Brixmor	Retail	\$28,503,900
9	Wal-Mart/Sam's Club	Retail	\$27,929,860
10	Waterford Realty LLC	Apartments	\$26,143,930

The Top Ten Taxpayers in Manchester for the 2018 Grand List has a few changes. As mentioned, due to their investment in tangible personal property, Eversource moved into the number one spot on the list. Even though Shoppes at Buckland Hills, LLC (owners of the Buckland Hills Mall) showed an increase in assessment from 2017 (from \$117.20 million to \$117.49 million), they fell from number one to number two on the list. In addition, the sale of the JC Penney distribution center at 1339 Tolland Turnpike impacts the Top Ten Taxpayers list as well. The buyer of the JC Penney distribution center is PPF WE 1339 Tolland Turnpike LLC, who is at number seven on the Top Ten Taxpayers list. JC Penney had been number Four on the list last year. They are no longer on the Top Ten Taxpayer list this year, though they are just off the Top Ten, coming in at number 11. Though JC Penney sold the distribution center, they still own their mall store and their personal property, which accounted for about half of their assessment last year, with the other half being the distribution center.