

PRESS RELEASE

South Windsor Signs 2023 Grand List South Windsor, CT, January 30, 2024

January 30, 2024 – The October 1, 2023 Grand List for the Town of South Windsor was signed by the Assessor on Tuesday, January 30, 2024. This list is the total of all net taxable assessments of motor vehicles, personal property and real estate in South Windsor. Motor vehicles and personal property are valued annually, while real estate is valued based on South Windsor's most recently completed October 1, 2022 revaluation.

South Windsor's total net Grand List as of October 1, 2023 is 3,786,037,929. The 2023 net Grand List totals compared to the 2022 Grand List is as follows:

2023	Gross Assessment	Exemptions	2023 Net Assessment	% Change from 2022	2022 Net Assessment
Real Estate	3,129,313,720	42,485,550	3,086,828,170	0.58%	3,068,897,217
Personal Property	493,289,525	110,183,101	383,106,424	4.87%	365,321,930
Motor Vehicle	323,983,188	7,879,853	316,103,335	-3.30%	326,897,967
Total	3,946,586,433	160,548,504	3,786,037,929	0.66%	3,761,117,114

Overall, the Grand List rose by 0.66% with a 0.58% increase in real property, a 4.87% increase in personal property, and a 3.30% decrease in motor vehicle assessments.

The 2022 Grand List was the first year in which the October 1, 2022 revaluation was used to value real estate in South Windsor. The real estate assessments increased a total of 0.58% from October 1, 2022 to October 1, 2023 for those properties that had improvements. A large portion of this increase can be attributed to new commercial construction including Whole Foods and the completion of Shake Shack at Evergreen Walk, completion of the PeoplesBank branch on Cedar Avenue as well as the Pride Gas Station built on John Fitch Boulevard.

The Town's current decrease in motor vehicle assessments is similar to the decrease in surrounding towns, and falls within an average estimated statewide decrease this year between 4% to 6% due to post pandemic decline in motor vehicle prices.

Personal property assessments increased overall by 4.87% this year. This increase includes several new tenants in the Promenade Shops at Evergreen Walk including Costco and Cambria Hotel, as both entities opened their doors after the 2022 Grand List assessment date. Personal property

assessment increases also benefited from several new companies that have relocated to South Windsor and expansion of existing businesses.

The October 1, 2023 Grand List will be used as part of the Fiscal Year 2024 – 2025 Town of South Windsor budget calculation, pending the outcome of Board of Assessment Appeals hearings in March. The 2023 Grand List values will be the basis for all tax bills issued July 2024.

The Assessor's department would like to remind taxpayers, if they believe their real estate or personal property assessment is incorrect, an application to appeal may be filed with the Board of Assessment Appeals. More information about the appeal process is available on the Town of South Windsor's website: <https://www.southwindsor-ct.gov/assessor>, or by emailing assessor@southwindsor-ct.gov to request an application.

Applications must be received by February 20, 2024.

Top Ten Taxpayers in South Windsor as of the Grand List of October 1, 2023

#	NAME	COMMONLY KNOWN AS	LOCATION	NET ASSESSMENT	% of list
1	Connecticut Light & Power Co	Eversource		126,765,910	3.35%
2	465 Sullivan Ave LLC	FedEx Ground	40 Kennedy Rd	33,448,890	0.88%
3	Aldi Inc.	Aldi Inc.	295 Rye St	32,670,478	0.86%
4	Evergreen Walk Lifestyle Center	Promenade Shops at Evergreen Walk	Evergreen Way	26,622,800	0.70%
5	ARG STWINCT001 LLC	Broadridge Output Solutions	125 Ellington Rd	25,402,670	0.67%
6	WSL – Evergreen Crossing LLC	Evergreen Crossings Retirement	900 Hemlock Ave	23,910,060	0.63%
7	South Windsor Developers LLC	Tempo at Evergreen Walk Apartments	50 Andrews Way	23,207,240	0.61%
8	Yankee Gas Services CO AU 71	Yankee Gas		22,697,490	0.60%
9	The Connecticut Water Co	The Connecticut Water Company		17,388,510	0.46%
10	Macy's Logistics LLC	Macy's Distribution Center	301 Governors Hwy	16,419,710	0.43%
				TOTAL	9.21%

Eight of the Top Ten Taxpayers in South Windsor for the 2023 Grand List remain the same as on the 2022 Grand List, though not in the same order. As of the October 1 2022 assessment date, Broadridge Output Solutions was the #2, in 2023 that company dropped out of the top ten which then moved the FedEx Ground facility into the second position. South Windsor Developers moved up from the eighth spot to the sixth as their tax-fixing agreement ended with the 2022 Grand List.