



Town of Manchester

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TOWN OF MANCHESTER 2023 NET GRAND LIST

Assessment	2023	2022	% Change (2023/2022)	# Change (2023/2022)
Real Estate	\$4,052,746,901	\$4,018,282,735	0.86%	\$34,464,166
Motor Vehicle	\$504,946,948	\$497,836,202	1.43%	\$7,110,746
Personal Property	\$440,923,900	\$404,187,805	9.09%	\$36,736,095
TOTAL	\$4,998,617,749	\$4,920,306,742	1.59%	\$78,311,007

Accounts	2023	2022	% Change (2023/2022)	# Change (2023/2022)
Real Estate	18,734	18,728	0.03%	6
Motor Vehicle	45,994	45,259	1.62%	735
Personal Property	3,028	3,044	-0.53%	-16
TOTAL	67,756	67,031	1.08%	725

The October 1, 2023 Grand List of Net Taxable Property is summarized above. It is still subject to the hearings of the Manchester Board of Assessment Appeals and pending litigation. These assessments are categorized and compared to the 2022 Grand List.

Summary

The 2023 Grand List had an overall increase of \$78,311,007, which is an increase of 1.59% over the 2022 Grand List. The Real Estate portion of the Grand List accounts for 44% of the overall increase. The Personal Property portion accounts for 46.91% of the overall increase. The Motor Vehicle portion accounts for 9.08% of the overall increase.

The Real Estate component of the Grand List experienced an increase of \$34,464,166 or .86% over the 2022 Grand List. The parcel count increased by only 6 due to some parcel merges, but there was new construction completed on what was vacant land on the 2022 Grand List, including Mason Circle and Janice Drive, and the condos at Red Rock Lane were also complete.

The Personal Property component had an overall increase of \$36,736,095 or 9.09% over the 2022 Grand List. This increase was partially due to new business filings including NFI Industries, Curaleaf dispensary and more than 150 other new accounts. Also, in line with the Connecticut General Statutes, we did not grant exemptions to late filers if they didn't file an extension. These contributed to the increase as well.

The Motor Vehicle component had an overall increase of 1.43% or \$7,110,746 over the 2022 Grand List. This was due to an additional 735 vehicles on our list this year.

Calculated with the current mill rate of 37.2 and the state mandated mill rate cap for motor vehicles of 32.46, the increase in the Net Taxable Grand List results in an estimated tax revenue increase of \$2,879,465.