

**STATE OF CONNECTICUT**  
**2016 GRAND LIST OF TAXABLE PROPERTY**  
TO BE RETURNED ON OR BEFORE MAY 1, 2017

IMPORTANT  
SEE INCLOSED INSTRUCTIONS

**NAME OF MUNICIPALITY:** **CITY OF NEW HAVEN**

CODE	NUMBER	<b>PART 1</b> DESCRIPTION AND CLASSIFICATION OF REAL PROPERTY	ASSESSMENT
100	<b>21,028</b>	Residential	<b>\$2,938,127,710</b>
200	<b>2,456</b>	Commercial	<b>1,839,153,700</b>
300	<b>421</b>	Industrial	<b>292,594,755</b>
400	<b>41</b>	Public Utility	<b>36,465,660</b>
500	<b>1,174</b>	Vacant Land	<b>43,851,430</b>
600	<b>7</b>	Use Assessment	<b>4,320</b>
700	<b>-</b>	10 Mill Forest	
800	<b>707</b>	Apartments	<b>598,335,570</b>
<b>TOTAL PART 1: REAL PROPERTY (codes 100 through 800)</b>		<b>TOTAL</b>	<b>5,748,533,145</b>

CODE	NUMBER	<b>PART 2</b> REGISTERED MOTOR VEHICLES	ASSESSMENT
01	<b>49,226</b>	Passenger	<b>\$324,858,780</b>
02	<b>1,043</b>	Commercial	<b>25,882,059</b>
03	<b>5,166</b>	Combination	<b>36,390,690</b>
04	<b>3</b>	Farm	<b>31,710</b>
08	<b>3,568</b>	All other registered motor vehicles	<b>23,005,080</b>
<b>TOTAL PART 1: REG.MOTOR VEHICLES (codes 01 through 04 &amp; 08)</b>		<b>TOTAL</b>	<b>410,168,319</b>

CODE	NUMBER	<b>PART 3</b> PERSONAL PROPERTY ASSESSMENT	ASSESSMENT
9	<b>261</b>	Non-registered Motor Vehicles & Snowmobiles	<b>\$2,297,400</b>
10	<b>189</b>	Industrial/Manufacturing Machinery & Equipment	<b>109,937,760</b>
11	<b>0</b>	Horses & Ponies	<b>-</b>
12	<b>3</b>	Commercial Fishing Apparatus	<b>5,060</b>
13	<b>82</b>	New Manufacturing Machinery & Equipment	<b>65,655,240</b>
14	<b>0</b>	Mobile Manufactured Homes	<b>-</b>
16	<b>2,824</b>	Commercial Furniture & Fixtures	<b>142,529,280</b>
17	<b>0</b>	Farm Machinery	
18	<b>0</b>	Farming Tools	
19	<b>64</b>	Mechanics Tools	<b>437,850</b>
20	<b>1,664</b>	Electronic Data Processing Equipment	<b>48,623,650</b>
21	<b>106</b>	Telecommunications Equipment	<b>16,028,870</b>
22	<b>27</b>	Cable, Conduits, Pipes, Poles, Towers, Telephone, Water, Etc.	<b>309,153,090</b>
23	<b>1,629</b>	Monthly Average Quantity of Supplies	<b>1,650,530</b>
24	<b>665</b>	All other taxable property, chattels & effects not previously mentioned	<b>51,938,800</b>
25	<b>911</b>	25% Penalty	<b>8,842,820</b>
<b>TOTAL PART 1: PERSONAL PROPERTY (codes 9 through 25)</b>		<b>TOTAL</b>	<b>757,100,350</b>

## PART 4 EXEMPTIONS

CODE	TO BE RETURNED ON OR BEFORE MAY 1, 2017	NO.	R.E.	NO.	M.V.	NO.	P.P.	TOTAL
A	NON- REIMBURSED VETERANS	1,367	5,439,839	392	760,766			6,200,605
B	REIMBURSED ADDITIONAL VETERAN -INCOME REQUIREMENTS	249	1,304,000					1,304,000
C	REIMBURSED ADDITIONAL VETERAN -NO INCOME REQUIREMENT	827	1,030,940	283	269,360			1,300,300
D	DISABILITY - NON REIMBURSED	94	98,000	19	119,420			217,420
E	TOTALLY DISABLED - REIMBURSED	218	225,000	55	50,500			275,500
F	BLIND	38	104,000	2	6,000			110,000
G	ECONOMIC & DEVELOPMENTAL -NON REIMBURSED	244	197,349,224			5	7,998,334	205,347,558
H	ECONOMIC & DEVELOPMENTAL- REIMBURSED	5	8,848,886			3	1,930,675	10,779,561
I	FARM & MECHANIC					8	3,830	3,830
J	SOLAR ENERGY/POLLUTION CONTROL							-
K	PERSONAL PROPERTY OF TAX-EXEMPT INSTITUTIONS			819	8,698,940	1	28,190	8,727,130
L	INDIVIDUALS (NOT REIMBURSED)							-
M	MISCELLANEOUS			229	3,308,380	3	16,875,810	20,184,190
Q	RESIDENTIAL FIXED ASSESSMENTS							-
R	MME							-
T	MV EXEMPT			2	109,888			109,888
U	MANUFACTURERS & COMMERCIAL TRUCKS - NON REIMBURSED			65	5,830,821	82	65,655,250	71,486,071
	<b>TOTAL</b>	<b>3,042</b>	<b>214,399,889</b>	<b>1,866</b>	<b>19,154,075</b>	<b>102</b>	<b>92,492,089</b>	<b>326,046,053</b>

## M-13 SUMMARY TOTAL PAGE

TO BE RETURNED ON OR BEFORE MAY 1, 2017

<b>TOTAL PART 1: REAL PROPERTY (codes 100 through 800)</b>	\$ 5,748,533,145
<b>TOTAL PART 2: REG MOTOR VEHICLES (Codes 01 through 04, &amp; 08)</b>	410,168,319
<b>TOTAL PART 3 PERSONAL PROPERTY (Codes 9 through 25)</b>	757,100,350
<b>TOTAL GROSS GRAND LIST (R,M &amp; P)</b>	6,915,801,814

**A.** Gross Grand List after all changes by the Board of  
Assessment Appeals and Certifies of Correction of  
Assessor (Including corresponding phase-in  
adjustments)

<b>TOTAL PART 4: PROPERTY EXEMPTION:</b>	<b>Real Estate:</b>	\$ 214,399,889
<b>(Codes A through Q)</b>	<b>Motor Vehicle:</b>	19,154,075
	<b>Personal Property</b>	92,492,089
	<b>TOTAL EXEMPTIONS</b>	326,046,053

**B.** Net Grand List of Municipality, after all corrections, on which tax will be levied 6,589,755,761  
Gross Grand List minus Total Exemptions from Part 4:

**CERTIFICATION:**

I hereby certify that the foregoing abstract is a true copy of the 2016 Grand List of all taxable property of the above municipality as made by its Assessor or Board of Assessors and altered by its assessor or Board of Assessment Appeals after all corrections required by 12-120 of the Connecticut General Statutes have been made.

ASSESSOR NAME: Alexzander Pullen  
C.C.M.A. CERTIFIED: Yes  
C.C.M.A. CERTIFICATE NUMBER: 1575

ASSESSORS' SIGNATURE:  
DATE:

\_\_\_\_\_  
Alexzander Pullen, CCMA, MBA

Business Address: 165 Church Street  
New Haven, CT 06510  
Business Telephone #: 203 946 4800  
Fax # 203 946 7122  
E-Mail [Apullen@newhavenct.gov](mailto:Apullen@newhavenct.gov)

<b>2016 GRAND LIST</b>				
<b><u>2016 Grand List</u></b>	Real Property	Personal Property	Motor Vehicles	Totals
Gross Taxable	5,748,533,145	757,100,350	410,168,319	6,915,801,814
Exemptions	<u>214,399,889</u>	<u>92,492,089</u>	<u>19,154,075</u>	<u>326,046,053</u>
Net Taxable	5,534,133,256	664,608,261	391,014,244	6,589,755,761
<b><u>2015 Grand List</u></b>	Real Property	Personal Property	Motor Vehicles	Totals
<b><i>As of 4/30/16</i></b>				
Gross Taxable	\$ 5,239,162,395	\$ 719,109,633	\$ 380,823,642	6,339,095,670
Exemptions	<u>177,073,046</u>	<u>76,095,637</u>	<u>7,800,220</u>	<u>260,968,903</u>
Net Taxable	5,062,089,349	643,013,996	373,023,422	6,078,126,767
<b>Change Summary</b>	Real Property	Personal Property	Motor Vehicles	Totals
Gross Taxable	509,370,750	37,990,717	29,344,677	576,706,144
<i>Percent Change</i>	9.72%	5.28%	7.71%	9.10%
Net Grand List	472,043,907	21,594,265	17,990,822	511,628,994
<i>Percent Change</i>	9.33%	3.36%	4.82%	8.42%
Exemption Changes 2015 to 2016 (by \$)	37,326,843	16,396,452	11,353,855	65,077,150
Exemption Changes 2015 to 2016 (by %)	21.08%	21.55%	145.56%	24.94%



STATE OF CONNECTICUT  
2016 GRAND LIST OF TAX EXEMPT PROPERTY  
TO BE RETURNED ON OR BEFORE MAY 1, 2017

**THE CITY OF NEW HAVEN**

REAL ESTATE EXEMPT BY THE GENERAL STATUTES

THE ASSESSOR IS REQUIRED BY 12-120 OF THE CONNECTICUT GENERAL STATUTES TO TRANSMIT TO THE SECRETARY OF THE OFFICE OF POLICY & MANAGEMENT, NOT LATER THAN MAY 1 OF EACH YEAR, AN ABSTRACT OF REAL PROPERTY EXEMPT FROM TAXATION. ANY SUCH OFFICER WHO SHALL FAIL TO MAKE AND RETURN SUCH STATEMENT AT THE TIME AND IN THE FORM REQUIRED, SHALL FORFEIT TO THE STATE ONE HUNDRED DOLLARS.

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**FEDERAL:** Include all real estate exemption from taxation by  
Section 12-81(1) of the general statutes

Code	Description	Code (100-800)	Total
AAAX	Federal (Use Abstract Codes 100-800)	100	\$ 157,780.00
		200	\$ 79,393,370.00
	SUB TOTAL		\$ 79,551,150.00

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**MUNICIPAL** Include all real estate exemption from taxation 12-81(4) (e.g., public schools, public  
12-84(4) libraries, public hospitals, public parks, public cemeteries, etc. ), 12-81(67) beach  
property, 12-74 municipal airports, 12-76 municipal water supply and 7-3291  
municipal port authorities

Code	Description	Code (100-800)	Total
BAAX	Municipal	100	\$ 56,647,500.00
		200	\$ 1,946,064,290.00
		500	\$ 1,719,760.00
BBAX	Beach Property		\$ -

BCBX	Total Municipal Airport in other Town		\$	-
BDHX	Water supply		\$	-
BEAX	Public Purpose by Will or Trust		\$	-
BFBX	Municipal Airport	200	\$	41,418,300.00
		500	\$	39,480.00
BGCX	Municipal Port Authority	200	\$	1,629,950.00
	SUB TOTAL		\$	2,047,519,280.00

#### VOLUNTEER FIRE COMPANIES 12-81(6)

#### Real Estate Volunteer Fire Companies

Code	Description	Code (100-800)	Total
CAAX			\$ -
	SUB TOTAL		\$ -

#### SCIENTIFIC, EDUCATIONAL HISTORICAL, CHARITABLE: 12-81(7), 12-81(51), 12-81(75)

Real Estate used for History, Art, Science, Conservation and Poitics (e.g., property of the D.A.R., League of Woman Voters, Historical Societies, Museums, Literary Societies, etc.) Certain health care institutions (i.e., 12-81(75) and 19a-490 and property leased to a charitable, religious and non profit (i.e., 12-81(58))

Code	Description	Code (100-800)	Total
DAAX	Scientific		
DBAX	Educational	100	\$ 1,044,260.00
		200	\$ 171,373,720.00
		500	\$ 95,550.00
DCAX	Literary	200	\$ 2,761,290.00
DDAX	Historical	100	\$ 3,800,300.00
DEAX	Charitable	100	\$ 10,332,420.00
		200	\$ 129,373,610.00
		500	\$ 89,810.00

<b>DECX</b>	<b>Charitable, Local Option</b>		<b>\$ -</b>
<b>DFAX</b>	<b>Nursing, Rest and residential Care</b>		<b>\$ -</b>
	<b>SUB TOTAL</b>		<b>\$ 318,870,960.00</b>

**CONNECTICUT STUDENT LOAN  
FOUNDATION 10a-209**

**The property of the Connecticut Student Loan Foundation**

<b>Code</b>	<b>Description</b>	<b>Code (100-800)</b>	<b>Total</b>
<b>EAAX</b>	<b>TOTAL COLLEGE</b>		<b>-</b>
	<b>SUB TOTAL</b>		<b>-</b>

**AGRICULTURE & HORTICULTURE:  
12-81(10)**

**Incorporated Agriculture & Horticulture Societies.**

<b>Code</b>	<b>Description</b>	<b>Code (100-800)</b>	<b>Total</b>
<b>FAAX</b>	<b>Agricultural</b>		<b>\$ -</b>
<b>FBAX</b>	<b>Horticultural</b>		<b>\$ -</b>
	<b>SUB TOTAL</b>		<b>\$ -</b>

**CEMETERIES:  
12-81(11)**

**Real Estate of cemeteries, real estate held for care of cemeteries and cemeteries owned by religious organizations. Cemeteries owned by a municipality are to be shown under municipality (i.e., BAAX).**

<b>Code</b>	<b>Description</b>	<b>Code (100-800)</b>	<b>Total</b>
<b>GAAX</b>	<b>Cemeteries</b>	<b>100</b>	<b>\$ -</b>
		<b>200</b>	<b>\$ 19,838,490.00</b>
	<b>SUB TOTAL</b>		<b>\$ 19,838,490.00</b>

**CHURCHES**  
12-81(12-15)

Include all real estate exempt from taxation by subdivisions 12, 13, 14, and 15, of 12-81 of the Connecticut General Statutes.

Code	Description	Code (100-800)	Total
HAAX	Churches	100	\$ 12,170,130.00
		200	\$ 190,625,620.00
		500	\$ 73,360.00
	SUB TOTAL		\$ 202,869,110.00
Code	Description	Code (100-800)	Total
IAAX	Parish House	100	\$ 70,140.00
		200	\$ 26,320.00
IBAX	Church School	100	\$ 632,380.00
		200	\$ 10,598,630.00
ICAX	Nonprofit camp		\$ -
IDAX	Recreation Facility		\$ -
IEAX	Orphan asylum	200	\$ -
IFAX	Thrift shop		\$ -
IGAX	Reformatory		\$ -
IHAX	Infirmery		\$ -
	SUB TOTAL		\$ 11,327,470.00

Code	Description	Code (100-800)	Total
JAAX	Houses used by Officiating Clergy	100	\$ 765,310.00
		200	\$ 251,510.00
	SUB TOTAL		\$ 1,016,820.00



**HOSPITALS & SANATORIUMS:**  
12-81(16), 38a-188

Include real estate of all hospitals and sanatoriums, except general hospitals; those owned by the state or a municipality, supported wholly or in part by state appropriations and exempt by subdivision 16 of 12-81 of the CT General Statutes

Code	Description	Code (100-800)	Total
KAAX	Hospitals		\$ -
KBAX	Sanatoriums		\$ -
KCAX	Health Care Facility, HMO	200	\$ 5,173,910.00
	SUB TOTAL		\$ 5,173,910.00

**VETERANS ORGANIZATIONS:**

Real estate belonging to organizations of war veterans and exempt from taxation by Subdivisions 18 and 27 of 12-81 of the CT General Statutes.

Code	Description	Code (100-800)	Total
LAAX	Veterans Organizations	200	
	SUB TOTAL		

**AMERICAN RED CROSS**

Real estate of American Red Cross, 12-81(29)

Code	Description	Code (100-800)	Total
MAAX	American National Red Cross	200	
	SUB TOTAL		\$ -

**RECREATION**  
12-81(49)

Summer camp of Boy Scouts, YMCA, and any other privately owned recreational facility, like swimming pools, community "houses" and the like. Religious recreational facilities are to be listed under churches

Code	Description	Code (100-800)	Total
NAAX	Nonprofit Camps		\$ -
NBAX	Recreational Facilities		\$ -
	SUB TOTAL		\$ -

**STATE OWNED  
PROPERTY  
12-19a**

All real estate belonging to the state is to be shown here even though your city received a grant from the state in lieu of taxes under provisions of 12-19a and subdivision 2 of 12-81 of the CT General Statutes.

Code	Description	Code (100-800)	Total
OABX	Administration	200	\$ 167,884,850.00
OBBX	Child Care		\$ -
OCBX	Correction	200	\$ 32,029,970.00
ODBX	Education	200	\$ 337,665,860.00
OEBX	Hospitals & Health Care	100	\$ 328,930.00
		200	\$ 23,453,850.00
OFBX	Dept. of Safety		
OGBX	Recreation	200	\$ 17,098,970.00
OHBX	Dept. of Transportation	200	\$ 249,678,800.00
		500	\$ 55,230.00
OIBX	Miscellaneous	100	\$ 122,500.00
		200	\$ 2,483,040.00
		500	\$ 260,820.00
OJBX	Total State Highway Property	200	\$ 716,940.00
		500	\$ 183,680.00
	SUB TOTAL		\$ 831,963,440.00

**PRIVATE COLLEGES  
& GENERAL HOSPITALS:  
12-20a**

Real estate belonging to a Private College or General Hospital even though your city received a grant from the state in lieu of taxes under the provisions of 12-20a.

Code	Description	Code (100-800)	Total
PABX	Private Colleges	200	\$ 3,001,371,590.00
		500	\$ 216,790.00
PBBX	General / Free Standing Chronic Disease Hos.	200	\$ 1,309,897,680.00
		500	\$ 30,730.00
	SUB TOTAL		\$ 4,311,516,790.00

**PUBLIC SERVICE CO: 12-255**

Real estate of railroad.

Code	Description	Code (100-800)	Total
QAAX	PUBLIC SERVICE CO:	200	\$ 13,630,470.00
	Railroad		
	SUB TOTAL		\$ 13,630,470.00

CONNECTICUT RESOURCE RECOVERY AUTHORITY: 22a-270

Code	Description	Code (100-800)	Total
RAAX	Owned		\$ -
	Leased		\$ -
	SUB TOTAL		\$ -

CONNECTICUT HOUSING AUTHORITY: 8-58

Code	Description	Code (100-800)	Total
SAAX		100	\$ 6,777,540.00
		200	\$ 187,390.00
SAHX			\$ -
	SUB TOTAL		\$ 6,964,930.00

<b>M-13A SUMMARY TOTAL PAGE</b>
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GRAND SUMMARY TOTAL      \$ 7,850,242,820.00

**CERTIFICATION:**      I hereby certify that the foregoing abstract is a true copy of the 2016 Grand List of all tax-exempt property of the above municipality as made by its assessor or board of assessors and altered by its assessor or board of assessment appeals after all corrections required by 12-120 of the Connecticut General Statutes have been made

<b>Business Address</b>  <u>165 Church Street</u>  <u>New Haven, CT 06510</u>	<b>Business Telephone #</b>  <u>(203) 946-4800</u>	<b>Business Fax #</b>  (203) 946-7122
		<b>Business E-Mail Address</b>  <a href="mailto:Apullen@newhavenct.gov">Apullen@newhavenct.gov</a>

Alexzander Pullen  
City Assessor's Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

C.C.M.A CERTIFIED:      YES  
C.C.M.A CERTIFICATE #      1575

Category	% Of Total	2016 Assessment	2015 Assessment	Change 15-16	% Change 15-16	PILOT
Federal	1.01%	\$ 79,551,150	\$ 64,201,410	\$ 15,349,740	23.91%	No
Municipal	25.64%	2,013,026,430	1,279,937,430	\$ 733,089,000	57.28%	No
Airports	0.53%	41,457,780	39,520,600	\$ 1,937,180	4.90%	Yes
Educational	2.20%	172,513,530	90,519,810	\$ 81,993,720	90.58%	No
Literary	0.04%	2,761,290	2,617,160	\$ 144,130	5.51%	No
Historical	0.05%	3,800,300	3,580,500	\$ 219,800	6.14%	No
Charitable	1.78%	139,795,840	121,560,453	\$ 18,235,387	15.00%	No
Total College	0.00%			\$ -		No
Cemeteries	0.25%	19,838,490	16,880,990	\$ 2,957,500	17.52%	No
Churches	2.58%	202,869,110	172,191,960	\$ 30,677,150	17.82%	No
Parish House	0.00%	96,460	63,840	\$ 32,620	51.10%	No
Church School	0.14%	11,231,010	6,373,570	\$ 4,857,440	76.21%	No
Orphan Asylum	0.00%			\$ -		No
Clergy Houses	0.01%	1,016,820	974,750	\$ 42,070	4.32%	No
HMO	0.07%	5,173,910	4,905,110	\$ 268,800	5.48%	No
American National Red Cross	0.00%			\$ -		No
State Administration	2.14%	167,884,850	151,648,350	\$ 16,236,500	10.71%	Yes
State Correction	0.41%	32,029,970	29,441,930	\$ 2,588,040	8.79%	Yes
State Education	4.30%	337,665,860	321,118,000	\$ 16,547,860	5.15%	Yes
State Hospitals & Health Care	0.30%	23,782,780	14,217,700	\$ 9,565,080	67.28%	Yes
State Dept. of Safety	0.00%			\$ -		Yes
State Recreation	0.22%	17,098,970	13,966,960	\$ 3,132,010	22.42%	Yes
State Dept. of Transportation	3.18%	249,734,030	206,872,090	\$ 42,861,940	20.72%	Yes
State Miscellaneous	0.04%	2,866,360	2,556,190	\$ 310,170	12.13%	Yes
State Highway Property	0.01%	900,620	725,690	\$ 174,930	24.11%	No
Private Colleges	38.24%	3,001,588,380	2,638,213,736	\$ 363,374,644	13.77%	Yes
General Hospitals	16.69%	1,309,928,410	810,635,252	\$ 499,293,158	61.59%	Yes
Railroad	0.17%	13,630,470	13,171,900	\$ 458,570	3.48%	No
Total Exempt Property	100.00%	7,850,242,820	6,005,895,381	1,844,347,439	31%	

**2015 Real Estate Taxable Grand List  
Major Account Changes**

**Real Estate Change Summary**

**I. Major Account Increases**

<u>Taxpayer Name</u>	<u>2015 G.L.</u>	<u>2016 G.L.</u>	<u>Change</u>	<u>Notes</u>
HTA-YLW NEW HAVEN LLC	\$14,429,170	\$36,733,200	\$22,304,030	1 LONG WHARF DR
CRP/PR STATE STREET LLC	4,066,090	20,990,340	\$16,924,250	1040 STATE ST
155 TEMPLE STREET LC	9,344,790	20,544,860	\$11,200,070	155 TEMPLE ST
WE GEORGE STREET LLC	55,977,530	65,666,440	\$9,688,910	300 GEORGE ST
COLLEGE SQUARE LLC	10,034,990	18,727,800	\$8,692,810	200 COLLEGE ST
YALE-NEW HAVEN HOSPITAL INC	6,315,400	14,998,690	\$8,683,290	330 ORCHARD ST
MEPT CHAPEL STREET LLC	50,512,000	58,558,850	\$8,046,850	360 STATE ST #RES
CROWN TOWERS LLC	11,551,680	18,513,740	\$6,962,060	123 YORK ST
WE 100 COLLEGE STREET LLC	104,246,800	110,873,210	\$6,626,410	100 COLLEGE ST
NEW HAVEN JEWISH COMMUNITY COU	3,647,000	10,087,910	\$6,440,910	18 TOWER LA

**II. Major Account Decreases**

<u>Taxpayer Name</u>	<u>2015 G.L.</u>	<u>2016 G.L.</u>	<u>Change</u>	<u>Notes</u>
PSEG POWER CONNECTICUT LLC	\$35,450,100	\$20,892,060	(\$14,558,040)	600 CONNECTICUT AV
FUSCO HARBOUR ASSOCIATES	36,121,540	28,248,570	(\$7,872,970)	555 LONG WHARF DR
SPDC TRACT A LLC	15,630,510	9,775,220	(\$5,855,290)	275 WINCHESTER AV
VILLAGE PARK I REALTY COMPANY	14,000,000	10,230,500	(\$3,769,500)	321 EASTERN ST
WE 340 GEORGE STREET LLC	6,616,820	3,832,780	(\$2,784,040)	340 GEORGE ST
FENIX I LLC	10,032,820	7,470,820	(\$2,562,000)	304 WINCHESTER AV
169 DAVENPORT AVE REALTY LLC	5,666,570	3,165,050	(\$2,501,520)	169 DAVENPORT AV
CARABETTA JOSEPH F TRUSTEE	3,955,000	1,893,570	(\$2,061,430)	339 EASTERN ST
CAPITAL GROWRH OF NEW HAVEN LLC	4,060,000	2,172,520	(\$1,887,480)	446A BLAKE ST
YALE UNIVERSITY	11,122,930	9,322,600	(\$1,800,330)	200 CONRAD DR

# 2016 Grand List

## Top Taxpayers

2016	2015	Owner	RE	PP	Combined
1	1	UNITED ILLUMINATING	\$ 2,005,234	\$ 285,370,780	\$ 287,376,014
2	2	WINSTANLEY	160,428,660	17,020	\$ 160,445,680
3	3	FUSCO	122,369,170	244,040	\$ 122,613,210
4	4	YALE	116,239,830	261,680	\$ 116,501,510
5	5	PSEG	20,892,060	53,629,341	\$ 74,521,401
6	6	MEPT	66,249,470	132,550	\$ 66,382,020
7	7	CARABETTA	51,572,990	393,300	\$ 51,966,290
8	8	HOWE ST	47,250,630	-	\$ 47,250,630
9	N/A	NEW HAVEN TOWERS	46,255,440	65,260	\$ 46,320,700
10	N/A	HTA-YLW NEW HAVEN LLC	41,142,990	512,980	\$ 41,655,970

# **Personal Property Change Summary**

## **I Net Account Increases**

Account	Taxpayer Name	2015 GL	2016 GL	Change	Comments
14684	ALEXION PHARMACEUTICALS, INC.	-	\$ 19,249,340	\$ 19,249,340	New biotech facility at 100 College Street
3117	UNITED ILLUMINATING CO	274,985,330	283,752,910	8,767,580	Large addition of new Code 22 equipment
12850	FRESHBEV LLC	165,650	2,331,060	2,165,410	Not eligible for manufacturing exemption; did not file
13827	KINGSBRIDGE HOLDINGS LLC	2,593,022	4,628,980	2,035,958	New additions to leased equipment
2868	SOUTHERN CONNECTICUT GAS CO	14,278,851	16,296,360	2,017,509	Increase in the amount of cables and conduits
7756	DVA RENAL HEALTHCARE INC	381,983	2,295,950	1,913,967	New tenant fit-out of dialysis center
520	MOTIVA ENTERPRISES LLC	4,386,417	6,183,770	1,797,353	Gas storage tanks added
12864	CT CLINICAL SERVICES	636,268	1,914,790	1,278,522	New tenant fit-out of dialysis center
8292	MAREK KEN & SEIBYL JOHN	1,920,392	3,130,840	1,210,448	Did not file; waiver of biotech exemption
10351	SOMETHING SWEET LLC	-	1,196,630	1,196,630	Not eligible for manufacturing exemption; did not file

## **II Net Account Decreases**

Account	Taxpayer Name	2015 GL	2016 GL	Change	Comments
11610	PSEG NEW HAVEN LLC	46,650,548	\$ 40,044,778	\$ (6,605,770)	Depreciation of original construction costs
10462	AT&T MOBILITY LLC	10,020,342	8,183,050	(1,837,292)	Depreciation of advanced telecommunication equipment
14554	SPRINT SPECTRUM LP	2,777,284	1,060,200	(1,717,084)	Disposal and depreciation of leased handsets
12411	VFS, LLC	2,040,350	624,210.00	(1,416,140)	Reduction in assessed value based on files figured
8352	HIGHER ONE INC	1,788,829	765,819.00	(1,023,010)	Large amount of dispositions due to restructuring
7644	MELINTA THERAPEUTICS INC	1,414,869	420,080	(994,789)	Granted biotech exemption which was previously waived
14617	MORROW EQUIPMENT CO. LLC	1,159,511	426,250.00	(733,261)	Cranes returned to out of state owner
9090	AT&T CORP	6,397,638	5,674,530	(723,108)	Disposal and depreciation of electronic data processing equipment
10372	MIDDLESEX CORPORATION	4,094,080	3,403,930	(690,150)	Disposal and depreciation of construction equipment
2701	SARGENT	8,051,236	7,428,540	(622,696)	Depreciation of taxable equipment at manufacturing facility

## **III Top Ten Taxable**

Account	Taxpayer Name	2015 GL	2016 GL	Change	Comments
3117	UNITED ILLUMINATING CO	274,985,330	\$ 283,752,910	\$ 8,767,580	Main UI account for cables and conduits
11610	PSEG NEW HAVEN LLC	46,650,548	40,044,778	(6,605,770)	Peaking facility at 1 Waterfront St
14684	ALEXION PHARMACEUTICALS, INC.	-	19,249,340	19,249,340	New biotech facility at 100 College Street
2868	SOUTHERN CONNECTICUT GAS CO	14,278,851	16,296,360	2,017,509	\$23 million in conduits and pipes
3118	PSEG POWER CT LLC	14,094,289	13,584,563	(509,726)	Secondary account for PSEG at 1 Waterfront
7791	CROSS SOUND CABLE CO. LLC	9,541,423	9,525,050	(16,373)	Transmission cables from New Haven to Long Island
10462	AT&T MOBILITY LLC	10,020,342	8,183,050	(1,837,292)	Telecom equipment at various locations
2701	SARGENT	8,051,236	7,428,540	(622,696)	Manufacturing facility. \$9.7 million exempt
5991	NES RENTALS OF NEW HAVEN	7,539,996	7,378,440	(161,556)	Retail location; construction equipment rentals
1659	KNIGHTS OF COLUMBUS	6,129,299	6,230,040	100,741	Knights of Columbus office headquarters

## **IV New Taxable Accounts**

Account	Taxpayer Name	2015 GL	2016 GL	Change	Comments
14684	ALEXION PHARMACEUTICALS, INC.	-	\$ 19,249,340	\$ 19,249,340	New biotech facility at 100 College Street
14895	CSC SERVICEWORKS, INC.	-	477,310	477,310	Laundry equipment leased to various locations
14938	RITE AID OF CONNECTICUT INC	-	431,220	431,220	New store location opened at 249 Legion Ave
14900	KOMATSU FINANCIAL LP	-	267,660	267,660	Machinery leased to New Haven construction company
14859	MOBILE LEASING SOLUTIONS LLC	-	224,890	224,890	Mobile phone leasing company
14882	BAKER ABU	-	218,170	218,170	New food market at 122 Wilmot Street
14652	AH-BEETZ NEW HAVEN PIZZA	-	208,040	208,040	New restaurant at 182 Temple Street
14888	TOLL CT 11, LP	-	171,940	171,940	Construction equipment located in New Haven
14685	MECHA NOODLE BAR	-	169,180	169,180	New restaurant at 201 Crown Street
14877	CIT BANK, NA	-	155,530	155,530	Leased assets reported at various locations

## **V Newly Inactivated Accounts**

Account	Taxpayer Name	2015 GL	2016 GL	Change	Comments
14382	EMPORIUM DNA	506,854	\$ -	\$ (506,854)	Broadway storefront now occupied by Yale Peabody
1854	MACGRAY CO INC	492,342	-	\$ (492,342)	Laundry service; Reported all assets as disposed
9452	SURACI METAL FINISHING LLC	344,456	-	\$ (344,456)	No longer operating in CT
12101	HARBOR FREIGHT TOOLS USA, INC	315,980	-	\$ (315,980)	Moved from Whalley Ave to Boston Post Rd, Orange, CT
14399	TAVERN NEW HAVEN, LLC	105,569	-	\$ (105,569)	Restaurant/Bar at 124 Temple St closed
14610	MACQUARIE EQUIPMENT FINANCE	104,470	-	\$ (104,470)	Leasing company; reported zero assets
14621	CENTER EARTH, LLC	102,410	-	\$ (102,410)	Construction equipment now located in other towns
12331	MIRA DX, LLC	100,523	-	\$ (100,523)	Bio-tech firm relocated to Santa Monica, CA
13324	CHICK-LETS	97,500	-	\$ (97,500)	Closed; location is now home to Taste of Brazil
12922	SOUTHERN HOME CARE SERVICES	90,021	-	\$ (90,021)	Lease terminated; all assets reported as disposed