

**2018 Real Estate Net Taxable Grand List
Major Account Changes**

**Real Estate Change Summary
I. Major Account Increases**

<u>Taxpayer Name</u>	<u>2017 G.L.</u>	<u>2018 G.L.</u>	<u>Change</u>	<u>Address</u>	<u>Notes</u>
WE 100 COLLEGE STREET LLC	3,252,270	57,062,740	\$53,810,470	100 COLLEGE ST	7 YEAR DEFERRAL AMOUNT GOING FROM 100% to 50% EXEMPT.
CH LIGHTHOUSE CORSAIR LLC	1,494,307	5,670,112	\$4,175,805	1040 STATE ST	5 YEAR DEFERRAL AMOUNT GOING FROM 100% to 80% EXEMPT.
COAL NEW HAVEN LLC	1,478,750	5,487,860	\$4,009,110	915 ELLA T GRASSO BLVD	3.6 MILLION IN PERMITS. 98% COMPLETE.
DWELL STUDENTS (NEW HAVEN)	6,083,784	9,244,788	\$3,161,004	200 COLLEGE ST	5 YEAR DEFERRAL AMOUNT GOING FROM 80% to 60% EXEMPT.
1245 CHAPEL STREET LLC	3,417,610	6,066,060	\$2,648,450	1245 CHAPEL ST A	5 YEAR DEFERRAL AMOUNT GOING FROM 80% to 60% EXEMPT.
WINCHESTER LOFTS LLC	8,151,528	9,547,552	\$1,396,024	275 WINCHESTER AV	5 YEAR DEFERRAL AMOUNT GOING FROM 60% to 40% EXEMPT.
ROUTE 34 PHASE I LLC	1,737,806	2,974,482	\$1,236,676	249 LEGION AV	5 YEAR DEFERRAL AMOUNT GOING FROM 80% to 60% EXEMPT.
COOPER CHURCH LLC	10,677,002	11,913,454	\$1,236,452	205 CHURCH ST	5 YEAR DEFERRAL AMOUNT GOING FROM 80% to 60% EXEMPT.
VESTA BEECHWOOD GARDENS LLC	2,099,650	2,986,200	\$886,550	600 WHALLEY AV	RENOVATION OF ALL 82 UNITS
NARANG NEW HAVEN CO LLC	3,572,240	4,142,880	\$570,640	285 NICOLL ST	NEW BREWERY & SALON ADDED. GYM COMPLETE.

II. Major Account Decreases

<u>Taxpayer Name</u>	<u>2017 G.L.</u>	<u>2018 G.L.</u>	<u>Change</u>	<u>Address</u>	<u>Notes</u>
FENIX I LLC	28,629,510	0	(\$28,629,510)	276 WINCHESTER AV	SPLIT INTO 2 PARCELS (TAX & EXEMPT) TO REPRESENT THE ALLOCATION OF SPACES ON YALE UNIVERSITY EMPLOYEE PARKING PLAN.
WE 150 MUNSON LLC	23,619,680	0	(\$23,619,680)	150 MUNSON ST	OCCUPIED BY YALE UNIVERSITY: IT SERVICES, FINANCE & BUSINESS ADMINISTRATION, YALE HEALTH PLAN, OFFICE OF RESEARCH & ADMINISTRATION & YALE SHARED SERVICES. SPLIT INTO 2 PARCELS (TAX & EXEMPT) TO REPRESENT ROUGHLY 16% TAXABLE TENANTS.
RENAISSANCE I LLC	14,349,790	0	(\$14,349,790)	344 WINCHESTER AV	100% OCCUPIED BY YALE UNIVERSITY: DINING, FACILITIES, YALE PRESS, STERLING BEINECHE LIBRARY SERVICES.
W E 135 COLLEGE STREET LLC	7,011,900	0	(\$7,011,900)	123 COLLEGE ST	SPLIT INTO 2 PARCELS (TAX & EXEMPT) TO REPRESENT 93% EXEMPT USE BY YALE UNIVERSITY: OFFICE OF ENVIRONMENTAL HEALTHY AND SAFETY, BROADCAST MEDIA, YALE SCHOOL OF MEDICINE CARDIOLOGY, OCCUPATIONAL MEDICINE & INTERNAL MEDICINE.
WE 2 CHURCH STREET SOUTH LLC	6,595,470	0	(\$6,595,470)	2 CHURCH ST SOUTH	SPLIT INTO 2 PARCELS (TAX & EXEMPT) TO REPRESENT ROUGHLY 72% EXEMPT USE BY YALE DEPARTMENT OF PSYCHIATRY, PEDIATRICS & NEUROLOGY, YALE SCHOOL OF PUBLIC HEALTH, YALE CENTER FOR CLINICAL INVESTIGATION, YALE STRESS CENTER & YALE OFFICE OF COOPERATIVE RESEARCH.
YALE-NEW HAVEN HOSPITAL INC	14,998,690	9,494,730	(\$5,503,960)	330 ORCHARD ST	TAXABLE VS EXEMPT PORTION RECALCULATED.
YALE UNIVERSITY	3,465,350	0	(\$3,465,350)	50 DIVISION ST	100% USED FOR YALE ACADEMIC PROGRAMS
CHURCH ST PROPERTY LLC &	11,674,894	10,613,540	(\$1,061,354)	1 CHURCH ST	2017 VALUE INCLUDED A 10% PENALTY FOR FAILURE TO FILE AN INCOME & EXPENSE STATEMENT. THE APPLICANT FILED IN A TIMELY MANNER FOR 2018 AND THE PENALTY WAS NOT APPLIED.
CHURCH STREET NEW HAVEN LLC	1,734,688	778,540	(\$956,148)	86 SOUTH ORANGE ST	CHURCH STREET SOUTH BUILDINGS DEMOLISHED.
PFIZER INC	10,492,944	9,539,040	(\$953,904)	1 HOWE ST	2017 VALUE INCLUDED A 10% PENALTY FOR FAILURE TO FILE AN INCOME & EXPENSE STATEMENT. THE APPLICANT FILED IN A TIMELY MANNER FOR 2018 AND THE PENALTY WAS NOT APPLIED.