



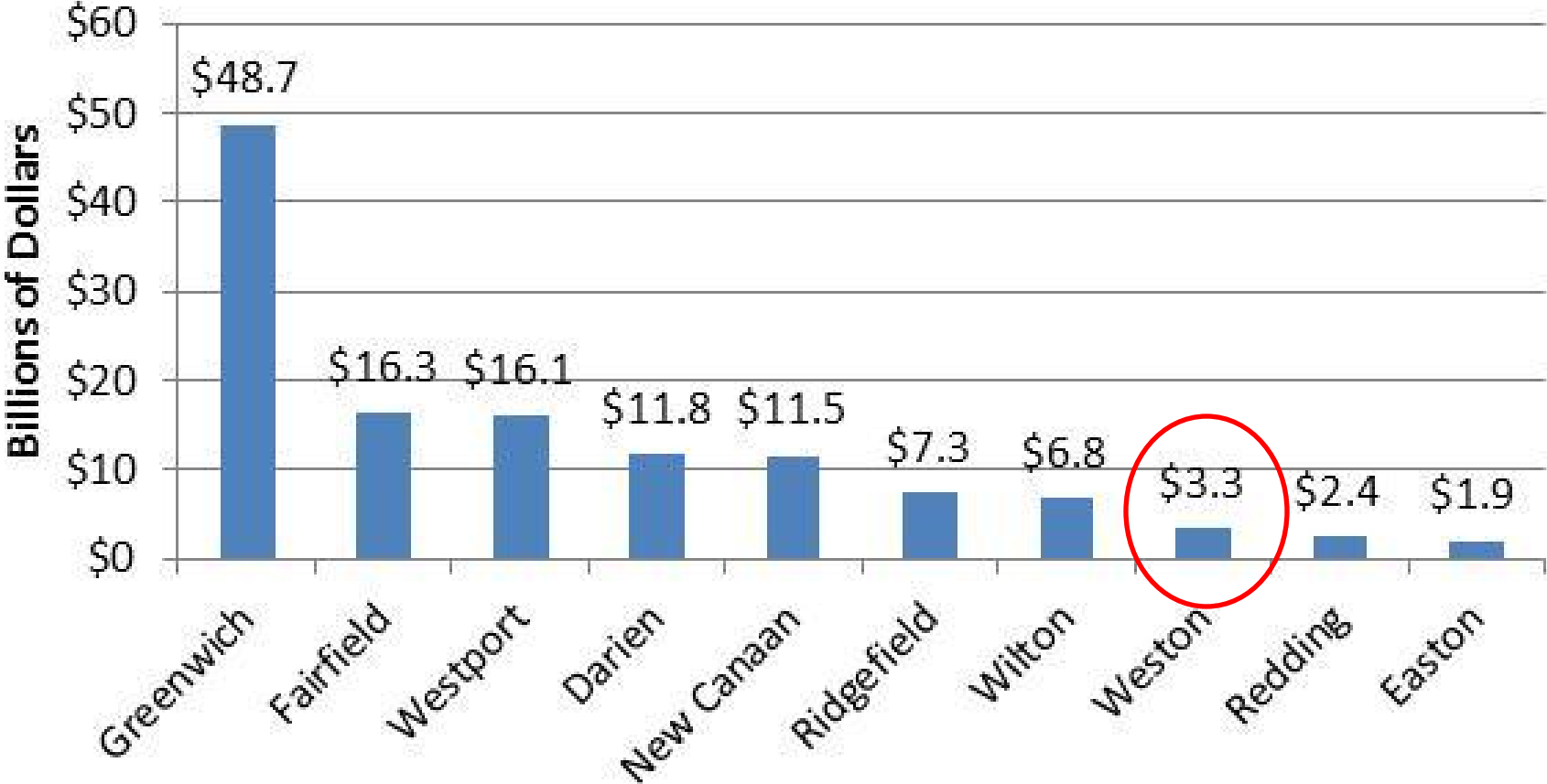
DRAFT

Statistics Package

Town of Weston, CT
Strategic Planning Committee

January 6, 2016

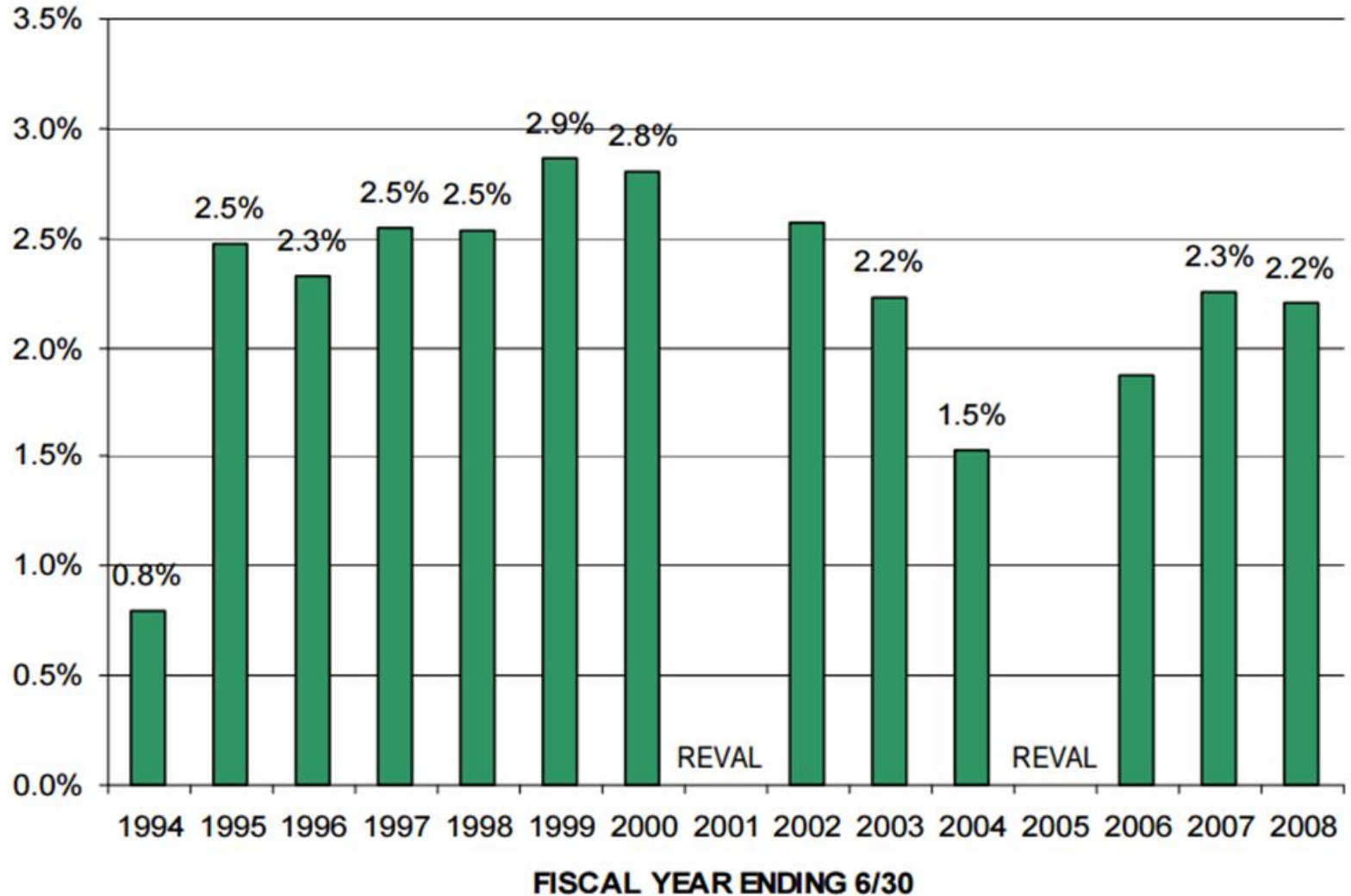
2013 Equalized Grand Lists



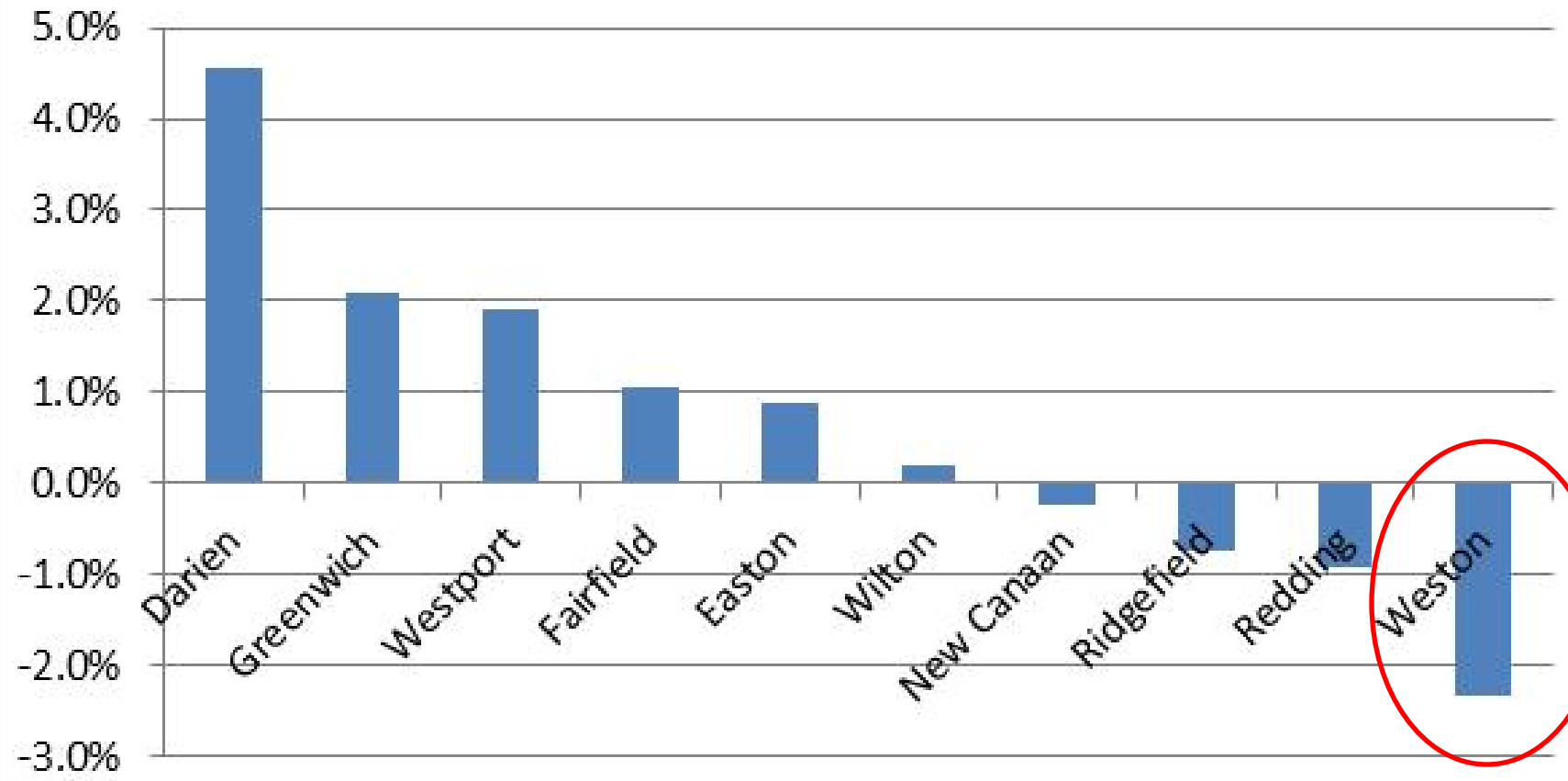
HISTORY OF GRAND LIST GROWTH

(with % annual increases)

% INCREASE



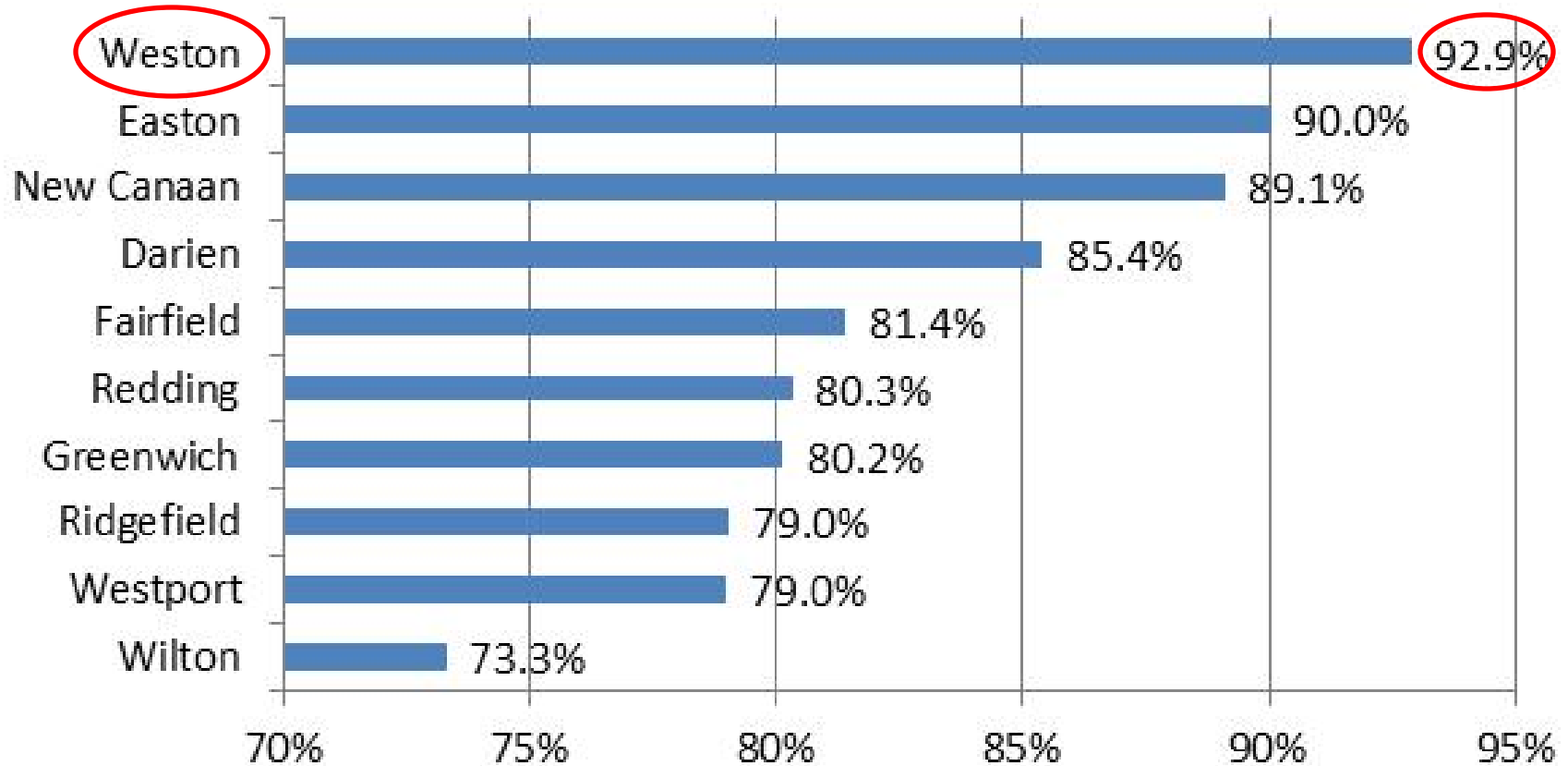
2008 - 2013 5 Eq. GL Growth Rates



GRAND LIST 2008-2013 (\$ billions)

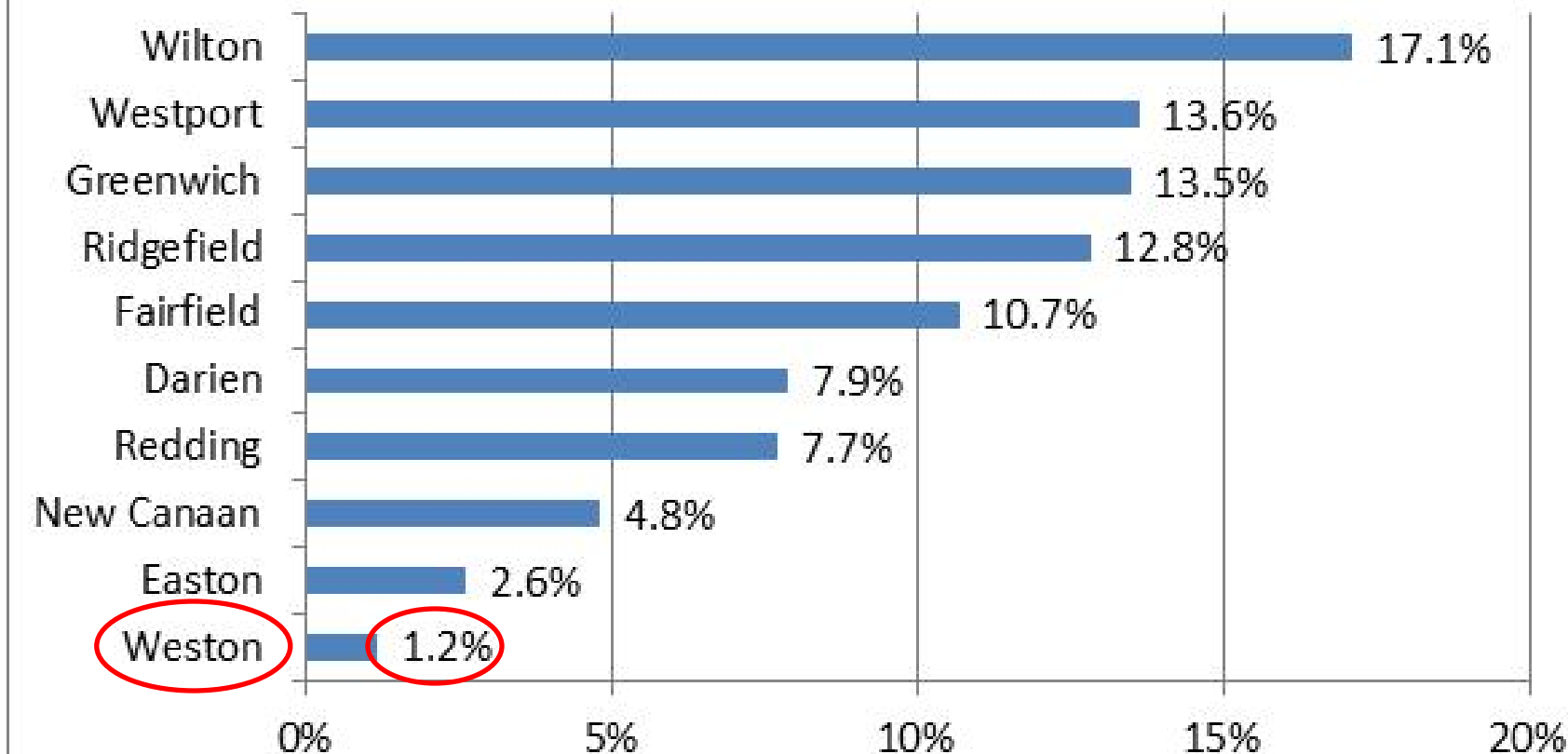
Select Towns	2008	2009	2010	2011	2012	2013	5 yr. growth
Darien	\$ 9.4	\$ 11.7	\$ 11.5	\$ 11.5	\$ 12.5	\$ 11.8	4.6%
Greenwich	\$ 44.0	\$ 44.0	\$ 43.4	\$ 42.3	\$ 45.6	\$ 48.7	2.1%
Westport	\$ 14.6	\$ 14.7	\$ 13.6	\$ 14.3	\$ 14.8	\$ 16.1	1.9%
Fairfield	\$ 15.5	\$ 14.8	\$ 15.4	\$ 15.5	\$ 16.1	\$ 16.3	1.0%
Easton	\$ 1.8	\$ 1.9	\$ 1.9	\$ 1.9	\$ 1.9	\$ 1.9	0.9%
Wilton	\$ 6.7	\$ 6.3	\$ 6.3	\$ 6.1	\$ 6.1	\$ 6.8	0.2%
New Canaan	\$ 11.6	\$ 10.8	\$ 10.9	\$ 11.4	\$ 11.4	\$ 11.5	-0.3%
Ridgefield	\$ 7.6	\$ 7.2	\$ 7.1	\$ 6.9	\$ 6.6	\$ 7.3	-0.7%
Redding	\$ 2.5	\$ 2.4	\$ 2.4	\$ 2.3	\$ 2.3	\$ 2.4	-0.9%
Weston	\$ 3.7	\$ 3.5	\$ 3.6	\$ 3.4	\$ 3.6	\$ 3.3	-2.3%

Residential Equalized as % Grand List



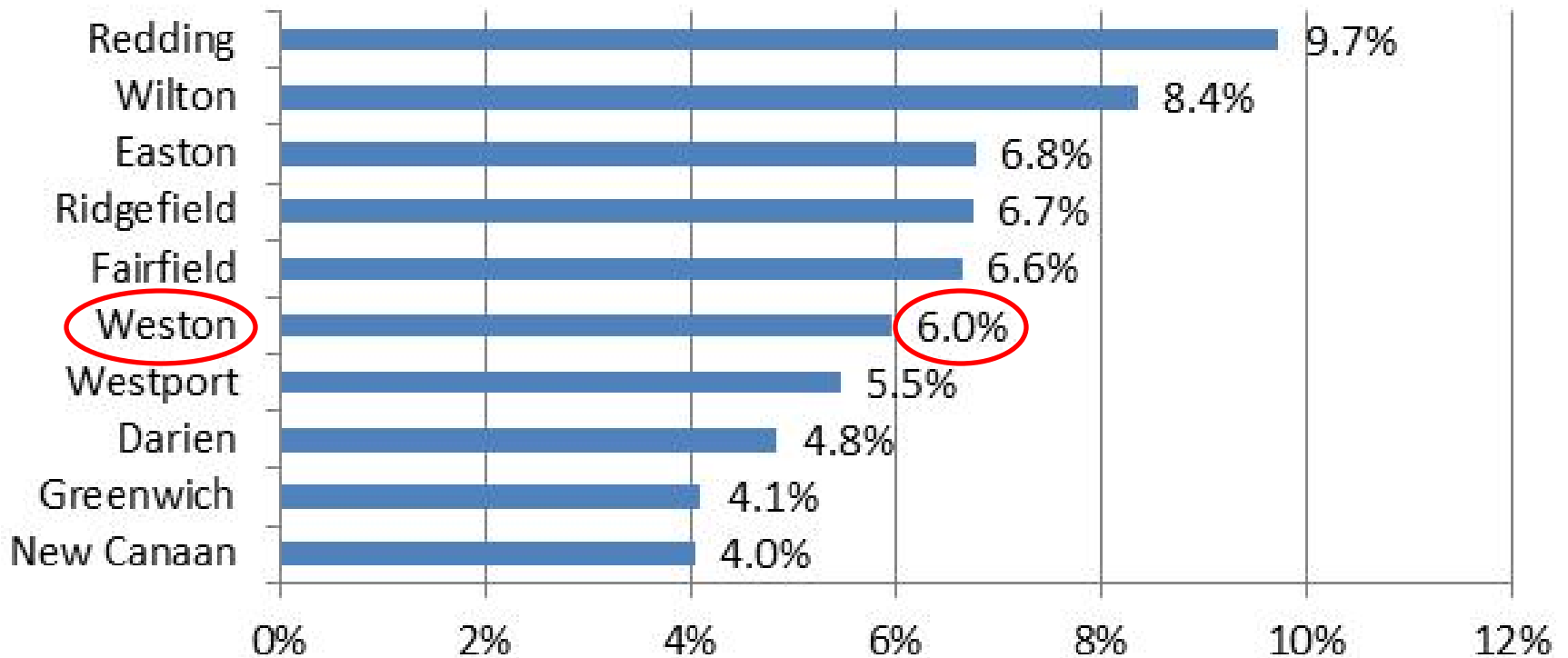
Source: CT Office of Policy & Management, 2013 Equalized Net Grand List

CIP Equalized as % Grand List



Source: CT Office of Policy & Management, 2013 Equalized Net Grand List

Personal Property Equalized as % Grand List



Source: CT Office of Policy & Management, 2013 Equalized Net Grand List

What does it take to create a 10% shift in tax burden to commercial property?

<i>Algorithm</i>	Description	Residential % of GL Mix
(a)	Weston	92.9%
(b)	Wilton	73.3%
(c)	Mid-Point	83.1%
(d) = (a) - (c)	Difference	9.8%

Implied Commercial Investment Analysis		
	Weston 2013	
(e)	Equalized GL	\$ 3,325,816,654
	Implied GL	
(f) = (e) x (d)	Investment	\$ 325,609,910

Each 1% change in Eq. GL = \$3.3 million