



Department of Assessment
Town of Bloomfield
800 Bloomfield Avenue
Bloomfield Connecticut 06002
Tel. 860.769.3530
Fax 860.243.4302
www.bloomfieldct.org

TOWN OF BLOOMFIELD
ABSTRACT OF ASSESSMENTS ON THE FIRST DAY OF OCTOBER 2024

	TOTAL RECORDS	GROSS ASSESSMENT	EXEMPTIONS	NET ASSESSMENT
REAL ESTATE	8,542	\$ 2,801,005,770	\$ 83,643,043	\$ 2,717,362,727
PERSONAL PROPERTY	1,573	625,915,420	174,363,171	451,552,249
MOTOR VEHICLES	19,240	221,606,090	7,937,940	213,668,150
TOTAL TAXABLE	29,028	\$ 3,648,527,280	\$ 265,944,154	\$ 3,382,583,126

TAX EXEMPT REAL ESTATE 327 \$ 440,416,130 \$ 440,416,130 \$ -

I, Vincentia Midodzi, Assessor, CCMA II for the Town of Bloomfield, do solemnly swear or solemnly and sincerely affirm as the case may be, that I verily believe that all the lists, and abstracts of said Town for the year Grand List Year 2024 are made and perfected according to law; so help me God or upon penalty of perjury.

Vincentia Midodzi, CCMA II

Subscribed and sworn this 30st day of January 2025.

STATE OF CONNECTICUT)

SS BLOOMFIELD _____

COUNTY OF HARTFORD)

Personally appeared, Vincentia Midodzi, signer and sealer of the foregoing, acknowledges the same to be her free act and deed, and certifies the foregoing is true and correct to the best of her knowledge and belief.

Anna Posniak
Town Clerk



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Date: January 28, 2025

Re: 2024 REVALUATION GRAND LIST SUMMARY

The 2024 Grand List was completed and signed on January 30, 2025. The revalued net taxable assessed value of \$3,382,583,126 is an increase of 30.1% over 2023 Grand List value of \$2,600,137,447. The Grand List as filed is subject to adjustment by the Board of Assessment Appeals during their March hearings, appeals to be brought to the Superior Court of the State of Connecticut and other lawful adjustments.

A summary of the dollar and percentage changes from 2023 to 2024 Grand List by each property class is listed below. The overall growth of 30.1% to the 2024 taxable Grand List can be attributed to the revaluation mandated by State law. The last Town wide revaluation in 2019 attributed a growth of 10.32% to the 2019 Grand List.

NET ASSESSMENT GRAND LIST SUMMARY

Property Class	2024	2023	\$ Change	% Change
Real Estate	\$ 2,717,362,727	\$ 1,946,903,343	\$ 770,459,384	+ 39.6%
Personal Property	451,552,249	423,796,755	27,755,494	+ 6.5%
Motor Vehicle	213,668,150	229,437,349	(15,769,199)	- (6.9%)
Net Grand List	\$ 3,382,583,126	\$ 2,600,137,447	\$ 782,445,679	+ 30.1%



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Real Estate:

The 2024 revalued real estate list saw an average assessment increase in residential properties of 53% over the previous year's assessment, while commercial/industrial properties were 32%. The aggregate assessment change was 43%. This was before informal hearings were scheduled. A total of 321 hearings were scheduled, 204 residential and 117 for commercial and industrial properties.

Minimal change was made during the informal hearings for residential properties therefore, the assessment increase over previous year's assessment was still 53%. For commercial/industrial, changes made during informal hearings reduced the average assessment increase over the previous year's assessment from 32% to 27%. The overall aggregate assessment changed from 43% to 41%.

While real estate sales showed strong market appreciation, there was a 4% reduction in assessment increase of commercial/industrial to the taxable Grand List, compared to previous year commercial/industrial assessment to the taxable Grand List. This has resulted in a shift of tax burden of 4% from commercial/industrial properties to residential properties. For the 2019 revaluation, the shift in tax burden was 4%, but from residential to commercial/industrial properties.

The Statistical analysis of Bloomfield's October 1st, 2024, Grand List meets all the measures of the Performance-Based Revaluation Standards as required by statute and to be filed with Office of Policy Management.

Personal Property: The positive change of 6.5% in personal property was mainly due to assets reported by new business added to the 2024 Grand List. There was also a 10% increase in 2024 personal property assessment for the Top 10 Taxpayer accounts. Connecticut Light and Power Co. added \$20 million in assets. As new commercial project come to Town, we can anticipate nominal growth in the personal property.



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Motor Vehicle: The Motor Vehicle (MV) list decreased by almost 7%. This decrease can be attributed to the new methodology of valuation effective for the 2024 GL year. MV's are to be valued using Manufacturer's Suggested Retail prices (MSRP) and then depreciated on a schedule pursuant to CGS sec 12-63 before 70% applied for the assessment. Prior years the MV list were valued using Clean Retail values in the J.D Power Official Used Car Guide and then 70% applied for assessment.

In addition, any snowmobiles, all-terrain vehicles (ATV) and residential utility trailers, exclusively for personal use, were exempt effective on the 2024 Grand List. All of these were taxable on the previous Grand List.

Remaining Real Estate Abatements:

1. Heirloom flat at 700 Bloomfield Avenue
2. Tellus CT LLC at 713 Bloomfield Avenue
3. Tellus CT LLC at 20 Jerome Ave (Yet to start)
4. CIGNA at 900 Cottage Grove Road



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TOWN OF BLOOMFIELD
OCTOBER 1,2024
COMBINED TOP FIFTEEN TAXPAYERS

OWNER	NET ASSESSMENT
CONNECTICUT LIGHT & POWER CO	\$ 157,401,450
CIGNA HEALTH & LIFE INS CO	53,662,327
TRADER JOES EAST INC	53,455,150
HG CONN REALTY CORPORATION	53,200,000
CHURCH HOME OF HARTFORD INC	48,447,400
AMCAP COPACO II LLC	41,936,090
BLOOMFIELD OWNER LLC ET AL	41,705,930
BLOOMFIELD PROPERTIES LLC	41,281,240
CT BLOOMFIELD DEVELOPERS LLC	34,465,620
HOMEGOODS INC	33,699,970
PEPPERIDGE FARM INC	24,623,733
DUNCASTER INC	23,624,110
JOLLEY 2 LLC	22,312,370
T-MOBILE NORTHEAST LLC	21,567,280
PAR ARBORS LLC	20,927,660
TOTALS	\$ 672,310,330