



Regular Meeting of the Zoning Subcommittee

Tuesday, May 02, 2017

7:00 PM

**Council Chambers, City Hall, 2nd Floor, 27 West Main Street,
New Britain, Connecticut**

NOTICE - A regular meeting will be held on Tuesday evening, May 2, 2017, for the Common Council Zoning Subcommittee at 7:00 PM, in Council Chambers, City Hall, 27 West Main Street, New Britain, Connecticut.

CALL TO ORDER

READING OF THE ROLL

AGENDA

1. Resolution No. 33542 Proposed amendment to the Zoning Ordinances to delete subsection 30-20-630, the definition of "rooming house", and insert new text to make the definition consistent with the definition in Sec. 13-18 of the City of New Britain Code of Ordinances.
[Resolution No. 33542-5](#)
[Petition No. 33542](#)

TABLED ITEMS

1. Resolution No. 33768 Creation of the New Britain Downtown Tax Increment Financing District and adopting Downtown Tax Increment Financing District Master Plan for the district.
[Resolution No. 33768](#)
[TIF Master Plan Final](#)
[2017 TIF Final List and 10 Percent Test](#)
2. Petition No. 33321 Ibrahim Abbas, of BBC Auto Repair LLC, seeks granting of a certificate of location approval to allow a motor vehicle dealer's license for property at 50 St. Clair Avenue.

ADJOURNMENT

RESOLUTION

Item No. 33542-5

RE:

To Her Honor, the Mayor, and the Common Council of the City of New Britain:
the undersigned beg leave to recommend the adoption of the following:

WHEREAS: The Zoning Subcommittee having held public hearings and at a regular meeting on Tuesday, April 4, 2017, by majority vote, accepted and referred to the Common Council with a neutral recommendation Petition No. 33542; and

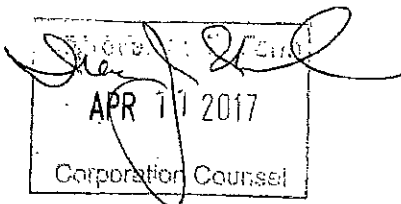
WHEREAS: Petition No. 33542 amends the zoning ordinances to delete existing subsection 30-20-630, the definition of "rooming house" and insert new text to make the definition consistent with the definition of rooming house in Section 13-18 of the City of New Britain Code of Ordinances. (Inserted text appears in underline; deleted text appears in ~~strikethrough~~):

~~30-20-630 ROOMING HOUSE. A private dwelling in which at least three (3) but not more than five (5) rooms are offered for rent, payable in money and or other consideration, whether or not table board is furnished to roomers, and in which a transients are accommodated and no public restaurant is maintained.~~

30-20-630 Rooming house shall mean any dwelling, other than a hotel or motel, or that part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to five (5) or more persons who are not members of a single family.

30-20-635 Rooming unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

NOW, THEREFORE BE IT RESOLVED that the Common Council as the Zoning Authority of the City of New Britain, approve the recommendation of the Zoning Subcommittee and appropriate action take place to grant said approval as recommended.



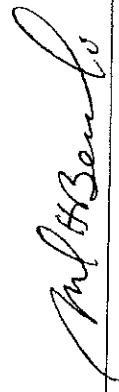

Alderman Christopher Polkowski

No. 33542-5 Rec'd 04/12/2017
(Above For Town Clerk's Use Only)

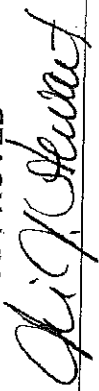
RESOLUTION

Re: AMENDING THE ZONING ORDINANCES TO
MAKE THE DEFINITION OF "ROOMING HOUSE"
CONSISTENT WITH THE DEFINITION IN SEC.13-18
OF THE NEW BRITAIN CODE OF ORDINANCES

Ald. Polkowski moved to accept and refer
back to the Committee on Planning, Zoning
and Housing, seconded by Ald. Smedley.
So voted.



City Clerk

APPROVED


Mayor
April 13, 2017



CITY CLERK'S OFFICE
NEW BRITAIN, CONN



Mr _____

Your attention is called to the following petition received by the Common Council at its meeting held Wednesday Evening, June 22, 2016, and referred to The City Plan Commission and the Zoning Committee.

33542

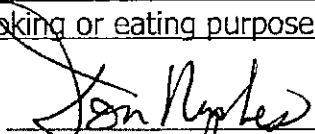
To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

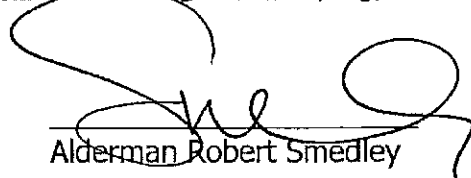
To amend the zoning ordinances to delete existing subsection 30-20-630, the definition of "rooming house" and insert new text to make the definition consistent with the definition of rooming house in Section 13-18 of the City of New Britain Code of Ordinances. **(Inserted text appears in underline; deleted text appears in strikethrough):**

~~**30-20-630** ROOMING HOUSE. A private dwelling in which at least three (3) but not more than five (5) rooms are offered for rent, payable in money and or other consideration, whether or not table board is furnished to roomers, and in which a transients are accommodated and no public restaurant is maintained.~~

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30-20-635 Rooming unit shall mean any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.


Alderman Don Naples


Alderman Robert Smedley



RESOLUTION

Item #: **33768** RE: **AUTHORIZING CREATION OF THE NEW BRITAIN DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND ADOPTING DOWNTOWN TAX INCREMENT FINANCING DISTRICT MASTER PLAN FOR THE DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain:

The undersigned beg leave to recommend the adoption of the following:

WHEREAS, Public Act No. 15-57 (the "Act") authorizes municipalities in Connecticut to create tax increment financing ("TIF") districts for the purpose of incentivizing economic development and infrastructure, and supporting employment, housing, economic growth and other projects; and

WHEREAS, the proposed district, to be known as the New Britain Downtown Tax Increment Financing District (the "District"), will be created pursuant to the Act and the New Britain Downtown Tax Increment Financing District Master Plan attached hereto as Exhibit A (the "District Master Plan"), which details the creation, structure, development, financing, operation and maintenance of the District; and

WHEREAS, pursuant to the District Master Plan, the City of New Britain (the "City") will capture fifty percent (50%) of the future increased assessed property values within the District for an anticipated term of 30 years and utilize up to one hundred percent (100%) of the real property tax revenues generated from such increased property values, along with private funds, to fund infrastructure improvements, economic development programs, telecommunications infrastructure, traffic and road improvements, streetscaping and administrative costs; and

WHEREAS, the City is in need of economic development and infrastructure improvements in the City's greater downtown area; and

WHEREAS, there is a need to provide continuing employment opportunities for the citizens of New Britain and the surrounding region; to improve and broaden the tax base in the City; and to improve the economy of the City and the State of Connecticut; and

WHEREAS, a portion of the real property within the proposed District (i) is in a substandard, insanitary, deteriorated, deteriorating or blighted area; (ii) is in need of rehabilitation, redevelopment or conservation work; or (iii) is suitable for industrial, commercial, residential, mixed-use or retail uses, downtown development or transit-oriented development; and

WHEREAS, as shown in Section I.B.5 of the District Master Plan, the original assessed value of the taxable property within the District does not exceed ten percent (10%) of the total value of taxable property within the City as of October 1, 2016; and

WHEREAS, the creation of the District will help to provide continued employment for the citizens of the City and the surrounding region; to improve and broaden the tax base in the City; and to contribute to the economic growth and well-being of the City and the State of Connecticut; and

WHEREAS, the establishment of the District would not be in conflict with the City's Charter; and

WHEREAS, the District Master Plan was transmitted to, and a study of the District Master Plan and a written advisory opinion as required by the Act was requested from, the City Plan Commission at least 90 days prior to the authorization and the establishment of the District; and

WHEREAS, the City Council has held a public hearing on the proposal to establish the District in accordance with the requirements of the Act, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and

WHEREAS, the City Council has considered the comments provided at the public hearing, both for and against the District.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN AS FOLLOWS:

Section 1. The City hereby finds and determines that:

(a) The City is in need of economic development and infrastructure improvements in the City's greater downtown area; and

(b) The designation of the District and pursuit of the District Master Plan will generate substantial economic benefits for the City and its residents, will contribute to the economic growth and well-being of the City and will be to the betterment of the health, welfare and safety of the inhabitants of the City. The Common Council has considered all evidence presented to the Council, if any, with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the designation of the District and adoption of the District Master Plan.

Section 2. The Common Council of the City of New Britain hereby authorizes creation of the New Britain Downtown Tax Increment Financing District, the boundaries of which are included in the District Master Plan, and adopts the New Britain Downtown Tax Increment Financing District Master Plan attached hereto as Exhibit A.

Section 3. The Common Council of the City of New Britain hereby authorizes that fifty percent (50%) of the future increased assessed property values within the District shall be retained as captured assessed value in accordance with the District Master Plan and up to one hundred percent (100%) of the real property tax revenues generated from such captured assessed value may be used to fund the various costs and improvements set forth in the District Master Plan.

Section 4. The Mayor of the City of New Britain is hereby authorized and directed to enter into, in the name and on behalf of the City, such credit enhancement agreements as may be contemplated by the District Master Plan with such developers as may fall within the scope and policies outlined in the District Master Plan, such agreements to be in such form and to contain such terms and provisions, not inconsistent with the District Master Plan, as the Common Council of the City of New Britain may approve.

Section 5. The District Master Plan may be amended from time to time by the Common Council of the City.


Alderman Jamie Giantonio

Exhibit A

33768

No. _____ Rec'd 02/08/2017
(Above For Town Clerk's Use Only)

RESOLUTION

Re: PROPOSED TAX INCREMENT FINANCING
DISTRICT AND MASTER PLAN FOR THE
DISTRICT

Ald. Giantonio moved to accept and refer the
Zoning Committee and the City Plan Commission,
seconded by Ald. Salerno. So voted.

M. J. Belmont
City Clerk.

APPROVED
Michael J. Stewart
Mayor
February 9, 2017

New Britain, CT

Final – 03/30/2017



March, 2017

City of New Britain, Connecticut

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Introduction

The City of New Britain (the “City”) shall designate the New Britain Downtown Tax Increment Financing District (the “District”) and adopt this District Master Plan (the “District Master Plan”) for the District to help revitalize the City’s downtown and support employment, housing, and economic growth in the City.

Public Act No. 15-57 authorizes municipalities in Connecticut to create tax increment financing (TIF) districts for the purposes of economic development. A TIF District has a defined boundary and includes public and private real property. A TIF District allows the City to designate future incremental real property tax revenues from the properties in district to support economic development within the District, and in some cases beyond. That is, the TIF District only captures property tax revenue on any increases in assessed value above the assessed value at the time the District is created.

The City of New Britain recognizes that TIF is an effective tool for economic development and seeks to use TIF to revitalize downtown New Britain. The TIF District Master Plan contained in this document outlines the City’s intended uses of TIF revenues and includes the administrative details of the District terms and how the District will be operated.

I. District Master Plan

A. District Master Plan Narrative

This District Master Plan is structured and proposed pursuant to Public Act No. 15-57 (the “TIF Statute”). The City’s designation of the District combined with the adoption of this District Master Plan create a single municipal TIF district in order to capture some or all of the value of the real property improvements made within the District, and enable the dedication of resulting incremental real property tax revenues for specified purposes to support private investment and related municipal economic development projects and programs.

Under this District Master Plan, the City shall capture fifty percent (50%) of the increased property assessed value located in the District for a total of up to thirty (30) years. The City shall retain up to one hundred percent (100%) of the real property tax revenues generated by the captured assessed value (the “TIF Revenues”) to fund infrastructure improvements, economic development programs, administrative costs, and other uses as further described in Table 1 herein. The City reserves the right to consider credit enhancement agreements and other related financing mechanisms to support private investment of up to the full term of the District and up to one hundred percent (100%) of the TIF Revenues. Such future credit enhancement agreements would require an applicant to go through the CEA approval process outlined in [Exhibit H](#).

By adopting this District Master Plan, the City will support economic development in the City of New Britain and its downtown by improving the City’s infrastructure and by providing opportunities for credit enhancement arrangements between the City and developers, businesses, or property owners.

In designating the District and adopting this District Master Plan, the City seeks to accomplish the following goals:

- Maintain existing tax base
- Enjoy enhanced future tax revenues generated by new development within the District
- Create long-term, stable employment opportunities for area residents.
- Support an economically thriving downtown
- Create housing opportunities in the downtown area

B. The TIF District

1. Boundaries and Description of District

The TIF district will encompass approximately 278 acres in the downtown area of New Britain, Connecticut. The area within the district represents a combination of both public and private structures and land including governmental, retail, residential, non-profit, and other commercial property. The downtown area within the district is integral to the vitality of the City's economy.

A tax map delineating the properties in the tax increment financing district is attached as [Exhibit A](#).

3. Duration of the Program

The City of New Britain Downtown Tax Increment Financing District will begin upon approval by the City and will continue for a total of thirty (30) years.

4. Certification of Original Assessed Value

The Original Assessed Value ("OAV") of the District was \$122,560,330 as of October 1, 2016.¹ The Assessor's Certificate of Original Assessed Value is included as [Exhibit B](#). Statutory Requirements

The original assessed value of the tax increment district plus the original assessed value of all existing tax increment districts within the municipality may not exceed ten per cent (10%) of the total value of taxable real property within the municipality as of October first of the year immediately preceding the establishment of the tax increment district, per Public Act No. 15-57.

The City of New Britain does not have any pre-existing TIF Districts. Therefore, the OAV of proposed and existing TIF Districts in the City of New Britain (taxable real property) represents 5.92% of the total taxable property in the City as of October 1, 2016.

OAV Requirement - City of New Britain	
OAV Proposed District (Taxable Real Property)	\$122,560,330
OAV Existing TIF Districts (Taxable Real Property)	\$0
OCTOBER 1, 2016 Gross Taxable Real Estate Grand List	\$2,069,600,791
Total OAV within TIF"s as % of All Gross Taxable Real Estate Grand List	5.92%

C. Public Facilities, Improvements, and Programs to be Added or Financed

The City intends to use TIF Revenues from the TIF District to finance some or all of the costs of public improvement projects and future economic development programs and initiatives, which collectively will improve the City's Downtown economy. Anticipated City projects and programs are described in Table 1 below; such costs being authorized as project costs as defined under the TIF Statute. In addition to the public facilities, improvements, and programs listed in Table 1, the City may, subject to the requirements in the paragraph below, finance other public facilities, improvements and programs relating to the District as permitted by the TIF Statute.

¹ Original Assessed Value means the assessed value of all taxable real property within a tax increment district as of October first of the tax year preceding the year in which the tax increment district was established by the legislative body of a municipality. It does not include real property parcels that are exempt in their entirety.

While this District Master Plan lists particular projects, the District Master Plan shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the City to completing any particular project.

Table 1 City of New Britain Downtown TIF District Project Costs			
Project/Program/Category	Description	Estimated Cost	Document Reference
Land Development and Acquisition	Land development and acquisition in the downtown area. Includes site preparation and relocation costs.	\$1 million	TOD Master Plan
Public Facilities	City Hall, BOE, Parking Garages, Surface Parking Lots	\$200,000	TOD Master Plan, Street Scope, P3 Study
Improvements to City Property, Public Spaces, and Parks	For purposes related to the physical improvement of the downtown and equipment related to maintenance and upkeep.	\$300,000	Street Scope Plan
Streetscape Improvements	To fund continued implementation of the City's streetscape plan including, but not limited to, sidewalks, bike paths, bike lanes, street furniture, landscaping, etc.	\$500,000	Street Scope Master Plan
Building Improvements	Establish Façade Improvements matching grant program to support private sector investment	\$1 Million	Downtown District Master Plan
Infrastructure Improvements	Where appropriate, construction of public water, sewer, telecommunications and power systems to leverage private sector investment and job creation	\$300,000	
Administration	Staff time for TIF administration and consultant services in support of TIF administration	\$150,000	TIF Plan
Traffic Improvements	Implement traffic calming measures and improved traffic signalization.	\$250,000	Street Scope Master Plan

Road Improvements	Improve and maintain roads and streets that form the transportation routes most directly impacted by the creation of the District. Road construction and paving improvements within the TIF District, including but not limited to engineering and design work, sidewalk and pedestrian crossing safety improvements, culvert repair, and catch basin and storm water infrastructure work	\$500,000	Pavement Management Program
Small Business Revolving Loan Fund	A revolving loan fund program to support business growth and expansion in the city's downtown area.	\$750,000	DMD, Economic Development Tool Kit
Employment Training Program for Residents	Administrative	\$100,000	
Public Transit	Bus shelters and transportation amenities such as transit vehicles, bus shelters/benches, and other transit-related equipment/infrastructure	\$200,000	CCRCOG Transit Study
Economic Development Studies	Economic development studies including planning, market analysis, marketing, feasibility, and associated consulting fees.	\$500,000	
Telecommunications Infrastructure	Broadband, wireless, fiber infrastructure and business Wi-Fi network in the downtown area.	\$250,000	
Environmental Remediation	Testing and Remediation	\$1 Million	State Brownfield List, Rte. 72 Study
Other Economic Development Projects and Programs	Any other projects or programs deemed important for the economic development and improvement within the district, subject to the eligibility requirements of Public Act No. 15-57	\$1 Million	

D. Development within TIF District to be Financed: Credit Enhancement Agreements (CEAs)

In addition to public improvements, the City may support certain industrial, commercial, residential, mixed-use or retail improvements, downtown development or transit-oriented development within District by using TIF revenues. The City's preferred method of providing assistance to a property owners and developers of property within the district is through Credit Enhancement Agreements.

The City of New Britain may use a portion of incremental captured revenues to enter into Credit Enhancement Agreements with private parties. CEAs are a tool to incentivize desirable development projects, which would otherwise not occur because they would be financially infeasible. The City reserves the right to negotiate CEAs individually with property owners or developers of any properties within the District. CEAs may provide a reimbursement of up to 100% of the incremental real property tax revenue produced from the captured assessed value on the particular property, and up to the full term of the District. Under any CEA, the City's obligation to make a periodic payment under the CEA will only arise to the extent the City receives incremental real property tax revenue based on positive captured assessed value of the particular property during the appropriate period. In other words, in any CEA, the City shall not obligate itself to make fixed payments without receiving incremental tax revenues nor shall it be obligated to make payments if there is no increased assessed value.

The City's Credit Enhancement Agreement Policy is attached as [Exhibit G](#).

III. Financial Plan

A. Financial Characteristics

The Original Assessed Value (OAV) of the real property in the District was \$122,560,330 as of October 1, 2016. Please see the Assessor's certificate of the original assessed value attached as Exhibit B. The City shall capture fifty percent (50%) of the increased assessed value of the real property located within the District for the duration of the 30-year term of the District. The TIF Revenues so collected will fund and/or contribute to the funding of the approved projects, including each of the projects described in Table 1. Throughout the term of the District, the increased assessed value shall always be calculated based on the OAV. Decreases in the captured assessed value shall not obligate the City to make up any shortfalls in TIF Revenues. All assessed real property value captured in the District will be added to the general tax rolls at the end of the District's term.

B. Cost Estimates for Public Improvements and Developments Anticipated

Cost estimates for public improvements and private developments are provided in Table 1.

C. Financing Structure and Maximum Public Indebtedness

The City does not anticipate incurring any debt at this time but reserves the right to incur debt to facilitate, in part or in whole, any of the aforementioned projects within the District Master Plan.

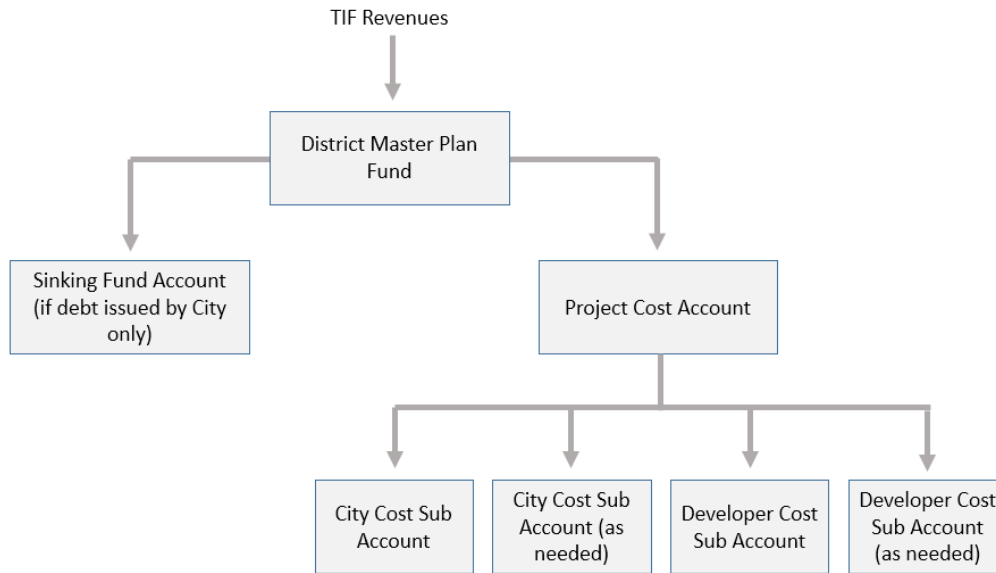
The Plan requires establishment of a District Master Plan Fund. Over the thirty (30) year TIF term, the Plan provides that the City shall capture fifty percent (50%) of the increased real property assessed value located in the District. One hundred percent (100%) of the real property tax revenues from the captured assessed value will be deposited in the District Master Plan Fund.

The District Master Plan Fund will include (1) a Project Cost account that is pledged to and charged with the payment of project costs that are outlined in the financial plan; and (2) in the event that the City issues any indebtedness secured by TIF revenues in accordance with the Act, the City will establish a Development Sinking Account to be used to satisfy all annual debt service on the indebtedness issued to finance the City improvements.

The Project Cost account shall consist of one or more City cost sub account (the "City Cost Sub Account") pledged to and charged with the payment of costs of the City's project costs and one or more Developer cost sub accounts (the "Developer Cost Sub Account") pledged to and charged with payment of the costs of reimbursement consistent with each approved Credit Enhancement Agreement, if any.

TIF revenues allocated to the City will be deposited into the Development Sinking account to finance the costs for the improvements undertaken by the City, in the event that the City issues any municipal debt, and otherwise to the City Cost Sub Account to finance such costs directly.

The diagram below details the structure of the District Master Plan fund and is provided for illustrative purposes only.



Should the City choose to enter into Credit Enhancement Agreements between the City and any developer or property owner, payments to the developer or property owner will be made from the Developer’s Cost Sub Account. In any fiscal year, payments under the Credit Enhancement Agreements will be made periodically following payment of the associated property taxes on the Developer’s or property owner’s project. Under any Credit Enhancement Agreement, the City’s obligation to make a periodic payment under the Credit Enhancement Agreement will only arise to the extent the City receives incremental real property tax revenue based on positive captured assessed value of the particular property during the appropriate period. In other words, in any Credit Enhancement Agreement, the City shall not obligate itself to make fixed payments without receiving incremental tax revenues nor shall it be obligated to make payments if there is no increased assessed value.

The City reserves the right to make transfers between District Master Plan accounts as required, provided that the transfers do not result in a balance in the District Master Plan Sinking Fund account that is insufficient to cover the annual obligations of that account.

Expenditures of TIF Revenues, other than for CEAs, will be included and approved as part of the City’s annual Capital Projects Budget. Expenditures for public facilities, improvements, and Programs (i.e., any expenditures of TIF Revenues for purposes other than CEAs) will be made only after the City meets its obligations of any CEAs and any debt obligations that are secured by TIF revenues.

D. Sources of Revenues

The primary source of revenue to implement the District Master Plan is incremental revenues generated by the property tax. The preferred method for incentivizing developers or property owners for private investments leading to improvements or expansions to real property will be Credit Enhancement Agreements. Other sources of revenues that may be used to fund projects and programs in Table 1 include, but are not limited to, state and federal grants.

F. Estimates of Increases in Assessed Values in District

Estimates of the captured assessed values for the TIF district during the life of the District Master Plan are detailed in Exhibit C.

G. Captured Assessed Value & Resulting Tax Increments

Real property tax revenues from fifty percent (50%) of increased assessed value in the TIF District will be applied to the District Master Plan. Any tax revenues not applied to the District Master Plan will be put into the general fund. Throughout the term of the District, the increased assessed value shall always be calculated based on the original assessed value that was calculated at the time the District was created. Decreases in the increased assessed value shall not obligate the City to make up any shortfalls in TIF Revenues.

Upon review and recommendation of the Mayor, the TIF Review Committee, Mayor, and the Finance Committee and approval of the City Council, the City may at any time transfer funds from any account within the District Master Plan Fund that are in excess of funds needed to meet the obligations of any approved debt service, CEA's or other obligations approved as part of the District Master Plan to the general fund.

IV. Operational and Maintenance Plan

1. Public Infrastructure, Facilities, and Other Public Purposes

The City may use a portion of the TIF Revenues to fund certain projects approved within the District, outlined in Table 1 above.

2. Commercial Improvements Financed Through District Master Plan

The City may reimburse a percentage of the TIF Revenues from any particular lot within the District to future developers or property owners through a credit enhancement agreement. Future credit enhancement agreements are authorized through the process detailed in [Exhibit H](#). Such credit enhancement agreements may provide a reimbursement of up to one hundred percent (100%) of the TIF revenue (i.e., revenue generated by the 50% capture of increased assessed value) for up to the full -term of the District (i.e., Agreements will be between 1 and 30 years). Refer to [Appendix H](#) for additional information on credit enhancement agreements.

3. Plan of Operation

Improvements in the TIF District within the public way will at all times be owned by the City of New Britain, or its successors, designees, and assigns, which will be responsible for payments of all maintenance expenses on said improvements, except those State-owned public ways within the TIF District. Improvements made to private properties will be owned and maintained by each individual owner of record. During the term of the District, the Mayor or his or her designee will be responsible for all administrative matters within the purview of the City concerning the implementation and operation of the District.

V. Statutory Requirements

A. Notice of Public Hearing

Attached as [Exhibit D](#) is a copy of the Notice of Public Hearing regarding adoption of the District Master Plan, published in [<publication>](#), a newspaper of general circulation in the City, on [<date>](#), a date at least

10 days prior to the public hearing. The public hearing on the District Master Plan was held on <date>, in accordance with the requirements of P.A. 15-57.

B. Minutes of Public Hearing

Attached as Exhibit E is a copy of the minutes of the public hearing held on <date>, at which time this District Master Plan was discussed by the public.

C. Written Advisory Opinion from Planning Commission

Attached as Exhibit F is a copy of the letter transmitting the District Master Plan to the planning commission and the written advisory opinion from the planning commission that includes a determination on whether the plan is consistent with the plan of conservation and development of the municipality adopted under section 8-23 of the general statutes.

D. City Resolution

Attached as Exhibit G is a copy of the Agenda and Minutes of the City Council meeting approving this District Master Plan, duly called and held on <date>, which is a date at least ninety days beyond the date of the letter transmitting the District Master Plan to the planning commission.

Exhibit A: TIF District Maps

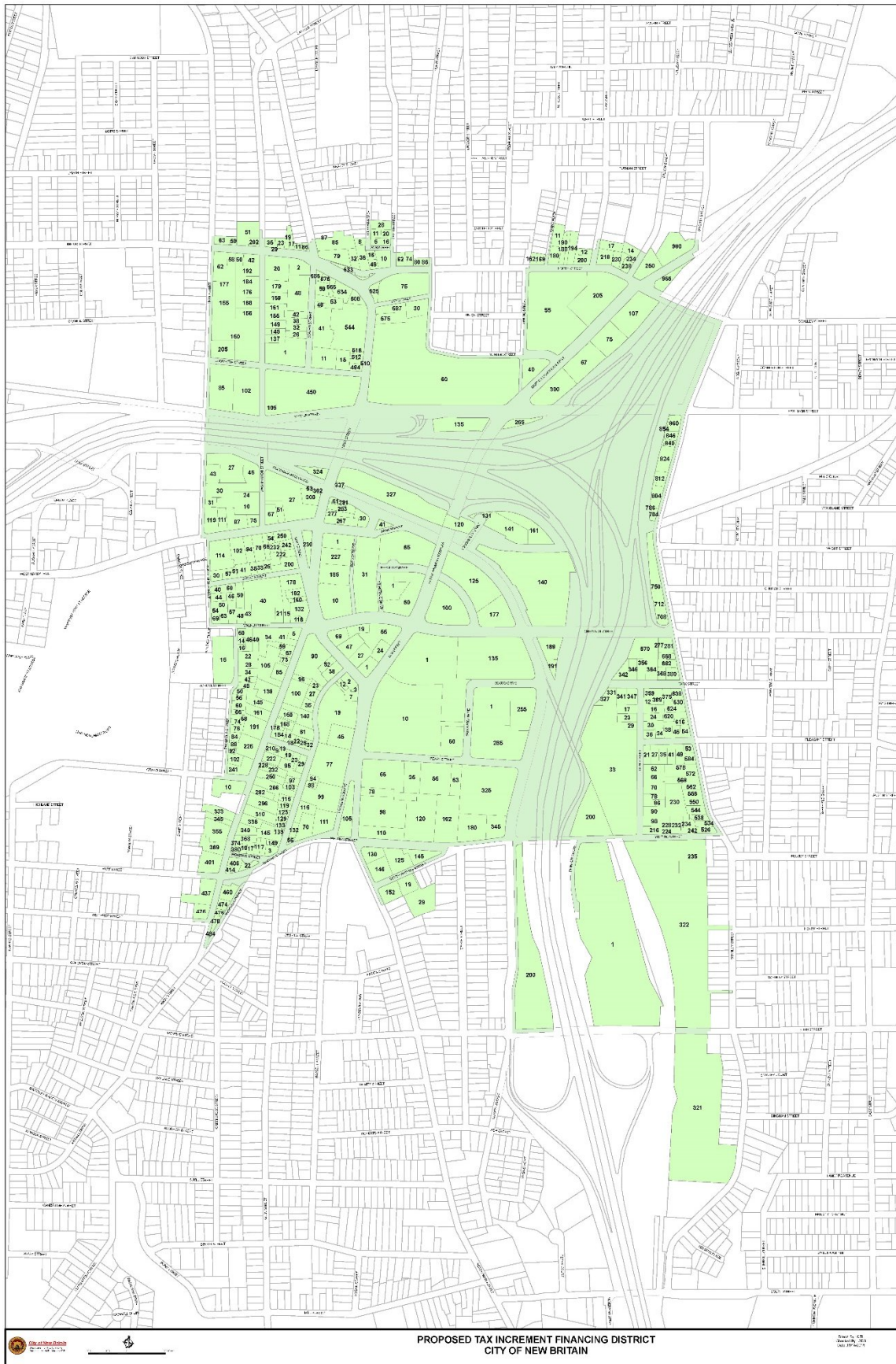


Exhibit B: Assessor's Certificate of Original Assessed Value

ASSESSOR'S CERTIFICATE TAX INCREMENT FINANCE DISTRICT CGS 7-339ee (B) and CGS 7-339gg (b)

In accordance with Sections 7-339ee (B) and 7-339gg of the Connecticut General Statutes, I hereby certify that the total amount of gross taxable assessment of properties located in Tax Increment Finance District of the City of New Britain as established by a vote of the Common Council on _____ does not exceed ten per cent (10%) of the total value of gross taxable real property on the Grand List of October 1, 2016.

The total gross taxable assessment for all real property located in the Tax Increment Finance District of the City of New Britain as of the Grand List of October 1, 2016 equals 122,560,330 which is equal to 5.92% of the total gross taxable assessment of all real property as of the Grand List of October 1, 2016.

Michael T. Konik
City Assessor
May __, 2017

Downtown New Britain TIF District Parcel List

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
1	2,170,000	2,170,000	X	D
35	27,720	-	X	
36	10,850	-	X	
37	140	-	X	
39	18,200	-	X	
40	48,720	-	X	
41	140	-	X	
42	69,790	-	X	
43	260,260	260,260	X	D
44	672,840	672,840	X	D
45	240,030	240,030	X	
46	126,910	126,910	X	
47	160,930	160,930	X	
48	375,060	375,060	X	
49	149,940	-	X	
50	556,010	-	X	
52	210,490	210,490	X	
53	107,800	107,800	X	
54	23,520	-	X	
55	89,740	89,740	X	
56	319,760	319,760	X	
57	30,030	30,030	X	
58	71,400	71,400	X	
59	309,890	309,890	X	
60	216,720	216,720	X	
61	816,970	-	X	
62	196,490	-	X	
63	621,670	-	X	
64	262,080	-	X	
65	208,670	-	X	
66	156,100	156,100	X	
69	271,670	271,670	X	
70	122,500	122,500	X	
71	280,210	280,210	X	
72	427,140	427,140	X	
73	146,090	146,090	X	
74	37,170	-	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
75	12,670	12,670	X	
76	156,030	156,030	X	
77	360,220	360,220	X	
78	151,970	151,970	X	
80	530,250	530,250	X	
82	493,640	493,640	X	
114	47,600	-	X	D
115	733,950	733,950	X	D
116	11,911,550	-	X	D
131	70	-	X	
134	188,440	188,440	X	
135	700,000	700,000	X	
136	453,390	453,390	X	
137	2,170	2,170	X	
138	38,220	38,220	X	
139	106,610	106,610	X	
140	206,920	206,920	X	
141	1,820	-	X	
174	143,150	143,150	X	
191	159,040	-	X	
195	638,050	638,050	X	
197	290,850	290,850	X	
198	1,820	-	X	
200	904,610	-	X	
201	28,700	-	X	
202	61,880	61,880	X	
203	87,150	87,150	X	
204	375,200	375,200	X	
205	204,190	204,190	X	
206	153,090	153,090	X	
207	215,670	215,670	X	
208	348,460	348,460	X	
209	54,810	54,810	X	
330	488,250	488,250	X	
331	229,320	229,320	X	D
333	442,890	442,890	X	D
334	3,380,440	-	X	
335	126,140	126,140	X	
359	43,680	43,680	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
360	19,180	-	X	
374	347,130	347,130	X	
375	76,510	76,510	X	D
376	102,550	102,550	X	D
377	2,660,000	2,660,000	X	D
378	142,380	-	X	D
379	2,700,880	2,700,880	X	
380	1,568,700	1,568,700	X	D
381	668,990	668,990	X	
382	619,500	619,500	X	
383	1,004,360	-	X	
384	421,330	421,330	X	
423	45,640	45,640	X	D
424	1,470	-	X	
426	234,920	234,920	X	D
427	169,820	169,820	X	D
428	186,340	186,340	X	D
429	680,260	680,260	X	
430	45,850	45,850	X	
431	135,310	-	X	
432	569,520	569,520	X	
537	9,239,650	9,239,650	X	D
538	542,430	542,430	X	D
539	299,600	299,600	X	
540	1,812,370	-		
574	2,021,320	2,021,320	X	
575	973,490	973,490	X	
576	1,600,270	1,600,270	X	
579	18,900	-	X	D
580	6,090	-	X	
581	4,550	-	X	
582	210,280	210,280	X	D
583	42,280	-	X	
584	244,510	244,510	X	
634	55,930	-	X	
635	101,360	101,360	X	D
636	276,570	276,570	X	D
637	49,815,290	-	X	D
640	329,700	329,700	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
641	1,367,170	1,367,170	X	
642	2,511,250	-	X	
645	461,860	-	X	
646	1,008,560	-	X	
649	2,380,840	-	X	
650	323,050	323,050	X	
651	308,140	308,140	X	
654	9,800	9,800	X	D
655	3,684,800	-	X	D
656	164,920	164,920	X	
657	386,190	386,190	X	
658	690,340	690,340	X	
659	165,270	165,270	X	
660	12,950	-	X	
661	8,890	-	X	
662	135,730	135,730	X	
663	129,570	129,570	X	
664	84,980	84,980	X	
665	99,680	99,680	X	
777	1,623,930	-	X	D
779	234,920	234,920	X	
780	136,360	136,360	X	
855	124,110	124,110	X	
856	1,482,250	1,482,250	X	
857	105,000	105,000	X	
858	75,110	75,110	X	
859	126,280	126,280	X	
908	39,410	39,410	X	D
909	52,850	-	X	
950	4,909,870	4,909,870	X	D
985	2,800	2,800	X	D
986	48,370	48,370	X	
987	64,890	-	X	
988	115,920	-	X	D
989	93,520	93,520	X	D
990	449,050	449,050	X	D
991	351,750	351,750	X	D
992	584,010	584,010	X	D
993	721,980	721,980	X	D

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
994	157,500	157,500	X	
995	946,890	-	X	D
997	3,698,940	-	X	D
1001	588,630	588,630	X	D
1002	12,520,200	-	X	D
1003	556,850	556,850	X	D
1004	703,850	703,850	X	D
1005	495,880	495,880	X	D
1006	843,990	843,990	X	D
1007	6,709,710	-	X	D
1008	999,460	999,460	X	D
1009	339,430	339,430	X	D
1010	766,290	766,290	X	D
1011	416,010	416,010	X	D
1012	229,740	229,740	X	D
1013	124,810	124,810	X	D
1014	239,890	239,890	X	D
1015	68,740	68,740	X	D
1016	743,960	743,960	X	D
1017	78,680	78,680	X	D
1018	145,810	145,810	X	D
1019	2,569,980	-	X	D
1020	3,896,830	3,896,830	X	D
1021	251,300	251,300	X	D
1022	169,190	169,190	X	D
1023	205,730	205,730	X	D
1024	98,140	98,140	X	D
1025	3,719,030	-	X	
1028	363,790	363,790	X	
1029	137,760	137,760	X	
1031	39,410	-	X	
1034	28,210	-	X	
1035	28,210	-	X	
1036	1,820	-	X	
1037	42,910	42,910	X	D
1038	46,480	46,480	X	D
1039	55,930	55,930	X	D
1047	554,960	554,960	X	
1048	2,857,610	-		

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
1049	1,216,950	1,216,950		
1050	2,725,660	-		
1077	107,030	107,030	X	
1078	521,570	521,570	X	D
1105	151,060	-	X	
1106	149,240	149,240	X	
1107	4,840,570	4,840,570	X	
1108	102,060	102,060	X	
1123	14,210	-	X	
1124	192,080	192,080	X	
1125	18,200	18,200	X	
1126	71,190	71,190	X	
1127	173,810	173,810	X	
1128	1,399,720	1,399,720		
1129	19,110	-	X	
1130	26,740	26,740		
1131	239,120	239,120		
1140	140,000	140,000		
1207	20,300	20,300	X	
1208	2,520	2,520	X	
1209	127,400	127,400	X	
1210	92,820	92,820	X	
1211	138,250	138,250	X	
1212	87,150	87,150	X	
1213	108,640	108,640	X	
1214	24,570	24,570	X	
1215	73,500	73,500	X	
1229	55,510	-	X	
1230	1,082,410	-	X	
1231	114,730	114,730	X	
1232	55,300	55,300	X	
1233	69,440	69,440	X	
1234	74,690	74,690	X	
1235	119,420	119,420	X	
1236	85,470	85,470	X	
1237	93,030	93,030	X	
1238	85,470	85,470	X	
1239	169,610	169,610	X	
1240	84,490	84,490	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
1241	69,160	69,160	X	
1242	66,920	66,920	X	
1249	4,758,950	4,758,950	X	
1250	153,370	153,370	X	
1251	57,890	57,890	X	
1252	52,080	52,080	X	
1253	103,180	103,180	X	
1264	24,850	-	X	
1265	9,660	9,660	X	
1266	110,600	110,600	X	
1267	133,000	133,000	X	
1268	156,800	-	X	
1269	23,870	-	X	
1279	342,370	-	X	
1280	87,920	87,920	X	
1283	14,350	-	X	
1312	90,090	90,090	X	
1314	155,190	155,190	X	
1399	28,140	28,140	X	
1404	129,780	129,780	X	D
1406	40,390	40,390	X	
1414	290,220	290,220	X	
1415	605,080	-	X	
1416	234,010	234,010	X	
1466	4,139,590	4,139,590	X	
1479	57,960	-		
1480	910	-	X	
1482	51,310	-	X	
1498	184,100	184,100	X	
1500	219,940	219,940	X	
1502	28,630	28,630	X	
1504	89,390	89,390	X	
1507	115,010	115,010	X	
1508	115,010	115,010	X	
1509	185,990	185,990	X	
1511	100,590	100,590	X	
1512	135,520	135,520	X	
1513	181,860	181,860	X	
1514	182,630	182,630	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
1515	1,765,470	-	X	
1516	322,350	322,350	X	
1518	230,930	230,930		
1617	155,470	155,470	X	D
1618	38,080	38,080	X	
1619	164,430	164,430	X	
1620	515,900	515,900	X	
1621	220,010	220,010	X	
1622	50,050	50,050	X	
1623	179,340	179,340	X	
1624	400,750	400,750	X	
1625	86,100	86,100	X	
1626	76,510	76,510	X	
1629	2,969,260	-	X	
1631	969,150	969,150	X	
1632	253,190	-	X	
1633	250,390	250,390	X	
1634	157,080	157,080	X	
1635	2,929,640	2,929,640	X	
1636	190,820	190,820	X	
1637	163,030	163,030	X	
1638	2,569,910	-	X	
1639	208,950	208,950	X	
1640	388,290	388,290	X	
1641	138,250	138,250	X	
1642	298,480	298,480	X	
1643	55,860	55,860	X	
1644	260,470	260,470	X	
1645	125,370	125,370	X	
1646	309,050	309,050	X	
1685	17,839,850	-	X	D
1686	1,515,990	-	X	D
1687	109,830	109,830	X	D
1688	484,540	484,540	X	D
1689	2,275,560	2,275,560	X	D
1690	363,370	363,370	X	D
1691	323,540	323,540	X	D
1692	453,390	453,390	X	D
1693	270,340	270,340	X	D

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
1694	855,820	855,820	X	D
1695	303,100	303,100	X	D
1696	649,600	649,600	X	D
1697	856,590	-	X	D
1798	124,390	124,390	X	
1801	495,250	495,250	X	
1802	153,650	153,650	X	
1803	1,978,410	1,978,410	X	
1804	47,740	47,740	X	
1805	420,140	420,140	X	
1809	261,800	261,800	X	
1810	396,480	396,480	X	
1812	131,460	131,460	X	
1813	621,390	621,390	X	
1814	344,120	344,120	X	
2360	88,620	88,620	X	
2374	93,940	93,940	X	
2375	75,320	75,320	X	
2377	9,450	-	X	
2378	76,300	76,300	X	
2379	10,360	-	X	
2842	25,760	25,760	X	
2843	81,550	81,550	X	
2844	81,690	81,690	X	
2845	82,040	82,040	X	
2846	80,920	80,920	X	
3989	1,190	-	X	
4802	5,320	-	X	
4803	131,740	131,740	X	
4804	100,100	100,100	X	
8142	11,060	-	X	
8143	57,330	57,330	X	
8183	109,410	109,410	X	
8184	111,160	111,160	X	
8185	111,020	111,020	X	
8186	120,540	120,540	X	
8187	123,480	123,480	X	
8188	100,170	100,170	X	
8189	92,890	92,890	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
8190	112,350	112,350	X	
8191	85,750	85,750	X	
9163	35,140	-	X	
9166	118,370	118,370	X	
9736	96,460	96,460	X	
9737	63,350	63,350	X	
9738	59,850	59,850	X	
9739	85,960	85,960	X	
9740	64,540	64,540	X	
9741	93,870	93,870	X	
9742	79,030	79,030	X	
9743	98,910	98,910	X	
9744	82,180	82,180	X	
9745	92,610	92,610	X	
11223	15,680	15,680	X	D
11224	15,470	15,470	X	D
11225	15,890	15,890	X	D
11226	15,750	15,750	X	D
11227	15,750	15,750	X	D
11228	15,750	15,750	X	D
11229	15,750	15,750	X	D
11230	14,980	14,980	X	D
11231	14,910	14,910	X	D
11232	15,400	15,400	X	D
11233	15,960	15,960	X	D
11234	14,420	14,420	X	D
11235	15,680	15,680	X	D
11236	15,470	15,470	X	D
11237	16,030	16,030	X	D
11238	15,820	15,820	X	D
11239	15,750	15,750	X	D
11240	15,820	15,820	X	D
11241	15,820	15,820	X	D
11242	15,050	15,050	X	D
11243	14,910	14,910	X	D
11244	15,470	15,470	X	D
11245	14,350	14,350	X	D
11246	14,280	14,280	X	D
11247	15,680	15,680	X	D

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
11248	15,470	15,470	X	D
11249	15,960	15,960	X	D
11250	15,820	15,820	X	D
11251	15,820	15,820	X	D
11252	15,820	15,820	X	D
11253	15,820	15,820	X	D
11254	12,250	12,250	X	D
11255	12,320	12,320	X	D
11256	12,530	12,530	X	D
11257	13,790	13,790	X	D
12449	22,190	22,190	X	
12450	110,810	110,810	X	
12451	28,700	-	X	
12452	97,230	97,230	X	
12454	28,560	28,560	X	
12455	147,840	147,840	X	
12564	65,450	65,450	X	
13059	71,960	71,960	X	
13060	71,470	71,470	X	
13061	103,740	103,740	X	
13062	103,950	103,950	X	
13421	72,940	72,940	X	
13422	85,120	85,120	X	
13423	80,150	80,150	X	
13424	96,880	96,880	X	
13425	95,200	95,200	X	
13426	91,980	91,980	X	
13491	89,250	89,250	X	
13492	70,980	70,980	X	
13493	94,430	94,430	X	
13494	109,830	109,830	X	
13495	76,230	76,230	X	
13496	94,360	94,360	X	
13498	107,730	107,730	X	
13501	55,090	55,090	X	
13503	87,220	87,220	X	
13504	78,610	78,610	X	
13507	80,500	80,500	X	
13510	71,540	71,540	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
13512	28,420	28,420	X	
13513	29,750	29,750	X	
13514	28,770	28,770	X	
13515	25,550	25,550	X	
13516	28,420	28,420	X	
13517	22,610	22,610	X	
13518	31,640	31,640	X	
13519	30,520	30,520	X	
13520	25,550	25,550	X	
13521	22,400	22,400	X	
13522	22,400	22,400	X	
13523	30,240	30,240	X	
13524	22,610	22,610	X	
13525	31,640	31,640	X	
13526	27,090	27,090	X	
13527	25,550	25,550	X	
13528	22,400	22,400	X	
13529	22,400	22,400	X	
13530	28,910	28,910	X	
13531	28,910	28,910	X	
13532	28,910	28,910	X	
13533	28,910	28,910	X	
13534	26,810	26,810	X	
13535	25,060	25,060	X	
13536	26,810	26,810	X	
13537	28,910	28,910	X	
13538	28,910	28,910	X	
13539	26,530	26,530	X	
13540	26,530	26,530	X	
14344	72,450	72,450	X	
15032	82,250	82,250	X	
15033	40,170	40,170	X	
15034	94,570	94,570	X	
15137	70	70	X	
15228	103,740	103,740	X	
15229	106,960	106,960	X	
15231	97,230	97,230	X	
15233	94,150	94,150	X	
15234	104,510	104,510	X	

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
15237	83,860	83,860	X	
15239	102,970	102,970	X	
15241	119,140	119,140	X	
15242	101,640	101,640	X	
15244	77,840	77,840	X	
15245	97,790	97,790	X	
15246	113,050	113,050	X	
15247	103,390	103,390	X	
15249	88,760	88,760	X	
15254	88,340	88,340	X	
16545	113,470	113,470	X	
16585	185,290	185,290	X	
16586	19,810	-	X	
16587	100,940	100,940	X	
16615	47,950	47,950	X	
16616	90,300	90,300	X	
16617	41,790	41,790	X	
16618	144,200	144,200	X	
16619	90,930	90,930	X	
16713	700	700	X	
16714	94,430	94,430	X	
16715	91,840	91,840	X	
16716	83,720	83,720	X	
16717	91,490	91,490	X	
16718	73,290	73,290	X	
16719	103,600	103,600	X	
16720	49,350	49,350	X	
16721	87,150	87,150	X	
16722	73,220	73,220	X	
16782	114,660	114,660	X	
16783	97,930	97,930	X	
16784	67,900	67,900	X	
16785	91,000	91,000	X	
16786	89,600	89,600	X	
17242	95,410	95,410	X	
100064	5,110	5,110	X	
100082	5,250	5,250	X	
100362	29,610	-	X	
100922	709,450	-	X	D

Parcel ID	2016 Assessment of All Real Property in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District
103160	560	-		
103345	60,200	-		
103526	89,880	89,880	X	
103527	89,950	89,950	X	
103565	39,130	39,130		
103585	7,840	7,840	X	D
104062	240,940	240,940		
104080	19,460	19,460		
104081	39,900	39,900		
104082	142,100	142,100		
Totals	274,165,490	122,560,330		
	OCTOBER 1, 2016 GROSS TAXABLE REAL ESTATE GRAND LIST AMT	2,069,600,791		
	TOTAL PERCENTAGE TIF VS ALL GROSS TAXABLE REAL PROPERTY	5.92%		

Exhibit C: TIF Revenue & Captured Assessed Valuation Projections

Tax Increment Financing Assessment Increase Scenarios - New Britain Downtown TIF District						
1% Scenario				2% Scenario		
TIF Year	Assessed Value	Change	Cumulative Value Added	Assessed Value	Change	Cumulative Value Added
Pre-TIF*	\$ 122,560,330	\$ -	\$ -	\$ 122,560,330	\$ -	\$ -
1	\$ 123,785,933	\$ 1,225,603	\$ 1,225,603	\$ 125,011,537	\$ 2,451,207	\$ 2,451,207
2	\$ 125,023,793	\$ 1,237,859	\$ 2,463,463	\$ 127,511,767	\$ 2,500,231	\$ 4,951,437
3	\$ 126,274,031	\$ 1,250,238	\$ 3,713,701	\$ 130,062,003	\$ 2,550,235	\$ 7,501,673
4	\$ 127,536,771	\$ 1,262,740	\$ 4,976,441	\$ 132,663,243	\$ 2,601,240	\$ 10,102,913
5	\$ 128,812,139	\$ 1,275,368	\$ 6,251,809	\$ 135,316,508	\$ 2,653,265	\$ 12,756,178
6	\$ 130,100,260	\$ 1,288,121	\$ 7,539,930	\$ 138,022,838	\$ 2,706,330	\$ 15,462,508
7	\$ 131,401,263	\$ 1,301,003	\$ 8,840,933	\$ 140,783,294	\$ 2,760,457	\$ 18,222,964
8	\$ 132,715,275	\$ 1,314,013	\$ 10,154,945	\$ 143,598,960	\$ 2,815,666	\$ 21,038,630
9	\$ 134,042,428	\$ 1,327,153	\$ 11,482,098	\$ 146,470,940	\$ 2,871,979	\$ 23,910,610
10	\$ 135,382,852	\$ 1,340,424	\$ 12,822,522	\$ 149,400,358	\$ 2,929,419	\$ 26,840,028
11	\$ 136,736,681	\$ 1,353,829	\$ 14,176,351	\$ 152,388,366	\$ 2,988,007	\$ 29,828,036
12	\$ 138,104,048	\$ 1,367,367	\$ 15,543,718	\$ 155,436,133	\$ 3,047,767	\$ 32,875,803
13	\$ 139,485,088	\$ 1,381,040	\$ 16,924,758	\$ 158,544,856	\$ 3,108,723	\$ 35,984,526
14	\$ 140,879,939	\$ 1,394,851	\$ 18,319,609	\$ 161,715,753	\$ 3,170,897	\$ 39,155,423
15	\$ 142,288,738	\$ 1,408,799	\$ 19,728,408	\$ 164,950,068	\$ 3,234,315	\$ 42,389,738
16	\$ 143,711,626	\$ 1,422,887	\$ 21,151,296	\$ 168,249,069	\$ 3,299,001	\$ 45,688,739
17	\$ 145,148,742	\$ 1,437,116	\$ 22,588,412	\$ 171,614,050	\$ 3,364,981	\$ 49,053,720
18	\$ 146,600,229	\$ 1,451,487	\$ 24,039,899	\$ 175,046,331	\$ 3,432,281	\$ 52,486,001
19	\$ 148,066,232	\$ 1,466,002	\$ 25,505,902	\$ 178,547,258	\$ 3,500,927	\$ 55,986,928
20	\$ 149,546,894	\$ 1,480,662	\$ 26,986,564	\$ 182,118,203	\$ 3,570,945	\$ 59,557,873
21	\$ 151,042,363	\$ 1,495,469	\$ 28,482,033	\$ 185,760,567	\$ 3,642,364	\$ 63,200,237
22	\$ 152,552,787	\$ 1,510,424	\$ 29,992,457	\$ 189,475,779	\$ 3,715,211	\$ 66,915,449
23	\$ 154,078,314	\$ 1,525,528	\$ 31,517,984	\$ 193,265,294	\$ 3,789,516	\$ 70,704,964
24	\$ 155,619,098	\$ 1,540,783	\$ 33,058,768	\$ 197,130,600	\$ 3,865,306	\$ 74,570,270
25	\$ 157,175,289	\$ 1,556,191	\$ 34,614,959	\$ 201,073,212	\$ 3,942,612	\$ 78,512,882
26	\$ 158,747,041	\$ 1,571,753	\$ 36,186,711	\$ 205,094,676	\$ 4,021,464	\$ 82,534,346
27	\$ 160,334,512	\$ 1,587,470	\$ 37,774,182	\$ 209,196,570	\$ 4,101,894	\$ 86,636,240
28	\$ 161,937,857	\$ 1,603,345	\$ 39,377,527	\$ 213,380,501	\$ 4,183,931	\$ 90,820,171
29	\$ 163,557,235	\$ 1,619,379	\$ 40,996,905	\$ 217,648,111	\$ 4,267,610	\$ 95,087,781
30	\$ 165,192,808	\$ 1,635,572	\$ 42,632,478	\$ 222,001,073	\$ 4,352,962	\$ 99,440,743
30-year Total		\$ 42,632,478			\$ 99,440,743	

*OAV as of October 1, 2016 Grand List

Assumptions:

30 year TIF term

1% and 2% annual assessment increase projections are for planning purposes

Tax Increment Financing Revenue Scenarios - New Britain Downtown TIF District					
TIF Year	Mill Rate	1% Scenario		2% Scenario	
		Cumulative Value Added	Incremental Tax Revenue for TIF Purposes (50% Capture)	Cumulative Value Added	Incremental Tax Revenue for TIF Purposes (50% Capture)
Pre-TIF*	50.50	\$ -	\$ -	\$ -	\$ -
1	51.26	\$ 1,225,603	\$ 31,411	\$ 2,451,207	\$ 62,821
2	52.03	\$ 2,463,463	\$ 64,082	\$ 4,951,437	\$ 128,803
3	52.81	\$ 3,713,701	\$ 98,054	\$ 7,501,673	\$ 198,070
4	53.60	\$ 4,976,441	\$ 133,366	\$ 10,102,913	\$ 270,752
5	54.40	\$ 6,251,809	\$ 170,058	\$ 12,756,178	\$ 346,986
6	55.22	\$ 7,539,930	\$ 208,173	\$ 15,462,508	\$ 426,911
7	56.05	\$ 8,840,933	\$ 247,755	\$ 18,222,964	\$ 510,673
8	56.89	\$ 10,154,945	\$ 288,847	\$ 21,038,630	\$ 598,421
9	57.74	\$ 11,482,098	\$ 331,495	\$ 23,910,610	\$ 690,314
10	58.61	\$ 12,822,522	\$ 375,747	\$ 26,840,028	\$ 786,511
11	59.49	\$ 14,176,351	\$ 421,650	\$ 29,828,036	\$ 887,182
12	60.38	\$ 15,543,718	\$ 469,255	\$ 32,875,803	\$ 992,499
13	61.28	\$ 16,924,758	\$ 518,612	\$ 35,984,526	\$ 1,102,645
14	62.20	\$ 18,319,609	\$ 569,773	\$ 39,155,423	\$ 1,217,805
15	63.14	\$ 19,728,408	\$ 622,793	\$ 42,389,738	\$ 1,338,174
16	64.08	\$ 21,151,296	\$ 677,727	\$ 45,688,739	\$ 1,463,953
17	65.05	\$ 22,588,412	\$ 734,632	\$ 49,053,720	\$ 1,595,350
18	66.02	\$ 24,039,899	\$ 793,566	\$ 52,486,001	\$ 1,732,581
19	67.01	\$ 25,505,902	\$ 854,588	\$ 55,986,928	\$ 1,875,870
20	68.02	\$ 26,986,564	\$ 917,761	\$ 59,557,873	\$ 2,025,449
21	69.04	\$ 28,482,033	\$ 983,149	\$ 63,200,237	\$ 2,181,559
22	70.07	\$ 29,992,457	\$ 1,050,815	\$ 66,915,449	\$ 2,344,449
23	71.12	\$ 31,517,984	\$ 1,120,828	\$ 70,704,964	\$ 2,514,376
24	72.19	\$ 33,058,768	\$ 1,193,254	\$ 74,570,270	\$ 2,691,610
25	73.27	\$ 34,614,959	\$ 1,268,166	\$ 78,512,882	\$ 2,876,427
26	74.37	\$ 36,186,711	\$ 1,345,636	\$ 82,534,346	\$ 3,069,115
27	75.49	\$ 37,774,182	\$ 1,425,738	\$ 86,636,240	\$ 3,269,973
28	76.62	\$ 39,377,527	\$ 1,508,548	\$ 90,820,171	\$ 3,479,308
29	77.77	\$ 40,996,905	\$ 1,594,144	\$ 95,087,781	\$ 3,697,442
30	78.94	\$ 42,632,478	\$ 1,682,609	\$ 99,440,743	\$ 3,924,705
30-year Total			\$ 21,702,233		\$ 48,300,736
30-year Total (NPV @ 3%)			\$ 11,463,488		\$ 25,312,027

*Pre-TIF mill rate based on rate effective July 1, 2016

Assumptions:

30 year TIF term

1.5% mill rate escalator based on average annual mill rate increase 2007 to 2016

1% and 2% annual assessment increase projections are for planning purposes

Net Present Value (NPV) calculated using 3% discount rate

Exhibit D: Public Hearing Notice

Exhibit E: Public Hearing Minutes

Exhibit F: Transmittal Letter and Planning Commission Advisory Opinion

Exhibit G: City Resolution

Item #: _____ RE: AUTHORIZING CREATION OF THE NEW BRITAIN DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND ADOPTING DOWNTOWN TAX INCREMENT FINANCING DISTRICT MASTER PLAN FOR THE DISTRICT

To Her Honor, the Mayor, and the Common Council of the City of New Britain:
The undersigned beg leave to recommend the adoption of the following:

WHEREAS, Public Act No. 15-57 (the "Act") authorizes municipalities in Connecticut to create tax increment financing ("TIF") districts for the purpose of incentivizing economic development and infrastructure, and supporting employment, housing, economic growth and other projects; and

WHEREAS, the proposed district, to be known as the New Britain Downtown Tax Increment Financing District (the "District"), will be created pursuant to the Act and the New Britain Downtown Tax Increment Financing District Master Plan attached hereto as Exhibit A (the "District Master Plan"), which details the creation, structure, development, financing, operation and maintenance of the District; and

WHEREAS, pursuant to the District Master Plan, the City of New Britain (the "City") will capture fifty percent (50%) of the future increased assessed property values within the District for an anticipated term of 30 years and utilize up to one hundred percent (100%) of the real property tax revenues generated from such increased property values, along with private funds, to fund infrastructure improvements, economic development programs, telecommunications infrastructure, traffic and road improvements, streetscaping and administrative costs; and

WHEREAS, the City is in need of economic development and infrastructure improvements in the City's greater downtown area; and

WHEREAS, there is a need to provide continuing employment opportunities for the citizens of New Britain and the surrounding region; to improve and broaden the tax base in the City; and to improve the economy of the City and the State of Connecticut; and

WHEREAS, a portion of the real property within the proposed District (i) is in a substandard, insanitary, deteriorated, deteriorating or blighted area; (ii) is in need of rehabilitation, redevelopment or conservation work; or (iii) is suitable for industrial, commercial, residential, mixed-use or retail uses, downtown development or transit-oriented development; and

WHEREAS, as shown in Section I.B.5 of the District Master Plan, the original assessed value of the taxable property within the District does not exceed ten percent (10%) of the total value of taxable property within the City as of October 1, 2016; and

WHEREAS, the creation of the District will help to provide continued employment for the citizens of the City and the surrounding region; to improve and broaden the tax base in the City; and to contribute to the economic growth and well-being of the City and the State of Connecticut; and

WHEREAS, the establishment of the District would not be in conflict with the City's Charter; and

WHEREAS, the District Master Plan was transmitted to, and a study of the District Master Plan and a written advisory opinion as required by the Act was requested from, the City Plan Commission at least 90 days prior to the authorization and the establishment of the District; and

WHEREAS, the City Council has held a public hearing on the proposal to establish the District in accordance with the requirements of the Act, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and

WHEREAS, the City Council has considered the comments provided at the public hearing, both for and against the District.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN AS FOLLOWS:

Section 1. The City hereby finds and determines that:

(a) The City is in need of economic development and infrastructure improvements in the City's greater downtown area; and

(b) The designation of the District and pursuit of the District Master Plan will generate substantial economic benefits for the City and its residents, will contribute to the economic growth and well-being of the City and will be to the betterment of the health, welfare and safety of the inhabitants of the City. The Common Council has considered all evidence presented to the Council, if any, with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the designation of the District and adoption of the District Master Plan.

Section 2. The Common Council of the City of New Britain hereby authorizes creation of the New Britain Downtown Tax Increment Financing District, the boundaries of which are included in the District Master Plan, and adopts the New Britain Downtown Tax Increment Financing District Master Plan attached hereto as Exhibit A.

Section 3. The Common Council of the City of New Britain hereby authorizes that fifty percent (50%) of the future increased assessed property values within the District shall be retained as captured assessed value in accordance with the District Master Plan and up to one hundred percent (100%) of the real property tax revenues generated from such captured assessed value may be used to fund the various costs and improvements set forth in the District Master Plan.

Section 4. The Mayor of the City of New Britain is hereby authorized and directed to enter into, in the name and on behalf of the City, such credit enhancement agreements as may be contemplated by the District Master Plan with such developers as may fall within the scope and policies outlined in the District Master Plan, such agreements to be in such form and to contain such terms and provisions, not inconsistent with the District Master Plan, as the Common Council of the City of New Britain may approve.

Section 5. The District Master Plan may be amended from time to time by the Common Council of the City.

Exhibit H: Credit Enhancement Agreement (CEA) Policy

Overview

Credit Enhancement Agreements (CEAs) are the preferred mechanism for providing assistance to property owners undertaking development projects in the Downtown TIF District. A CEA is a contractual agreement between the City and applicant that allows the City to provide reimbursements of future incremental property tax revenues to property owners. This policy outlines the eligibility requirements, guidelines, process, and other details for how and when the City will enter into CEA agreements.

The City will review CEA applications on case-by-case basis and is not obligated or bound to enter into a CEA.

CEA Goals

The City of New Britain has identified the following goals it hopes to achieve by entering into CEAs.

- A. Create new jobs
- B. Assist existing business to retain jobs
- C. Create significant long-term employment
- D. Improve the local economy
- E. Broaden the tax base
- F. Improve blighted areas
- G. Create or expand public infrastructure beyond individual projects
- H. Support community projects
- I. Create public benefits for other workers and/or businesses

General Provisions

A. Terms

The specific terms of each CEA are negotiated between the City and the applicant. Agreements can extend between one (1) and thirty (30) years; and up to 100% of the annual TIF Revenues associated with the captured incremental value from the property can be reimbursed to the property owner depending on the merit in achieving City goals for CEAs. Under any CEA, the City's obligation to make a periodic payment under the CEA will only arise to the extent the City receives incremental real property tax revenue based on positive captured assessed value of the particular property during the appropriate period. In other words, in any CEA, the City shall not obligate itself to make fixed payments without receiving incremental tax revenues nor shall it be obligated to make payments if there is no increased assessed value. The percentage of annual TIF Revenues that are reimbursed to the property owner may be adjusted over the life of the Agreement. In no case shall a CEA extend beyond the life of the TIF District.

B. Level of Funding Adjustments

During the application process and during the life of the TIF (and CEA), the applicant shall demonstrate that the funds are being used at appropriate levels for the purpose intended. If the level of funds the applicant receives exceeds the projected need, the amount returned to the applicant shall be adjusted and any excess placed in the City's General Fund or applied to the TIF District.

C. Enterprise Zone Requirements and Relation to Other City-Provided Incentives

For projects within an enterprise zone, applicant will contractually agree not to take the enterprise zone reduced assessed value benefit for any phase of the project benefitting from a CEA. This also applies to any other City provided financial incentives. The Applicant cannot receive benefit from both a CEA and another City financial incentive on the same incremental value.

Mandatory Requirements

The City will participate in CEAs when its participation is financially necessary and involvement by the City is needed in order for the project to be undertaken. Justification for financial need and City involvement must be demonstrated by:

- A need to offset infrastructure costs unique to the site; or
- A need to offset economic advantages available to a corporate entity if it should develop a project (or expand operations) outside of New Britain; or
- A lack of sufficient private or other public funding sources to meet the full capital investments needed to undertake a project.

The following requirements must also be met:

- The Applicant is financially capable to undertake the project demonstrated by submitting one or more of the following:
 - Letters from a financial institution, government agency, or other funding agency indicating a commitment to provide a specified amount of funds, and the uses for which the funds may be utilized.
 - In cases where funding is required but there can be no commitment of money until approvals are received, letters of "Intent to Fund" from the appropriate funding institution indicating the amount of funds and their specified uses
 - The Applicant's most recent corporate (or other entity) annual report indicating availability of sufficient funds to finance the development, together with explanatory material interpreting the report.
 - Evidence indicating availability of funds if the applicant will personally finance the development.
- The Applicant is compliant with all statutory and regulatory guidelines of the City of New Britain and State of Connecticut.
- The project represents a minimum investment of one million dollars (\$1,000,000) in development costs.
- The Applicant's equity contribution to the project is a minimum of ten per cent (10%) of the project investment (including both hard and soft costs).

Guidelines That Determine Level of Municipal Participation

Applicants need not meet each of the following criteria; however, the City will use the following to determine the level of participation in a Credit Enhancement Agreement:

- The project assists an established business in the City of New Britain, thus assisting in retaining existing employment opportunities and expanding employment;

- The project creates long-term, permanent and quality employment opportunities;
- The project contributes to the revitalization of areas in need of redevelopment;
- The project improves a blighted building site in need of rehabilitation;
- The project creates public infrastructure facilities that have application beyond the particular development such as improvements to traffic patterns, parking facilities, green space, etc.;
- The project supports or will support community projects, provides job training, provides student internships, supports local contractors and suppliers
- The project supports or will support local efforts and programs that assist those who are under-employed or who are making the transition from welfare to work, etc.
- The project broadens the tax base of the City

Application Requirements

- A. The cost of public infrastructure improvements unique to the project or site
- B. The Applicant Demonstrates the financial capacity to undertake the project and provides evidence in support of this capacity. Evidence will include but is not limited to:
 1. Development budget and pro-forma
 2. Financial commitments of project lenders
 3. A project implementation plan and schedule

C. Confidentiality

All such information provided by the Applicant shall be kept confidential to the extent permitted by law.

D. Application Fee

All applicants are required to:

- Reimburse the City of New Britain for all legal, staff, and consulting costs and any additional expenses whether or not an application is approved.
- At the time of the final application submission, a non-refundable deposit of \$5,000 will be made by the application into a fund to be used to reimburse the City for staff time and any other direct expenses such as required legal fees.
- Applications will be submitted to The Municipal Economic Development Agency (MEDA), 27 West Main Street, New Britain, CT 06051.

Application Process

The City will establish a Tax Increment Financing (TIF) Review Committee that will include City staff representatives from economic development, planning, assessing, financing, the mayor's office, and the downtown district. The TIF Review Committee will provide preliminary advisement to interested applicants and will provide an initial review of each application.

The steps outlined below detail the full CEA approval process.

Step 1: Preliminary Advisement

Step 2: Application Submission

Step 3: Review by TIF Review Committee

Step 4: Review by Mayor

Step 5: Review by Planning Commission

Step 6: Submission to City Council for Approval

Step 7: Mayor's Signature

Waiver Provisions

At the request of the TIF Review Committee, the City Council may waive provisions of this policy. Criteria to be considered when granting the waiver include, but are not limited to:

- Consistency with the New Britain Plan of Conservation and Development;
- Consistency with the City's economic and community development vision;
- Consistency with other local, state and federal rules;
- Evidence of need; and,
- Capacity to carry out the project.

Termination of Agreement

The CEA will terminate at the date specified in the agreement, not to exceed the last day of the TIF District. In the event that a property with a CEA is sold during the life of a CEA, the agreement shall automatically terminate upon sale unless otherwise allowed to be transferred by vote of the City Council.

AV PID	Street Number	Street Name	Grantee	Co_grantee's Name	Mailing Address	Mailing Address 2	City	State	Zip	Use Code	Use Descript	Cls	Nhbd	Acres	Living Area	2016 Assessment All Parcels in TIF	2016 Gross Taxable Assessment in TIF	Enterprise Zone	Downtown District	Current Exemptions Program
1078	105	MYRTLE ST	ABDOW GEORGE T + RONALD	TRUSTEES G + R REALTY TR	1111 ELM ST STE 10		WEST SPRINGFIELD	MA	01089	3221	Retail MDL-96	C	105P	0.15	5,624	521,570	521,570	X	D	
636	7	FRANKLIN SQ	ADVOCATES REALTY LLC		11 FRANKLIN SQ		NEW BRITAIN	CT	06051	3400	Office Bld MDL-94	C	106K	0.22	4,082	276,570	276,570	X	D	
1692	87	WEST MAIN ST	AKK-EIGHT LLC		66 WEST MAIN ST STE 102		NEW BRITAIN	CT	06051	3210	Retail/Res MDL-94	C	106K	0.5	22,262	453,390	453,390	X	D	
1003	132	MAIN ST	AKK-FIVE LLC		12 MEADOW LN		MONSEY	NY	10952	3400	Office Bld MDL-94	C	106K	0.39	28,470	556,850	556,850	X	D	
1004	160	MAIN ST	AKK-SIX LLC		12 MEADOW LN		MONSEY	NY	10952	3400	Office Bld MDL-94	C	106K	0.1	16,406	703,850	703,850	X	D	
1688	66	WEST MAIN ST	ALDERHOUSE RESIDENTIAL COMMUNITY INC		C/O CONNECTICUT PROPERTIES	32 CEDAR ST	NEW BRITAIN	CT	06052	3210	Retail/Res MDL-94	C	106K	0.2	17,350	484,540	484,540	X	D	
2843	26	BEAVER ST	ALLAIN LOEL G +	ALLAIN GIOVANNA N	110 SUMMERSET DR		EAST HARTFORD	CT	06118	1010	Single Family	R	105	0.2	1,224	81,550	81,550	X		
1511	812	STANLEY ST	AM + RM LLC		812 STANLEY ST		NEW BRITAIN	CT	06051	3320	Auto Repr	C	107H	0.23	1,800	100,590	100,590	X		
858	90	JOHN ST	AMBER CLUB INC THE		90 JOHN ST		NEW BRITAIN	CT	06051	3530	Fratnl Org MDL-94	C	107	0.3	2,708	75,110	75,110	X		
13504	76	PROSPECT ST	ANGELICO BARBARA	ANGELICO BARBARA F	PO BOX 267		MIDDLE HADDAM	CT	06456	1040	Two Family	R	106	0.14	1,930	78,610	78,610	X		
46	67	ARCH ST	ANGELICO PAUL J +		PO BOX 267		MIDDLE HADDAM	CT	06456	3210	Retail/Res MDL-94	C	106H	0.08	7,248	126,910	126,910	X		
1686	51	WEST MAIN ST	ANVIL PLACE LIMITED PARTNERSHIP		95 NILES ST		HARTFORD	CT	06105	3210	Retail/Res MDL-94	C	106K	0.26	32,332	1,515,990	-	X	D	Enterprise Zone
2846	42	BEAVER ST	APICIONEK KRYSZYNA M		42 BEAVER ST		NEW BRITAIN	CT	06051	1010	Single Family	R	105	0.22	1,224	80,920	80,920	X		
78	406	ARCH ST	ARCH GARDEN LLC		C/O SAUL BERGER	5 JULIANA PL	BROOKLYN	NY	11211	3210	Retail/Res MDL-94	C	106H	0.2	9,600	151,970	151,970	X		
72	340	ARCH ST	ARCH MANAGEMENT LLC		209-B ACORN LN		STRATFORD	CT	06614	3210	Retail/Res MDL-94	C	106H	0.27	9,864	427,140	427,140	X		
80	437	ARCH ST	ARCH STREET ASSOCIATES LTP		C/O METRO REALTY MANAGEMENT CO	6 EXECUTIVE DR STE 100	FARMINGTON	CT	06032	112C	Apartment MDL-94	R	106	0.68	23,805	530,250	530,250	X		
11227	242-05	MAIN ST	ARROYO MARIA		39 LOUISE CT		NEW BRITAIN	CT	06051	1020	Condominium	R	106	0	483	15,750	15,750	X		D
11238	242-16	MAIN ST	ARROYO MARIA		39 LOUISE CT		NEW BRITAIN	CT	06051	1020	Condominium	R	106	0	486	15,820	15,820	X		D
11239	242-17	MAIN ST	ARROYO MARIA		39 LOUISE CT		NEW BRITAIN	CT	06051	1020	Condominium	R	106	0	485	15,750	15,750	X		D
426	25	COURT ST	AVONS WELLNESS CENTER LLC		70 TALCOTT NOTCH RD		AVON	CT	06001	3400	Office Bld MDL-94	C	106K	0.12	6,481	234,920	234,920	X		D
13495	42	PROSPECT ST	BAEZ WILFREDO +	INFANTAS OSCAR	42 PROSPECT ST		NEW BRITAIN	CT	06051	1040	Two Family	R	106	0.16	2,284	76,230	76,230	X		
66	282	ARCH ST	BALBUENA ROMAN		282 ARCH ST		NEW BRITAIN	CT	06051	3210	Retail/Res MDL-94	C	106H	0.26	3,958	156,100	156,100	X		
15246	620	STANLEY ST	BANK OF AMERICA NA		7105 CORPORATE DR		PLANO	TX	754024	1090	MultiHouse MDL-03	R	107	0.26	2,656	113,050	113,050	X		
15245	616	STANLEY ST	BARRETA FINANCIAL LLC		4 DRIFTWOOD LN		NORWALK	CT	06851	1050	3 Family	R	107	0.15	3,500	97,790	97,790	X		
15229	538	STANLEY ST	BASDEKIAN ARTHUR G JR		117 KENWOOD DR		NEW BRITAIN	CT	06052	1050	3 Family	R	107	0.14	3,447	106,960	106,960	X		
13537	15-26	PROSPECT ST	BEST FELTON O +	BEST JANICE W OPERATIONS LLC	245 UNIONVILLE AVE	535 MARRIOTT DR TAX 9TH FLR	PLAINVILLE	CT	06062	1020	Condominium	R	106	0	880	28,910	28,910	X		
333	55	CHESTNUT ST	BFS RETAIL & COMMERCIAL		C/O AMERICAS HOLDING INC		NASHVILLE	TN	37214-5092	3320	Auto Repr	C	106K	0.91	10,913	442,890	442,890	X		D
1039	242-C	MAIN ST	BILAL ABDUS S +	JAHANGIR AQSA	32 BISHOPS CURVE		BERLIN	CT	06037	3221	Retail Condo	C	106K	0	2,675	55,930	55,930	X		D
1641	161	WASHINGTON ST	BLACKMAN PROPERTIES LLC		PO BOX 514		HARTFORD	CT	06141-0514	1090	MultiHouse MDL-03	R	105G	0.25	3,432	138,250	138,250	X		
47	73	ARCH ST	BONILLA EDDIE N		96 WALLACE ST		NEW BRITAIN	CT	06051	3210	Retail/Res MDL-94	C	106H	0.11	7,824	160,930	160,930	X		
1017	302	MAIN ST	BORDIERE PATRICIA K +	CONNOLLY THOMAS F	193 SUMMIT WOOD DR		BERLIN	CT	06037	3400	Office Bld MDL-94	C	106K	0.03	2,160	78,680	78,680	X		D
9740	30	JOHN ST	BOUCHER DANIEL L (LU) +	BOUCHER DEAN + MOBLEY SHELLY (RI)	261 MAPLE ST		NEW BRITAIN	CT	06051	1010	Single Family	R	107	0.24	995	64,540	64,540	X		
9163	155	HIGH ST	BOYS + GIRLS CLUB OF		150 WASHINGTON ST		NEW BRITAIN	CT	06051	910V	Charitable MDL-00	E	105	1.03	-	53,140	-	X		
909	205	LAFAYETTE ST	BOYS + GIRLS CLUB OF		150 WASHINGTON ST		NEW BRITAIN	CT	06051	910V	Charitable MDL-00	E	105J	0.62	-	52,850	-	X		
1638	150	WASHINGTON ST	BOYS + GIRLS CLUB OF		150 WASHINGTON ST		NEW BRITAIN	CT	06051	910C	Charitable MDL-94	E	105G	2.1	34,904	2,569,910	-	X		
1623	49	WALNUT ST	BRAHIMI SHYQERI +	BRAHIMI NAIM	49 WALNUT ST		NEW BRITAIN	CT	06051	1111	5-8 Units	R	106	0.18	7,566	179,340	179,340	X		
204	42	BROAD ST	BROAD CORPORATION		42 BROAD ST		NEW BRITAIN	CT	06051	3220	Retail MDL-94	C	105J	0.24	5,032	375,200	375,200	X		
13501	68	PROSPECT ST	BROWN LAVERN		68 PROSPECT ST		NEW BRITAIN	CT	06051	1010	Single Family	R	106	0.08	1,176	55,090	55,090	X		
16718	22	WEST PEARL ST	BROWN MARVIS		22 WEST PEARL ST		NEW BRITAIN	CT	06051	1040	Two Family	R	106	0.08	1,756	73,290	73,290	X		
1689	67	WEST MAIN ST	BURRITT HOUSE LLC		C/O SHP MANAGEMENT CORP	7 THOMAS DR	CUMBERLAND FORESDE	ME	04110	3430	Office/Res MDL-94	C	106K	0.32	55,304	2,275,560	2,275,560	X		D
359	30	CLARK ST	BURRITT SCHOOL ASSOC LTP		C/O KELLY + PICERNE INC	75 LAMBERT LIND HWY	WARWICK	RI	02886	3370	Park Lot	C	105G	0.5	-	43,680	-	X		
1107	75	NORTH ST	BURRITT SCHOOL ASSOC LTP		C/O KELLY + PICERNE INC	75 LAMBERT LIND HWY	WARWICK	RI	02886	112C	Apartment MDL-94	R	105F	1.61	102,354	4,840,570	4,840,570	X		
640	45	FRANKLIN SQ	CARLSON A W CO INC		45 FRANKLIN SQ		NEW BRITAIN	CT	06051	3550	Funeral Hm	C	106K	0.71	6,050	329,700	329,700	X		
13518	15-7	PROSPECT ST	CHENEY TODD		6 KENT RD		NEW BRITAIN	CT	06052	1020	Condominium	R	106	0	1,000	31,640	31,640	X		
15032	44	SOUTH HIGH ST	CHILDS EDWARD J +	TERSOLO CHARLES J II	44 SOUTH HIGH ST		NEW BRITAIN	CT	06051	1010	Single Family	R	106	0.18	1,845	82,250	82,250	X		
64	250	ARCH ST	CHRISTIAN MISSION JOHN		250 ARCH ST		NEW BRITAIN	CT	06051	9060	Church MDL-96	E	106H	0.27	10,320	262,080	-	X		
37	228	ARCH ST	CHRISTIAN MISSION JOHN 3:16	DBA EMBASSY WORSHIP CENTER	250 ARCH ST		NEW BRITAIN	CT	06051	909V	Religious MDL-00	E	106	0.02	-	140	-	X		
660	95	GLEN ST	CHRISTIAN MISSION JOHN 3:16	DBA EMBASSY WORSHIP CENTER	250 ARCH ST		NEW BRITAIN	CT	06051	909V	Religious MDL-00	E	106	0.33	-	12,950	-	X		
1697	119	WEST MAIN ST	CHRISTIAN PENTACOSTAL CHURCH	OF NEW BRITAIN INC	119 WEST MAIN ST		NEW BRITAIN	CT	06051	9060	Church MDL-96	E	106K	0.47	5,122	856,590	-	X		D
1399	30	SOUTH HIGH ST	CHRYSALIS CENTER REAL ESTATE CORP		255 HOMESTEAD AVE		HARTFORD	CT	06112	3370	Park Lot	C	106L	0.16	-	28,140	-	X		
1509	804	STANLEY ST	CIARCIA FAMILY LLC		804 STANLEY ST		NEW BRITAIN	CT	06051	3320	Auto Repr	C	107H	0.37	4,980	185,990	185,990	X		
14344	10	SEXTON ST	CICHOCKI BARBARA		PO BOX 3154		NEW BRITAIN	CT	06050	1050	3 Family	R	105	0.34	1,716	72,450	72,450	X		
4804	281	CHESTNUT ST	CISCAR MICHAEL +	CISCAR EDESA	38 TREE HILL RD		BERLIN	CT	06037	1040	Two Family	R	107	0.16	3,468	100,100	100,100	X		
75	369	ARCH ST	CMHANB LLC		C/O CARTER REALTY	15 LEWIS ST STE 402	HARTFORD	CT	06103	3900	Com VacLdD	C	106H	0.42	12,670	12,670	12,670	X		
77	401	ARCH ST	CMHANB LLC		C/O CARTER REALTY	15 LEWIS ST STE 402	HARTFORD	CT	06103	3051	Res/Com MDL-01	C	106H	0.6	4,807	360,220	360,220	X		
374	27	COLUMBUS BLVD	COLUMBUS LLC		PO BOX 24		NEW BRITAIN	CT	06050-0024	4000	Industrial MDL-96	I	106L	1.14	27,611	347,130	347,130	X		
1629	1	WASHINGTON SQ	COMMUNITY HEALTH CENTER INC		635 MAIN ST		MIDDLETOWN	CT	06457	910C	Charitable MDL-94	E	105L	1.4	24,908	2,969,260	-	X		
1515	855	STANLEY ST	CONNECTICUT STATE OF - MILITARY DEPT		855 STANLEY ST		NEW BRITAIN	CT	06051	9010	State MDL-94	E	107H	7.76	24,092	1,765,470	-	X		
1129	218	NORTH ST	CONNECTICUT STATE OF - DECD		865 BROOK ST		ROCKY HILL	CT	06067	901V	State MDL-00	E	105	0.32	-	19,110	-	X		
103160	414	ARCH ST	CONNECTICUT STATE OF - DOT		2800 BERLIN TPKE		NEWINGTON	CT	06131-7546	9018	State DOT MDL-00	E	106	0.08	-	560	-	X		
4802	191	CHESTNUT ST	CONNECTICUT STATE OF - DOT		2800 BERLIN TPKE		NEWINGTON	CT	06131-7546	9018	State DOT MDL-00	E	106K	0.2	-	5,320	-	X		
1019	327	MAIN ST	CONNECTICUT STATE OF - DOT		2800 BERLIN TPKE		NEWINGTON	CT	06131-7546	9011										

1513	840 STANLEY ST	EIGHT HUNDRED FORTY-	EIGHT HUNDRED FORTY SIX STANLEY LLC	481 NEW BRITAIN AVE	HARTFORD	CT	06106	1111 5-8 Units	R	107	0.11	6,105	181,860	181,860	X
1514	846 STANLEY ST	EIGHT HUNDRED FORTY-	EIGHT HUNDRED FORTY SIX STANLEY LLC	481 NEW BRITAIN AVE	HARTFORD	CT	06106	1111 5-8 Units	R	107	0.15	6,105	182,630	182,630	X
13494	34 PROSPECT ST	EIGHTY NINE PROSPECT STREET LLC		255 MAIN ST	HARTFORD	CT	06106	1040 Two Family	R	106	0.23	2,900	109,830	109,830	X
13510	92 PROSPECT ST	EIGHTY NINE PROSPECT STREET LLC		C/O FORREST JOHN T	HARTFORD	CT	06106	1040 Two Family	R	106	0.05	1,299	71,540	71,540	X
9745	86 JOHN ST	EIGHTY SIX JOHN LLC		PO BOX 464	PLAINVILLE	CT	06062	1110 4 Family	R	107	0.19	2,166	92,610	92,610	X
9736	16 JOHN ST	EITYVDAS JANET		16 JOHN ST	NEW BRITAIN	CT	06051	1050 3 Family	R	107	0.24	2,648	96,460	96,460	X
16722	32 WEST PEARL ST	ELLIOTT ROBERT		1660 CAPITAL AVE	BRIDGEPORT	CT	06604	1040 Two Family	R	106	0.08	2,701	73,220	73,220	X
575	321 ELLIS ST	ELLIS STREET HOLDINGS LLC		321 ELLIS ST	NEW BRITAIN	CT	06051	4000 Industrial MDL-96	I	1071	10.21	71,281	973,490	973,490	X
576	322 ELLIS ST	ELLIS STREET HOLDINGS LLC		321 ELLIS ST	NEW BRITAIN	CT	06051	4000 Industrial MDL-96	I	1071	12.17	213,087	1,600,270	1,600,270	X
11251	242-29 MAIN ST	ENEH CHRISTOPHER O +	OZUMAH ADA P	664 HIGH ST BLDG 5	PERTH AMBOY	NJ	08861	1020 Condominium	R	106	0	486	15,820	15,820	X
15237	562 STANLEY ST	ENGEL SCOTT A		562 STANLEY ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.17	1,800	83,860	83,860	X
16716	18 WEST PEARL ST	ESPINOZA ILDEGARDO +	ESPINOZA FABIANA	21 ROCKLEDGE DR	AVON	CT	06001	1050 3 Family	R	106	0.08	1,898	83,720	83,720	X
16720	26 WEST PEARL ST	FANTARELLA KATHLEEN A RASHAW		26 WEST PEARL ST	NEW BRITAIN	CT	06051	1010 Single Family	R	106	0.08	1,320	49,350	49,350	X
650	110 FRANKLIN SQ	FARRELL WILLIAM F JR		110 FRANKLIN SQ	NEW BRITAIN	CT	06051	3550 Funeral Hm	C	106K	0.77	5,208	323,050	323,050	X
15034	54 SOUTH HIGH ST	FERNANDEZ-ROMANO CYNTHIA		129 BRIDGE ST	NEWTON	MA	02458	1040 Two Family	R	106	0.05	3,359	94,570	94,570	X
375	53 COLUMBUS BLVD	FIFTY THREE COLUMBUS BOULEVARD LLC		165 BRADLEY AVE	MERIDEN	CT	06451	3400 Office Bld MDL-94	C	106K	0.02	1,970	76,510	76,510	X
13496	50 PROSPECT ST	FIGUEROA BAUDILIO +	FIGUEROA AURORA	50 PROSPECT ST	NEW BRITAIN	CT	06051	1040 Two Family	R	106	0.11	1,630	94,360	94,360	X
642	77 FRANKLIN SQ	FIRST LUTHERAN CHURCH OF THE	REFORMATION INC	77 FRANKLIN SQ	NEW BRITAIN	CT	06051	9060 Church MDL-96	E	106K	1.75	13,452	2,511,250	-	X
986	575 MAIN ST	FIVE HUNDRED EIGHTY SEVEN MAIN	STREET ASSOCIATES LLC	C/O MANOLAKIS CHRIS	HOLYOKE	MA	01040	3900 Com VaclD	C	105J	0.27	-	48,370	48,370	X
1028	587 MAIN ST	FIVE HUNDRED EIGHTY SEVEN MAIN	STREET ASSOCIATES LLC	C/O MANOLAKIS CHRIS	HOLYOKE	MA	01040	3220 Retail MDL-94	C	105J	0.51	10,484	363,790	363,790	X
993	47 MAIN ST	FORTY SEVEN MAIN REALTY LLC		C/O DIAZ DANIEL	NEW BRITAIN	CT	06051	3240 Supermt MDL-94	C	106K	0.5	12,480	721,980	721,980	X
15244	584 STANLEY ST	FOUNDERS HOME CAPITAL CORP		61 BRENTWOOD DR	CHESHIRE	CT	06410	1050 3 Family	R	107	0.17	2,613	77,840	77,840	X
1077	85 HIGH ST	FOUR THOUSAND SEVEN HUNDRED TWO	SECOND AVENUE CORP ETAL	PO BOX 10	AVENEL	NJ	07001	3370 Park Lot	C	105G	1.52	-	107,030	107,030	X
15249	630 STANLEY ST	FRAELLO SEBASTIAN + ANTONIETTA A		138 HUMMINGBIRD DR	BERLIN	CT	06037	1050 3 Family	R	107	0.1	3,349	88,760	88,760	X
16717	19 WEST PEARL ST	FRANCISCO FELIX		19 WEST PEARL ST	NEW BRITAIN	CT	06051	1050 3 Family	R	106	0.09	2,910	91,490	91,490	X
56	168 ARCH ST	FRATI LOUIS R JR + SUSAN +	ALBERT EMILIE M + GILBERT	174 GERALDINE DR	COVENTRY	CT	06238	3050 Comm/Res MDL-94	C	106H	0.21	16,645	319,760	319,760	X
13530	15-19 PROSPECT ST	FREYBERG CHRISTOPHER +	SOKOL JOSEF	60 TORKOM DR	NEW BRITAIN	CT	06053	1020 Condominium	R	106	0	880	28,910	28,910	X
45	59 ARCH ST	FRIENDSHIP SERVICE CENTER OF	NEW BRITAIN INC	241 ARCH ST	NEW BRITAIN	CT	06051	3210 Retail/Res MDL-94	C	106H	0.22	15,108	240,030	240,030	X
48	85 ARCH ST	FRIENDSHIP SERVICE CENTER OF	NEW BRITAIN INC	241 ARCH ST	NEW BRITAIN	CT	06051	3430 Office/Res MDL-94	C	106H	0.3	22,388	375,060	375,060	X
63	241 ARCH ST	FRIENDSHIP SERVICE CENTER OF	NEW BRITAIN INC	241 ARCH ST	NEW BRITAIN	CT	06051	910C Charitable MDL-94	E	106H	0.41	15,851	621,670	-	X
1125	180 NORTH ST	FRIENDSHIP SERVICE CENTER OF	NEW BRITAIN INC	241 ARCH ST	NEW BRITAIN	CT	06051	3900 Com VaclD	C	105	0.28	-	18,200	18,200	X
1269	102 PROSPECT ST	FRIENDSHIP SERVICE CENTER OF	NEW BRITAIN INC	241 ARCH ST	NEW BRITAIN	CT	06051	910V Charitable MDL-00	E	106H	0.22	-	23,870	-	X
383	325 COLUMBUS BLVD	GALLAGHER BUICK GMC INC		325 COLUMBUS BLVD	NEW BRITAIN	CT	06053	3300 Auto V S&S MDL-94	C	106K	3.57	22,690	1,004,360	-	X
13060	368 PARK ST	GANDOLFO ANTONIO		700 FARMINGTON AVE	NEW BRITAIN	CT	06053	1010 Single Family	R	107	0.16	1,380	71,470	71,470	X
134	11 BEAVER ST	GENERAL AMEGLIO CIVIC ASSOC		13 BEAVER ST	NEW BRITAIN	CT	06051	3530 Fratnl Org MDL-94	C	105J	0.7	12,754	188,440	188,440	X
82	475 ARCH ST	GENERAL EQUITIES INC		PO BOX 7318	KENSINGTON	CT	06037	3151 Gas/Mart MDL-96	C	106H	0.35	2,400	493,640	493,640	X
2845	38 BEAVER ST	GIBSON JASON O		38 BEAVER ST	NEW BRITAIN	CT	06051	1010 Single Family	R	105	0.21	1,224	82,040	82,040	X
658	35 GLEN ST	GLEN STREET ASSOCIATES LLC		PO BOX 340127	HARTFORD	CT	06134	112C Apartment MDL-94	R	106	0.19	19,264	690,340	690,340	X
15247	624 STANLEY ST	GODLEWSKI MARTHA (LU) ETAL		626 STANLEY ST	NEW BRITAIN	CT	06051	1050 3 Family	R	107	0.2	3,692	103,390	103,390	X
2844	32 BEAVER ST	GOMEZ ANGEL L + GOMEZ JULIA +	GOMEZ SARAI	100 LAUREL ST APT H	HARTFORD	CT	06106	1010 Single Family	R	105	0.19	1,224	81,690	81,690	X
191	1 BOSCO DR	GRACE COMMUNITY + ECONOMIC	DEVELOPMENT CORPORATION	PO BOX 757	NEW BRITAIN	CT	06050-0757	906V Church MDL-00	E	106K	1.98	-	159,040	-	X
1642	169 WASHINGTON ST	GRAJALES ISRAEL + ANANIAS		PO BOX 1285	NEW BRITAIN	CT	06050	1120 Apartment MDL-03	R	105	0.35	6,818	298,480	298,480	X
13491	14 PROSPECT ST	GRASSAR CECILIO		14 PROSPECT ST	NEW BRITAIN	CT	06051	1050 3 Family	R	106	0.07	3,161	89,250	89,250	X
1130	230 NORTH ST	GREEN ARROW PROPERTIES LLC		139 HARDING AVE	CLIFTON	NJ	07011	1040 Two Family	R	105G	0.18	1,632	26,740	26,740	X
104082	238 NORTH ST	GREEN ARROW PROPERTIES LLC		139 HARDING AVE	CLIFTON	NJ	07011	3210 Retail/Res MDL-94	C	105G	0.15	14,128	142,100	142,100	X
104080	14 WILLOW ST	GREEN ARROW PROPERTIES LLC		139 HARDING AVE	CLIFTON	NJ	07011	3900 Com VaclD	C	105G	0.25	-	19,460	19,460	X
1809	162 WHITING ST	GREEN REAL ESTATE HOLDINGS LLC		38 WEST SHORE CIR	STODDARD	NH	03464	4000 Industrial MDL-96	I	106H	1.52	8,000	261,800	261,800	X
1636	137 WASHINGTON ST	GROCHOWSKI ADOLF F EST		C/O GROCHOWSKI GREG ADMIN	BRISTOL	CT	06010	1120 Apartment MDL-03	R	105	0.23	8,256	190,820	190,820	X
8184	98 GLEN ST	GUAGLIANO STEVEN		76 EDGELAKE DR	SANDY HOOK	CT	06482	1050 3 Family	R	106	0.1	3,625	111,160	111,160	X
1507	777 STANLEY ST	GUIDA-SEIBERT DAIRY CO		P O BOX 2110	NEW BRITAIN	CT	06050	4030 Ind Whse MDL-96	I	107H	0.25	15,750	115,010	115,010	X
1798	200 WHITING ST	GUIDA-SEIBERT DAIRY CO		P O BOX 2110	NEW BRITAIN	CT	06050-2110	4010 Ac Lnd Mfg	I	1071	1.83	-	124,390	124,390	X
11224	242-02 MAIN ST	GUO TONG		242 MAIN ST UNIT 2	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	469	15,470	15,470	X
1037	242-A MAIN ST	GUO TONG		53 SUGAR MAPLE LN	BERLIN	CT	06037	3221 Retail Condo	C	106K	0	2,075	42,910	42,910	X
13423	38 PLEASANT ST	HALL JAMES		38 PLEASANT LN	NEW BRITAIN	CT	06051	1110 4 Family	R	107	0.19	2,952	80,150	80,150	X
174	47 BOND ST	HARDWARE CITY ASSOCIATES LTP		C/O USTCG	DUBLIN	PA	18917	3370 Park Lot	C	105G	2.65	-	143,150	143,150	X
13532	15-21 PROSPECT ST	HARRIS ANGLIQUE J +	LUST ANDREA D	1255 N LOS ROBLES AVE UNIT 29	PASADENA	CA	91104	1020 Condominium	R	106	0	880	28,910	28,910	X
1279	70 WHITING ST	HARTFORD DISPENSARY	REAL ESTATE INC	345 MAIN ST	HARTFORD	CT	06106	910R Charitable MDL-01	E	106H	0.51	2,776	342,370	-	X
377	65 COLUMBUS BLVD	HARTFORD LODGING LLC		C/O NAIK ANKOOR A	GREENBELT	MD	20770	3000 Hotels	C	106K	2.13	82,418	2,660,000	-	X
1812	216 WHITING ST	HEAT TREATING CORPORATION		216 WHITING ST	NEW BRITAIN	CT	06051	4000 Industrial MDL-96	I	1071	0.25	8,295	131,460	131,460	X
13421	27 PLEASANT ST	HENDRICKS JAMES +	HENDRICKS DEBRA	27 PLEASANT ST	NEW BRITAIN	CT	06051	1010 Single Family	R	107	0.23	1,704	72,940	72,940	X
11247	242-25 MAIN ST	HOLODY DANUTA		290 FOUR ROD RD	KENSINGTON	CT	06037	1020 Condominium	R	106	0	481	15,680	15,680	X
1234	35-1D PEARL ST	HOLZINGER DEBORA M		60 WALDEN CT	BERLIN	CT	06037	3401 Off Condo	C	106K	0	1,199	74,690	74,690	X
137	49 BEAVER ST	HOMESTEAD INVESTMENTS LLC		380 HOMESTEAD AVE	HARTFORD	CT	06112	3920 Com VaclD	C	105J	0.08	-	2,170	2,170	X
138	53 BEAVER ST	HOMESTEAD INVESTMENTS LLC		380 HOMESTEAD AVE	HARTFORD	CT	06112	3900 Com VaclD	C	105J	0.35	-	38,220	38,220	X
1029	608 MAIN ST	HOMESTEAD INVESTMENTS LLC		380 HOMESTEAD AVE	HARTFORD	CT	06112	3222 Comm Bldg	C	105J	0.25	24,552	137,760	137,760	X
13520	15-9 PROSPECT ST	HOULE GREGORY		18 ECKERT RD	NEWINGTON	CT	06111	1020 Condominium	R	106	0	800	25,550	25,550	X
16719	23 WEST PEARL ST	HOWARD ELNORA		23 WEST PEARL ST	NEW BRITAIN	CT	06051	1040 Two Family	R	106	0.13	3,063	103,600	103,600	X
71	336 ARCH ST	HUMAN RESOURCES AGENCY	OF NEW BRITAIN INC	336 ARCH ST	NEW BRITAIN	CT	06051	3430 Office/Res MDL-94	C	106H	0.4	10,224	280,210	280,210	X
432	60 COURT ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	112C Apartment MDL-94	R	106	0.15	13,623	569,520	569,520	X
13512	15-1 PROSPECT ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	1020 Condominium	R	106	0	860	28,420	28,420	X
13522	15-11 PROSPECT ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	1020 Condominium	R	106	0	650	22,400	22,400	X
13540	15-29 PROSPECT ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	1020 Condominium	R	106	0	780	26,530	26,530	X
13515	15-4 PROSPECT ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	1020 Condominium	R	106	0	800	25,550	25,550	X
15033	46 SOUTH HIGH ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	1010 Single Family	R	106	0.11	1,074	40,170	40,170	X
1624	57 WALNUT ST	IMMOBILIARE OF CONNECTICUT LLC		PO BOX 791	NEW BRITAIN	CT	06050	112C Apartment MDL-94	R	106	0.27	12,480	400,750	400,750	X
49	96 ARCH ST	ISLAMIC ASSOC OF CENTRAL CT INC		PO BOX 1653	NEW BRITAIN	CT	06050-1653	906C Church MDL-94	E	106H	0.15	7,376	149,940	-	X
50	100 ARCH ST	ISLAMIC ASSOC OF CENTRAL CT INC		PO BOX 1653	NEW BRITAIN	CT	06050-1653	906C Church MDL-94	E	106H	0.65	25,776	556,010	-	X
1012	267 MAIN ST	J + E INVESTMENT COMPANY LLC		PO BOX 270027	WEST HARTFORD	CT	06127	3410 Bank Bldg MDL-94	C	106K	0.37	22,617	229,740	229,740	X
1013	277 MAIN ST	J + E INVESTMENT COMPANY LLC		PO BOX 270027	WEST HARTFORD	CT	06127	3221 Retail MDL-96	C	106K	0.2	8,453	124,810	124,810	X
208	62 BROAD ST	J + F PROPERTIES LLC		131 NORTH ST 1ST FL	NEW BRITAIN	CT	06051	3210 Retail/Res MDL-94	C	105J	0.74	11,012	348,460	348,460	X
9166	177 HIGH ST	J + F PROPERTIES LLC		131 NORTH ST 1ST FL	NEW BRITAIN	CT	06051	1110 4 Family	R	105	0.18	3,636	118,370	118,370	X
207	59 BROAD ST	JAHAF Y													

13062	375 PARK ST	KECKI KRZYSZTOF	21 MANHASSETT TRAIL		SHELTON	CT	06484	1040 Two Family	R	107	0.2	2,354	103,950	103,950	X
664	132 GLEN ST	KERN SPECIAL TOOLS CO INC	C/O KERN ROGER J	411 JOHN DOWNEY DR	NEW BRITAIN	CT	06051	4000 Industrial MDL-96	I	106H	0.12	7,820	84,980	84,980	X
1280	56 WHITING ST	KERN SPECIAL TOOLS COMPANY INC	C/O KERN ROGER J	411 JOHN DOWNEY DR	NEW BRITAIN	CT	06051	3122 JobShop/Res	C	106H	0.06	4,963	87,920	87,920	X
70	333 ARCH ST	KHALID NAEEM	2138 SILAS DEANE HWY		ROCKY HILL	CT	06062	3220 Retail MDL-94	C	106H	0.37	4,536	122,500	122,500	X
100082	35-1F PEARL ST	KLS REALTY	35 PEARL ST UNIT 1F		NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	-	5,250	5,250	X
13514	15-3 PROSPECT ST	KOPP CHARLES W III +	195 LANYON DR	RINCON FERNANDO A	CHESHIRE	CT	06410	1020 Condominium	R	106	0	950	28,770	28,770	X
15228	534 STANLEY ST	KOZLOWSKA ALEKSANDRA	9 TERRA RD		PLAINVILLE	CT	06062	1050 3 Family	R	107	0.13	3,450	103,740	103,740	X
1210	346 PARK ST	KRASOWSKI MARIAN & SEBASTIAN A	346 PARK ST		NEW BRITAIN	CT	06051	4010 Ind Whse MDL-96	I	107G	0.25	3,300	92,820	92,820	X
1266	60 PROSPECT ST	L + M ASSOCIATES LLC	PO BOX 2161		NEW BRITAIN	CT	06050-2161	1110 4 Family	R	106	0.17	3,900	110,600	110,600	X
1267	66 PROSPECT ST	L + M ASSOCIATES LLC	PO BOX 2161		NEW BRITAIN	CT	06050-2161	1111 5-8 Units	R	106	0.1	3,537	133,000	133,000	X
8185	115 GLEN ST	LA NGHIEP BAO + LA HUNG BUU +	188 MEADOW LN	LA HA DUONG	BERLIN	CT	06037	1040 Two Family	R	106	0.14	2,736	111,020	111,020	X
1020	450 MAIN ST	LAFAYETTE SQUARE LLC	42 RIDGECREST RD		BRISTOL	CT	06010	3230 Shopping Ct	C	105P	4.71	29,394	3,896,830	3,896,830	X
13498	56 PROSPECT ST	LAUREANO SAMUEL	122 HARVER ST		HARTFORD	CT	06106	1040 Two Family	R	106	0.11	2,432	107,730	107,730	X
13422	35 PLEASANT ST	LEON JOSE LUIS +	35 PLEASANT ST	TORRES OLGA + TORRES CARLOS	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.23	2,070	85,120	85,120	X
9742	62 JOHN ST	LEOS KITCHEN + STAIR CORP	48 JOHN ST		NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.25	1,876	79,030	79,030	X
1250	21 PLEASANT ST	LEOS KITCHEN + STAIR CORP	48 JOHN ST		NEW BRITAIN	CT	06051	3122 JobShop/Res	C	107G	0.18	6,598	153,370	153,370	X
104081	234 NORTH ST	LEPKE STEFANIE H +	40 JUBILEE ST	KOHLMANN BENNO + HILDEGARD	NEW BRITAIN	CT	06051	3220 Retail MDL-94	C	105G	0.12	3,016	39,900	39,900	X
1518	980 STANLEY ST	LEVINE ROBERT	480 ISLAND LN		WEST HAVEN	CT	06516	3160 Comm Whse	C	105G	1	7,490	230,930	230,930	X
950	1 LIBERTY SQ	LIBERTY SQUARE LLC	PO BOX 488		NEW BRITAIN	CT	06050	3400 Office Bld MDL-94	C	106K	5.41	92,842	4,909,870	4,909,870	X
16783	228 WHITING ST	LOPEZ JUANA	9 LEA ST		LAWRENCE	MA	01841	1050 3 Family	R	107	0.12	3,312	97,930	97,930	X
17242	12 JOHN ST	LOPOL JUDITH A	115 EMILY DR		NEW BRITAIN	CT	06053	1110 4 Family	R	107	0.12	3,143	95,410	95,410	X
203	35 BROAD ST	LUCA JOSEPH	414 WEST MAIN ST		MERIDEN	CT	06451	3220 Retail MDL-94	C	105J	0.12	1,170	87,150	87,150	X
1211	347 PARK ST	MACIAG PHILLIP +	10 ORLANDO DR	MACIAG HELEN	FAIRFIELD	NJ	07006	3220 Retail MDL-94	C	107G	0.23	2,045	138,250	138,250	X
1018	324 MAIN ST	MAJEWSKI LESZEK	PO BOX 370531		WEST HARTFORD	CT	06117	3221 Retail MDL-96	C	106K	0.32	5,284	145,810	145,810	X
9739	29 JOHN ST	MASELEK CHESTER	300 LAKE HAYWARD RD		COLCHESTER	CT	06415	1010 Single Family	R	107	0.13	1,722	85,960	85,960	X
2375	374 ARCH ST	MASHA WAIDI A	45 LOCUST ST		NEW BRITAIN	CT	06051	1050 3 Family	R	106	0.06	1,820	75,320	75,320	X
991	27 MAIN ST	MASUDA PUTNAM LLC	75 HUDSON ST		BROOKLYN	NY	10013	3210 Retail/Res MDL-94	C	106K	0.43	8,137	351,750	351,750	X
1212	356 PARK ST	MATOS JOANNE	61 EASTBROOK TERR		BERLIN	CT	06037	3640 Theater	C	107G	0.25	10,000	87,150	87,150	X
1214	364 PARK ST	MATOS JOANNE	311 EASTBROOK TERR		BERLIN	CT	06037	3900 Com VaclD	C	107G	0.35	-	24,570	24,570	X
1215	380 PARK ST	MAZURONIS EDWARD G JR	111 RESERVOIR RD		KENSINGTON	CT	06037	3220 Retail MDL-94	C	107G	0.21	2,958	73,500	73,500	X
656	23 GLEN ST	MCCOY KENNETH L	1458 EAST MAIN ST UNIT 5		BRIDGEPORT	CT	06608	1111 5-8 Units	R	106	0.11	8,058	164,920	164,920	X
13533	15-22 PROSPECT ST	MCCUSKER CHARLOTTE J	15 PROSPECT ST UNIT 22		NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	880	28,910	28,910	X
1047	40 MARTIN LUTHER KING DR	MCDONALDS REAL ESTATE CO	PO BOX 182571		COLUMBUS	OH	43218-2571	3260 Rest/Clubs MDL-94	C	105M	0.66	2,970	554,960	554,960	X
1106	62 NORTH ST	MCNAMARA SAUNDRA	12 BUNKER HILL RD		NEW BRITAIN	CT	06053	3430 Office/Res MDL-94	C	105G	0.16	7,656	149,240	149,240	X
8188	129 GLEN ST	MEZIBOVSKY ODED +	153-03 33RD RD	CHANG FANNY	FLUSHING	NY	11354	1050 3 Family	R	106	0.1	3,351	100,170	100,170	X
1620	40 WALNUT ST	MICHAUD ROBERT J + EVA M (LU) +	148 RESERVOIR RD	QUATTROPANI TRACY ET AL CO-TRUSTEES (RI)	KENSINGTON	CT	06037	112C Apartment MDL-94	R	106	0.2	15,720	515,900	515,900	X
428	35 COURT ST	MILLER FRANK R	35 COURT ST		NEW BRITAIN	CT	06051	3400 Office Bld MDL-94	C	106K	0.12	5,850	186,340	186,340	X
1406	50 SOUTH HIGH ST	MINAN LLC	558 HANOVER ST		MERIDEN	CT	06451	3400 Office Bld MDL-94	C	106L	0.16	2,700	40,390	40,390	X
1625	63 WALNUT ST	MINAN LLC	558 HANOVER ST		MERIDEN	CT	06451	1110 4 Family	R	106	0.18	2,768	86,100	86,100	X
9741	36 JOHN ST	MIRMINA GIOVANNI + LUCIA	36 JOHN ST		NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.17	2,958	93,870	93,870	X
427	33 COURT ST	MLA INVESTMENTS LLC	33 COURT ST		NEW BRITAIN	CT	06051	3400 Office Bld MDL-94	C	106K	0.16	4,283	169,820	169,820	X
1108	86 NORTH ST	MLH COMMERCIAL PROPERTIES LLC	C/O HOTCHKISS MAURA L	3 CLANCY ST	EAST HAVEN	CT	06512	1110 4 Family	R	105	0.09	3,774	102,060	102,060	X
584	11 ERWIN PL	MOHAMMAD EMEL	11 ERWIN PL APT 1		NEW BRITAIN	CT	06051	1111 5-8 Units	R	105	0.34	6,763	244,510	244,510	X
665	133 GLEN ST	MORELLO ROGER	PO BOX 2253		MIDDLETOWN	CT	06457	1110 4 Family	R	106	0.09	2,844	99,680	99,680	X
16619	19 WEBSTER ST	MORRIS DEDRA +	19 WEBSTER ST	MORRIS KIMBERLY	NEW BRITAIN	CT	06051	1040 Two Family	R	106	0.08	2,756	90,930	90,930	X
12454	190 NORTH ST	MULE NINA	134 KETAY DR		EAST NORTHPORT	NY	11731	1040 Two Family	R	105	0.15	1,872	28,560	28,560	X
13534	15-23 PROSPECT ST	MURDZEK THADDEUS K	15 PROSPECT ST UNIT 23		NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	790	26,810	26,810	X
859	98 JOHN ST	MURPHY JAMES R EST	C/O MURPHY KATHLEEN A ADMIN	317 STEELE ST	NEW BRITAIN	CT	06052-1518	4000 Industrial MDL-96	I	107G	0.28	9,127	126,280	126,280	X
1500	638 STANLEY ST	MUSTAFALIC DEHAR +	8785 BAY 16TH APT B7		BROOKLYN	NY	11214	3210 Retail/Res MDL-94	C	107H	0.17	6,807	219,940	219,940	X
8183	94 GLEN ST	NB RCC LLC	PO BOX 340521		HARTFORD	CT	06134	1050 3 Family	R	106	0.1	3,354	109,410	109,410	X
9737	17 JOHN ST	NEAULT DONALD G	17 JOHN ST		NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.23	2,314	63,350	63,350	X
13503	74 PROSPECT ST	NEL HOMES LLC	PO BOX 204		BRIDGEPORT	CT	06601	1040 Two Family	R	106	0.11	1,966	87,220	87,220	X
200	20 BROAD ST	NEST 88 POLISH FALCONS ALLIANCE	201 WASHINGTON ST	OF AMERICA INC	NEW BRITAIN	CT	06051	3220 Retail MDL-94	C	105J	0.8	30,864	904,610	-	X
1643	179 WASHINGTON ST	NEST 88 POLISH FALCONS ALLIANCE	201 WASHINGTON ST	OF AMERICA INC	NEW BRITAIN	CT	06051	3370 Park Lot	C	105J	0.38	-	55,860	55,860	X
1466	55 SPRING ST	NEW BRALTE HOLDINGS LLC	55 SPRING ST		NEW BRITAIN	CT	06051	112C Apartment MDL-94	R	105	5.62	62,340	4,139,590	4,139,590	X
140	79 BEAVER ST	NEW BRITAIN AUTO CENTER LLC	79 BEAVER ST		NEW BRITAIN	CT	06051	3341 Gas St Srv MDL-96	C	105I	0.53	4,196	206,920	206,920	X
2842	85 BEAVER ST	NEW BRITAIN AUTO CENTER LLC	79 BEAVER ST		NEW BRITAIN	CT	06051	3900 Com VaclD	C	105	0.77	-	25,760	25,760	X
331	100 CHESTNUT ST	NEW BRITAIN AVE LAND LLC	PO BOX 488		NEW BRITAIN	CT	06050	3900 Com VaclD	C	106K	1.82	-	229,320	229,320	X
989	1 MAIN ST	NEW BRITAIN AVE LAND LLC	PO BOX 488		NEW BRITAIN	CT	06050	3370 Park Lot	C	106K	0.33	-	93,520	93,520	X
54	150 ARCH ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	106H	0.2	-	23,520	-	X
61	225 ARCH ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9032 Fire MDL-96	E	106H	0.57	12,436	816,970	-	X
35	310 ARCH ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	903V City Com MDL-00	E	106H	0.45	-	27,720	-	X
141	86 BEAVER ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.07	-	1,820	-	X
198	11 BROAD ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.07	-	1,820	-	X
3989	17 BROAD ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105	0.09	-	1,190	-	X
100362	19 BROAD ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.13	-	29,610	-	X
201	23 BROAD ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.11	-	28,700	-	X
1002	10 CHESTNUT ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9031 Police	E	106K	1.45	90,624	12,520,200	-	X
378	125 COLUMBUS BLVD	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	106K	2.26	-	142,380	-	X
431	57 COURT ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	903C City Com MDL-94	E	106	0.18	20,488	135,310	-	X
987	625 MAIN ST	NEW BRITAIN CITY OF	27 WEST MAIN ST	MCCABE PARK	NEW BRITAIN	CT	06051	903A Mun Park MDL-00	E	105J	0.19	-	64,890	-	X
103345	633 MAIN ST	NEW BRITAIN CITY OF	27 WEST MAIN ST	BIG WALL	NEW BRITAIN	CT	06051	903A Mun Park MDL-00	E	105J	0.14	-	60,200	-	X
1031	634 MAIN ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.37	-	39,410	-	X
1034	666 MAIN ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.1	-	28,210	-	X
1035	676 MAIN ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	105J	0.1	-	28,210	-	X
1123	162 NORTH ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9037 Mun Land R	E	105	0.1	-	14,210	-	X
1230	55 PEARL ST	NEW BRITAIN CITY OF	27 WEST MAIN ST	SENIOR CENTER	NEW BRITAIN	CT	06051	903C City Com MDL-94	E	106K	1.33	16,615	1,082,410	-	X
1229	63 PEARL ST	NEW BRITAIN CITY OF	27 WEST MAIN ST	REDEVELOPMENT COMM	NEW BRITAIN	CT	06051	9035 Mun Land Com	E	106K	0.44	-	55,510	-	X
1268	88 PROSPECT ST	NEW BRITAIN CITY OF	27 WEST MAIN ST		NEW BRITAIN	CT	06051	903C City Com MDL-94	E	106H	0.09	4,710	156,800	-	X
1685	27 WEST MAIN ST	NEW BRITAIN CITY OF	27 WEST MAIN ST	CITY HALL BLDG	NEW BRITAIN	CT	06051	903C City Com MDL-94	E	106K	2.07	95,593	17,839,850	-	X
1415	146 SOUTH MAIN ST	NEW BRITAIN CITY OF - FIRE ST 2	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9032 Fire MDL-96	E	106I	0.58	9,796	605,080	-	X
74	355 ARCH ST	NEW BRITAIN CITY OF - FORECLOSURE	27 WEST MAIN ST		NEW BRITAIN	CT	06051	9035 Mun Land Com	E	106	0.63	-	37,170	-	X
2377	474 ARCH ST	NEW BRITAIN CITY OF - FORECLOSURE	27 WEST MAIN ST		NEW BRITAIN	CT	06051	902V City Res MDL-00	E	106	0.13	-	9,450	-	X
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634	105 FRANKLIN SQ	NEW BRITAIN CITY OF - PARK	FRANKLIN SQUARE PARK	27 WEST MAIN ST	NEW BRITAIN	CT	06051	903A Mun Park MDL-00	E	106K	0.72	-	55,930	-	X		
988	230 MAIN ST	NEW BRITAIN CITY OF - PARK	CENTRAL PARK	27 WEST MAIN ST	NEW BRITAIN	CT	06051	903A Mun Park MDL-00	E	106K	0.8	-	115,920	-	X		
1479	965 STANLEY ST	NEW BRITAIN CITY OF - PARK	PARK DEPT	27 WEST MAIN ST	NEW BRITAIN	CT	06051	903A Mun Park MDL-00	E	105M	0.39	-	57,960	-		D	
103585	232 MAIN ST	NEW BRITAIN ENTERPRISES LLC		PO BOX 432	TOLLAND	CT	06084	3370 Park Lot	C	106K	0.12	-	7,840	7,840	X	D	
1011	250 MAIN ST	NEW BRITAIN ENTERPRISES LLC		PO BOX 1526	NEW BRITAIN	CT	06050	3221 Retail MDL-96	C	106K	0.25	9,712	416,010	416,010	X	D	
379	140 COLUMBUS BLVD	NEW BRITAIN HOLDINGS LLC		C/O LEASE ADMINISTRATION	PO BOX 6500	PA	17013	3230 Shopping Ct	C	106N	5.88	51,334	2,700,880	2,700,880	X		
1633	30 WASHINGTON ST	NEW BRITAIN LODGE 957 BPOE		30 WASHINGTON ST	NEW BRITAIN	CT	06051	3530 Fratnl Org MDL-94	C	106K	0.9	11,588	250,390	250,390	X		
1691	75 WEST MAIN ST	NEW BRITAIN PROFESSIONAL	BUILDING LLC	121 PEBBLEBROOK DR	ROCKY HILL	CT	06067	3400 Office Bld MDL-94	C	106K	0.2	14,570	323,540	323,540	X	D	
1124	168 NORTH ST	NICOLE REALTY GROUP LLC		168 NORTH ST	NEW BRITAIN	CT	06051	3210 Retail/Res MDL-94	C	105G	0.13	7,574	192,080	192,080	X		
908	15 LAFAYETTE ST	NISHI INVESTMENTS LLC		28 TEDWIN FARMS RD	ROCKY HILL	CT	06067	3370 Park Lot	C	105J	0.37	-	39,410	39,410	X	D	
1021	494 MAIN ST	NISHI INVESTMENTS LLC		28 TEDWIN FARMS RD	ROCKY HILL	CT	06067	3221 Retail MDL-96	C	105J	0.12	8,340	251,300	251,300	X	D	
1024	516 MAIN ST	NISHI INVESTMENTS LLC		28 TEDWIN FARMS RD	ROCKY HILL	CT	06067	3262 Rest/Club/Res 94	C	105J	0.06	6,900	98,140	98,140	X	D	
1128	205 NORTH ST	NORTH STREET PREPERTY LLC		19 HOWE ST	NEW HAVEN	CT	06511	112C Apartment MDL-94	R	105	2.37	11,714	1,399,720	1,399,720			
44	41 ARCH ST	NVB PROPERTY LLC		64 ANDOVER DR	MILFORD	CT	06460	3210 Retail/Res MDL-94	C	106H	0.31	16,236	672,840	672,840	X	D	
1645	192 WASHINGTON ST	OAKS CLUB INC THE		192 WASHINGTON ST	NEW BRITAIN	CT	06051	3530 Fratnl Org MDL-94	C	105	0.35	3,247	125,370	125,370	X		
13426	54 PLEASANT ST	OCASIO ANGEL +	CARRASQUILLO MARIANA	54 PLEASANT ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.17	2,513	91,980	91,980	X		
13493	28 PROSPECT ST	OCZERETKO WACLAW		178 WASHINGTON DR	MASTIC BEACH	NY	11951	1111 5-8 Units	R	106	0.17	2,238	94,430	94,430	X		
574	200 ELLIS ST	OKAY INDUSTRIES INC		200 ELLIS ST	NEW BRITAIN	CT	06053	4000 Industrial MDL-96	I	106H	4.77	92,206	2,021,320	2,021,320	X		
1696	114 WEST MAIN ST	OLD POST OFFICE PLAZA LLC		150 PRODUCTION CT	NEW BRITAIN	CT	06051	3400 Office Bld MDL-94	C	106K	0.9	28,648	649,600	649,600	X	D	
430	50 COURT ST	OLD POST OFFICE PLAZA LTP		150 PRODUCTION CT	NEW BRITAIN	CT	06051	3370 Park Lot	C	106K	0.3	-	45,850	45,850	X		
13424	46 PLEASANT ST	OMELIACH NATALIA		367 AVE S APT 2C	BROOKLYN	NY	11223	1110 4 Family	R	107	0.14	2,952	96,880	96,880	X		
335	189 CHESTNUT ST	ONE HUNDRED EIGHTY NINE	CHESTNUT STREET LLC	%RICHMOND HILL LUMBER + SUPPLY	115-02 ATLANTIC AVE	NY	11419	3160 Comm Whse	C	106H	0.57	7,368	126,140	126,140	X		
1639	155 WASHINGTON ST	ONE HUNDRED FIFTY FIVE WASHINGTON ST LLC		140 23RD ST	BROOKLYN	NY	11232	1120 Apartment MDL-03	R	105	0.23	10,712	208,950	208,950	X		
1640	156 WASHINGTON ST	ONE HUNDRED FIFTY SIX	WASHINGTON ST LLC	C/O SAVOCA VINCENT	PO BOX 426	NEW BRITAIN	CT	06050-0426	1120 Apartment MDL-03	R	105	0.35	4,896	388,290	388,290	X	
8187	119 GLEN ST	ONE HUNDRED NINETEEN GLEN ST LLC		100 GLENSTONE DR	VERNON	CT	06066	1050 3 Family	R	106	0.12	3,862	123,480	123,480	X		
380	177 COLUMBUS BLVD	ONE HUNDRED SEVENTY SEVEN	COLUMBUS BLVD OWNER LLC	C/O FOUNTOUKIS CHRIS	177 COLUMBUS BLVD	NEW BRITAIN	CT	06051	3221 Retail MDL-96	C	106N	1.15	10,856	1,568,700	1,568,700	X	D
538	135 EAST MAIN ST	ONE HUNDRED THIRTY FIVE EAST MAIN		66 WEST MAIN ST STE 102	NEW BRITAIN	CT	06051	3420 Prof Bldg	C	105M	1	3,208	542,430	542,430	X	D	
1414	130 SOUTH MAIN ST	ONE HUNDRED THIRTY SOUTH	MAIN STREET LLC	66 CEDAR ST STE 300B	NEWINGTON	CT	06111	3220 Retail MDL-94	C	106K	0.41	3,825	290,220	290,220	X		
1801	125 WHITING ST	ONE HUNDRED TWENTY FIVE WHITING LLC		170 PANE RD	NEWINGTON	CT	06111	3222 Comm Bldg	C	106I	0.7	9,400	495,250	495,250	X		
1001	116 MAIN ST	ONE HUNDRED TWENTY TWO	MAIN STREET ASSOCIATES LLC	122 MAIN ST	NEW BRITAIN	CT	06051	3400 Office Bld MDL-94	C	106K	0.15	16,860	588,630	588,630	X	D	
1618	21 WALNUT ST	ONE HUNDRED TWENTY TWO	MAIN STREET ASSOCIATES LLC	122 MAIN ST	NEW BRITAIN	CT	06051	338V Oth Mtr SS MDL-00	C	106K	0.22	-	38,080	38,080	X		
423	41 COURT ST	ONE HUNDRED TWO WEST MAIN STREET LLC		3 ETON PL	FARMINGTON	CT	06032	3370 Park Lot	C	106K	0.26	-	45,640	45,640	X	D	
1694	102 WEST MAIN ST	ONE HUNDRED TWO WEST MAIN STREET LLC		3 ETON PL	FARMINGTON	CT	06032	3400 Office Bld MDL-94	C	106K	0.52	32,290	855,820	855,820	X	D	
992	38 MAIN ST	ONE THOUSAND ONE HUNDRED FIFTY FOUR	FIFTY SIX STREET LLC	64 GREENPOINT AVE	BROOKLYN	NY	11222	3210 Retail/Res MDL-94	C	106K	0.29	26,742	584,010	584,010	X	D	
13425	49 PLEASANT ST	ORBEGOZO FAUSTINA		49 PLEASANT ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.24	2,120	95,200	95,200	X		
2378	476 ARCH ST	OUELLETTE MICHAEL R JR		PO BOX 573	BRISTOL	CT	06011	1040 Two Family	R	106	0.09	1,676	76,300	76,300	X		
43	5 ARCH ST	PACKARD BUILDING LLC		117 PEAK MOUNTAIN DR	EAST GRANBY	CT	06026	3220 Retail MDL-94	C	106H	0.18	15,270	260,260	260,260	X	D	
1634	46 WASHINGTON ST	PALPI LLC		PO BOX 2161	NEW BRITAIN	CT	06050-2161	3320 Auto Repr	C	106K	0.45	2,475	157,080	157,080	X		
985	337 MAIN ST	PAN AM SOUTHERN LLC		1700 IRON HORSE PARK	NORTH BILLERICA	MA	01862-1692	3900 Com VaclD	C	106M	0.04	-	2,800	2,800	X	D	
537	60 EAST MAIN ST	PARAMOUNT PLAZA AT NEW BRITAIN LLC		1195 RT 70 STE 2000	LAKEWOOD	NJ	08701	3230 Shopping Ct	C	105P	12.53	85,360	9,239,650	9,239,650	X	D	
16586	168 WASHINGTON ST	PENTECOSTAL CHURCH GOD GIVE	ETERNAL LIFE INC	336 ARCH ST	NEW BRITAIN	CT	06051	909V Religious MDL-00	E	105	0.35	-	19,810	-	X		
11236	242-14 MAIN ST	PEREZ JORGE		242 MAIN ST UNIT 14	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	471	15,470	15,470	X	D	
1404	40 SOUTH HIGH ST	PERKINS TRAVEL CORPORATION		40 SOUTH HIGH ST	NEW BRITAIN	CT	06051	3430 Office/Res MDL-94	C	106L	0.13	3,028	129,780	129,780	X	D	
15241	572 STANLEY ST	PIANKA MITCHELL +	PIANKA ROSEANN	45 SIMS RD	BRISTOL	CT	06010	1050 3 Family	R	107	0.31	3,428	119,140	119,140	X		
1516	860 STANLEY ST	PINTO FRANK N		62 SQUIRES DR	SOUTHINGTON	CT	06489	3150 Gas/Mart MDL-94	C	107X	0.3	1,647	322,350	322,350	X		
857	70 JOHN ST	POGLITSCH ROBERT F		429 OLD SHERMAN HILL	WOODBURY	CT	06798	1010 Single Family	R	107G	0.38	1,536	105,000	105,000	X		
195	51 BROAD ST	POLAM FEDERAL CREDIT UNION		770 MARSHALL ST	REDWOOD CITY	CA	94063	3410 Bank Bldg MDL-94	C	105J	0.67	6,158	638,050	638,050	X		
59	191 ARCH ST	POPCO LLC		PO BOX 2161	NEW BRITAIN	CT	06050	3220 Retail MDL-94	C	106H	0.83	35,994	309,890	309,890	X		
52	139 ARCH ST	POPCO LLC		PO BOX 2161	NEW BRITAIN	CT	06050	3160 Comm Whse	C	106H	0.58	11,386	210,490	210,490	X		
53	145 ARCH ST	POPCO LLC		PO BOX 2161	NEW BRITAIN	CT	06050	3320 Auto Repr	C	106H	0.4	3,570	107,800	107,800	X		
55	161 ARCH ST	POPCO LLC		PO BOX 2161	NEW BRITAIN	CT	06050	3221 Retail MDL-96	C	106H	0.17	4,448	89,740	89,740	X		
1265	48 PROSPECT ST	POPCO LLC		PO BOX 2161	NEW BRITAIN	CT	06050	3900 Com VaclD	C	106	0.14	-	9,660	9,660	X		
13059	341 PARK ST	PRENDERGAST DAVID J +	PRENDERGAST CHRISTINE M	228 CORBIN AVE	NEW BRITAIN	CT	06052	1050 3 Family	R	107	0.24	2,784	71,960	71,960	X		
582	24 ELM ST	PRIDE OF CONN LODGE 1437	IBPOE OF W ELKS INC	24-30 ELM ST	NEW BRITAIN	CT	06051	3530 Fratnl Org MDL-94	C	106K	0.33	9,760	210,280	210,280	X	D	
777	1 HERALD SQ	QUANTUM OF HERALD SQUARE LLC		PO BOX 3	CROMWELL	CT	06416	3420 Prof Bldg	C	106K	2.19	10,577	1,623,930	-	X	Enterprise Zone	
1632	24 WASHINGTON ST	QUANTUM OF WASHINGTON STREET LLC		80 SHUNPIKE RD	CROMWELL	CT	06416	9030 City Com MDL-96	E	106K	0.23	8,150	253,190	-	X		
1637	145 WASHINGTON ST	QUINTON PROPERTIES LLC		64 ANDOVER DR	MILFORD	CT	06460	1111 5-8 Units	R	105	0.17	5,724	163,030	163,030	X		
16585	149 WASHINGTON ST	QUINTON PROPERTIES LLC		64 ANDOVER DR	MILFORD	CT	06460	1111 5-8 Units	R	105	0.23	3,655	185,290	185,290	X		
13525	15-14 PROSPECT ST	RAMIREZ FANNY		15 PROSPECT ST UNIT 14	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	1,000	31,640	31,640	X		
1237	35-2C PEARL ST	REAL SOLUTIONS LLC		PO BOX 55	SOMERS	CT	06071	3401 Off Condo	C	106K	0	1,610	93,030	93,030	X		
13536	15-25 PROSPECT ST	REDFIELD ROGER P		6 WOODLAND DR	EAST LYME	CT	06333	1020 Condominium	R	106	0	790	26,810	26,810	X		
1810	180 WHITING ST	REGAL HOLDINGS LLC		325 COLUMBUS BLVD	NEW BRITAIN	CT	06051	3320 Auto Repr	C	106K	1	8,064	396,480	396,480	X		
1127	200 NORTH ST	REI 200 + 208 NORTH NB LLC		12 CHAPMAN RD	WEST HARTFORD	CT	06107	1111 5-8 Units	R	105	0.22	3,155	173,810	173,810	X		
1253	53 PLEASANT ST	RENOS CAFE OF NEW BRITAIN LLC		53 PLEASANT ST	NEW BRITAIN	CT	06051	3262 Rest/Club/Res 94	C	107G	0.11	3,450	103,180	103,180	X		
13507	84 PROSPECT ST	REY GUILLERMO E +	REY JANET C TRUSTEES	268 HOPEWELL RD	SOUTH GLASTONBURY	CT	06073	1040 Two Family	R	106	0.13	2,240	80,500	80,500	X		
13527	15-16 PROSPECT ST	RICKETTS ROBERT		15 PROSPECT ST UNIT 16	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	800	25,550	25,550	X		
13538	15-27 PROSPECT ST	RICKETTS ROBERT A		683 MOUNTAIN RD	WEST HARTFORD	CT	06117	1020 Condominium	R	106	0	880	28,910	28,910	X		
15231	544 STANLEY ST	RINGROSE JOHN A		544 STANLEY ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.23	3,520	97,230	97,230	X		
539	265 EAST MAIN ST	ROARING BROOK LLC		25 MAIN ST 4TH FL	HARTFORD	CT	06106	3320 Auto Repr	C	105M	0.28	1,856	299,600	299,600	X		
1498	526 STANLEY ST	RONZELLO ROBERT J		2 SOUTH RIDGE RD	FARMINGTON	CT	06032	3210 Retail/Res MDL-94	C	107H	0.17	6,701	184,100	184,100	X		
16715	14 WEST PEARL ST	ROSARIO FELIX		14 WEST PEARL ST	NEW BRITAIN	CT	06051	1050 3 Family	R	106	0.1	2,837	91,840	91,840	X		
8189	139 GLEN ST	ROSSITTO JUSTIN J		10 JUBILEE DR	PLANTSVILLE	CT	06479	1050 3 Family	R	106	0.09	3,020	92,890	92,890	X		
8190	145 GLEN ST	ROSSITTO JUSTIN J		10 JUBILEE DR	PLANTSVILLE	CT	06479	3053 Res/Com MDL-03	C	106	0.39	4,260	112,350	112,350	X		
209	63 BROAD ST	RUTKOWSKI FRANCIS		63 BROAD ST	NEW BRITAIN	CT	06053	3400 Office Bld MDL-94	C	105J	0.17	1,206	54,810	54,810	X		
15254	712 STANLEY ST	SALANOWSKI PIOTR		712 STANLEY ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.16	3,268	88,340	88,340	X		
12564	12 OAK ST	SALBOKH HASSAN		1467 FARMINGTON AVE	FARMINGTON	CT	06032	1040 Two Family	R	105	0.13	1,572	65,450	65,450	X		
645	78 FRANKLIN SQ	SALVATION ARMY INC		78 FRANKLIN SQ	NEW BRITAIN	CT	06051	910C Charitable MDL-94	E	106K	0.65	7,326	461,860	-	X		
15137	786 STANLEY ST	SAPKO FRANK		109 EDBRIDGE RD	NEW BRITAIN	CT	06052	1320 Res ActLnUd	R	107	0.01	-	70	70	X		
1508	784 STANLEY ST	SAPKO FRANK +	PETROKA MARILYN E	109 ELBRIDGE RD	NEW BRITAIN	CT	06052	1110 4 Family	R	107H							

1502	662 STANLEY ST	SOVAK LINDA L		668 STANLEY ST	NEW BRITAIN	CT	06051	3370 Park Lot	C	107	0.2	-	28,630	28,630	X	
1504	668 STANLEY ST	SOVAK LINDA L		668 STANLEY ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.14	2,944	89,390	89,390	X	
330	670 STANLEY ST	SOVAK LINDA L		668 STANLEY ST	NEW BRITAIN	CT	06051	3550 Funeral Hm	C	107H	0.8	7,048	488,250	488,250	X	
16618	17 WEBSTER ST	SPARTAN RESIDENTIAL LLC		17 WEBSTER ST UNIT 1	NEW BRITAIN	CT	06051	1110 4 Family	R	106	0.13	2,952	144,200	144,200	X	
13516	15-5 PROSPECT ST	SPENCE DEVON R		PO BOX 3145	NEW BRITAIN	CT	06050	1020 Condominium	R	106	0	860	28,420	28,420	X	
779	31 HIGH ST	SRUB REALTY LLC		31 HIGH ST	NEW BRITAIN	CT	06051	3400 Office Bld MDL-94	C	106K	0.17	9,139	234,920	234,920	X	
1482	750 STANLEY ST	ST ANDREW ROMAN CATHOLIC	CHURCH CORP	396 CHURCH ST	NEW BRITAIN	CT	06051	909V Religious MDL-00	E	107	0.81	-	51,310	-	X	
135	41 BEAVER ST	ST MARYS RESIDENCE OF	NEW BRITAIN LLC	1 PROSPECT ST UNIT 2	NEW BRITAIN	CT	06051	112C Apartment MDL-94	R	105	1.05	43,080	700,000	700,000	X	
136	48 BEAVER ST	ST MARYS RESIDENCE OF	NEW BRITAIN II LLC	1 PROSPECT ST STE 2	NEW BRITAIN	CT	06051	111C 5-8 Units MDL 94	R	105	1.05	8,202	453,390	453,390	X	
139	59 BEAVER ST	ST MARYS RESIDENCE OF	NEW BRITAIN II LLC	1 PROSPECT ST STE 2	NEW BRITAIN	CT	06051	1110 4 Family	R	105	0.26	5,196	106,610	106,610	X	
1025	544 MAIN ST	ST MARYS ROMAN CATHOLIC	CHURCH CORP	544 MAIN ST	NEW BRITAIN	CT	06051	9060 Church MDL-96	E	105J	2.15	30,620	3,719,030	-	X	
360	15 CLARK ST	ST MARYS UKRANIAN CHURCH		54 WINTER ST	NEW BRITAIN	CT	06051	909V Religious MDL-00	E	105	0.28	-	19,180	-	X	
649	99 FRANKLIN SQ	ST MATTHEWS EVANGELICAL	LUTHERAN CHURCH INC	87 FRANKLIN SQ	NEW BRITAIN	CT	06051	9060 Church MDL-96	E	106K	1.2	35,980	2,380,840	-	X	
646	98 FRANKLIN SQ	ST PETERS CHURCH CORP		98 FRANKLIN SQ	NEW BRITAIN	CT	06051	9060 Church MDL-96	E	106K	1.97	9,978	1,008,560	-	X	
1233	35-1C PEARL ST	STECKLER BARRY MD		35 PEARL ST UNIT 1C	NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	1,076	69,440	69,440	X	
1231	35-1A PEARL ST	STECKLER JEFFREY B MD PC		35 PEARL ST UNIT 1A	NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	2,102	114,730	114,730	X	
16785	234 WHITING ST	STEPASH ALLAN		234 WHITING ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.17	1,880	91,000	91,000	X	
15233	550 STANLEY ST	STEVENS MICHAEL		550 STANLEY ST	NEW BRITAIN	CT	06051	1040 Two Family	R	107	0.23	2,790	94,150	94,150	X	
1416	152 SOUTH MAIN ST	STONEWALL ASSOCIATES		PO BOX 397	NEW BRITAIN	CT	06050-0397	3221 Retail MDL-96	C	106I	0.5	10,336	234,010	234,010	X	
1802	19 SOUTH WHITING ST	STONEWALL ASSOCIATES		PO BOX 397	NEW BRITAIN	CT	06050-0397	3320 Auto Repr	C	106I	0.42	5,264	153,650	153,650	X	
1804	29 SOUTH WHITING ST	STONEWALL ASSOCIATES		PO BOX 397	NEW BRITAIN	CT	06050-0397	3910 Com VacLdP	C	106I	1.03	-	47,740	47,740	X	
9744	78 JOHN ST	STRICKLAND MARQUES R		738 CORBIN AVE	NEW BRITAIN	CT	06052	1050 3 Family	R	107	0.17	1,912	82,180	82,180	X	
1646	202 WASHINGTON ST	SUMMER BUSINESS LLC		PO BOX 310078	NEWINGTON	CT	06131	3210 Retail/Res MDL-94	C	105G	0.11	12,821	309,050	309,050	X	
12450	32 NORTH ST	SZCZESNIAK MARIA		32 NORTH ST	NEW BRITAIN	CT	06051	1010 Single Family	R	105	0.24	3,192	110,810	110,810	X	
13517	15-6 PROSPECT ST	SZUMILAK ANDRZEJ Z		15 PROSPECT ST UNIT 6	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	660	22,610	22,610	X	
855	23 JOHN ST	SZYLOBRYT STANLEY ETAL		354 FRANCIS ST	NEW BRITAIN	CT	06053	1010 Single Family	R	107G	0.24	1,675	124,110	124,110	X	
9738	24 JOHN ST	TABOR JOHN T + LENA A		24 JOHN ST	NEW BRITAIN	CT	06051	1010 Single Family	R	107	0.21	1,170	59,850	59,850	X	
13521	15-10 PROSPECT ST	TAWFIK KHALID		PO BOX 1832	NEW BRITAIN	CT	06050-1832	1020 Condominium	R	106	0	650	22,400	22,400	X	
13528	15-17 PROSPECT ST	TAWFIK KHALID		PO BOX 1832	NEW BRITAIN	CT	06050-1832	1020 Condominium	R	106	0	650	22,400	22,400	X	
13529	15-18 PROSPECT ST	TAWFIK KHALID		PO BOX 1832	NEW BRITAIN	CT	06050-1832	1020 Condominium	R	106	0	650	22,400	22,400	X	
13531	15-20 PROSPECT ST	TAWFIK KHALID F		PO BOX 1832	NEW BRITAIN	CT	06050-1832	1020 Condominium	R	106	0	880	28,910	28,910	X	
13519	15-8 PROSPECT ST	TAWFIK KHALID F		PO BOX 1832	NEW BRITAIN	CT	06050-1832	1020 Condominium	R	106	0	950	30,520	30,520	X	
103527	5 GILBERT ST	TAYLOR-LAWRENCE NORDIA +	LAWRENCE GARFIELD	5 GILBERT ST	NEW BRITAIN	CT	06051	1010 Single Family	R	105	0.11	1,282	89,950	89,950	X	
1005	162 MAIN ST	TD BANKNORTH NA		C/O TD CANADA TRUST	LONDON ONTARIO	--	N6A4S4	3400 Office Bld MDL-94	C	106K	0.23	18,662	495,880	495,880	X	
1006	178 MAIN ST	TD BANKNORTH NA		C/O TD CANADA TRUST	LONDON ONTARIO	--	N6A4S4	3410 Bank Bldg MDL-94	C	106K	0.57	11,450	843,990	843,990	X	
197	2 BROAD ST	TEN BROAD ST LLC		368 NEW HEMPSTEAD RD STE 232	NEW CITY	NY	10956	1120 Apartment MDL-03	R	105J	0.41	6,804	290,850	290,850	X	
1631	10 WASHINGTON ST	TEN WASHINGTON STREET LLC		C/O SAVOCA VINCENT	PO BOX 426	NEW BRITAIN	CT	06050-0426	3260 Rest/Clubs MDL-94	C	106K	0.79	1,270	969,150	969,150	X
16721	29 WEST PEARL ST	THILLET MARCELINO		29 WEST PEARL ST	NEW BRITAIN	CT	06051	1050 3 Family	R	106	0.17	2,841	87,150	87,150	X	
856	33 JOHN ST	THIRTY THREE-THIRTY NINE	JOHN STREET LLC	33 JOHN ST	NEW BRITAIN	CT	06051	4000 Industrial MDL-96	I	107G	7.49	122,850	1,482,250	1,482,250	X	
1208	327 PARK ST	THIRTY THREE-THIRTY NINE	JOHN STREET LLC	33 JOHN ST	NEW BRITAIN	CT	06051	3920 Com VacLU	C	107G	0.11	-	2,520	2,520	X	
100064	35-1E PEARL ST	THIRTY-FIVE PEARL STREET LLC		35 PEARL ST	NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	-	5,110	5,110	X	
1239	35-3A PEARL ST	THIRTY-FIVE PEARL STREET LLC		35 PEARL ST	NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	2,855	169,610	169,610	X	
1241	35-3C PEARL ST	THIRTY-FIVE PEARL STREET LLC		35 PEARL ST	NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	1,070	69,160	69,160	X	
1242	35-3D PEARL ST	THIRTY-FIVE PEARL STREET LLC		35 PEARL ST	NEW BRITAIN	CT	06051	3401 Off Condo	C	106K	0	1,021	66,920	66,920	X	
73	345 ARCH ST	THREE HUNDRED FORTY FIVE ARCH STREET LLC		84 MOUNT SUMNER DR	BOLTON	CT	06043	3430 Office/Res MDL-94	C	106H	0.24	4,680	146,090	146,090	X	
1016	300 MAIN ST	THREE HUNDRED MAIN STREET HOLDINGS LLC		C/O RIVERSIDE PROPERTIES LLC	110 HILLSIDE BLVD STE 8	LAKEWOOD	NJ	08701	3210 Retail/Res MDL-94	C	106K	0.36	46,133	743,960	743,960	X
1209	331 PARK ST	THREE HUNDRED THIRTY ONE	PARK STREET LLC	110 COURT ST STE 1	CROMWELL	CT	06416	1111 5-8 Units	R	107	0.16	5,820	127,400	127,400	X	
13513	15-2 PROSPECT ST	TOMA ADIL E +	TOMA SHARLETTE B	PO BOX 3323	NEW BRITAIN	CT	06050	1020 Condominium	R	106	0	920	29,750	29,750	X	
2374	368 ARCH ST	TORRES BRENDA J		368 ARCH ST	NEW BRITAIN	CT	06051	1050 3 Family	R	106	0.23	2,450	93,940	93,940	X	
100922	19 CHESTNUT ST	TRINITY ON MAIN LTD		69 MAIN ST	NEW BRITAIN	CT	06051	910C Charitable MDL-94	E	106	0.29	8,384	709,450	-	X	
995	69 MAIN ST	TRINITY ON MAIN LTD		69 MAIN ST	NEW BRITAIN	CT	06051	9100 Charitable MDL-96	E	106K	0.38	9,364	946,890	-	X	
661	97 GLEN ST	TRIUMPHANT CHURCH CONNECTICUT		250 ARCH ST	NEW BRITAIN	CT	06051	909V Religious MDL-00	E	106	0.13	-	8,890	-	X	
382	285 COLUMBUS BLVD	TUFANO PATRICK A JR		313 RIDGE RD	JUPITER	FL	33477	3300 Auto V S&S MDL-94	C	106K	2.42	18,024	619,500	619,500	X	
103526	20 SEXTON ST	TURNER TAHISHA		20 SEXTON ST	NEW BRITAIN	CT	06051	1010 Single Family	R	105	0.11	1,282	89,880	89,880	X	
11223	242-01 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	479	15,680	15,680	X	
11225	242-03 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	490	15,890	15,890	X	
11226	242-04 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	483	15,750	15,750	X	
11228	242-06 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	483	15,750	15,750	X	
11229	242-07 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	483	15,750	15,750	X	
11230	242-08 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	437	14,980	14,980	X	
11231	242-09 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	432	14,910	14,910	X	
11232	242-10 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	465	15,400	15,400	X	
11233	242-11 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	494	15,960	15,960	X	
11234	242-12 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	403	14,420	14,420	X	
11235	242-13 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	480	15,680	15,680	X	
11237	242-15 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	498	16,030	16,030	X	
11240	242-18 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	486	15,820	15,820	X	
11241	242-19 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	489	15,820	15,820	X	
11242	242-20 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	441	15,050	15,050	X	
11243	242-21 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	433	14,910	14,910	X	
11244	242-22 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	469	15,470	15,470	X	
11245	242-23 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	401	14,350	14,350	X	
11246	242-24 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	398	14,280	14,280	X	
11248	242-26 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	467	15,470	15,470	X	
11249	242-27 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	494	15,960	15,960	X	
11250	242-28 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	486	15,820	15,820	X	
11252	242-30 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	486	15,820	15,820	X	
11253	242-31 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	489	15,820	15,820	X	
11254	242-32 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	278	12,250	12,250	X	
11255	242-33 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	283	12,320	12,320	X	
11256	242-34 MAIN ST	TWENTY SEVEN-THIRTY NINE MAIN STREET LLC		187 VILLAGE GREEN DR	NEW BRITAIN	CT	06051	1020 Condominium	R	106	0	296</				

16617	11 WEBSTER ST	VEGA MALVEL		11 WEBSTER ST	NEW BRITAIN	CT	06051	1010 Single Family	R	106	0.12	889	41,790	41,790	X
202	29 BROAD ST	VEGABAJENO LLC		216 YALE AVE	NEW HAVEN	CT	06515	322I Retail MDL-96	C	105J	0.04	880	61,880	61,880	X
1213	359 PARK ST	VENTURA VICTOR		359 PARK ST	NEW BRITAIN	CT	06051	3340 Gas St Srv MDL-95	C	107H	0.17	1,701	108,640	108,640	X
8191	149 GLEN ST	VERENEAU RAYMOND E +	VERENEAU NORBERT L	640 SHUTTLE MEADOW AVE	NEW BRITAIN	CT	06052	1050 3 Family	R	106	0.11	2,954	85,750	85,750	X
1022	510 MAIN ST	VERVERIS REALTY LLC		510 MAIN ST	NEW BRITAIN	CT	06051	3220 Retail MDL-94	C	105J	0.08	5,922	169,190	169,190	X
36	222 ARCH ST	VETERANS INC		69 GROVE ST	WORCESTER	MA	01605	910V Charitable MDL-00	E	106	0.24	-	10,850	-	X
62	232 ARCH ST	VETERANS INC		69 GROVE ST	WORCESTER	MA	01605	909M Religious MDL-03	E	106	0.3	10,176	196,490	-	X
13526	15-15 PROSPECT ST	VILAS LORRAINE S		746 CORBIN AVE	NEW BRITAIN	CT	06052	1020 Condominium	R	106	0	870	27,090	27,090	X
13535	15-24 PROSPECT ST	VILAS LORRAINE S		746 CORBIN AVE	NEW BRITAIN	CT	06052	1020 Condominium	R	106	0	780	25,060	25,060	X
1635	102 WASHINGTON ST	WALGREEN EASTERN CO INC		PO BOX 1159	DEERFIELD	IL	60015	322I Retail MDL-96	C	105P	1.69	14,476	2,929,640	2,929,640	X
8186	116 GLEN ST	WATERHOUSE LAURIE		116 GLEN ST	NEW BRITAIN	CT	06051	1090 MultiHouse MDL-03	R	106	0.38	1,668	120,540	120,540	X
8143	11 GILBERT ST	WATKINS LISA M +	WATKINS WILLIAM L	11 GILBERT ST	NEW BRITAIN	CT	06051	1010 Single Family	R	105	0.12	1,312	57,330	57,330	X
13524	15-13 PROSPECT ST	WERTALIK LOUIS J		186 OAK RIDGE LN	MILFORD	CT	06461	1020 Condominium	R	106	0	660	22,610	22,610	X
1621	43 WALNUT ST	WHITING STREET ASSOCIATES LLC		PO BOX 791	NEW BRITAIN	CT	06050	1111 5-8 Units	R	106	0.18	7,599	220,010	220,010	X
1622	46 WALNUT ST	WHITING STREET ASSOCIATES LLC		PO BOX 791	NEW BRITAIN	CT	06050	3900 Com VaLdD	C	106K	0.24	-	50,050	50,050	X
1805	145 WHITING ST	WHITING STREET ASSOCIATES LLC		PO BOX 791	NEW BRITAIN	CT	06050-0791	3210 Retail/Res MDL-94	C	106K	0.45	11,556	420,140	420,140	X
1813	230 WHITING ST	WHITING STREET REALTY LLC		C/O RENTAL OFFICE	NEW BRITAIN	CT	06053	112C Apartment MDL-94	R	107F	0.95	22,040	621,390	621,390	X
12449	74 NORTH ST	WLODYKA SHARON +	PLOURDE SYLVIO P ETAL	60 NUTMEG DR	MERIDEN	CT	06451	3900 Com VaLdD	C	105G	0.16	-	22,190	22,190	X
1512	824 STANLEY ST	WROBLEWSKI ANDRZEJ +	WROBLEWSKI DOROTA	551 SW LOST RIVER RD	STUART	FL	34997	3160 Comm Whse	C	107H	0.48	4,784	135,520	135,520	X
655	19 FRANKLIN SQ	YOUNG WOMENS CHRISTIAN ASSOC		19 FRANKLIN SQ	NEW BRITAIN	CT	06051	910C Charitable MDL-94	E	106H	1.97	63,120	3,684,800	-	X
206	58 BROAD ST	ZAGROBELNA JOLANTA		417 MCLINTOCK ST	NEW BRITAIN	CT	06053	322I Retail MDL-96	C	105J	0.15	5,026	153,090	153,090	X

TOTALS	274,165,490	122,560,330
OCTOBER 1, 2016 GROSS TAXABLE REAL ESTATE GRAND LIST AMT		2,069,600,791
TOTAL PERCENTAGE TIF VS ALL GROSS TAXABLE REAL PROPERTY		5.92%