

Town of Mansfield 2019 Revaluation

6/4/2020 Update

The following figures for the 2019 Grand List are the final gross assessments* after the Board of Assessment Appeals Spring 2020 changes.



Increase in Overall Taxable Gross Assessments 2018 to 2019

Total Assessment 2018 GL \$953,360,935

Total Assessment 2019 GL \$967,721,975

Overall increase +1.51%



Percent increase in Overall Gross Assessments by Land Class

Residential/Special Use

2018 Total Assessment \$712,483,510

2019 Total Assessment \$715,665,925

.45% Increase



Commercial/Industrial/Utility

2018 Total Assessment \$240,877,425

2019 Total Assessment \$252,056,975

4.64% Increase



These assessments do not include tax exempt parcels.

Downtown Storrs Changes:



- Total Assessment 2018 GL \$109,936,165
- Total Assessment 2019 GL \$109,593,450
- Overall Change - 0.00312 or - 0.31%

Shifts in Tax Burden by Land Class 2009, 2014, and 2019 Revaluations

2009: (85%/15%) Res/Com
2013: (82%/18%) Res/Com
2014: (76%/24%) Res/Com
2018: (75%/25%) Res/Com
2019: (74%/26%) Res/Com *



* Percentages are based on final gross figures after Spring 2020 BAA Hearings.

Tax Exempt Data

2013 to 2014 and 2018 to 2019

Total Exempt Assessment 2013 GL \$1,253,451,870

Total Exempt Assessment 2014 GL \$1,323,085,403 (2013-14 Increase +5.6%)

Total Exempt Assessment 2018 GL \$1,498,442,312 (2014-18 Increase +13%)

Total Exempt Assessment 2019 GL \$1,568,268,525 (2018-19 Increase +4.7%)

Taxable vs. Exempt – Ratios:

2013 – (42%/58%) Taxable/Exempt

2014 - (40%/60%) Taxable/Exempt

2018 - (39%/61%) Taxable/Exempt

2019 - (38%/62%) Taxable/Exempt

