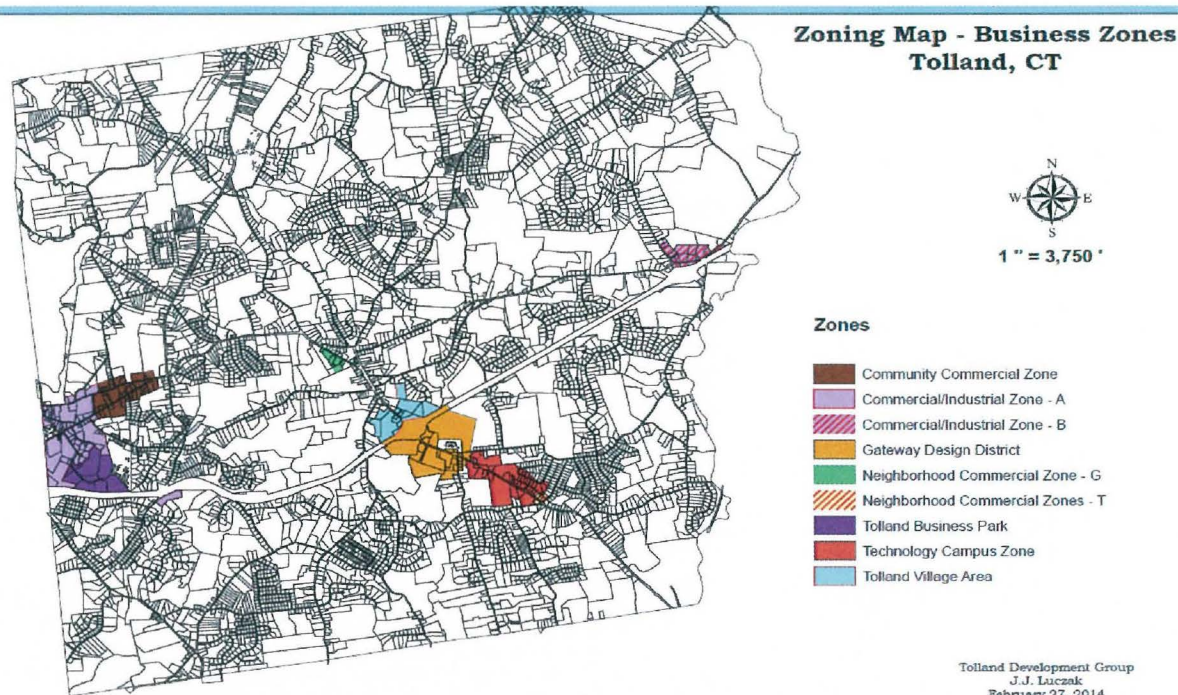


# STATISTICS





Tolland was named by Money Magazine in 2011 as the 37th Best Place to live in the United States and in 2009 the 27th Best Place to live in the United States. The Town of Tolland is 40.4 square miles or 25,792 acres. Approximately 22% of the Town of Tolland has been protected as open space, 77% of that is designated for passive use and 23% is for active use.

Quality of life is the primary reason cited by residents for their decision to live in Tolland. The top five specific characteristics cited, in descending order of importance, were location, educational system, town character, character of residential developments and open space. Most people characterized Tolland as a rural community today and would like to see those characteristics retained. Residents clearly want their valued quality of life retained as the Town grows.

#### **Population:**

The population remained between 1,000 and 1,700 for almost 200 years until the 1950's and then grew to over 15,000 in the last 50 years. See detail for "Population and Density".

#### **Educational System:**

Tolland's school system includes a new \$56 million public high school which opened in September 2006. The former High School became the new Middle School for 6th, 7th & 8th grades which opened in September 2007. The Middle School became an Intermediate School for 3rd through 5th grades and Birch Grove Elementary School houses PreK-2nd.

**Walking trails within open space and conservation areas:**

Campbell's Peaceful Valley Conservation Area	Sage Meadow Open Space
Shafran Conservation Area	Auperin Conservation Area
Weigold Open Space Conservation Area	King Riverside Conservation Area
Stoppeworth Conservation Area	Palmer Conservation Area
Schindler-Schmidt Open Space Conservation Area	Parciak Conservation Area
Knofla Conservation Area	Luce Conservation Area

**Tolland's Parks:**

Crandall Park, Tolland's main park, is centrally located near Tolland Green and includes Crandall Pond for swimming, a pavilion, baseball and softball fields and tennis and basketball courts.

Crandall Park II located directly behind the main park offers soccer fields, walking trails and a lodge for events up to 100 participants.

Heron Cove has fields for sports, hiking, ice skating and canoe access.

Cross Farms Recreation Complex has fields for sports.

River Park has fields for sports.

Doris & Al Tobiassen Memorial Park which is part of Joshua's Trust.

**Senior Center and Elderly Outreach:**

The Senior Center offers a variety of programs to residents 60 and older. Some programs include: luncheons, health clinics, monthly celebrations, benefits counseling, senior trips, annual senior show, musical and social programs. In conjunction with the Senior Center, there are several programs offered through Elderly Outreach. Home visits and entitlement assessments are available to those residents that cannot come into the Senior Center. A Friendly Visitors Program matches a volunteer with an elderly or homebound resident who makes a commitment to visiting the senior citizen on a regular basis.

**TOWN OF TOLLAND, CONNECTICUT**  
**MISCELLANEOUS STATISTICAL INFORMATION**

<b>Date of Incorporation</b>	1772	<b>Road Miles</b>	132.35
<b>Form of Government</b>	Council / Manager	<b>County</b>	Tolland
<b>Population (estimated 2011)</b>	14,931	<b>High School--1</b>	Grades 9--12
<b>Registered Voters</b>	9,419	<b>Middle School--1</b>	Grades 6--8
<b>Area in square miles</b>	40.4	<b>Intermediate School--1</b>	Grades 3--5
<b>Area in acres</b>	25,792	<b>Primary School--1</b>	Grades Pre-K--2
<b>Population density</b>	376 per sq. mile	<b>Revaluation</b>	October 2009
<b>Altitude above mean sea level</b>	340'--1001'	<b>Bond Ratings</b>	AA+ FITCH AAA STANDARD & POOR'S
<b>Annual Average Precipitation</b>	48.1" at Storrs	<b>Pension Plans</b>	ICMA Defined Contribution
<b>Annual Average Temperature</b>	48.2 at Storrs		ICMA Deferred Compensation
<b>Geographic Town Center</b>	41 52' 48" latitude 72 20' 48" longitude		
<b>Median Age (2011)</b>	40		
<b>Households (2011)</b>	5,380		
<b>Median Household Income (2011)</b>	\$102,370		

**Infrastructure Statistics of the Town of Tolland  
Last Ten Fiscal Years**

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Fire stations	5	5	5	5	5	5	5	5	5	5
Municipal buildings	21	21	21	21	21	21	21	21	21	21
Schools	4	4	4	5	4	4	4	4	4	4
Parks and recreation										
Fields - Municipal	16	16	16	16	16	16	16	16	16	16
Fields - Schools	10	10	10	16	16	16	16	16	16	16
Water										
Water mains (Municipal) (feet)	56,791	59,191	66,591	67,560	66,591	66,991	66,991	66,991	66,991	66,991
Water mains (Private) (feet)	66,272	66,272	69,772	69,772	69,772	69,772	69,772	69,772	69,772	69,772
Fire hydrants (Municipal)	67	70	79	84	85	86	86	86	86	83
Fire hydrants (Private)	11	12	12	12	12	14	15	15	15	14
Wastewater										
Sewer line (feet)	27,191	41,532	41,532	41,532	41,532	41,532	46,432	46,432	46,432	46,432
Highway										
Paved miles	119.81	119.81	119.81	120.25	122.79	123.11	123.11	123.50	123.60	123.68
Unimproved miles	8.85	8.85	8.85	8.85	8.85	8.85	8.85	8.85	8.85	8.85

**Development, Recreation and Safety Activities of the Town of Tolland  
Last Ten Fiscal Years**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Planning and community development										
Residential permits (new houses)	98	65	66	40	50	20	9	6	8	8
Commercial permits	3	12	24	23	20	25	12	22	11	34
Subdivisions approved (P&Z Comm)	21	11	12	2	5	2	8	2	3	0
COs issued (P&Z Services)	250	268	283	277	350	700	131	146	212	28
Elderly services										
Senior center attendance	8,000	9,000	9,750	9,500	7,239	8,000	8,568	7,792	8,029	8,405
Library										
Total circulation	145,939	144,698	148,380	177,798	138,265	148,891	144,512	136,776*	112,356	119,949
Attendance at library	93,950	109,588	108,872	87,477	83,698	94,723	97,219	91,294**	70,000	77,231
Recreation										
Youth programs and sports participation	3,525	3,311	3,009	2,991	3,108	3,221	2,553	2,243	2,213	2,111
Adult programs and sports participation	1,801	1,667	1,216	1,213	1,281	1,333	1,576	1,397	1,061	965
Refuse and recycling										
Tons of refuse co-generated	6,295	6,427	6,554	6,864	6,864	5,970	4,595	4,557	4,806	4,348
Tons of single stream recycling	1,702	1,925	2,062	2,082	2,187	1,530	1,824	1,840	1,737	1,772
Public safety										
Ambulance medical calls	775	807	815	823	868	954	1,031	1,095	1,183	1,183
Ambulance non-emergency calls	2,019	2,100	2,121	2,142	2,324	2,221	2,253	2,343	2,534	2,534
Fire calls	397	406	410	414	432	427	476	264	540	540
Fire medical calls	775	807	815	823	868	954	1,031	1,095	1,183	4,483
Fire non-emergency calls	2,019	2,100	2,121	2,142	2,324	2,221	2,253	2,343	2,534	2,534
Hazardous Materials	48	63	64	65	66	43	43	44	51	51
Law enforcement										
Criminal investigations	280	469	502	450	357	450	375	214	169	390
Motor vehicle accident investigations	330	347	350	340	279	350	286	252	255	234
Registrar of voters										
Total registered voters	8,709	9,421	9,400	9,400	9,278	10,000	9,661	9,300	9,186	9,419
Revenue services										
Total taxes collected	27,636,271	29,537,037	31,229,206	33,665,945	34,183,960	36,079,493	36,045,688	36,706,615	37,641,605	38,862,024

\* Lost data when new ILS was implemented

\*\* Door counter inoperable intermittently

**TOWN OF TOLLAND, CONNECTICUT**

**AGE DISTRIBUTION**

<u>AGE</u>	<u>TOLLAND</u>	<u>PERCENTAGE</u>	<u>STATE OF CT.</u>	<u>PERCENTAGE</u>
Under 5	856	5.7%	217,641	6.0%
5--17	3,235	21.7%	611,932	17.0%
18--24	921	6.2%	343,959	9.5%
25--49	5,102	34.2%	1,213,300	33.6%
50--64	3,151	21.1%	711,463	19.7%
65 and over	1,666	11.2%	511,778	14.2%
Total	14,931	100.0%	3,610,073	100.0%

Source: CERC Town Profile 2013

**POPULATION AND DENSITY**

<u>YEAR</u>	<u>POPULATION</u>	<u>PERCENT INCREASE</u>	<u>DENSITY</u>
1960	2,950		73
1970	7,857	166.3%	194
1980	9,694	23.4%	240
1990	11,001	13.5%	272
2000	13,146	19.5%	325
2007	14,631	11.3%	362
2009	14,853	1.5%	368
2010	15,071	1.5%	373
2011	14,931	-1.0%	370

Sources: CERC Town Profile 2013

Population per square mile: 40.4 square miles

**TOWN OF TOLLAND, CONNECTICUT**

**MAJOR EMPLOYERS**

	<b>NAME</b>	<b>NATURE OF BUSINESS</b>	<b>APPROXIMATE NUMBER OF EMPLOYEES (1)</b>
1	TOWN OF TOLLAND	MUNICIPALITY	507
2	GERBER SCIENTIFIC	PRECISION INSTRUMENTS	335
3	WOODLAKE AT TOLLAND	NURSING HOME	241
4	BIG Y	SUPERMARKET	220
5	CNC SOFTWARE	SOFTWARE SUPPLIER	146
6	DARI FARMS	SALES	126
7	STANDARD REGISTER	FORMS	71
8	NERAC, INC	RESEARCH	62
9	NORTHEAST UTILITIES	UTILITIES	62
10	SOLDREAM, INC	PRECISION INSTRUMENTS	60

(1) FULL-TIME EQUIVALENT



**TOWN OF TOLLAND, CONNECTICUT**

**LABOR FORCE DATA**

<b>REPORTING PERIOD</b>	<b>LABOR FORCE</b>	<b>EMPLOYED</b>	<b>UNEMPLOYED</b>	<b>UNEMPLOYMENT RATE</b>		
				<b>TOWN OF TOLLAND</b>	<b>HARTFORD LABOR MARKET</b>	<b>STATE OF CONNECTICUT</b>
2003	7,876	7,570	306	3.9	5.8	5.5
2004	7,948	7,660	288	3.6	5.2	4.9
2005	8,090	7,809	281	3.5	5.1	4.9
2006	8,278	8,018	260	3.1	4.5	4.4
2007	8,420	8,143	277	3.3	4.7	4.6
2008	8,451	8,103	348	4.1	5.8	5.7
2009	8,553	8,023	530	6.2	8.3	8.2
2010	8,490	7,960	530	6.2	8.6	8.8
2011	8,558	8,100	458	5.4	14.2	7.6
2012	8,643	8,117	526	6.1	7.4	8.9
2013	8,454	7,954	500	5.9	7.2	8.4

CERC Town Profile 2013

**TOWN OF TOLLAND, CONNECTICUT  
SCHOOL INFORMATION  
2013**

**CONNECTICUT MASTERY TEST PERCENT ABOVE GOAL**

	GRADE 4		GRADE 6		GRADE 8	
	TOWN	STATE	TOWN	STATE	TOWN	STATE
READING	81	63	94	76	93	75
MATH	84	67	91	72	89	67
WRITING	82	67	84	65	87	65

**STUDENTS PER COMPUTER**

	TOWN	STATE
ELEMENTARY	3.1	4.1
MIDDLE	4.0	2.7
SECONDARY	1.5	2.9

**AVERAGE SAT SCORE**

	TOWN	STATE
MATH	560	506
READING	549	502
WRITING	539	506

**AVERAGE CLASS SIZE**

GRADE K	19.1
GRADE 2	22.3
GRADE 5	20.2
GRADE 7	25.3
HIGH SCHOOL	21.0

**TOWN OF TOLLAND, CONNECTICUT**

**ANALYSIS OF SCHOOL ENROLLMENT HISTORY  
2005/2006 - 2014/2015**

<b>AS OF OCTOBER 1</b>	<b>2005/2006</b>	<b>2006/2007</b>	<b>2007/2008</b>	<b>2008/2009*</b>	<b>2009/2010</b>	<b>2010/2011</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014-2015</b>
<b>SCHOOL ENROLLMENT BY GRADE</b>										
Pre-K--2	795	767	760	717	708	657	616	582	565	543
3--5	502	500	507	761	729	707	691	666	619	580
6--8	1,003	992	1,013	771	772	750	740	688	689	665
9--12	861	883	851	900	942	940	930	901	860	834
<b>TOTAL</b>	<b>3,161</b>	<b>3,142</b>	<b>3,131</b>	<b>3,149</b>	<b>3,151</b>	<b>3,054</b>	<b>2,977</b>	<b>2,837</b>	<b>2,733</b>	<b>2,622</b>
<b>ANNUAL GAIN/LOSS BY GRADE GROUPING</b>										
Pre-K--2	22	(28)	(7)	(43)	(9)	(49)	(41)	(34)	(17)	(22)
3--5	(8)	(2)	7	254	(32)	(23)	(16)	(25)	(47)	(39)
6--8	50	(11)	21	(242)	1	(21)	(10)	(52)	1	(24)
9--12	(9)	22	(32)	49	42	(2)	(10)	(29)	(41)	(26)
<b>OVERALL CHANGE</b>	<b>55</b>	<b>(19)</b>	<b>(11)</b>	<b>18</b>	<b>2</b>	<b>(95)</b>	<b>(77)</b>	<b>(140)</b>	<b>(104)</b>	<b>(111)</b>
<b>SCHOOL ENROLLMENT BY GRADE</b>										
Pre-K--K	296	260	283	256	248	232	219	208	211	201
1	258	254	219	237	219	202	195	178	170	170
2	241	253	258	224	241	223	202	196	184	172
3	251	244	260	256	226	244	224	201	191	182
4	251	256	247	253	253	221	244	221	205	192
5	261	244	258	252	250	242	223	244	223	206
6	254	263	244	254	257	246	246	212	239	219
7	239	251	265	251	258	256	243	241	214	237
8	249	234	246	266	257	248	251	235	236	209
9	209	243	231	233	255	240	223	219	207	209
10	195	197	237	230	227	247	228	208	219	198
11	253	203	200	238	232	232	249	231	211	222
12	204	240	183	199	228	221	230	243	223	205
<b>TOTAL</b>	<b>3,161</b>	<b>3,142</b>	<b>3,131</b>	<b>3,149</b>	<b>3,151</b>	<b>3,054</b>	<b>2,977</b>	<b>2,837</b>	<b>2,733</b>	<b>2,622</b>

SOURCE: TOLLAND BOARD OF EDUCATION

\* Change in grades, moving 5th grade to the Intermediate School.

**TOWN OF TOLLAND, CONNECTICUT**  
**ANALYSIS OF EXPENDITURES**  
**BOARD OF EDUCATION AND GENERAL GOVERNMENT**  
**2006-2015**

<b>FISCAL YR. ENDED JUNE 30</b>	<b><u>BOARD OF EDUCATION</u></b>				<b><u>GENERAL GOVERNMENT</u></b>		<b>(1) TOTAL EXPENDITURES</b>
	<b><u>DEBT SERVICE</u></b>	<b><u>OPERATING EXPENSE</u></b>	<b><u>CAP IMP RSVE FUND</u></b>	<b><u>TRANSFER OUT</u></b>	<b><u>DEBT SERVICE</u></b>	<b><u>OPERATING EXPENSE</u></b>	
2006	2,717,673	29,028,314	219,809		1,429,987	9,252,471	42,648,254
2007	2,966,812	30,428,122	556,326		1,147,931	9,890,286	44,989,477
2008	3,402,154	31,571,976	462,859		842,182	10,682,492	46,961,663
2009	3,725,903	33,342,304	506,037		909,807	10,639,999	49,124,050
2010	3,044,491	33,473,797	204,650		1,499,526	10,627,602	48,850,066
2011	3,445,104	33,808,535	266,700		1,177,815	10,622,032	49,320,186
2012	3,467,304	34,637,431	305,708		1,284,492	10,832,492	50,527,427
2013	3,300,554	35,702,228	231,877		1,342,231	10,845,344	51,422,234
2014	3,238,129	36,059,250	141,991		1,497,496	10,907,859	51,844,725
2015	3,004,195	37,299,689	86,456		1,537,981	11,247,511	53,175,832

(1) General Fund expenditures are actuals presented on a budgetary basis; 2011 and 2012 are budget estimates

**TOWN OF TOLLAND, CONNECTICUT**  
**GENERAL FUND EXISTING DEBT RETIREMENT**  
**2015-2024**

<b>FISCAL YR. ENDED JUNE 30</b>	<b>PRINCIPAL</b>			<b>INTEREST</b>			<b>PRINCIPAL TOTAL</b>	<b>INTEREST TOTAL</b>	<b>TOTAL DEBT SERVICE</b>
	<b>BONDS</b>	<b>NOTES</b>	<b>CAPITAL LEASE</b>	<b>BONDS</b>	<b>NOTES</b>	<b>CAPITAL LEASE</b>			
2015	3,000,000	100,945	266,667	1,112,223	4,202	50,227	3,367,612	1,166,652	4,534,264
2016	2,900,000	102,983	266,667	1,009,476	2,164	45,953	3,269,650	1,057,593	4,327,243
2017	3,050,000	52,268	266,667	901,590	305	41,678	3,368,935	943,573	4,312,508
2018	3,010,000	0	266,667	790,940	0	37,403	3,276,667	828,343	4,105,009
2019	2,570,000	0	266,667	687,702	0	33,129	2,836,667	720,831	3,557,498
2020	2,320,000	0	266,667	594,858	0	28,854	2,586,667	623,712	3,210,378
2021	2,315,000	0	266,667	506,072	0	24,579	2,581,667	530,651	3,112,317
2022	2,332,000	0	266,667	410,789	0	20,305	2,598,667	431,093	3,029,760
2023	2,125,000	0	266,667	315,618	0	16,030	2,391,667	331,648	2,723,314
2024	2,145,000	0	266,667	228,810		11,755	2,411,667	240,565	2,652,232

+ Schedule includes only current bond and note issues. Any anticipated future borrowing is not part of this schedule.

**TOWN OF TOLLAND, CONNECTICUT**

**RATIO OF BONDED DEBT TO GRAND LIST AND BONDED DEBT PER CAPITA  
LAST TEN YEARS**

<b>FISCAL YR. ENDED JUNE 30</b>	<b>(1) POPULATION</b>	<b>(2) NET TAXABLE GRAND LIST</b>	<b>TOTAL ASSESSED VALUE</b>	<b>(3) LONG TERM BONDED DEBT</b>	<b>RATIO OF LONG TERM BONDED DEBT TO ASSESSED VALUE</b>	<b>LONG TERM BONDED DEBT PER CAPITA</b>
2006*	14,500	1,156,129,735	1,156,129,735	34,090,000	2.95	2,345
2007	14,631	1,181,085,207	1,194,616,443	39,450,000	3.30	2,693
2008	14,699	1,201,945,421	1,215,720,578	41,365,000	3.40	2,814
2009	14705**	1,221,705,424	1,234,352,564	40,625,000	3.29	2,764
2010	15,071	1,231,679,185	1,243,352,541	37,720,000	3.03	2,566
2011*	15,216	1,268,414,724	1,280,167,955	40,760,000	2.71	2,355
2012	15,216	1,282,095,781	1,294,453,716	39,587,000	2.63	2,602
2013	15,216	1,293,289,310	1,293,943,240	36,458,667	2.82	2,396
2014	15,216	1,295,852,986	1,297,115,111	37,928,210	2.92	2,493
2015	14,931	1,300,921,026	1,312,488,194	41,716,413	3.18	2,794

(1) Source: 2013 CREC Town Profile State of Connecticut, Office of Policy and Management & Department of Public Health

(2) October 1 Grand List

(3) Includes only bonded debt; excludes water assessment bonds

\* Revaluation year

\*\* As of July 1, 2009



**TOWN OF TOLLAND, CONNECTICUT**

**RATIO OF ANNUAL DEBT SERVICE EXPENDITURES  
TO TOTAL GENERAL FUND EXPENDITURES  
2006-2015**

<b>FISCAL YR. ENDED JUNE 30</b>	<b>(1) PRINCIPAL</b>	<b>(1) INTEREST</b>	<b>(2) TOTAL DEBT SERVICE</b>	<b>(2) TOTAL GENERAL FUND EXPENDITURES</b>	<b>RATIO OF DEBT SERVICE TO GENERAL FUND EXPENDITURES</b>
2006	2,866,629	1,281,031	4,147,660	42,648,254	9.73%
2007	2,273,331	1,670,476	3,943,807	44,909,883	8.78%
2008	2,460,068	1,784,268	4,244,336	46,961,663	9.04%
2009	2,871,839	1,763,872	4,635,711	49,124,050	9.44%
2010	3,028,647	1,515,370 *	4,544,017 *	48,850,066	9.30%
2011	3,210,490	1,454,036 **	4,664,526 **	47,880,673	9.74%
2012	3,277,371	1,441,859	4,719,230	50,527,427	9.34%
2013	3,252,923	1,389,862	4,642,785	51,422,234	9.03%
2014	3,455,015	1,280,610	4,735,625	51,844,725	9.13%
2015	3,367,612	1,174,564	4,542,176	53,175,832	8.54%

(1) Includes long term bonds, notes and bans; excludes 2006 and 2011 sewer bonds

(2) General Fund expenditures, including debt service, are actuals presented on a budgetary basis; except 2012 and 2013 are estimated

\* Includes \$114,053 deduction for interest earnings on high school bond proceeds

\*\* Includes \$56,492 deduction for interest earnings on high school bond proceeds

**TOWN OF TOLLAND, CONNECTICUT**  
**PRINCIPAL TAXPAYERS-2013 GRAND LIST**

	<b><u>NAME</u></b>	<b><u>NATURE OF BUSINESS</u></b>	<b><u>TAXABLE VALUATION</u></b>	<b><u>PERCENTAGE OF NET TAXABLE GRAND LIST (1)</u></b>
1	Capitol Ventures LLC(AKA Big Y plaza)	Shopping Center	12,335,300	0.95%
2	Conn Light & Power Co.	Public Utility	11,420,920	0.88%
3	MJB Realty LLC(Star Hill Athletic facility)	Sports Complex	6,495,620	0.50%
5	Silvas Real Estate LLC(Dari Farms)	Holding Company/Dari-Farms	5,381,610	0.41%
4	Gerb CT QRS 14-73 Inc(Gerber International)	Manufacturing	5,294,540	0.41%
6	Summers & Summers Realty(CNC Software)	Holding Company	4,836,360	0.37%
7	Ivy Woods LLC	Apartments	3,964,000	0.30%
8	Norwegian Woods LLC	Apartments	3,741,000	0.29%
9	Carriage Crossing LLC	Builder/Developer	3,730,900	0.29%
10	Tomlen LLC	Real Estate Development	2,943,525	0.23%
		<b><u>Total</u></b>	<b><u>60,143,775</u></b>	<b>4.62%</b>

(1) Based on net taxable Grand List, unadjusted, October 2013

Source: Assessor's office (includes Real Estate/Personal Property/ Motor Vehicles)

TOWN OF TOLLAND, CONNECTICUT  
ANALYSIS OF TAX RATES, LEVIES AND COLLECTIONS  
2005-2014

<u>FISCAL YR. ENDED JUNE 30</u>	<u>GRAND LIST YEAR</u>	<u>MILL RATE</u>	<u>TOTAL CURRENT ADJUSTED TAX LEVY</u>	<u>CURRENT COLLECTIONS</u>	<u>PERCENT OF LEVY</u>	<u>NET DELINQUENT TAXES COLLECTED</u>	<u>TOTAL TAXES COLLECTED</u>	<u>PERCENTAGE OF TOTAL TAX COLLECTED TO TAX LEVY</u>	<u>OUT- STANDING DELINQUENT TAXES</u>	<u>PERCENTAGE OF DELINQUENT TAXES TO TOTAL TAX LEVY</u>
2005	2003	35.40	29,567,650	29,424,763	99.52	144,074	29,568,837	100.00	189,475	0.64
2006	2004	27.22	31,275,378	31,100,571	99.44	142,329	31,242,900	99.90	211,336	0.68
2007	2005	28.39	33,675,313	33,433,238	99.28	131,944	33,565,182	99.67	306,219	0.91
2008	2006	28.39	34,275,965	34,008,516	99.22	161,955	34,170,471	99.69	405,753	1.18
2009	2007	29.51	36,187,284	35,860,934	99.10	252,159	36,113,093	99.79	451,703	1.25
2010	2008	29.49	36,341,124	36,045,689	99.19	292,152	36,337,841	99.99	458,294	1.26
2011	2009	29.15	37,018,564	36,700,079	99.14	303,408	37,003,487	99.96	470,738	1.27
2012	2010	29.73	38,100,458	37,735,202	99.04	297,589	38,032,791	99.82	365,257	0.96
2013	2011	29.99	38,831,162	38,481,041	99.10	344,131	38,825,172	99.98	523,739	1.35
2014*	2012	30.19	39,198,122	35,713,522	91.11	261,191	35,974,713	91.78	262,980	0.67

\* Year to date 1/31/14 Tax Collector report

**TOWN OF TOLLAND**  
**ASSESSED AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY**  
**2006-2015**

FISCAL YR. ENDED JUNE 30	REAL ESTATE		PERSONAL PROPERTY				TOTALS		ASSESSED VALUE TO TOTAL ESTI. VALUE (2)
	ASSESSED VALUE (1) (4)	ESTIMATED ACTUAL VALUE (2)	M. V. ASSESSED VALUE (1) (6)	PERS. PROP. ASSESSED VALUE (1) (5)	TOTAL ASSESSED VALUE	TOTAL ESTI. ACTUAL VALUE (3)	ASSESSED VALUE (1)	ESTIMATED ACTUAL VALUE	
2006	1,012,933,746	1,447,048,209	113,292,659	29,903,330	143,195,989	204,565,699	1,156,129,735	1,651,613,908	70.00
2007	1,040,370,770	1,705,525,853	121,275,867	32,969,806	154,245,673	220,035,096	1,194,616,443	1,925,560,949	63.04
2008	1,060,000,490	1,737,420,090	122,122,235	33,597,853	155,720,088	222,457,269	1,215,720,578	1,959,877,359	62.03
2009	1,078,226,820	1,804,563,716	123,761,918	32,363,826	156,125,744	223,036,777	1,234,352,564	2,065,862,032	59.74
2010	1,091,783,150	1,819,638,583	118,042,045	33,527,346	151,569,391	216,527,701	1,243,352,541	2,036,166,284	61.06
2011	1,132,401,370	1,665,296,132 (7)	120,408,733	27,357,855	147,766,588	211,095,126	1,280,167,958	1,876,391,258	68.30
2012	1,142,714,900	1,567,151,863	126,100,000	25,638,816	151,738,816	216,769,737	1,294,453,716	1,783,921,600	72.56
2013	1,147,650,990	1,627,873,745	132,446,367	25,791,953	158,238,320	226,054,742	1,305,889,310	1,853,928,487	70.50
2014*	1,150,683,695	1,643,833,850	132,639,313	26,055,411	158,694,724	226,706,748	1,309,378,419	1,870,540,599	73.62
2015**	1,153,560,970	1,647,944,243	133,316,484	27,043,572	160,360,056	229,085,794	1,313,921,026	1,877,030,037	73.00

(1) Assessed values were taken from Board of Assessment Appeal corrected abstracts for the respective year.

(2) Ratios are predicted on the State of Connecticut Office of Policy and Management Sales/Ratio study.

(3) Personal Property value is based on a 70% assessment ratio.

(4) Grand list total for fiscal year ended 2005, 2011 reflects a townwide revaluation.

(5) Personal Property was adjusted to reflect newly enacted exemption for Manufacturing/Research Equipment starting with 1991 list.

(6) Motor Vehicle assessed value includes motor vehicle supplement.

(7) Real Estate values declined around 4% in 2010.

\* 2014 Assessed values are Assessor's value as of October 1, 2012 Grand List

\*\* 2015 Assessed values are Assessor's value as of October 1, 2013 Grand List before BOAA and Estimated Supplemental Motor Vehicle

**TOWN OF TOLLAND, CONNECTICUT**  
**PROPERTY VALUE AND CONSTRUCTION**  
**LAST TEN YEARS**

FISCAL YR. ENDED JUNE 30	CONSTRUCTION (1)				PROPERTY VALUES			
	NON-RESIDENTIAL UNITS	RESIDENTIAL VALUE	RESIDENTIAL UNITS	RESIDENTIAL VALUE	(2) COMMERCIAL	(3) RESIDENTIAL	RESIDENTIAL (4) WITH VACANT LAND	NON- TAXABLE
2005	8	43,944,484	79	14,067,879	49,756,962	651,888,760	659,411,990	77,570,790
2006	9	1,653,146	66	12,804,000	67,646,200	953,812,000	955,330,340	83,126,780
2007	31	4,712,460	40	8,256,000	71,394,900	975,279,300	976,809,620	102,160,480
2008	0	0	43	9,130,000	75,713,100	989,173,420	992,283,240	121,379,830
2009	0	0	9	1,914,000	79,051,660	1,003,522,200	1,007,277,110	121,902,410
2010	2	4,427,036	9	1,957,878	84,228,160	1,010,452,510	1,015,782,340	122,341,360
2011	8	396,900	5	1,345,955	82,136,510	1,050,874,000	1,057,775,910	141,689,975
2012	22*	850,646	6	2,077,566	82,455,510	1,061,031,500	1,067,592,840	142,164,915
2013	23*	978,150	5	1,498,243	82,713,410	1,063,203,050	1,067,827,335	143,011,715
2014	22*	275,000	15	5,000,000	83,032,310	1,065,942,150	1,070,568,235	144,359,015

(1) Source: Town of Tolland Building and Planning and Zoning Department.

(2) Source: Grand List as compiled by the assessor's office; includes commercial and industrial property only. After BAA adjustments.

(3) Source: Grand List as compiled by the assessor's office; includes residential, condos, apartments and lots; acreage not included. After BAA adjustments.

(4) Source: Grand List as compiled by the assessor's office; includes all residential property. After BAA adjustments.

\* Includes Interior Renovations and alterations for non-residential only.

\*\* Estimated

## TOWN OF TOLLAND, CONNECTICUT

### BREAKDOWN OF LAND USE

LAND USE CATEGORY	TOTAL AREA		DEVELOPED		UNDEVELOPED**	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
Residential	18,753	72.7%	10,209	39.6%	8,544	33.1%
Commercial	1,000	3.9%	600	2.3%	400	1.6%
Open Space	6,039 *	23.4%	0	0.0%	6,039	23.4%
Total	25,792	100%	10,809	41.9%	14,983	58.1%

\* Includes all public and private land that is likely to remain undeveloped, including Conservation Easements

\*\* Includes land of which some may be unsuitable for development

Source: Acreage from GIS analysis, February 2014; Planning Department

Tolland experienced considerable single-family residential growth for over 10 years up to 2005, issuing approximately 100 dwelling permits each year. After a nine month subdivision moratorium, Natural Resource Density Based Zoning Regulations were adopted in December 2005 to determine development potential of land in accordance with the property characteristics and constraints. This has reduced the single family development potential of much vacant land and rendered some very steep, wet or rocky land unsuitable for development. Few building permits for residential housing have been issued for the last few years, but 2013 showed an upward trend.

Currently, the town continues to purchase open space with grant assistance and acquire it as part of the few approved subdivisions. Residential and commercial development has slowed considerably due to market forces, although a 61 unit apartment complex was recently completed and work continues on the two age-restricted developments that have a total of 132 units. Construction on a 135,000 square foot athletic complex in the Tolland Business Park was completed in late 2009.

Several Growth and Development Initiatives are underway that could spur non-residential growth in the Route 195 corridor, which is the Gateway to the University of Connecticut. The Tolland Village Area (mixed use), Gateway Design District (commercial) and recently adopted Technology Campus Zone are located in this corridor.



**TOWN OF TOLLAND, CONNECTICUT**

**ANALYSIS OF HOUSING DISTRIBUTION BY TYPE UNITS**

HOUSING TYPES: GRAND LIST YR. AS OF 10/01	TOTAL UNITS	SINGLE FAMILY	MULTI- FAMILY	MOBILE	TWO FAMILY	TOTAL ESTIMATED VALUATION*		
						FISCAL YEAR	# OF PERMITS	VALUE
2004	5,175	4,841	210	3	2	2006	1,336	25,558,225
2005	5,301	4,920	210	3	2	2007	1,125	17,935,790
2006	5,364	4,938	210	3	2	2008	1,038	18,969,291
2007	5,385	5,102	237	3	2	2009	896	7,294,212
2008	5,398	5,110	261	3	2	2010	745	10,207,828
2009	5,438	5,114	261	3	2	2011	871	8,337,237
2010	5,582	5,218	239	1	4	2012	1,078	12,855,208
2011	5,581	5,217	239	1	4	2013	1,177	9,776,438
2012	5,585	5,219	239	1	1	2014	1,200	10,700,000
2013	5,590	5,141	168	1	4			

\* Includes commercial, condominiums and miscellaneous permits  
Source: Town Assessor and Building Official

**MEDIAN SALES PRICES OF HOUSES:**

YEAR ENDING	SINGLE FAMILY HOMES	CONDO- MINIUMS	MOBILE	TWO FAMILY HOMES	THREE FAMILY HOMES
1999	195,000	61,952	0	0	0
2000	204,000	65,900	0	0	0
2001	229,000	65,500	0	0	0
2002	232,000	66,500	0	0	0
2003	244,800	76,800	0	0	0
2004	260,400	97,000	0	0	0
2005	272,500	98,500	0	170,000	0
2006	290,300	125,000	0	170,000	160,000
2007	285,000	179,900	0	0	336,000
2008	298,400	157,000	0	0	0
2009	230,000	168,900	0	0	0
2010	260,000	162,000	0	0	0
2011	268,000	169,000	0	0	0
2012	275,200	103,500	0	328,000	0
2013	254,650	245,000	0	0	0

\*\* Figures estimated