



Town of Bolton

Assessor's Office
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February 10, 2026

To: Interested Parties and Boards
 From: Kara Fishman, Assessor, Town of Bolton
 Re: Comments on changes in the Grand List

The net grand list increased by 0.62%, or less than 1%:

- There was a 0.22% increase in net real estate assessment. Real estate exemptions increased by 52,600, a 1.65% increase. The large (64%) increase in real estate exemptions happened on the 2024 Grand List, when the Permanent & Total, 100% Disability Rated Veteran exemption was enacted.
- The net motor vehicle assessment increased 2.54%
- The net personal property assessment increased by 6.77%.

Grand List Totals							
After BAA				Before BAA			
GL 2024				GL 2025			
	Gross Assessment	Exemptions	Net Assessment	Gross Assessment	Exemptions	Net Assessment	Change
RE	545,081,410	4,431,504	540,649,906	546,349,870	4,504,381	541,845,489	0.22%
MV	54,082,580	156,587	53,925,993	55,750,000	453,300	55,296,700	2.54%
PP	22,118,806	4,139,026	17,979,780	23,680,080	4,482,741	19,197,339	6.77%
Tot	621,282,796	8,727,117	612,555,679	625,779,950	9,440,422	616,339,528	0.62%

* the MV assessment is with 90% depreciation schedule

Real Estate assessment changes:

1. The largest changes in real estate assessment were:
 - a 245,900 decrease from the fire at 25 West St
 - from the lot merger and new mobile home placement at 166 Boston Tpke, an increase of 502,700
 - a 152,900 increase in assessment from a foundation replacement
 - a 316,400 increase for the opening of the new gas station on Hop River Rd
 - a 119,000 increase in the lot assessment on Bolton Lake (25 Vernon Rd) for obtaining approval as a building lot
 - a 139,400 increase for the completion of the home at 180 Bolton Center Rd
2. Eight other properties had additions built or significant renovations, with increases in the 25,000 - 50,000 range.

3. In the second year of the house exemption for veterans rated as 100% Permanently and Totally Disabled, there were 11 properties with assessment reductions totaling 2,133,700. This was down from 14 properties with assessment reductions of 2,808,100 on the 2024 GL. Applications were required for the 2nd year of the program, with current year rating letters. Two persons did not apply and a third had trouble getting a current year rating letter.
4. Seventeen pyrrhotite-affected foundations have been repaired in total, one since 10/1/2024. Twelve foundations remain unrepaired with a total assessment loss of 1,364,200.

Personal Property assessment changes:

The net increase in personal property assessment is largely attributed to new acquisitions by:

- Comcast Cable
- All American Tree Care and Andy's Tree Service
- Connecticut Light and Power
- Simoniz and a company leasing equipment to Simoniz
- Carlyle Johnson (Ringfeeder)

There was little change in the Farm Building and Farm Machinery exemptions:

	GL 2024	GL 2025
<i>No./exemption total</i>		
Farm building	13 / 987,000	12 / 780,935
Farm machinery	9 / 199,370	8 / 267,290

Kara J. Fishman