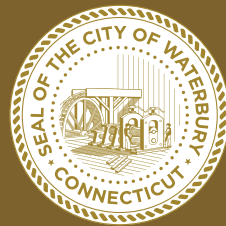


PERSPECTIVES ON STABILITY & GROWTH

MAYOR NEIL M. O'LEARY






CITY STABILITY





STABLE & POSITIVE OUTLOOKS

	2000	2011	2016-2022	CURRENT OUTLOOK
	BBB-	A-	AA-	Stable
	BBB-	A-	AA-	Stable
	BBB-	A-	AA-	Positive



\$440 M

TOTAL NET TAXABLE
GRAND LIST GROWTH,
PAST 6 YEARS

\$29 M

APPROX. INCREASED
PROPERTY TAX
REVENUE VALUE

Grand List Year	Fiscal Year Impact	Net Taxable Grand List	Increase Over Prior Year
2021	2023	\$4.583 B	+\$143.3 M
2020	2022	\$4.439 B	+\$47.9 M
2019	2021	\$4.391 B	+\$67.7 M
2018	2020	\$4.324 B	+\$57.2 M
2017	2019	\$4.266 B	+\$123.3 M
2016	2018	\$4.143 B	+\$58.2 M



NO INCREASE IN MILL RATES

Budget Proposal	\$428,945,017
Increase Over FY2022 Budget	+0.92%
Increase In Mill Rates	None



PROPERTY VALUES CONTINUE TO RISE

Avg. Sale Price	2019	2020	2021	% Change
Single Family	\$131,176	\$154,998	\$201,783	+54%
Condominium	\$77,308	\$91,823	\$107,724	+39%
Multi-Family	\$148,803	\$169,758	\$222,723	+50%

ECONOMIC DEVELOPMENT EFFORTS



NEW BUSINESSES SINCE MARCH 2021



Opened



The Black Cat
Spiritual Store



Mario's Car Wash



Mathew Glass

BF Studio

H.I. Stone

On Delay Global



In Progress



I-84 Vista



FIVE GUYS

Before**After**

130 FREIGHT STREET



Before



After







Waterbury Regional Chamber
driving business to business



WATERBURY

