

AVAILABLE FOR SALE

523 Howe Avenue, Shelton, CT



To arrange a tour contact:
Bruce Wettenstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com

To arrange a tour contact:
Silvester Garza
203-226-7101 Ext 8
silvester@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

523 Howe Avenue, Shelton, CT

This site offers a new development opportunity that aligns with Shelton's revitalization efforts and meets the growing demand for downtown residential and retail space. Its central location, pending redevelopment approvals, and local interest in parking upgrades make it especially appealing for investors seeking to develop or repurpose property in a growing market.

KEY HIGHLIGHTS

Downtown Mixed-Use Opportunity

2,000± square feet of retail

5 Studio apartments

7 One-bedroom apartments

12 parking Space

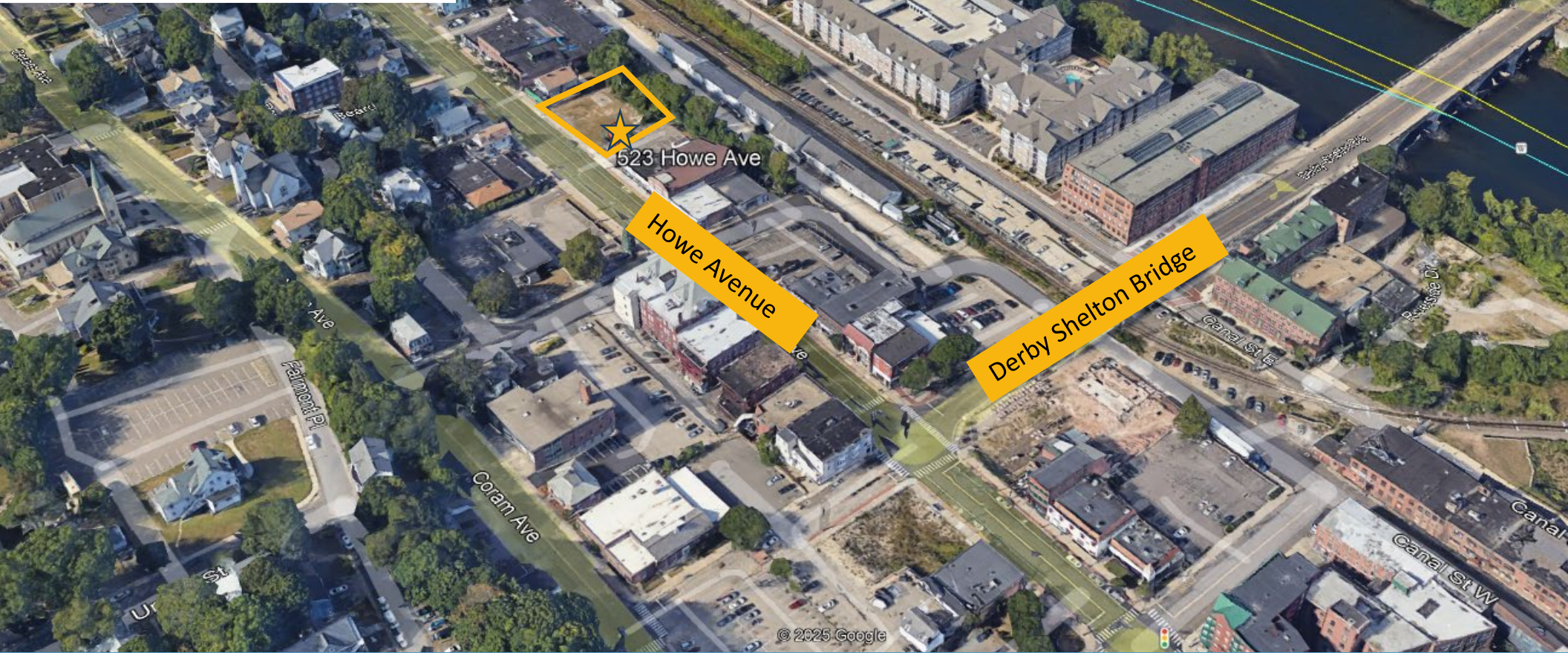
Sale Price: \$575,000.00



523 Howe Avenue, Shelton, CT

Situated on Howe Ave., the property benefits from:

- High foot traffic
- Visibility to passing drivers
- Proximity to shops, restaurants, and amenities in Shelton Center



SIOR Individual Members
Society of Industrial & Office Realtors

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523 Howe Avenue, Shelton, CT



Strong Redevelopment Potential

- This site aligns with Shelton's downtown revitalization, where mixed-use developments are reshaping the streetscape
- Investors or developers gain a chance to leverage a central location for retail + rental income.
- High Traffic, Central Location

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No.	Date	Revision

Mingolello & Associates
ARCHITECTS, LLC

90 Huntington Street
Shelton, CT 06484
203.925.1991 • Fax: 203.925.8263
Email: mh.arch@snet.net

Project Title
MIXED USE BUILDING
AT

**523 HOWE AVENUE
SHELTON, CT**

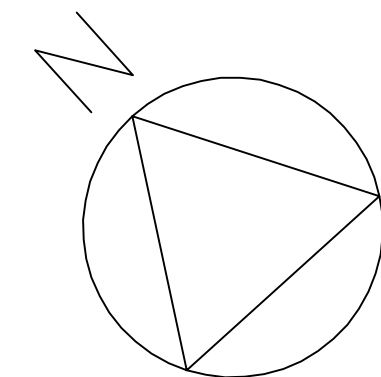
Date 2-15-17	Dwn/Chkd KF/AJM
Scale AS SHOWN	Proj. No.

Drawing Title
BUILDING ELEVATIONS

A-
of



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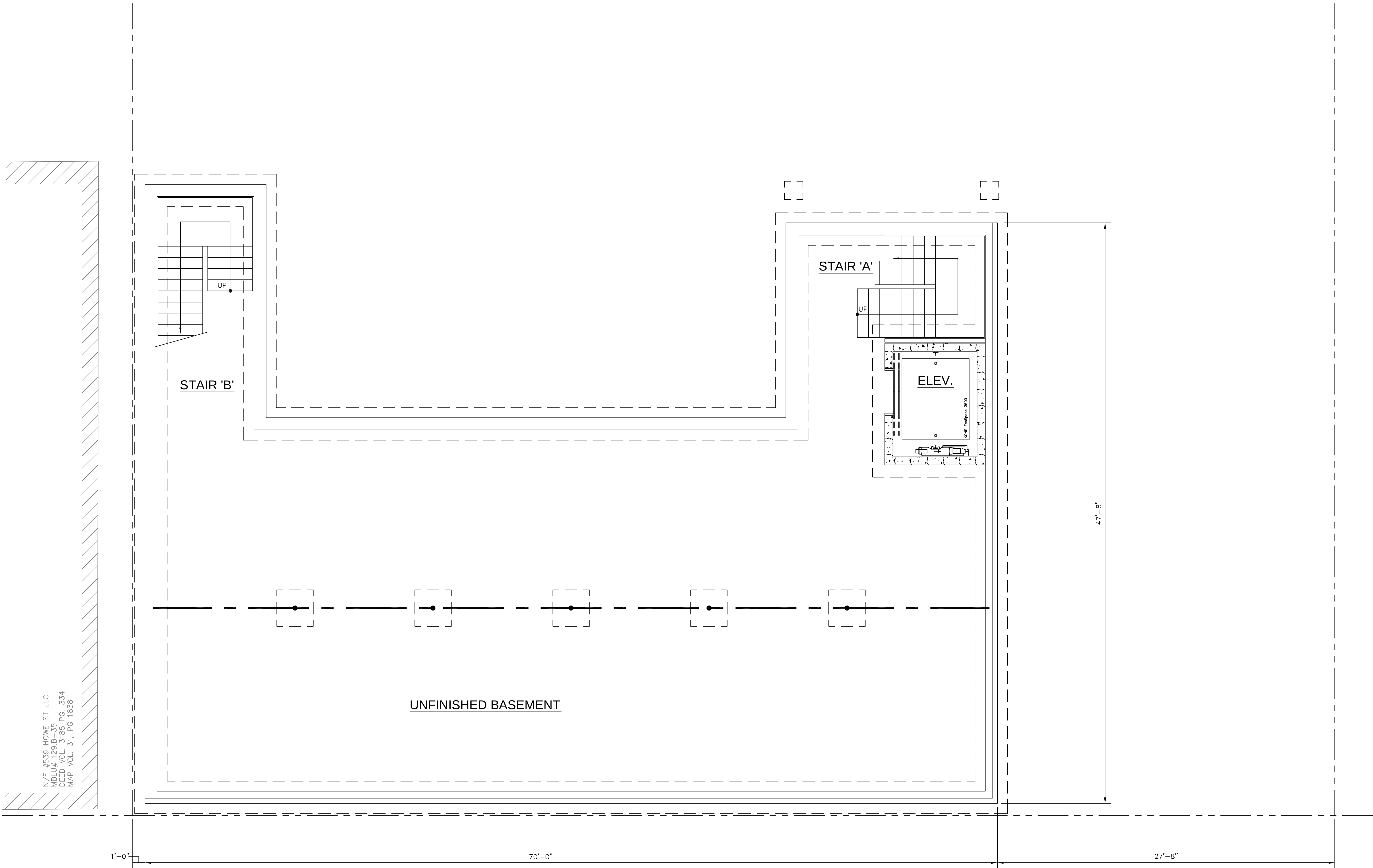
AT

**523 HOWE AVENUE
SHELTON, CT**

Date 3-1-17	Dwn/Chkd KF/AJM
Scale AS SHOWN	Proj. No.

Drawing Title
**BASEMENT /
FOUNDATION
PLAN**

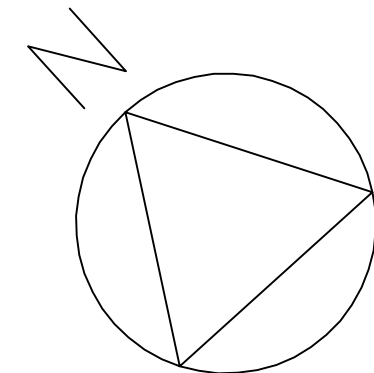
A-1
of



N/F #539 HOWE ST LLC
MBLU# 129-B-35
DEED VOL. 3165 PG. 334
MAP VOL. 31, PG 1838

BASEMENT / FOUNDATION PLAN
SCALE: 1/4"=1'-0" (2,904 GROSS sf)

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MIXED USE BUILDING

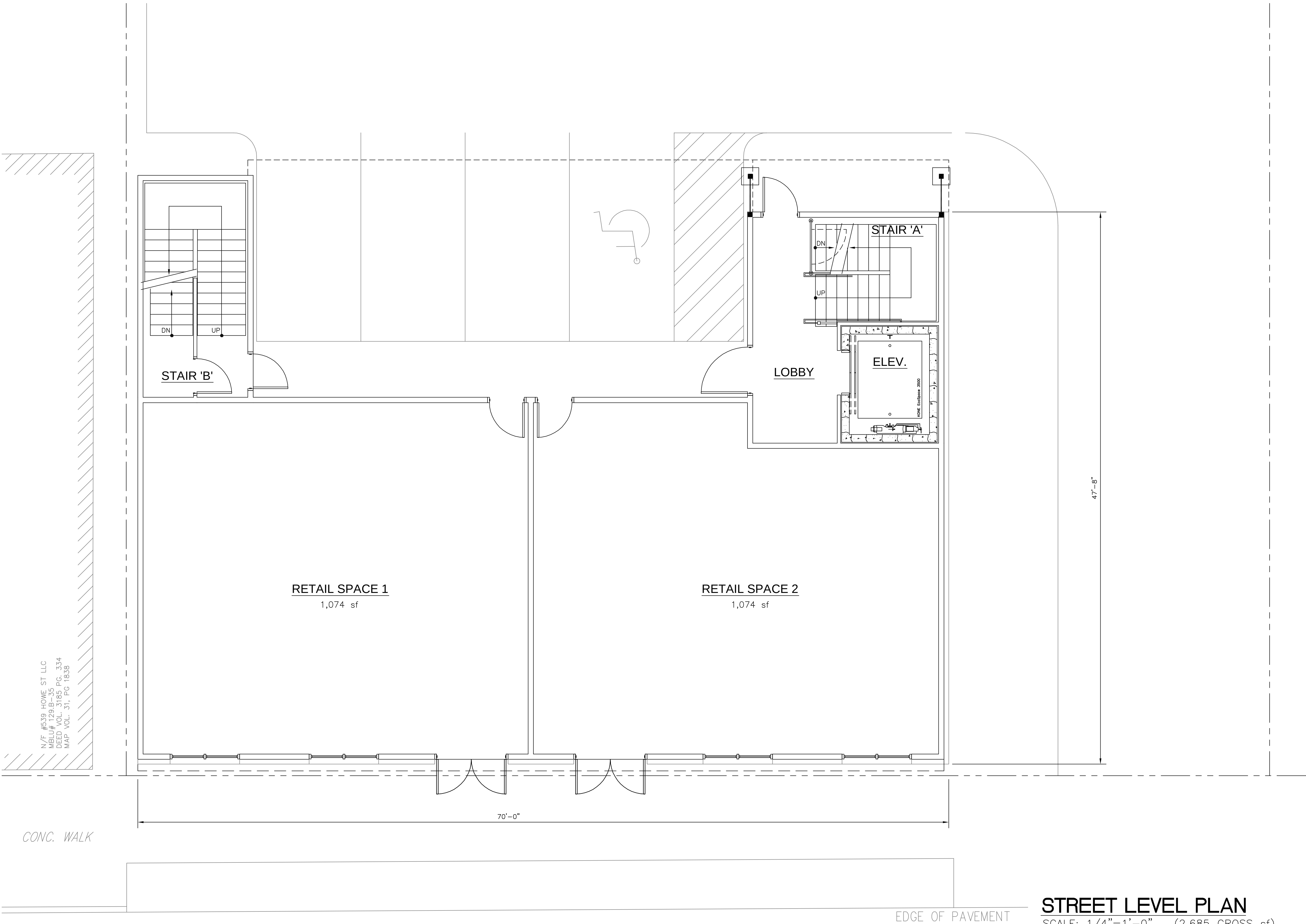
AT

523 HOWE AVENUE
SHELTON, CT

Date 3-1-17	Dwn/Chkd KF/AJM
Scale AS SHOWN	Proj. No.

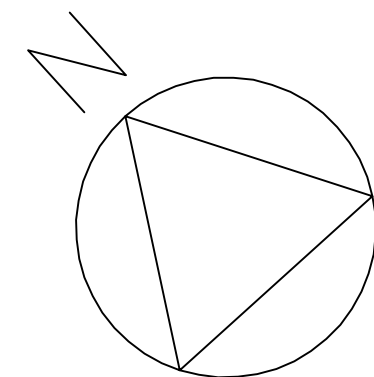
Drawing Title
STREET LEVEL FLOOR PLAN

A-2
of



STREET LEVEL PLAN
SCALE: 1/4"=1'-0" (2,685 GROSS sf)

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Project Title
MIXED USE BUILDING

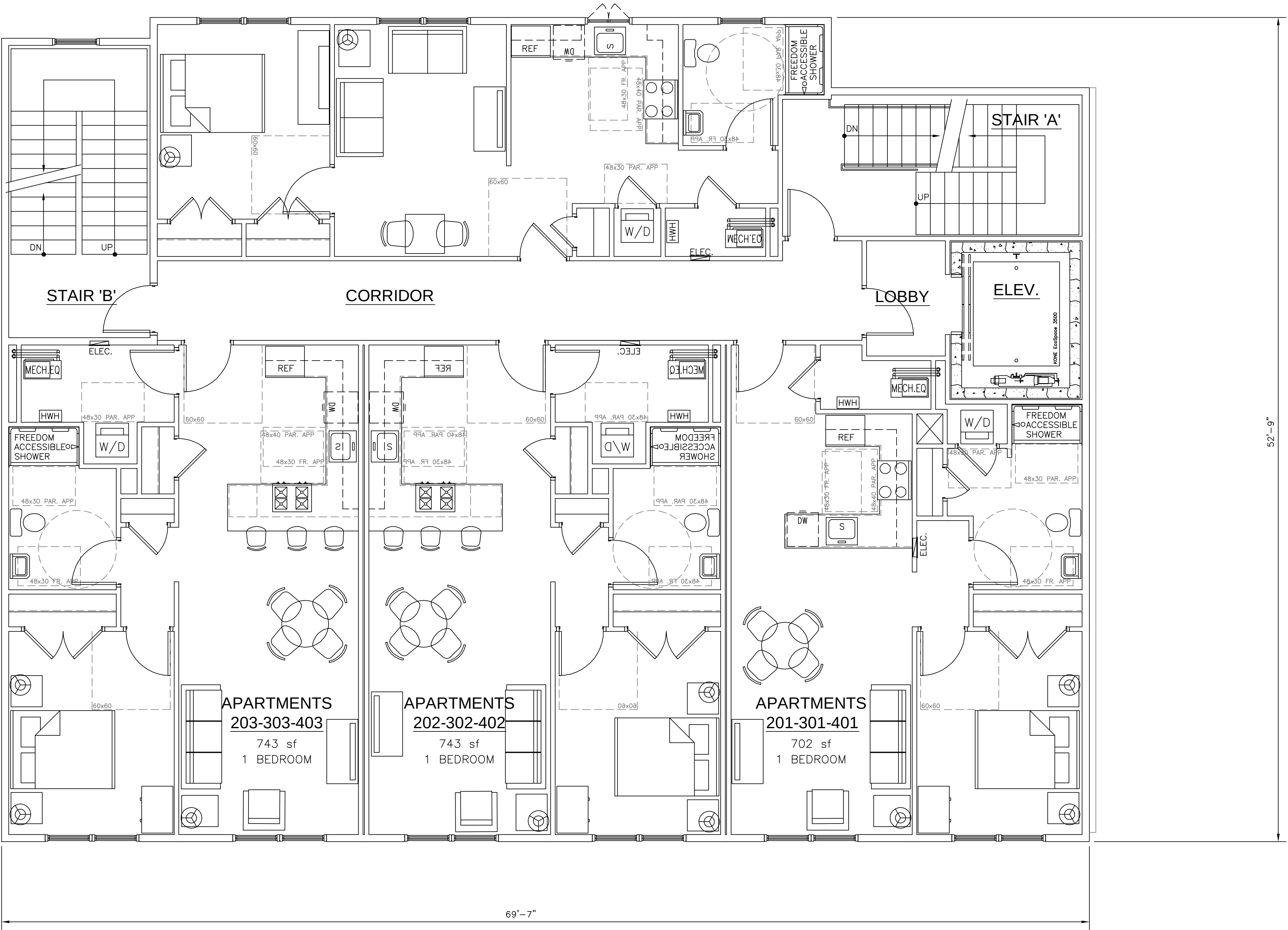
AT

**523 HOWE AVENUE
SHELTON, CT**

Date 3-1-17	Dwn/Chkd KF/AJM
Scale AS SHOWN	Proj. No.

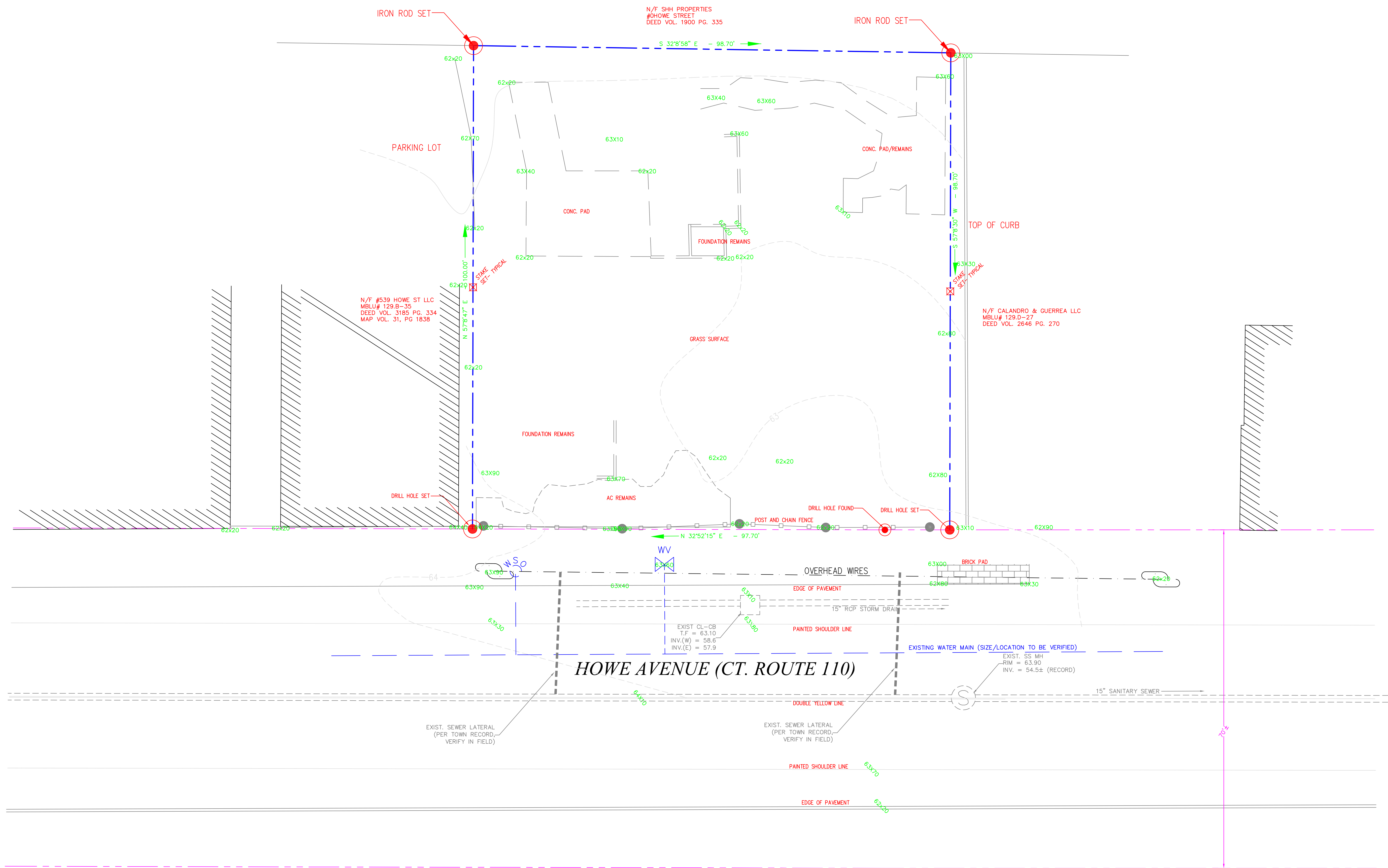
Drawing Title
TYPICAL FLOOR PLANS

A-3
of



2nd., 3rd. and 4th. FLOOR PLANS
SCALE: 1/4"=1'-0" (3,585 GROSS sf)

N/F #539 HOWE ST LLC
MBL# 129-B-35
DEED VOL. 3165 PG. 334
MAP VOL. 31 PG. 183B



ARCHITECT:

Mingolello & Associates

ARCHITECTS

Huntington Depot
90 Huntington Street
Shelton, CT 06484
(203) 925-1991 Fax: (203) 925-8263

LANDSCAPE ARCHITECT / ENGINEER:

James R. Swift

Professional Engineer - Landscape Architect
102 Village Drive - Shelton, CT 06484
Phone (203) 926-9665 Facsimile (203) 926-9665
www.jswiftpe.com jim@jswiftpe.com

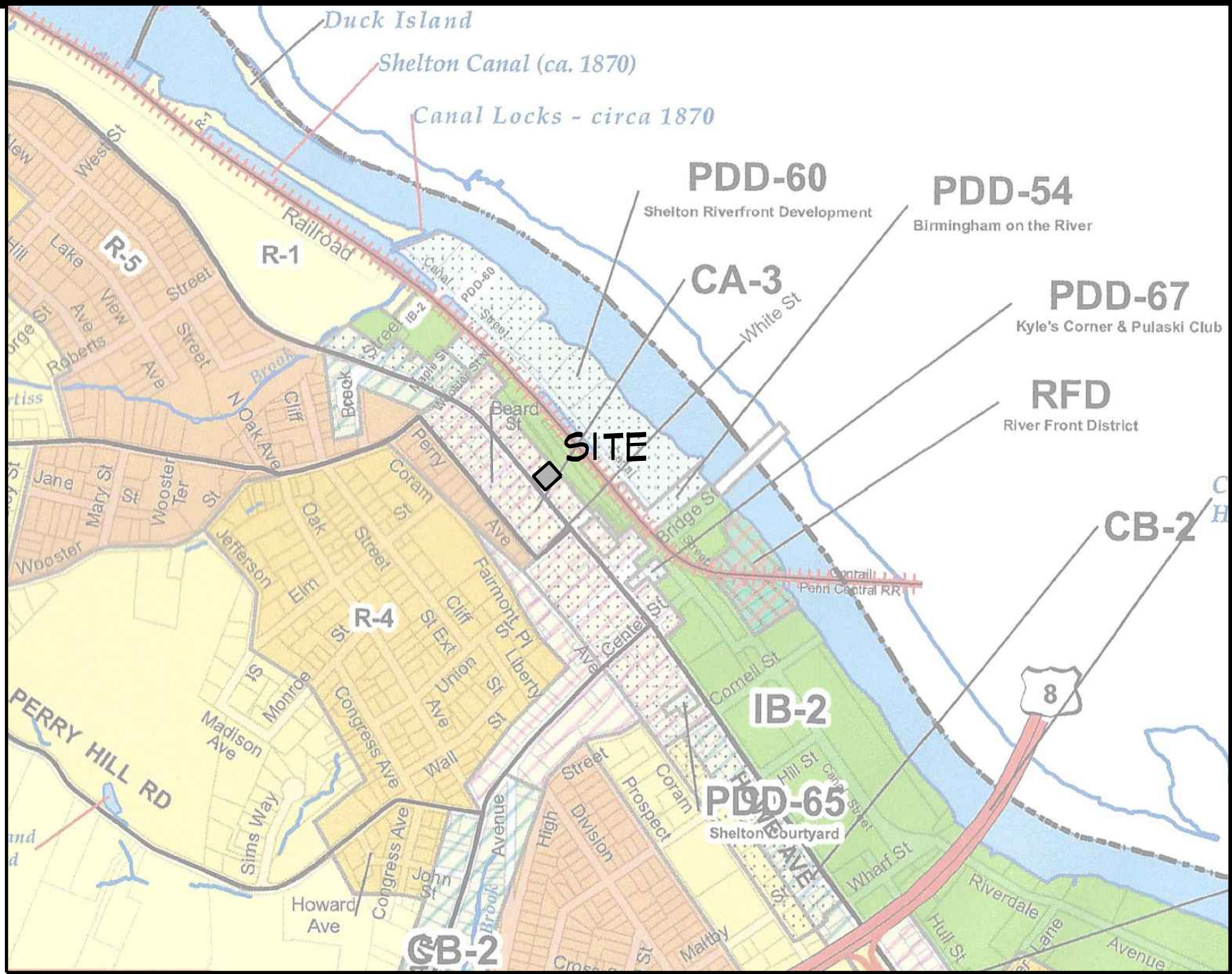
SURVEYORS:

ROBERT P. PRYOR, P.E., L.S.

115 Newtown Road - Woodbridge, Connecticut 06525
(203) 684-8430

DRAWING LIST:

- | | |
|--------|----------------------------|
| - | Existing Conditions Survey |
| 1 of 6 | Site Plan |
| 2 of 6 | Grading & Utility Plan |
| 3 of 6 | Soil Erosion Control Plan |
| 4 of 6 | Landscape Plan |
| 5 of 6 | Construction Details |
| 6 of 6 | Construction Details |
| A-1 | Basement / Foundation Plan |
| A-2 | Street Level Floor Plan |
| A-3 | Second Floor Plan |
| A-4 | 3rd and 4th Floor Plans |
| A-5 | Building Elevations |



VICINITY MAP

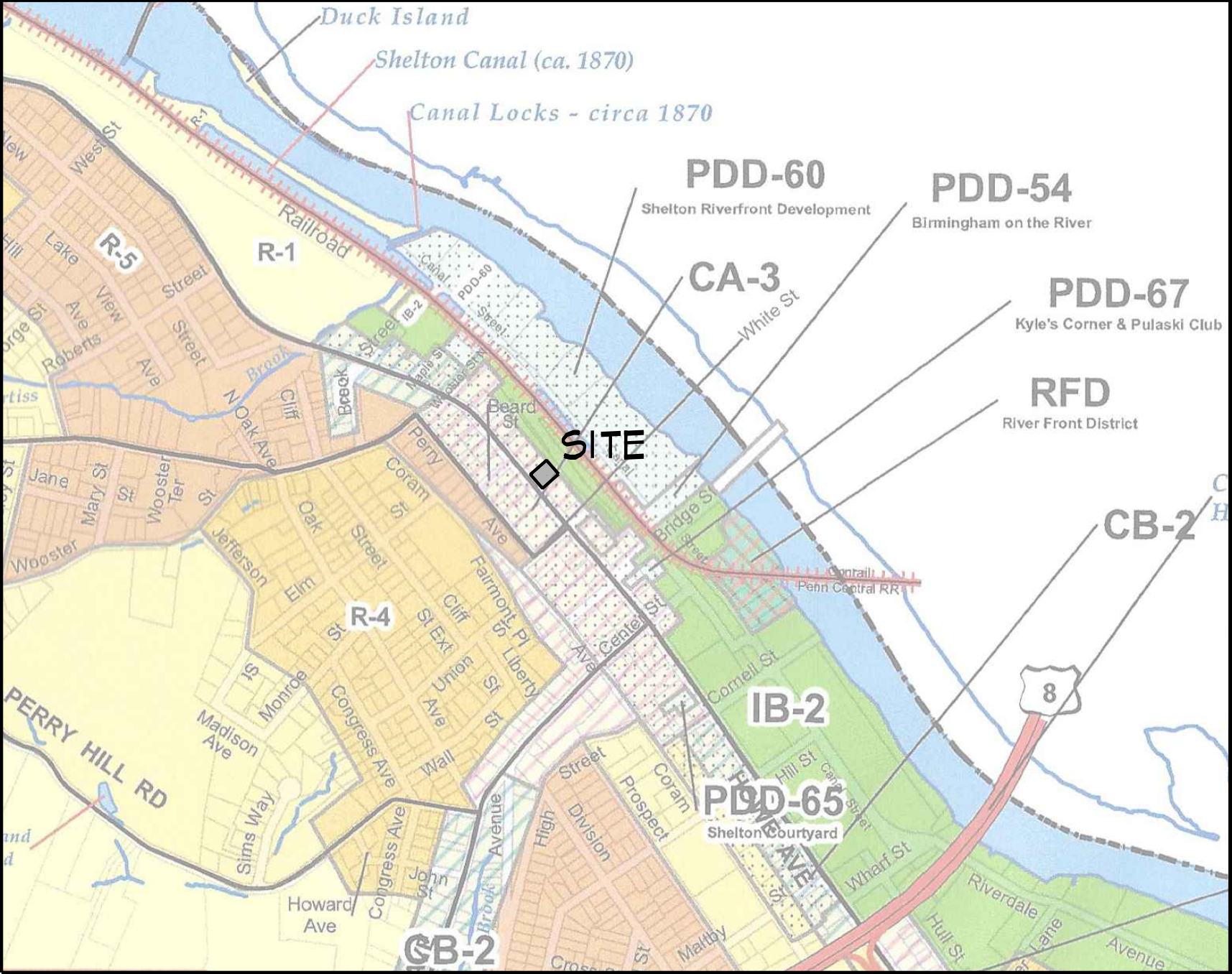
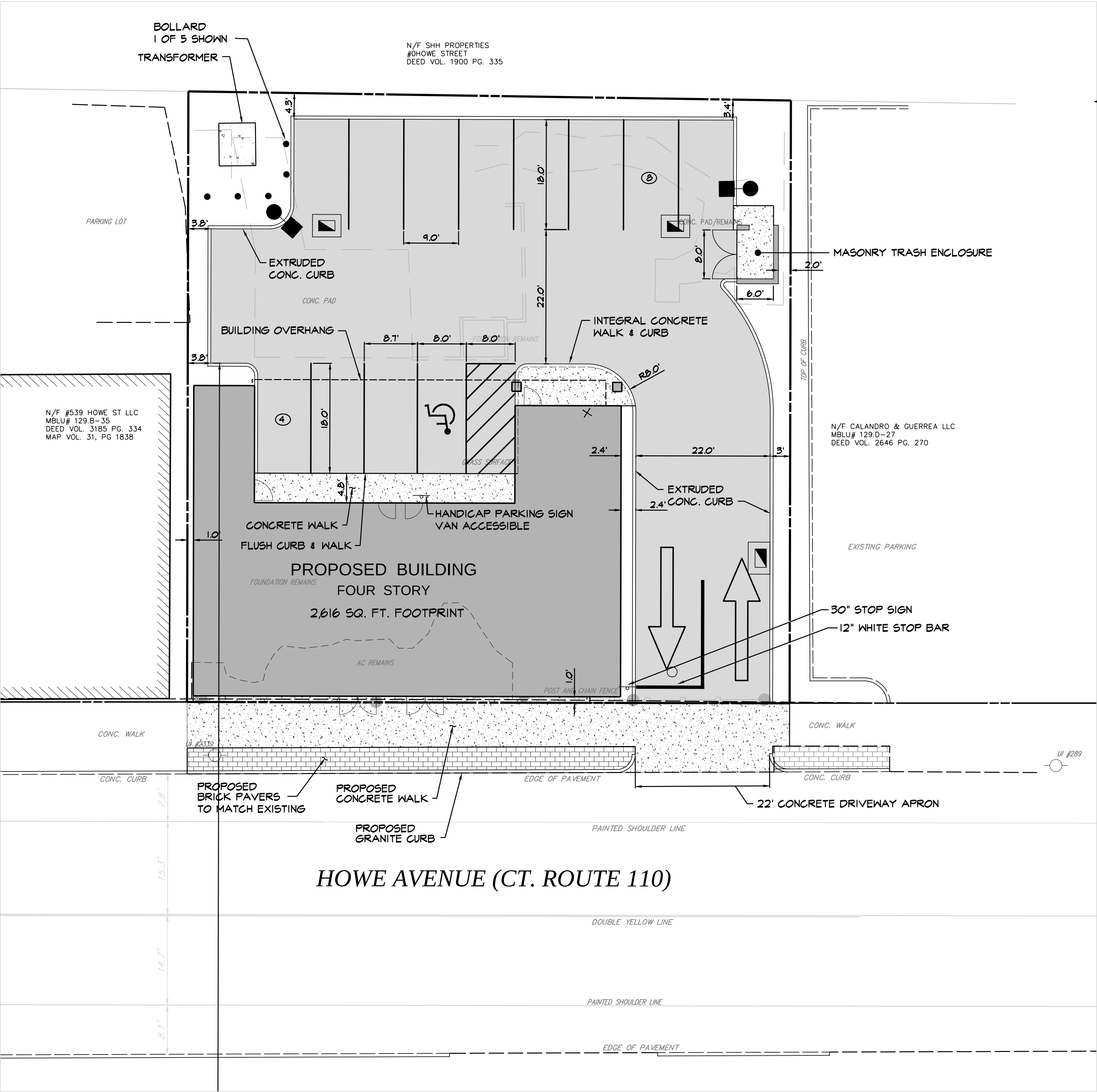
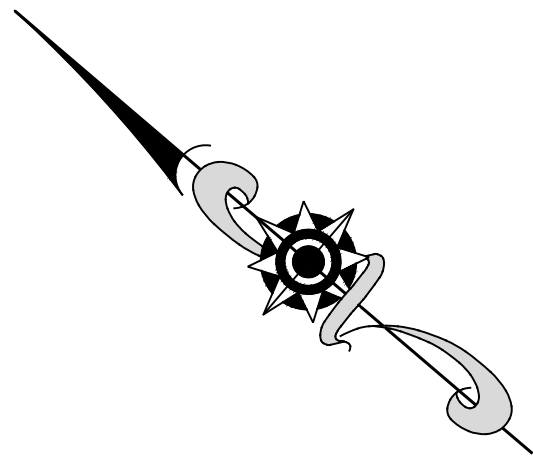
PLANNED DEVELOPMENT DISTRICT
Final Development Plans

MIXED USE DEVELOPMENT

523 HOWE AVENUE - SHELTON, CONNECTICUT

Owner & Applicant:

636 COOKE STREET L.L.C.
368 Derby Avenue
Derby, CT 06418



VICINITY MAP

SITE DATA

ZONE	Planned Development District (CA-3)	
PARCEL AREA:	9,805 Square Feet (0.23 Acres)	
BUILDING COVERAGE	REGULATION 100%	PROVIDED 26.2%
IMPERVIOUS COVERAGE	100%	89.0%
SETBACKS:		
Front	None	1'
Side	10' / None	1'
Rear	10' / None	46' +/-
PARKING:	12.0 Spaces (1 Space / Dwelling)	12 Spaces

USE DATA:

Commercial	2,000 Sq. Ft.
Business / Office:	None
Apartments:	
Studio	5
One Bedroom	7
	12 Total

LEGEND	
EXISTING	PROPOSED

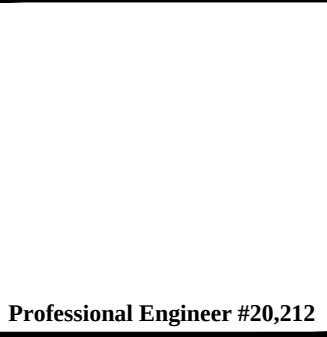
BASIC & DETAIL DEVELOPMENT PLANS

SITE PLAN

MIXED USE BUILDING
523 HOWE AVENUE - SHELTON, CONNECTICUT

Prepared For
BOTTI REALTY

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/08/17	PDD DESIGN
2	04/12/18	BUILDING FOOTPRINT, UNIT COUNT

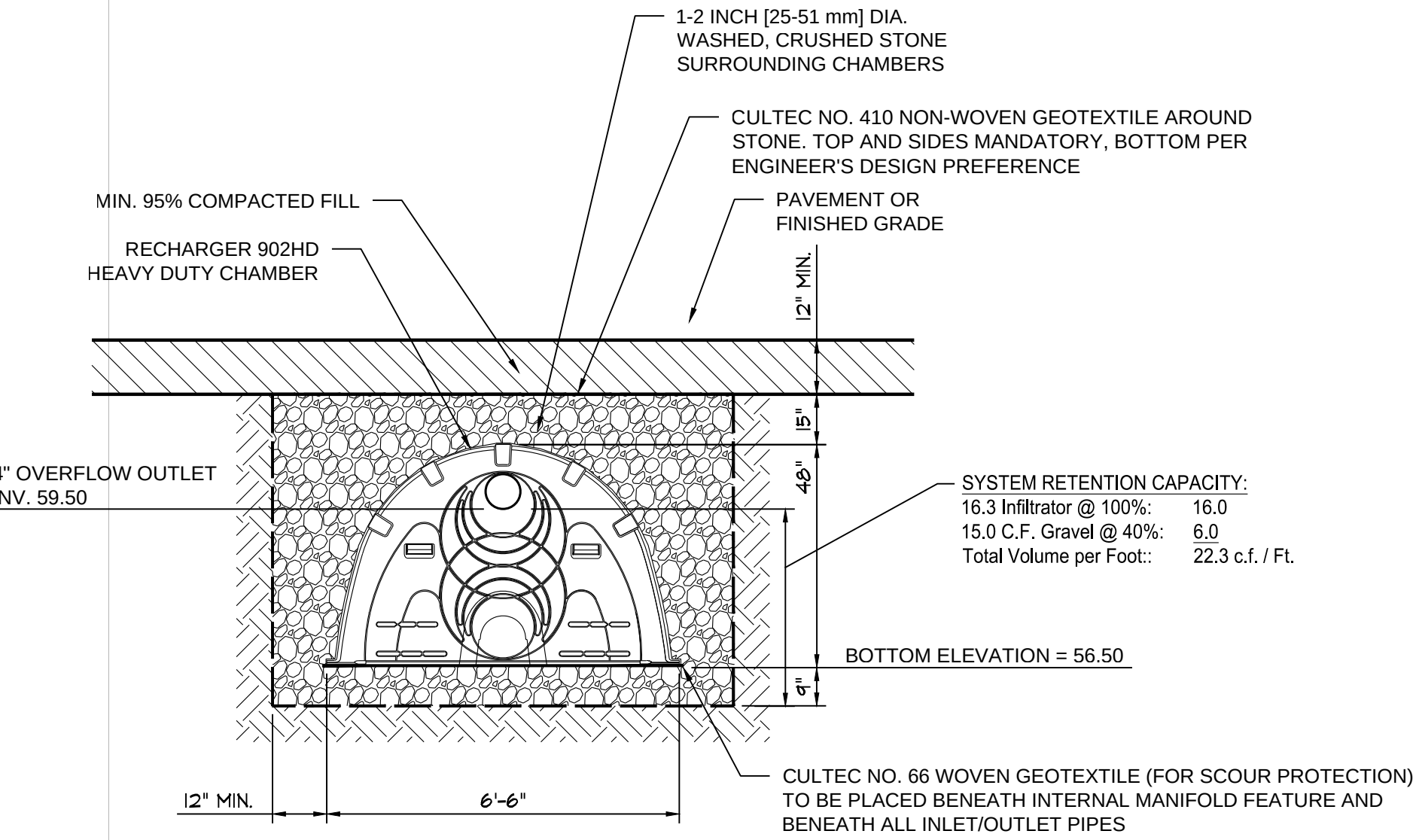
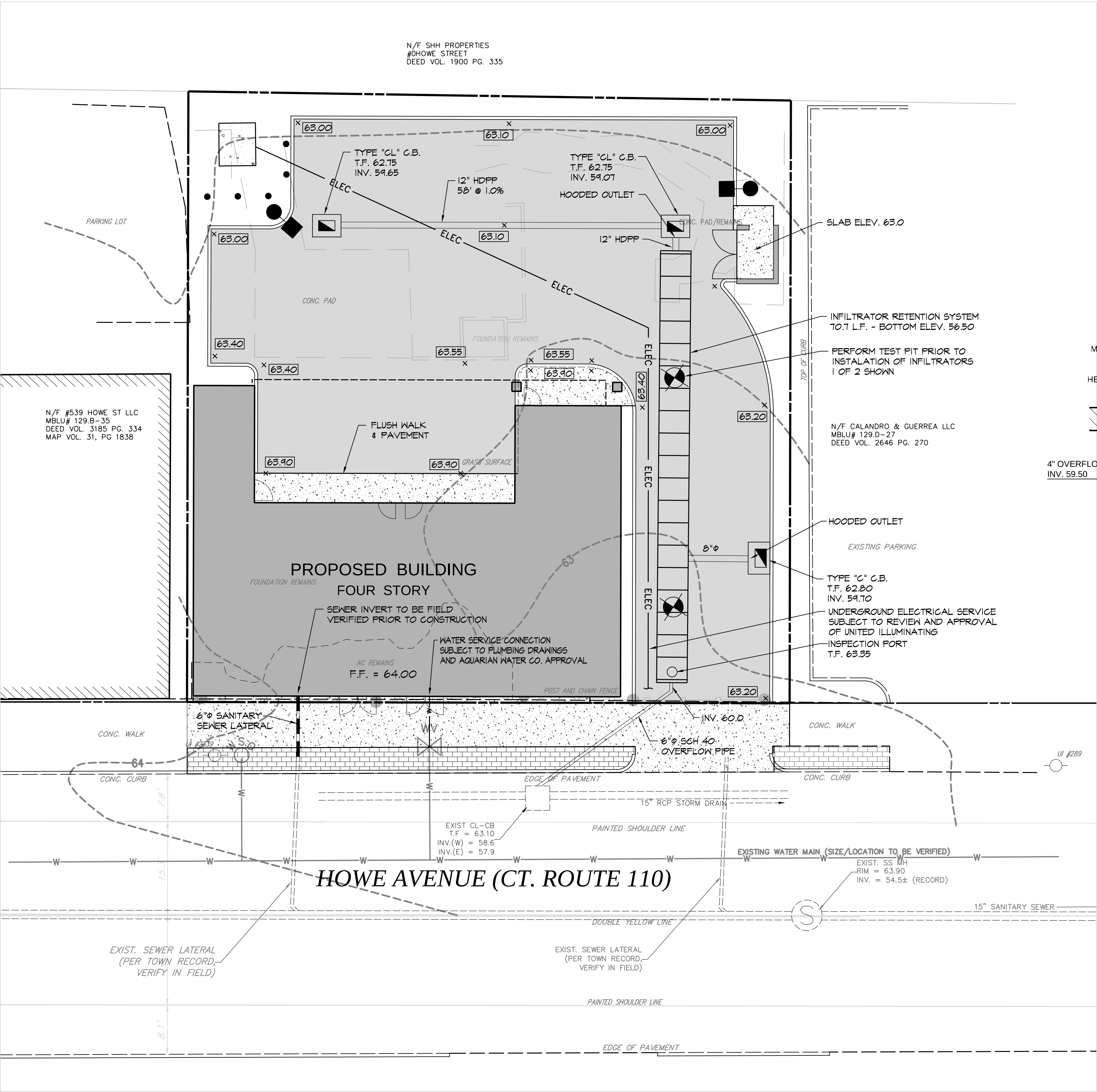
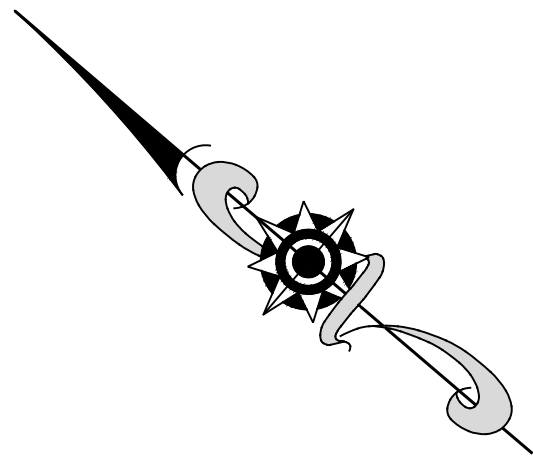


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www.jswiftpe.com jim@jswiftpe.com

SCALE: 1" = 10'
0 5' 10'

FILE: —

DATE: April 20, 2017 SHEET 1 OF 6



INFILTRATOR RETENTION SYSTEM

STORM WATER RETENTION:

Storm water retention is to be retained for the first 2 inches of runoff of the impervious surfaces.

Impervious Area: 9,000 Sq. Ft.

$(9,000)(0.166) = 1,494$ Cubic Feet Required

$(70.7)(22.3) = 1,577$ Cubic Feet Provided

LEGEND	
EXISTING	PROPOSED

BASIC & DETAIL DEVELOPMENT PLANS

GRADING & UTILITY PLAN

MIXED USE BUILDING

523 HOWE AVENUE - SHELTON, CONNECTICUT

Prepared For
BOTTI REALTY

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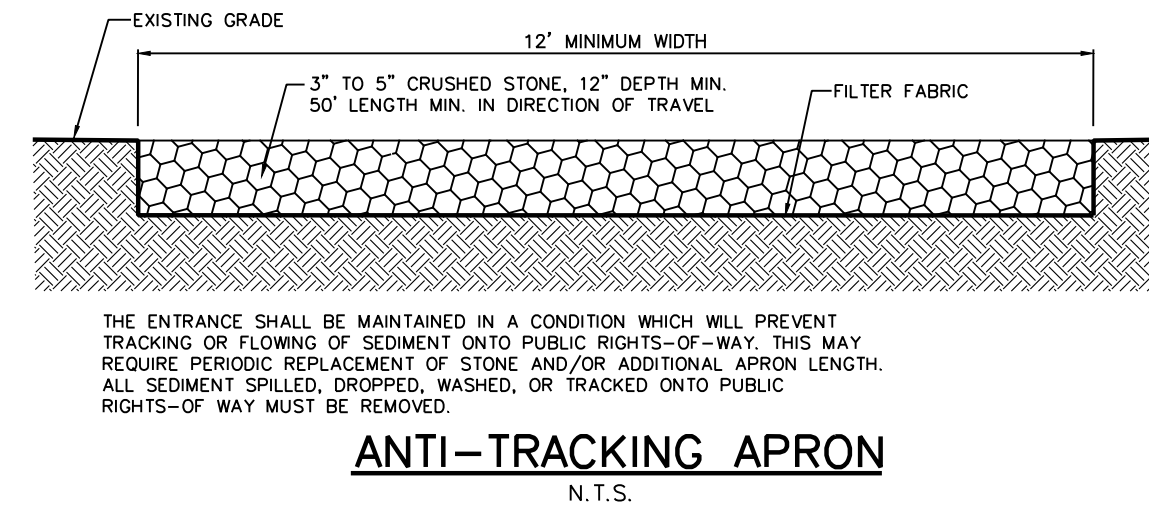
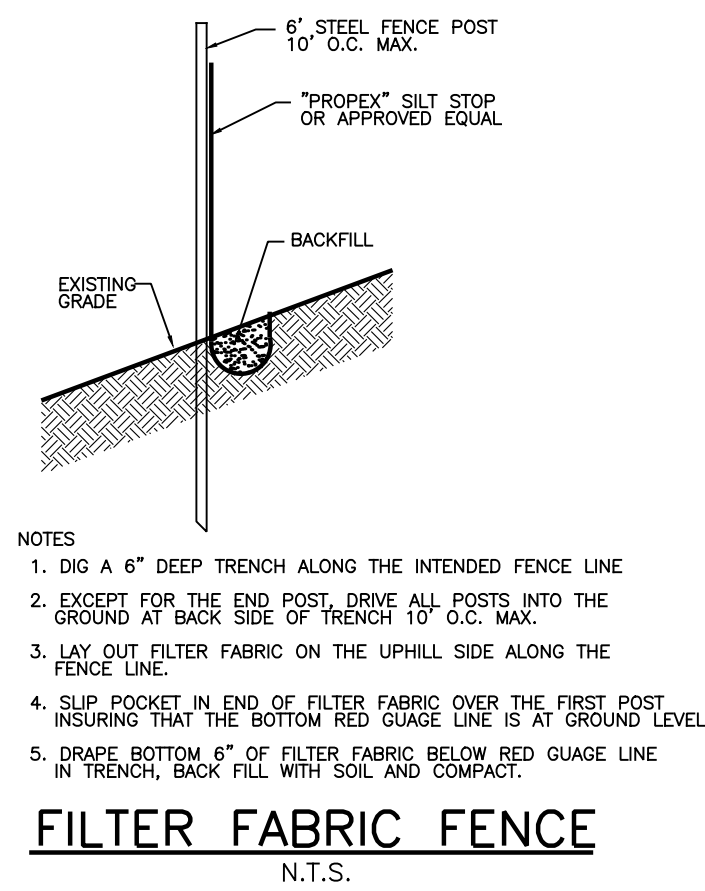
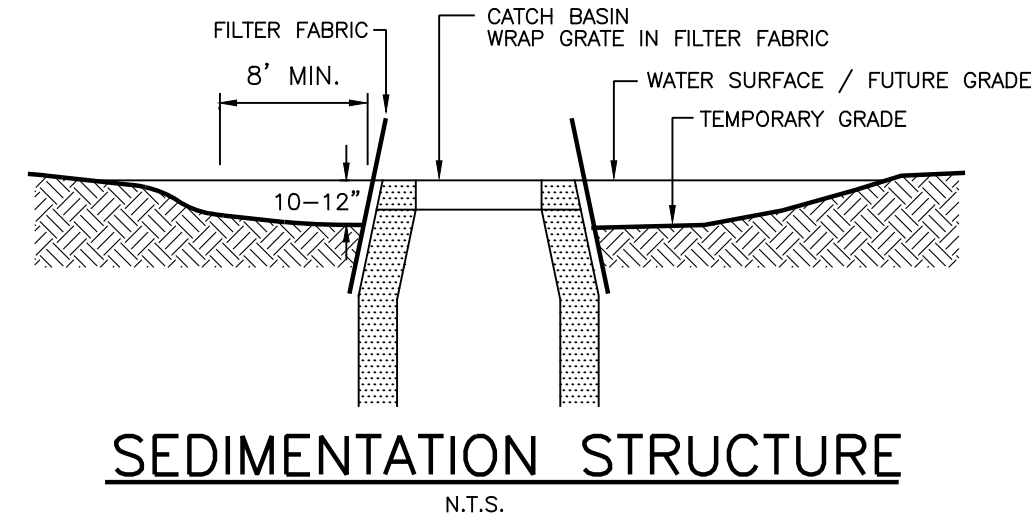
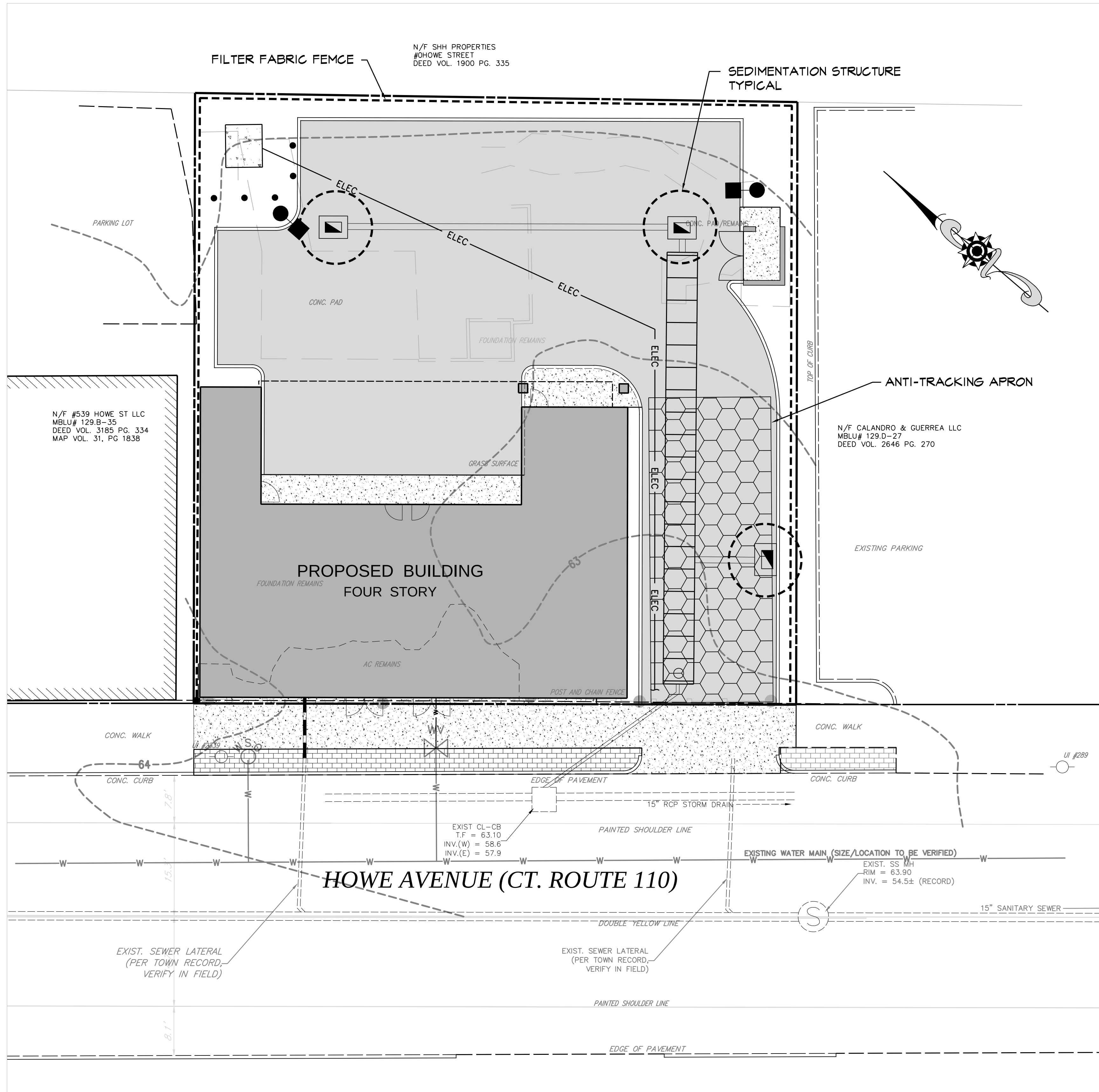
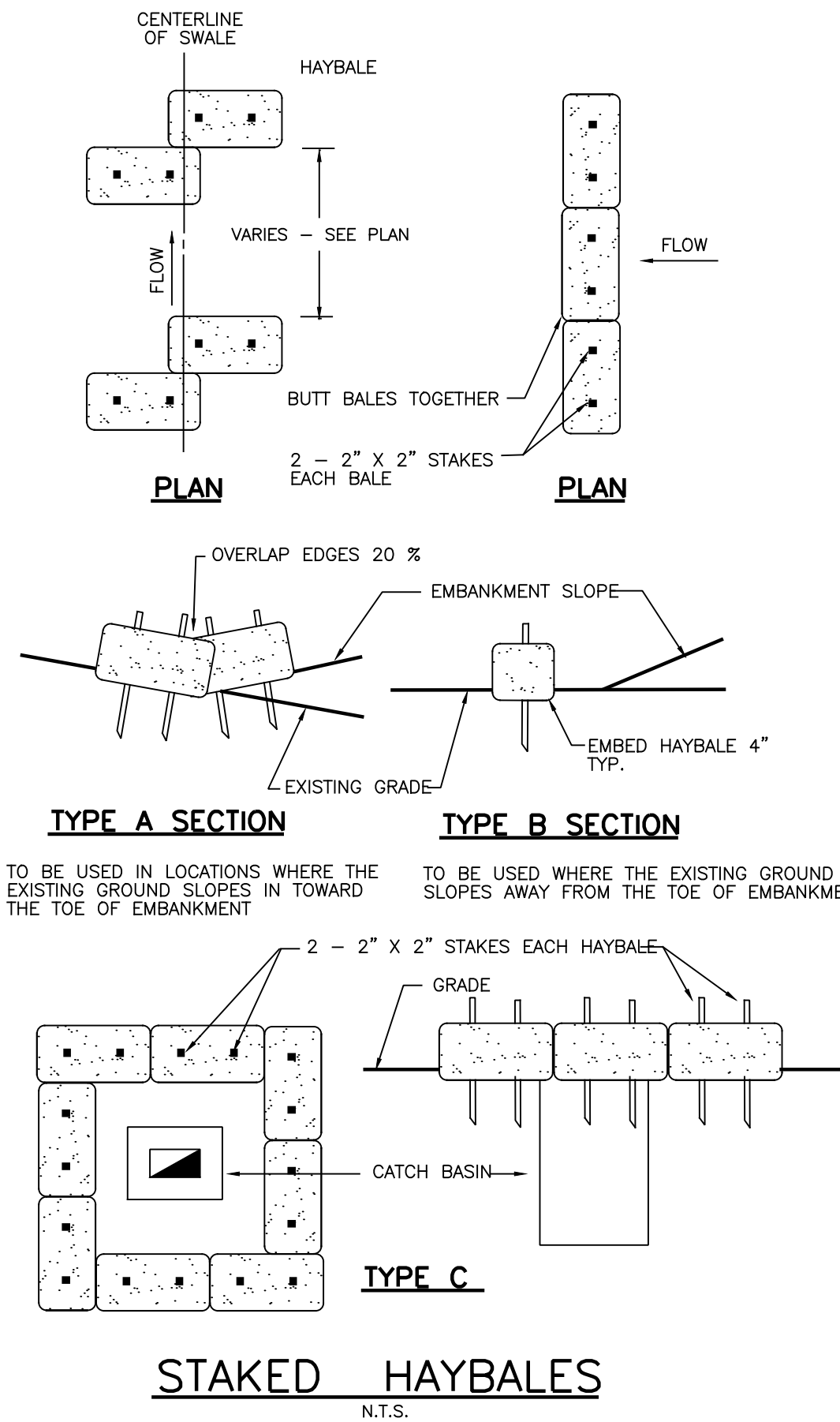
SCALE: 1" = 10'

0 5' 10'

FILE: —

DATE: April 20, 2017

SHEET 2 OF 6



EROSION AND SEDIMENT CONTROL PLAN

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2. HAY BALE AND/OR FABRIC FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
3. CHANNELS WILL BE PROTECTED WITH RIP-RAP CHANNELS; ENERGY DISSIPATERS WILL BE PROVIDED AS NECESSARY.
4. CATCH BASINS WILL BE PROTECTED WITH SILT SACKS & HAY BALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
6. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES WILL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.
8. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
10. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE INLAND WETLANDS COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

LEGEND

EXISTING		PROPOSED
--- 450 ---	CONTOURS	--- 296 ---
x 448.5	SPOT ELEVATION	x 296.8
---	PROPERTY LINE	---
---	BUILDING SETBACK	---
---	WETLANDS	---
---	SOILS TYPE BOUNDARY	---
---	WATERCOURSE/POND LIMIT	---
---	INTERMITTENT WATERCOURSE	---
---	STONE WALL	---
---	LEDGE	---
---	STRUCTURE	---
---	RETAINING WALL	---
---	CURBING	---
---	EDGE OF PAVEMENT	---
---	STORM SEWER PIPE	---
---	SANITARY SEWER PIPE	---
---	UTILITIES	---
---	UTILITY POLE	---
---	HYDRANT	---

Professional Engineer #20,212

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/08/17	PDD DESIGN
2	04/12/18	BUILDING FOOTPRINT, UNIT COUNT

BASIC & DETAIL DEVELOPMENT PLANS

SOIL EROSION CONTROL PLAN

MIXED USE BUILDING

523 HOWE AVENUE - SHELTON, CONNECTICUT

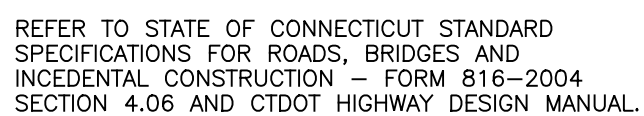
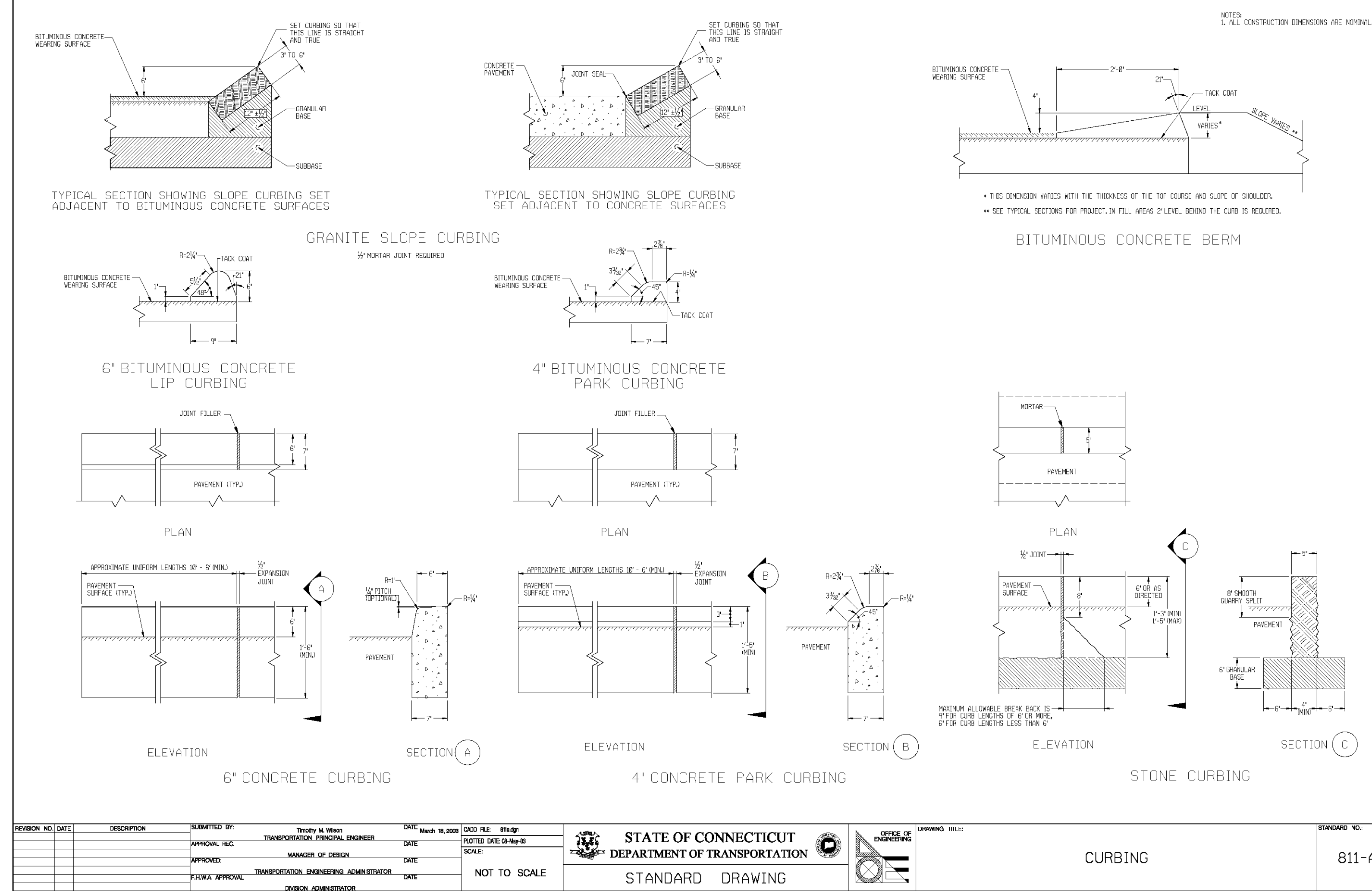
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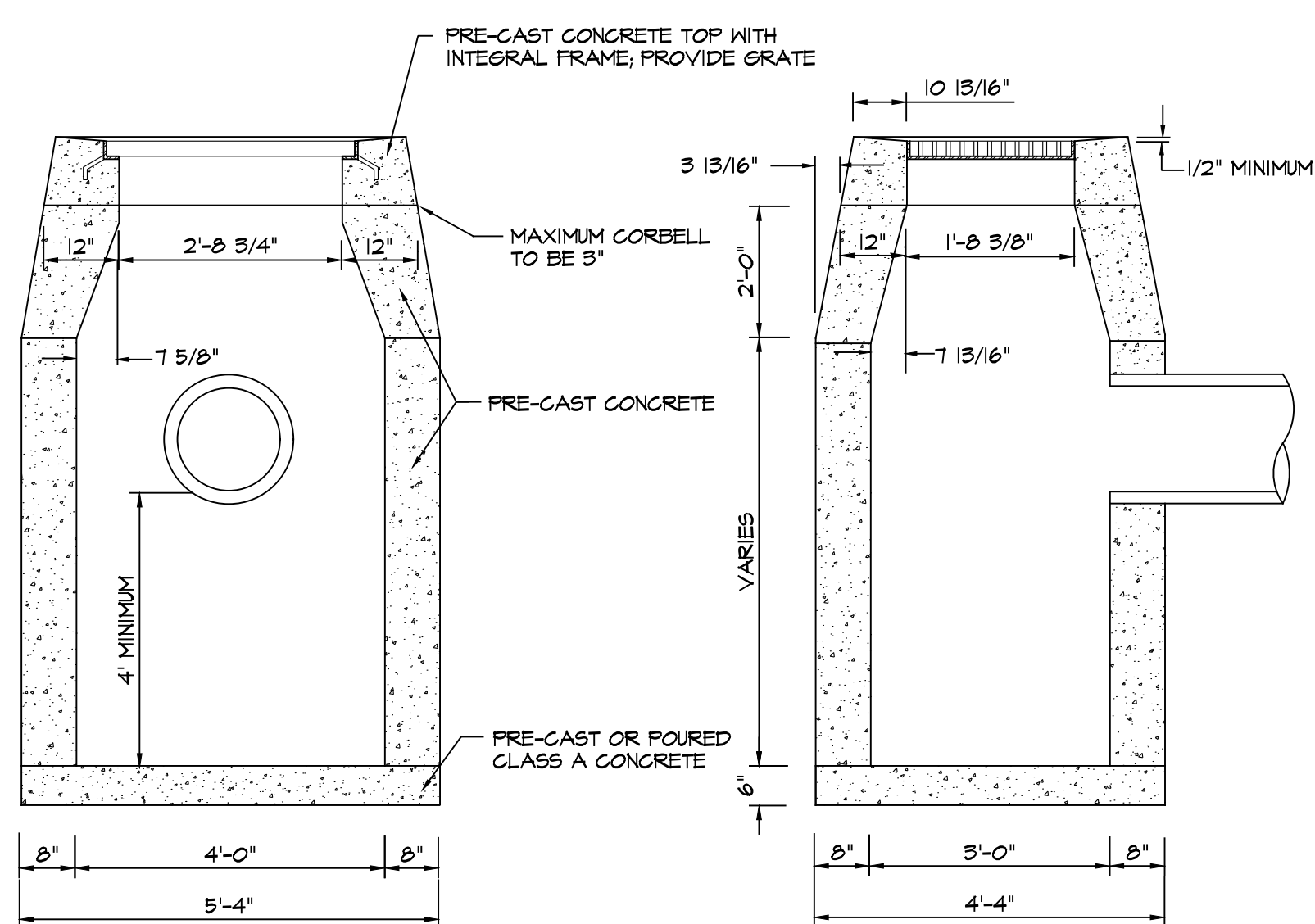
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DATE: April 20, 2017 SHEET 3 OF 6

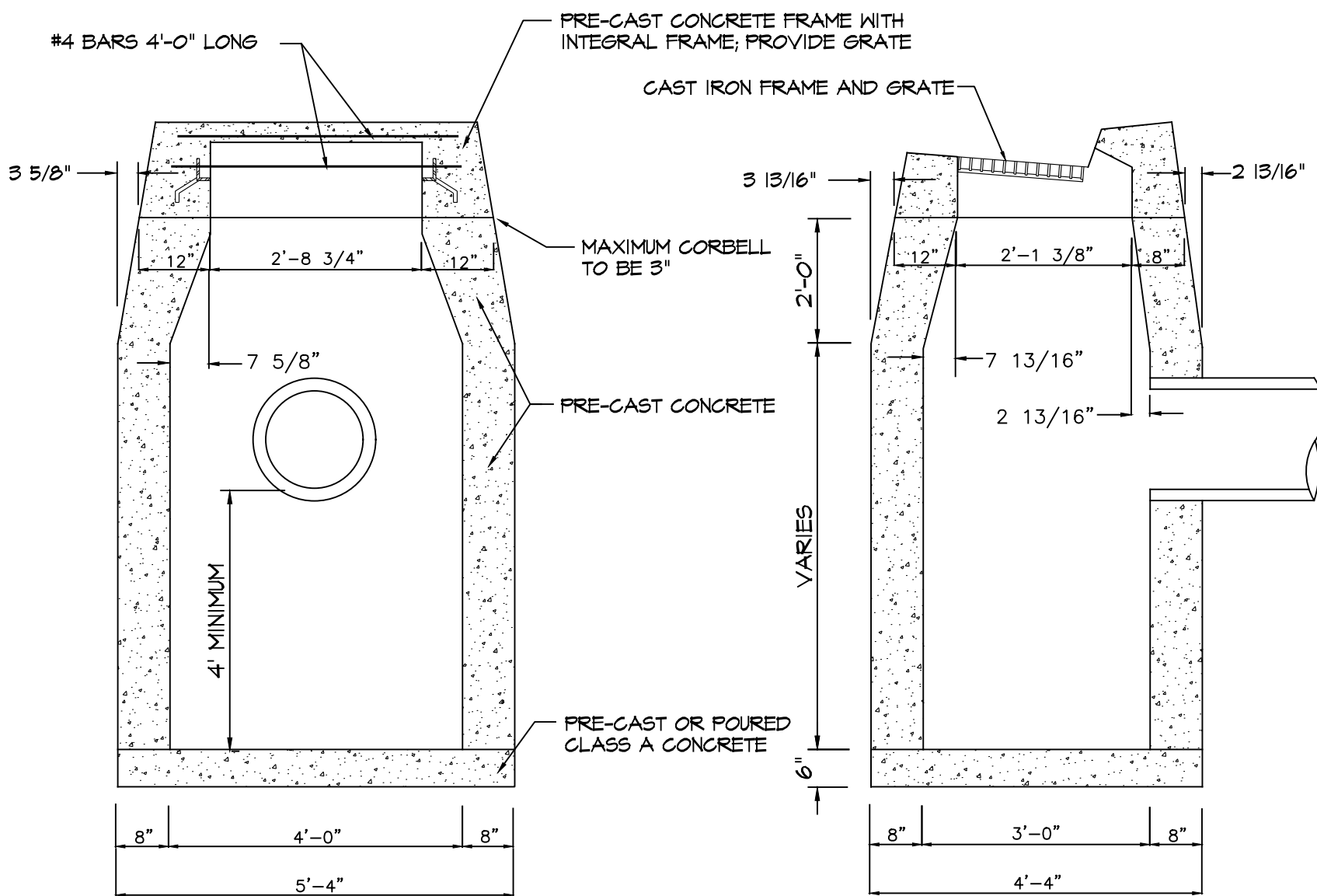


DATE: April 20, 2017

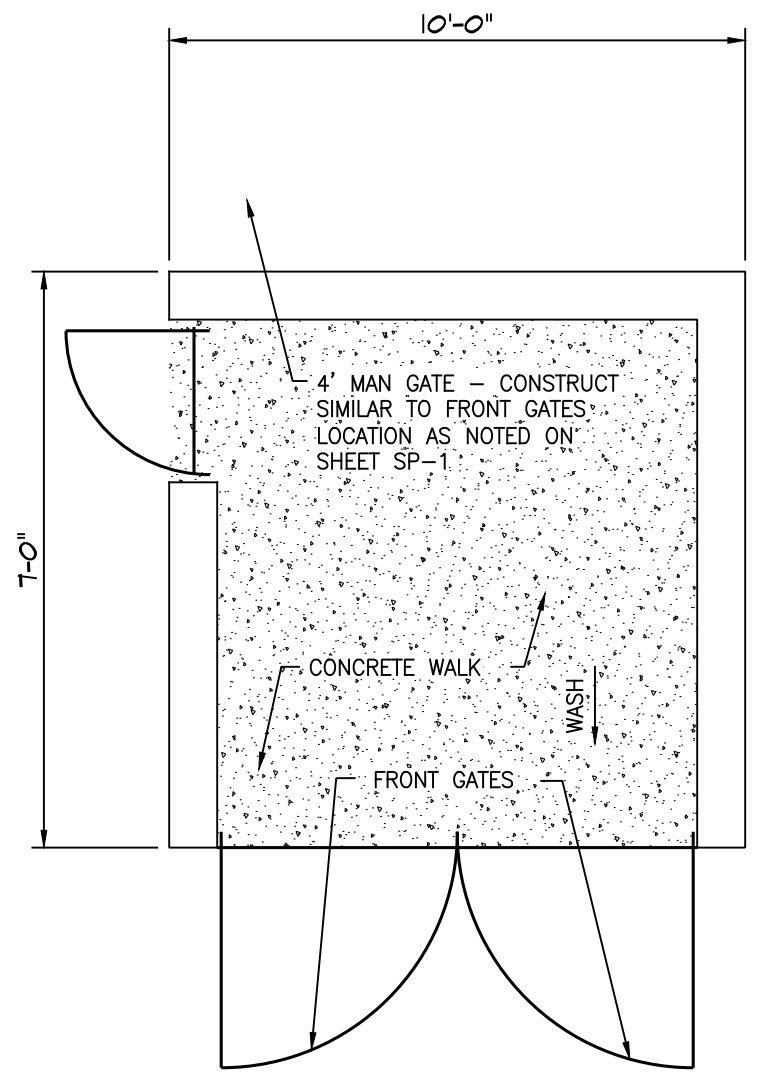
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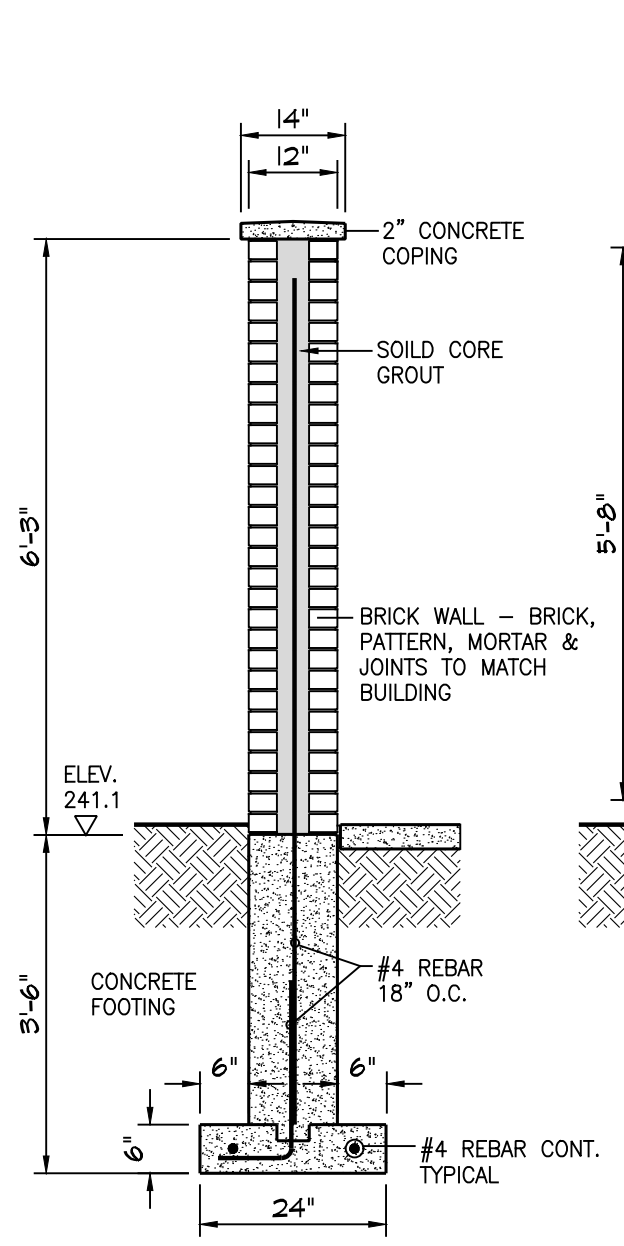
TYPE 'CL' CATCH BASIN
N.T.S.



TYPE 'C' CATCH BASIN
N.T.S.

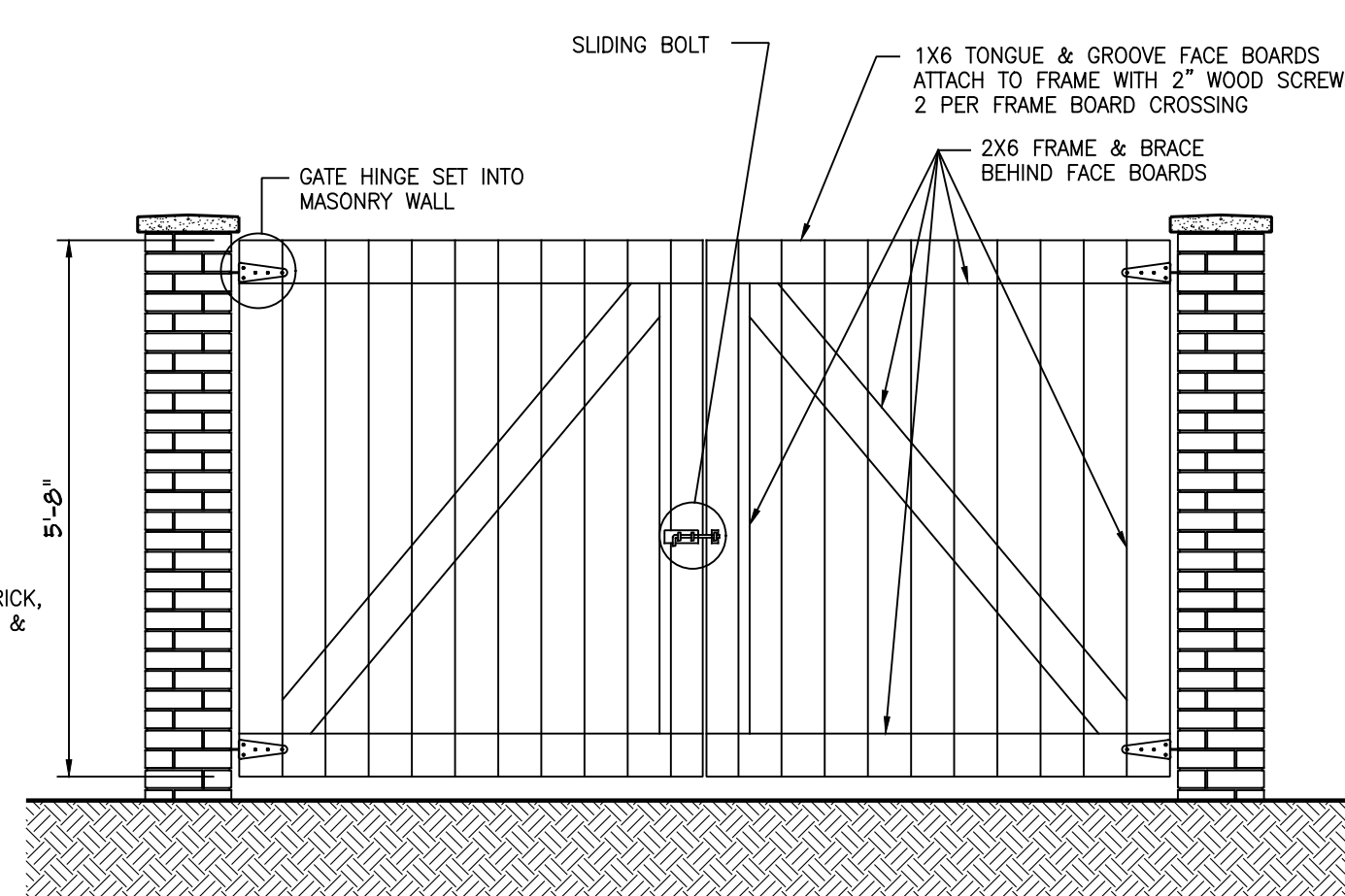


PLAN
N.T.S.



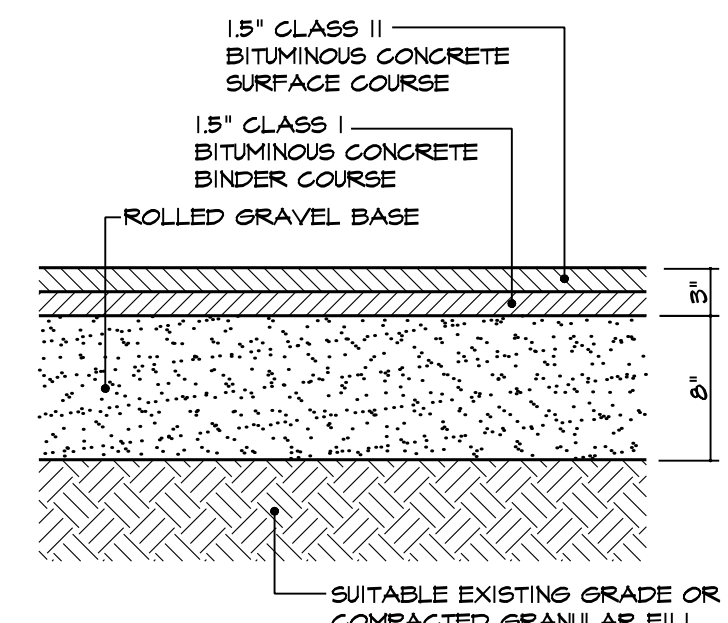
TYPICAL WALL SECTION
1/2" = 1'-0"

MASONRY TRASH ENCLOSURE
AS NOTED

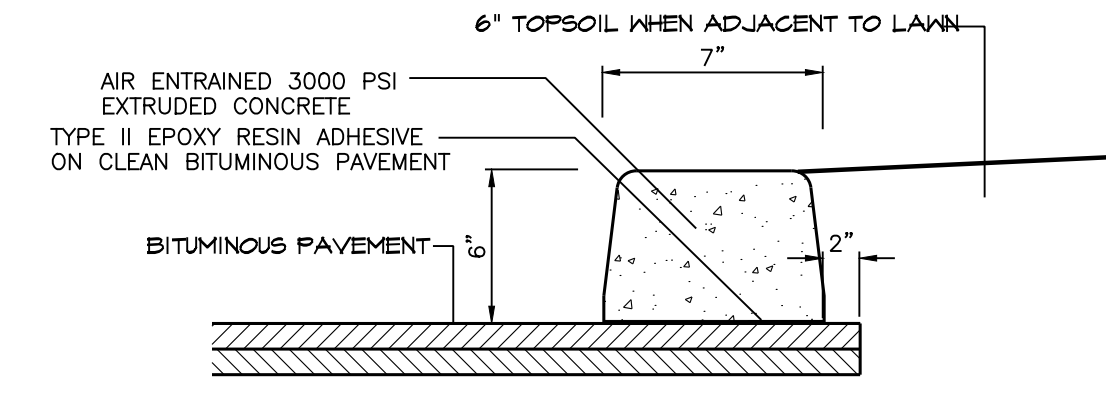


FRONT ELEVATION
1/2" = 1'-0"

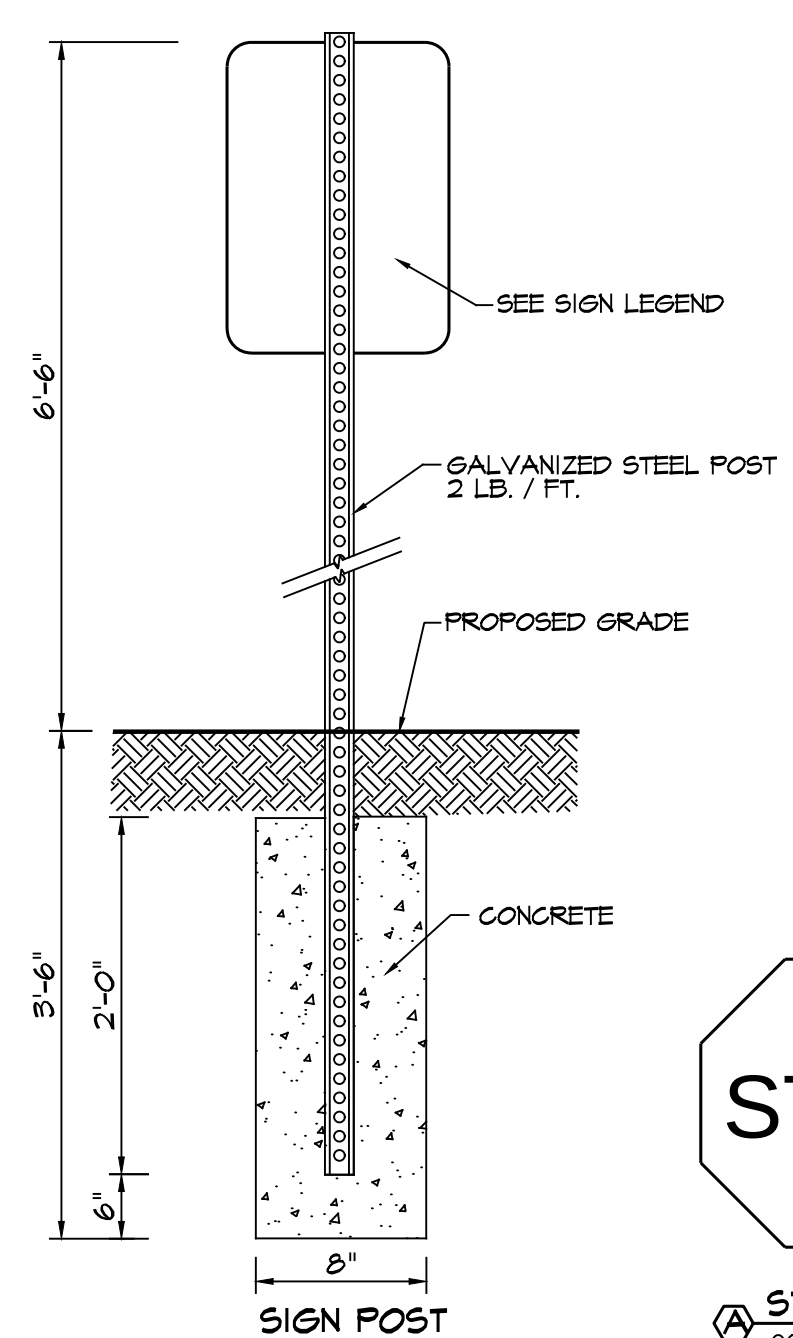
- NOTES:
- ALL WOOD SHALL BE PREASURE TREATED, PRIME AND COLOR AS DETERMINED BY THE OWNER
 - ALL METAL SCREWS, HINGES, AND BOLTS SHALL BE GALVANIZED STEEL.



BITUMINOUS PAVEMENT
N.T.S.

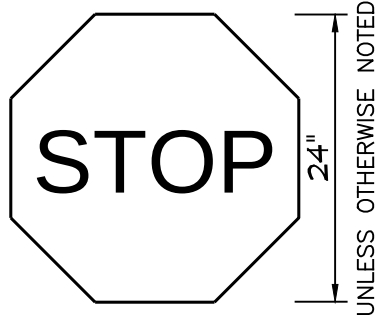


EXTRUDED CONCRETE CURB
N.T.S.



NOTE: MOUNTING DETAILS SHALL BE IN ACCORDANCE WITH CON. DOT FORM 814 M.18

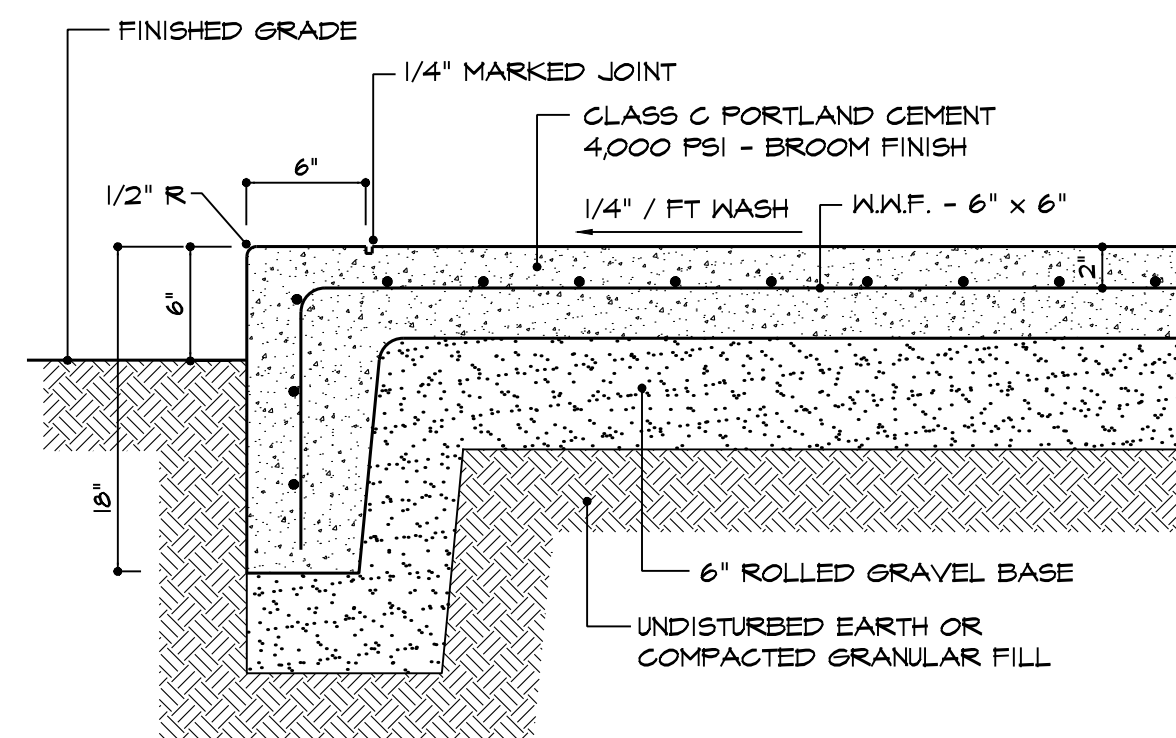
SIGNAGE DETAILS
N.T.S.



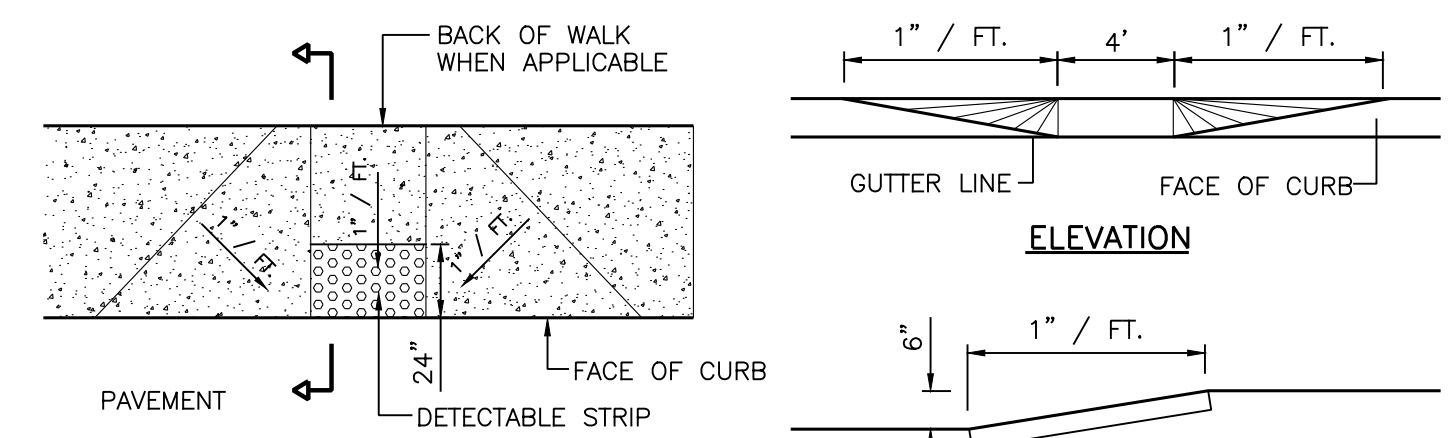
STOP SIGN
CONN DOT 31-0536 - 24"
CONN DOT 31-0552 - 30"



HANDICAP PARKING SIGN
CONN DOT 31-0629



INTEGRAL CONCRETE WALK & CURB
N.T.S.



HANDICAP RAMP DETAIL
N.T.S.

BASIC & DETAIL DEVELOPMENT PLANS

REVISIONS		
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2	04/12/18	BUILDING FOOTPRINT, UNIT COUNT

CONSTRUCTION DETAILS

MIXED USE BUILDING
523 HOWE AVENUE - SHELTON, CONNECTICUT

Prepared For
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www.jswiftpe.com jim@jswiftpe.com

SCALE:	
AS NOTED	FILE: —
DATE: April 20, 2017	SHEET 6 OF 6

Professional Engineer #20,212

P.D.D.#: 92
ADOPTED: 6/12/18
EFFECTIVE: 6/29/18

**STATEMENT OF USES AND STANDARDS
IN SUPPORT OF
PLANNED DEVELOPMENT DISTRICT#
523 HOWE AVENUE
SHELTON, CONNECXTICUT**

Proposed By:

**636 COOKE STREET LLC
368 Derby Avenue
Derby, CT 06418**

1. **INTRODUCTION:** This Planned Development District (POD) is established in accordance with the provisions of Section 34 of the Shelton Zoning Regulations.
2. **LEGAL DESCRIPTION / SIZE OF SITE:**
 - a. A legal description of the entire parcel of this Planned Development District is shown on the Boundary Survey attached hereto and made a part thereof.
 - b. The site for the proposed PDD contains 9,805 square feet, which meets the required 10,000 square feet (minus 10% as allowed by regulation amendment)
 - c. minimum for a PDD in the Central Business District (CBD) Special Development Area overlay. The site is currently CA-3 Zoning District and is located in the CBD overlay zone.
3. **PURPOSE OF THE PLANNED DEVELOPMENT DISTRICT:**
 - a. The site is currently vacant. Formerly, the site housed various commercial businesses. The site is accessed by Howe Avenue. Some on site parking, public parking on street and in nearby municipal parking lots are available for the first floor commercial, second floor office, and residential rental units.
 - b. The Planned Development District is compatible with the current and future character of the City of Shelton in that it will permit the parcel to be utilized as a harmonious design unit of stable character, consistent with the character of that area on the edge of the downtown area. The mixed use proposal would be consistent with the Central Business District (CBD)

overlay zone by supporting a pedestrian friendly area with development of good aesthetic quality that will enhance the economic viability of the downtown area.

- c. The Planned Development District is consistent with the Shelton Plan of Conservation and Development in that it shall permit the premises to be developed in a manner which will be beneficial to and consistent with the other uses along this area of Howe Avenue. It would also encourage mixed used development in this area which is pedestrian accessible.

4. GENERAL REQUIREMENTS:

- a. Conformance to the Shelton Zoning Regulations:

- i. Except as specifically provided in Section 6 herein, this proposed Planned Development District shall conform to all of the provisions and standards of the regulations pertaining to the CA-3 zoning district and CBD overlay zone regarding the use of land, buildings and other structures and the location and bulk of buildings and other structures in this Planned Development District.

- b. Conformance with this Planned Development District:

- i. Within this Planned Development District, no land, building or other structure shall be used, and no building or other structure shall be constructed, re-constructed, enlarged, extended, moved or structurally altered except in conformance with the requirements of this Planned Development District, as described herein.

5. PERMITTED USES:

The following uses shall be the only uses permitted within this Planned Development District:

- a. Buildings, uses and facilities of the City of Shelton.
- b. Residential rental efficiency and one (1) bedroom units with a density limited to 11 units on this site to be located above the first floor.
- c. Stores where goods are sold or services rendered primarily at retail.
- d. Business and professional offices.
- e. Signs consistent with the overall provisions of Section 44 of the Shelton Zoning Regulations.

- f. Roof mounted telecommunications equipment
- g. Accessory uses customary with and incidental to any aforesaid permitted use including but not limited to the following:
 - i. Off street parking and loading
 - 1. A minimum of one on-site parking space for each apartment unit.

6. AREA, LOCATION AND BULK STANDARDS:

- a. Land Use Zones: PDD
- b. Minimum Lot Area: 9,000 Square Feet
- c. Minimum Square: 75'
- d. Minimum Lot Frontage: 100'
- e. Lot Coverage: 90%
- f. Floor Area Ratio: 1.6 : 1

7. Development Plans:

Within this Planned Development District, construction shall be in substantial conformance with Initial Development Plans Entitled "Proposed Mixed Use Development, 523 Howe Avenue, Shelton, Connecticut", dated November 8, 2017, by Mingoello & Associates Architects, James R. Swift Professional Engineer & Landscape Architect, and Robert Pryor, Land Surveyors, and as modified from time to time by municipal approvals.

8. Storm Water Management:

Storm water management shall employ best management practices regarding storm water. All storm water management facilities shall be adequately maintained by the Association, in accordance with a maintenance schedule as approved by the City of Shelton.

9. Signage:

Signage shall be in accordance with Section 44 of the Shelton Zoning Regulations and as shown on the Final Site Development Plans subject to commission approval of detail and material and consistent with adjacent signs.

10. Lighting:

All site lighting shall use LED standards.

11. Modification & Amendment:

This Planned Development District, consisting of all the elements set forth above, including accompanying exhibits, may be modified upon adoption or subsequent thereto by vote of the Shelton Planning & Zoning Commission, provided that said modification does not materially change any of the basis elements of the Planned Development District as presented at the noticed public hearing. Any material change in the basic elements of the Planned Development District shall be made only by the Shelton Planning & Zoning Commission following a duly noticed public hearing on the material change.

12. Legal Description:

The following is a description of a proposed Planned Development District as depicted on a map entitled "Property and Topographic Survey of Property Located at 100 Commerce Drive, Shelton, Connecticut, Prepared For R. D. Scinto, Inc. Date: Feb. 2, 2016, Scale: 1"= 40' by Robert Pryor, certified class A-2 and T-2.

Beginning at a point, said point being the south property corner on the east side of Howe Avenue,

Thence N32d52'15"E for a distance of 97.70 feet along the eastern highway line to a point,

Thence N57d08'47"E a distance of 100.00 feet to a point,

Thence S32d08'58"E a distance of 98.70 feet to a point.

Thence S57d08'30"W a distance of 98.70 feet to the point of beginning.

Shelton, Connecticut

General

ACS, 2019–2023	Shelton	State
Current Population	41,402	3,598,348
Land Area <i>mi</i> ²	31	4,842
Population Density <i>people per mi</i> ²	1,352	743
Number of Households	15,741	1,420,170
Median Age	44	41
Median Household Income	\$114,739	\$93,760
Poverty Rate	6%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Admin and Support and Waste Mgt <i>Administrative and Support Services</i>	4,013	99%
2 Health Care and Social Assistance <i>Ambulatory Health Care Services</i>	3,748	46%
3 Manufacturing <i>Transportation Equip Mfg</i>	3,345	27%
4 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	1,809	100%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	1,621	86%
Total Jobs, All Industries	21,432	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	393	507	529	574	513

Total Active Businesses 4,516

Key Employers

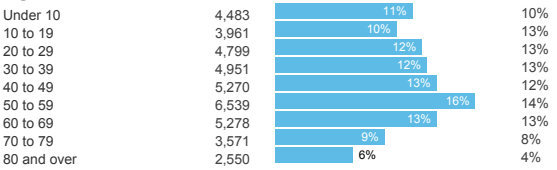
Data from Municipalities, 2025

- 1 Nasdaq
- 2 BIC Corp
- 3 Prudential Financial
- 4 Pitney Bowes Inc
- 5 Hubbell Inc

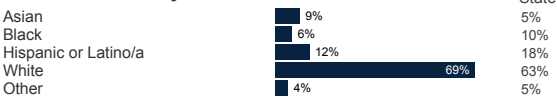
Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity

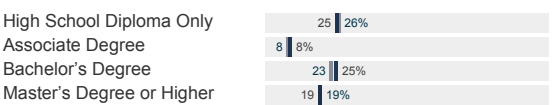


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



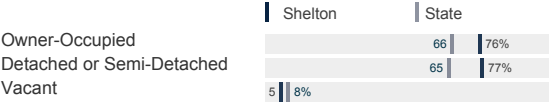
Educational Attainment



Housing

ACS, 2019–2023

	Shelton	State
Median Home Value	\$435,700	\$343,200
Median Rent	\$1,661	\$1,431
Housing Units	16,578	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Shelton School District	PK-12	4,518	121	90%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Shelton School District	55%	51%
Statewide	44%	49%

Shelton, Connecticut

Labor Force

CT Department of Labor, 2024

	Shelton	State
Employed	21,380	1,842,285
Unemployed	789	67,181

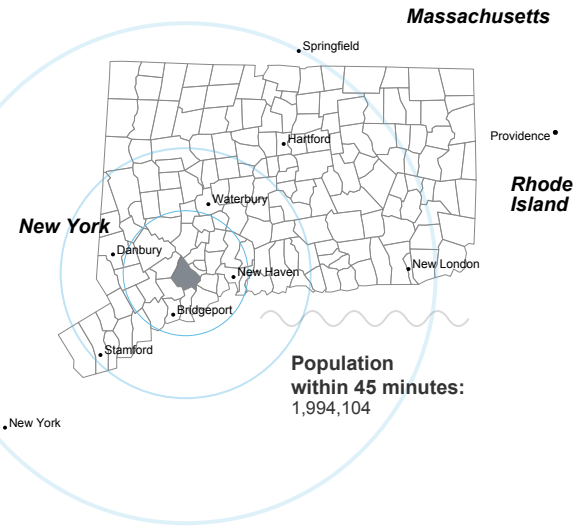
Unemployment Rate

Self-Employment Rate*

*ACS, 2019–2023



Catchment Areas of 15mi, 30mi, and 60mi

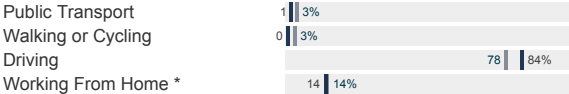


Access

ACS, 2019–2023

	Shelton	State
Mean Commute Time *	28 min	26 min
No Access to a Car	5	9%
No Internet Access	5	7%

Commute Mode



Public Transit

CT <i>transit</i> Service	New Haven metro
Other Public Bus Operations	Valley Transit District
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$133,164,691
Property Tax Revenue	\$109,858,954
per capita	\$2,622
per capita, as % of state avg.	80%
Intergovernmental Revenue	\$18,047,711
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$128,582,288
Educational	\$83,203,615
Other	\$45,378,673

Grand List

Equalized Net Grand List	\$8,905,003,964
per capita	\$212,545
per capita, as % of state avg.	119%
Commercial/Industrial Share of Net Grand List	19%
Actual Mill Rate	22.03
Equalized Mill Rate	11.67

Municipal Debt

Moody's Rating (2024)	A1
S&P Rating (2024)	-
Total Indebtedness	\$16,562,292
per capita	\$395
per capita, as % of state avg.	13%
as percent of expenditures	13%
Annual Debt Service	\$6,304,016
as % of expenditures	5%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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