

2022

ANNUAL INCOME AND EXPENSE REPORT

The Assessor's Office is preparing for the next revaluation of all real property located in Plainville. In order to assess your real property fairly and equitably, information regarding the property income and expenses is required. Section §12-63c of the Connecticut General Statutes requires all owners of rental real property to annually file this report. **The information filed and furnished with this report will remain confidential in accordance with §12-63c(b), which provides that actual rental and operating expenses shall not be a public record and is not subject to the provisions of Section §1-210 (Freedom of Information).**

Please complete and return the completed form to the Plainville Assessor's Office on or before June 1, 2023. In accordance with Section §12-63c(d), of the Connecticut General Statutes, as amended, any owner of rental real property who fails to file this form or files an incomplete or false form with intent to mislead the Assessor, shall be subject to a penalty equal to **Ten Percent (10%)** of the assessed value of such property.

GENERAL INSTRUCTIONS & DEFINITIONS – Please complete this form for all rented or leased apartment, commercial, retail, industrial or combination property. Identify the property and address and provide Annual information for the Calendar Year 2022.

TYPE/USE OF LEASED SPACE:

Indicate the type of use the leased space is being utilized for (i.e., office, retail, warehouse, restaurant, garage, etc.).

ESC/CAM/OVERAGE:

ESCALATION: Amount, in dollars, of adjustment to base rent either pre-set or tied to the Inflation Index.

CAM: Income received from common area charges to tenant for common area maintenance, or other income received from the common area property.

OVERAGE: Additional fee or rental income. This is usually based on a percent of sales or income.

PROPERTY EXPENSES & UTILITIES PAID BY TENANT: Indicate the property expenses & utilities the tenant is responsible for. Abbreviations may be used (i.e., "RE" for real estate taxes & "E" for electricity).

VERIFICATION OF PURCHASE PRICE: Must be completed if the property was acquired on or after January 1, 2022.

WHO SHOULD FILE - All individuals and businesses receiving this form should complete and return this form to the Assessor's Office. If you believe that you are not required to fill out this form, please contact the Assessment Office to discuss your special situation. All properties which are rented or leased, including commercial, retail, industrial and residential properties, except "*such property used for residential purposes, containing not more than six dwelling units and in which the owner resides*", must complete this form. If a property is partially rented and partially owner-occupied this report must be filed.

HOW TO FILE - Each summary page should reflect information for a single property for the calendar year. If you own more than one rental property in the Town of Plainville, a separate report/form must be filed for each property. An income and expense report summary page and the appropriate income schedule must be completed for each rental property. Income Schedule A must be filed for apartment rental property and Schedule B must be filed for all other rental properties. **All property owners must sign & return this form to the Plainville Assessor's Office on or before June 1, 2023 to avoid a Ten Percent (10%) penalty.**

A COMPUTER PRINT-OUT IS ACCEPTABLE AS LONG AS ALL THE REQUIRED INFORMATION IS PROVIDED.

If your property is 100% owner-occupied or leased in its entirety to a family member or members, or to a corporation, business or other entity operated by the owner or owner's family members, please indicate by checking the following box and provide the requested information.

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2022 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

Owner:

Mailing Address:

City / State / Zip:

Property Address:

Unique ID: R02686

	A. Apartment	B. Office	C. Retail	D. Mixed Use	E. Shopping Center	F. Industrial	G. Other
1. Primary Property Use (Circle One)							
2. Gross Building Area (Including Owner-Occupied Space)			Sq. Ft.	6. Number of Parking Spaces			
3. Net Leasable Area			Sq. Ft.	7. Actual Year Built			
4. Owner-Occupied Area			Sq. Ft.	8. Year Remodeled			
5. No. of Units							

INCOME - 2022

9. Apartment Rental (From Schedule A)	
10. Office Rentals (From Schedule B)	
11. Retail Rentals (From Schedule B)	
12. Mixed Rentals (From Schedule B)	
13. Shopping Center Rentals (From Schedule B)	
14. Industrial Rentals (From Schedule B)	
15. Other Rentals (From Schedule B)	
16. Parking Rentals	
17. Other Property Income	
18. TOTAL POTENTIAL INCOME (Add Line 9 Through Line 17)	
19. Loss Due to Vacancy and Credit	
20. EFFECTIVE ANNUAL INCOME (Line 18 Minus Line 19)	

EXPENSES - 2022

21. Heating/Air Conditioning	
22. Electricity	
23. Other Utilities	
24. Payroll (Except management, repair & decorating)	
25. Supplies	
26. Management	
27. Insurance	
28. Common Area Maintenance	
29. Leasing Fees/Commissions/Advertising	
30. Legal and Accounting	
31. Elevator Maintenance	
32. Security	
33. Other (Specify) _____	
34. Other (Specify) _____	
35. Other (Specify) _____	
36. TOTAL EXPENSES (Add Lines 21 Through 35)	
37. NET OPERATING INCOME (Line 20 Minus Line 36)	
38. Capital Expenses	
39. Real Estate Taxes	
40. Mortgage Payment (Principal and Interest)	
41. Depreciation	
42. Amortization	

I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section §12-63c (d) of the Connecticut General Statutes).

SIGNATURE

NAME / TITLE (print)

EMAIL

DATE

TELEPHONE

Return to the Assessor on or before **JUNE 1, 2023**



VERIFICATION OF PURCHASE PRICE

(Complete if the property was acquired on or after January 1, 2022)

PURCHASE PRICE \$ _____

DOWN PAYMENT \$ _____

DATE OF PURCHASE _____

(Check One)

Fixed Variable

FIRST MORTGAGE \$ _____

INTEREST RATE _____ %

PAYMENT SCHEDULE TERM _____ YEARS

SECOND MORTGAGE \$ _____

INTEREST RATE _____ %

PAYMENT SCHEDULE TERM _____ YEARS

OTHER \$ _____

INTEREST RATE _____ %

PAYMENT SCHEDULE TERM _____ YEARS

DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR: Furniture? \$ _____ (VALUE) EQUIPMENT? \$ _____ (VALUE) OTHER (Specify) \$ _____ (VALUE)

WAS THE SALE BETWEEN RELATED PARTIES? (CIRCLE ONE): YES NO APPROXIMATE VACANCY AT DATE OF PURCHASE _____ %

WAS AN APPRAISAL USED IN THE PURCHASE OR FINANCING? (CIRCLE ONE): YES NO APPRAISED VALUE /NAME OF APPRAISER _____

PROPERTY CURRENTLY LISTED FOR SALE? (CIRCLE ONE) YES NO _____

IF YES, LIST THE ASKING PRICE \$ _____ DATE LISTED _____ BROKER _____

Remarks - Please explain any special circumstances or reasons concerning your purchase (i.e., vacancy, conditions of sale, etc.) _____

Return to the Assessor on or before **JUNE 1, 2023**

SCHEDULE A - 2022 APARTMENT RENT SCHEDULE

Complete this Section for Apartment Rental activity only.

**BUILDING FEATURES INCLUDED IN
RENT**
(Please Check All That Apply)

<input type="checkbox"/> Heat	<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> Electricity	<input type="checkbox"/> Furnished Unit
<input type="checkbox"/> Other Utilities	<input type="checkbox"/> Security
<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Pool
<input type="checkbox"/> Tennis Courts	<input type="checkbox"/> Dishwasher
<input type="checkbox"/> Stove/Refrigerator	
<input type="checkbox"/> Other Specify _____	

SCHEDULE B - 2022 LESSEE RENT SCHEDULE

Complete this section for all other rental activities except apartment rental.

[illegible]

COPY AND ATTACH IF ADDITIONAL PAGES ARE NEEDED