

Wethersfield

Incorporated 1634

Town Hall: 505 Silas Deane Highway
 Wethersfield, CT 06109
 phone: (860) 721-2801 fax: (860) 721-2994
<http://www.state.ct.us/munic/WETHERSFIELD/wethersfield.htm>

County.....Hartford County
 Labor Market Area.....Hartford Labor Market
 Economic Development RegionCapitol Area EDR
 Regional Planning AreaCapitol Region Planning Area

WETHERSFIELD

Wethersfield is a great place to do business and a great place to live, with its stable government and relatively low tax rate. Retention and growth of the town's business community is a high priority.

Wethersfield is both "the most ancient town," having been permanently settled in 1634, and one of the most progressive communities in Connecticut, having adopted its first plan of development and zoning regulations in 1928 and the council/manager plan of government in 1953.

Today, Wethersfield is a suburban, residential community, located just 10 minutes south of downtown Hartford, with a population of about 25,000, and higher-than-average per capita income, educational attainment and median age. Importantly, Wethersfield also offers great access to I-91, Route 99, Route 3, and Routes 5/15, as well as being minutes from I-84.

Wethersfield retains strong ties to its deeply rooted colonial heritage. Our historic district, located along the scenic riverfront, in "Olde Wethersfield" was established in 1962, and is the largest in Connecticut, covering 2.03 square miles and including 116 homes built before 1840 and about 1,100 structures total. Wethersfield Weekend Festival is a unique, annual celebration which showcases the town's historical roots.

Wethersfield prides itself on a strong volunteer spirit and a high quality of life. Both the high school and the middle school have been recognized as Blue Ribbon Schools by the U.S. Department of Education.

Revolutionary Wethersfield has retained the best of its rich past and looks forward to a bright future.

DEMOGRAPHICS

POPULATION	Town	MetroHartford	State
1980	26,008	668,483	3,107,580
1990	25,651	709,404	3,287,116
1998	24,984	692,087	3,271,239
2003	24,633	683,927	3,272,149
% Growth 98-03	-1.40%		0.03%

HOUSEHOLDS	Town	MetroHartford	State
1990	10,470	268,396	1,230,479
1998	10,218	262,715	1,229,087
2003	10,108	260,456	1,233,636

AGE DISTRIBUTION	Town	MetroHartford	State
1998			
0-4	4.87%	6.5%	6.61%
5-17	13.10%	16.7%	16.83%
18-24	6.29%	8.2%	8.56%
25-49	32.95%	38.5%	38.45%
50-64	19.12%	15.8%	15.26%
65+	23.67%	14.3%	14.29%

MEDIAN AGE	Town	State
1998	44.6	37.2

RACE/ETHNICITY	Town	MetroHartford	State
1998			
White	94.64%	76.1%	80.95%
Black	1.29%	11.2%	8.38%
Asian Pacific	1.24%	2.4%	2.24%
Native American	0.13%	0.2%	.18%
Hispanic	2.61%	10.0%	8.08%
Other	0.08%	0.2%	.16%

AREA	Town	MetroHartford	State
Total sq. miles	12.39	747	4845.4

POPULATION DENSITY	Town	MetroHartford	State
1998			
People per sq. mile	2,016.46	926.2	653.07



HOUSING

TOTAL HOUSING STOCK

	1997	Town	% of Total	Relative to State Avg.
Single Family		8,813	79.20%	1.26
Two Family		538	4.83%	0.55
Three Plus Family		1,676	15.06%	0.58
Mobile Homes/Other		105	0.94%	0.42
Total		11,128		

NEW PERMITS AUTHORIZED

1997	Town	State
	77	9,349

RESIDENTIAL SALES

1996	Town	Average Price	Median Price
	426	\$142,631	\$133,000

By Price Range

	Town	MetroHartford	State
\$100K or less	128	4494	22,254
\$101K-\$200K	240	4934	20,713
\$201K-\$300K	56	1129	6,600
\$301K-\$400K	2	286	2,730
\$401K or more	0	255	4,036

LABOR FORCE

CIVILIAN LABOR FORCE

1997	Town	MetroHartford	State
Employed	11,564	334,400	1,635,400
Unemployed	524	18,939	87,900
Unemployment Rate (%)	4.30%	5.7%	5.10%

ECONOMIC PROFILE

BUSINESS AND EMPLOYMENT BY SECTOR, 1997

Sector	# of Firms	Rel. to State	# Employed	Rel. to State
Agriculture	25	90.7%	109	123.8%
Const. & Mining	242	125.5%	784	151.5%
Manufacturing	32	46.6%	294	19.5%
Trans & Utilities	26	68.1%	216	50.4%
Trade	266	95.4%	2,549	144.6%
Fin/Ins/RealEstate	108	112.0%	758	81.1%
Service	487	100.2%	3,322	105.2%
Government	15	120%	909	168.3%

MAJOR EMPLOYERS (PRIVATE & PUBLIC)

- State of Connecticut
- Town of Wethersfield
- Northeast Utilities
- Mediplus
- Nortel Communications

TOP TEN GRAND LIST

	% of total
1) Connecticut Light & Power Co.	0.97%
2) Wethersfield Associates LP	0.82%
3) Putnam Park Associates	0.78%
4) Executive Square LP	0.70%
5) Connecticut Mutual Life	0.62%

ECONOMIC PROFILE cont.

TOP TEN GRAND LIST

	% of total
6) IBM Credit Corp.	0.55%
7) Crosstone Realty Associates	0.55%
8) Daniel M. Neiditz et al	0.53%
9) Tri Net Realty Limited Partnership	0.47%
10) 1290 Realty LLC	0.43%

INCOME

Per Capita	Town	State
1990	\$22,163	\$20,160
1998	\$28,144	\$27,078
% Growth 90-98	26.99%	34.32%
Per Household	Town	State
1990	\$54,209	\$53,322
1997	\$64,589	\$66,996
% Growth 90-97	19.15%	25.64%

RETAIL SALES

	Town	MetroHartford
1994	\$125,657,100	\$6,251,397,700
1996	\$141,652,646	\$7,310,716,793
% Growth	12.73%	16.9%

STATE INCOME TAX COLLECTIONS

1995	Town	MetroHartford	State
Total	\$19,361,518	\$446,778,344	\$2,204,757,299
Per Capita	\$742.67	\$645.55	\$672.77
As % State Ave	110.39%	96.0%	

SALES AND USE TAX PERMITS

	Town	MetroHartford	State
1990	874	25,009	114,182
1996	1,583	50,838	241,211
Growth %	81.12%	103.3%	111.25%

EDUCATION SCHOOL YEAR 1995-96

1995-96

	Town
Total Students	3,151
Student/Teacher Ratio	14.8
Total Expend Per Student	\$8,796
Average Teacher's Salary	\$53,390
% in Public Schools	86.30%
Grads Pursuing Higher Education	89.00%

AVERAGE SAT SCORES

	Town	State
Verbal	499	503
Math	513	499

GRADUATION RATE

	Town	State
Total Graduation	97.50%	95.40%



GOVERNMENT

GOVERNMENT FORM	Council-Manager
REVENUES, 1996	
Total	\$43,844,254
Tax Rev	\$37,923,605
Non-Tax Rev	\$1,777,671
Intergovernmental Amount	\$4,142,978
Tax Per Capita	\$1,455
As % of State Average	102.18%
EXPENDITURES, 1996	
Total	\$40,112,789
Education	\$23,620,461
Other	\$16,492,328
INDEBTEDNESS, 1996	
Total Indebtedness	\$13,873,825
As % of Expenditures	34.59%
Per Capita	\$582.18
As % State Average	55.93%
Annual Debt Service	\$1,422,157
As % of Expenditures	3.55%
GRAND LIST	
1990	\$1,341,548,530
1996	\$1,751,714,455
Growth %	30.57%
Equalized Grand List, 1996	\$1,940,161,149
Equalized Grand List, 1996, Per Capita	\$81,413
Equalized Grand List, 1996, As % State Average	104.42%
GRAND LIST BY TYPE, 1995	
Residential	\$1,305,838,100
% of Total	73.12%
Relative to State Average	1.14
Commercial	\$269,681,300
% of Total	15.10%
Relative to State Average	1.06
Industrial	\$26,298,700
% of Total	1.47%
Relative to State Average	0.37
Auto	\$114,402,777
% of Total	6.41%
Relative to State Average	0.88
BOND RATING FOR 1996	Aa3
ACTUAL MILL RATE FOR 1997	22.61
EQUALIZED MILL RATE FOR 1996	19.48
DATE OF LAST REVALUATION	10/1/89

STATE TAXES

CORPORATE BUSINESS TAX	
1999	8.5%
2000	7.5%

SALES TAX ON GOODS AND SERVICES 6%

PERSONAL INCOME TAX RATE 3% - 4.5%

TRANSPORTATION

DISTANCE TO MAJOR AIRPORT
Bradley International Airport 16

DISTANCE TO INTERSTATE ACCESS 0

DISTANCE TO MAJOR CITIES

Hartford	4
Boston	95
New York City	98
Providence	65
Montreal	270

UTILITIES

ELECTRIC PROVIDER

Connecticut Light & Power
Phone Number 1-800-286-2000
Web Address www.nu.com

GAS PROVIDER

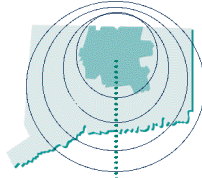
CTG Resources
Phone Number 860-727-3000
Web Address www.ctgcorp.com

WATER PROVIDER

Metropolitan District Commission
Phone Number 860-278-7850
Web Address www.themdc.com

SEWER PROVIDER

Metropolitan District Commission
Phone Number 860-278-7850
Web Address www.themdc.com



Wethersfield

WETHERSFIELD QUALITY OF LIFE

Day care facilities	10
Library-name	Wethersfield Public Library
Library-volumes	133,533
Library-circulation per capita	8.1
Full-time police department	45 sworn officers
Parks and recreation department	

For more economic development information contact: Wethersfield's economic development office (860) 549-5000 x2 or (860) 721-2837 or

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