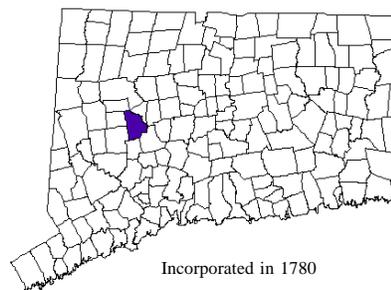


Watertown

Connecticut

Town Hall
37 DeForest Street
Watertown, CT 06795
(860) 945-5255

Belongs to
Litchfield County
Waterbury Labor Market Area
Naugatuck Valley Economic Dev. Region
Central Naugatuck Valley Planning Area



Incorporated in 1780

Demographics

<i>Population (2001)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Race/Ethnicity (2001)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
1990	20,456	174,092	3,287,116	White	21,347	178,821	2,997,210
2000	21,661	182,193	3,405,565	Black	152	1,752	266,880
2001	21,760	182,795	3,414,784	Asian Pacific	174	1,493	52,248
2006	22,229	186,224	3,465,947	Native American	44	359	6,660
'01-'06 Growth (AAGR)	0.43%	0.37%	0.30%	Hispanic (any race)	370	3,831	318,289
Land Area (sq. miles)	29	920	5,009	<i>Poverty Rate (1990)</i>	3.1%	4.0%	6.6%
Pop./ Sq. Mile (2001)	746	199	682	<i>Educational Attainment (1990)</i>			
Per Capita Inc. (2001)	\$28,410	\$32,206	\$32,317	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>
Households (2001)	7,786	70,067	1,285,210	High School Graduate	4,192	30.7%	648,366
Median Age (2001)	38	38	37	Some College	3,483	25.5%	495,696
				Bachelors or More	2,720	19.9%	597,693
<i>Age Distribution (2001)</i>							
	<i>0-4</i>	<i>5-17</i>	<i>18-24</i>	<i>25-49</i>	<i>50-64</i>	<i>65+</i>	<i>Total</i>
Male	638 3%	2,103 10%	834 4%	4,141 19%	1,810 8%	1,203 6%	10,729
Female	608 3%	2,029 9%	751 3%	4,171 19%	1,839 8%	1,633 8%	11,031
County Total	11,307 6%	33,343 18%	11,832 6%	71,458 39%	29,380 16%	25,475 14%	182,795
State Total	213,561 6%	597,220 17%	279,666 8%	1,294,651 38%	544,994 16%	484,692 14%	3,414,784

Economics

<i>Business Profile (2001)</i>	<i>% of Firms</i>	<i>% of Total</i>	<i>% of Emp.</i>	<i>% of Total</i>	<i>Top Five Grand List (2001)</i>	<i>Amount</i>	<i>% of Net</i>
Agriculture	34	3.5%	90	0.7%	Siemon Co.	\$27,704,403	
Const. and Mining	172	17.5%	587	4.8%	Torrington Co.	\$16,110,440	
Manufacturing	105	10.7%	5,047	41.6%	Connecticut Light & Power	\$10,397,920	
Trans. and Utilities	26	2.6%	214	1.8%	Winchester Electronics	\$9,567,150	
Trade	228	23.2%	2,504	20.6%	Bouffard Metal Good Inc.	\$8,115,680	
Finance, Ins. and Real Estate	59	6.0%	300	2.5%	Net Grand List ()		
Services	353	35.9%	3,358	27.7%	<i>Top Five Major Employers (1997)</i>		
Government	7	0.7%	44	0.4%	The Siemon Company	Waterbury Extended Care Facility	
Total	984	100.0%	12,144	100.0%	The Taft School	OSRAM Sylvania Products, Inc.	
					County Line Buick/Nissan		
						<i>Town</i>	<i>State</i>
					<i>Retail Sales (1999)</i>	\$424,861,395	\$76,264,820,474

Education

<i>1995-1996 School Year</i>	<i>Town</i>	<i>State</i>	<i>Connecticut Mastery Test: Percent Above Goal</i>					
Total Students	3,562	461,203	Grade 4		Grade 6		Grade 8	
Total Expenditures Per Pupil	\$6,780	\$8,300	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>
Average Teacher's Salary	\$48,319	\$48,598	Reading	64 55	70 60	76 64		
Students Attending Public School	87.8%	89.2%	Math	68 59	72 59	61 51		
Student/Teacher Ratio	16.3	14.5	Writing	55 46	67 46	74 51		
Grads Pursuing Post-Sec. Education	80.9%	75.8%	<i>Average SAT Score</i>		<i>Town</i>	<i>State</i>		
High School Dropout Rate	3.7%	4.6%	Verbal		494	503		
<i>Average Class Size</i>			Math		505	499		
Kindergarten 21.6	Grade 2 22.6							
Grade 5 26.0	Grade 7 23.5	High School 18.5						

Connecticut Town Profiles (Nov. 2001)

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Watertown Connecticut

Government

Government Form	Council-Manager			Annual Debt Service (1999)	\$2,781,676
				As % of Expenditures	6.7%
Total Revenue (1999)	\$42,179,542	Total Expenditures (1999)	\$41,796,291	Equalized Grand List (2001)	\$1,700,124,160
Tax Revenue	\$26,133,969	Education	\$26,136,785	Per Capita	\$78,415
Non-tax Revenue	\$16,045,573	Other	\$15,659,506	As % of State Average	0.5%
Intergovernmental	\$13,588,407	Total Indebtness (1999)	\$26,090,854	Date of Last Revaluation (2001)	1999
Per Capita Tax (1999)	\$1,205	As % of Expenditures	62.4%	Moody's Bond Rating (1999)	A1
As % of State Average	77.8%	Per Capita	\$1,203	Actual Mill Rate (1999)	21.36
		As % of State Average	87.3%	Equalized Mill Rate (1999)	17.21
				% of Grand List Com/Ind (1999)	12.2%

Housing

Housing Stock (1999)	Town	County	State	Sales Price Distribution (2000)	Town	County	State
Existing Units (total)	8,218	80,211	1,392,233	Number of Sales			
% Single Unit	78.5%	75.0%	63.4%	Less than \$100,000	58	916	12,351
New Permits Auth. (1999)	69	833	10,794	\$100,001-\$200,000	208	1,532	24,349
As % Existing Units	0.84%	1.04%	0.78%	\$200,001-\$300,000	49	580	9,063
Demolitions (1998)	4	50	2,968	\$300,001-\$400,000	4	189	4,013
Residential Sales (2000)	319	3,404	56,032	\$400,001 or More	0	187	6,256
Average Price	\$147,558	\$171,636	\$219,784	<i>1996 Characteristics</i>			
Median Price	\$123,825	\$132,000	\$135,500	Owner Occupied Dwellings	5,670	48,584	807,559
				Housing Stock Age - Pre-1950	34.0%	37.1%	33.9%
				Subsidized Housing Units	367	4,308	148,930

Labor Force

(2000)	Town	County	State	<i>Commuters (1990)</i>			
Labor Force	12,309	100,916	1,746,503	Commuters into Town from	Town Residents Commuting to		
Employed	12,075	99,053	1,707,150	Watertown	3,367	Watertown	3,367
Unemployed	234	1,863	39,353	Waterbury	2,375	Waterbury	3,023
Unemployment Rate	1.9%	1.8%	2.3%	Naugatuck	502	Naugatuck	380
Total Employment	10,610	66,340	1,693,400	Wolcott	247	Thomaston	344
'92-'00 Growth (AAGR)	3.4%	1.2%	1.3%	Woodbury	243	Southbury	315
Manufacturing	4,150	16,330	268,400	Thomaston	236	Cheshire	251
				Torrington	184	Middlebury	206
				Middlebury	141	Wolcott	182
				Prospect	129	Hartford	165

Quality of Life

	Town	State		Town	<i>Residential Utilities</i>
Banks (2000)	9	1,183	Library (1999)		Electric Provider
Lodging (1998)	3	756	Total Volumes	63,035	Connecticut Light & Power
Day Care Facilities (1999)	14	1,722	Circulation Per Capita	4.9	(800) 286-2000
Infant Mortality Rate Per 1,000 births (1998)	0.0	7.0	<i>Distance to Major Cities</i>	<i>Miles</i>	Gas Provider
Crime Rate (1999) Per 1,000 Residents	17	33	Hartford	24	Yankee Gas Company
% Open Land (1990)	56.7%	68.7%	Boston	119	(800) 989-0900
			New York City	79	Water Provider
Hospitals (1999)	0	3	Providence	89	Municipal Provider
Total Beds	0	272			Contact local
					Cable Provider
					Cablevision of Litchfield, Inc.
					860-567-3103