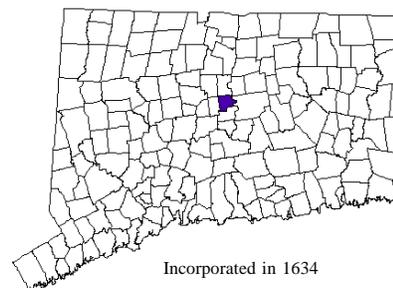


Wethersfield

Connecticut

Town Hall
505 Silas Deane Highway
Wethersfield, CT 06109
(860) 721-2801

Belongs to
Hartford County
Hartford Labor Market Area
Capitol Area Economic Dev. Region
Capitol Region Planning Area



Incorporated in 1634

Demographics

<i>Population (2001)</i>				<i>Race/Ethnicity (2001)</i>				
	<i>Town</i>	<i>County</i>	<i>State</i>		<i>Town</i>	<i>County</i>	<i>State</i>	
1990	25,651	851,783	3,287,116	White	25,646	728,107	2,997,210	
2000	26,271	857,183	3,405,565	Black	289	79,681	266,880	
2001	26,304	856,898	3,414,784	Asian Pacific	210	13,434	52,248	
2006	26,461	861,278	3,465,947	Native American	26	1,384	6,660	
'01-'06 Growth (AAGR)	0.12%	0.10%	0.30%	Hispanic (any race)	1,131	99,382	318,289	
Land Area (sq. miles)	12	735	5,009	<i>Poverty Rate (1990)</i>	2.7%	7.9%	6.6%	
Pop./ Sq. Mile (2001)	2,123	1,165	682	<i>Educational Attainment (1990)</i>				
Per Capita Inc. (2001)	\$34,154	\$29,930	\$32,317	Persons Age 25 or Older	<i>Town</i>	<i>%</i>	<i>State</i>	<i>%</i>
Households (2001)	10,814	328,503	1,285,210	High School Graduate	5,915	31.0%	648,366	29.6%
Median Age (2001)	44	37	37	Some College	4,006	21.0%	495,696	22.6%
<i>Age Distribution (2001)</i>				Bachelors or More	5,420	28.4%	597,693	27.3%
	<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	647 2%	1,930 7%	871 3%	4,019 15%	2,331 9%	2,400 9%	12,198	
Female	630 2%	1,864 7%	757 3%	4,466 17%	2,742 10%	3,647 14%	14,106	
County Total	52,997 6%	148,475 17%	69,665 8%	320,036 37%	136,713 16%	129,012 15%	856,898	
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>Top Five Grand List (2001)</i>		
<i>Sector</i>	<i>Firms</i>	<i>% of Total</i>	<i>Emp.</i>	<i>% of Total</i>		<i>Amount</i>	<i>% of Net</i>
Agriculture	26	2.2%	112	1.2%	Connecticut Light & Power	\$17,065,300	1.17%
Const. and Mining	152	12.9%	429	4.4%	Executive Square LTD Partnership	\$12,145,300	0.84%
Manufacturing	36	3.1%	278	2.9%	Wethersfield Residential Associates	\$11,997,600	0.83%
Trans. and Utilities	35	3.0%	205	2.1%	Jordan Lane Associates	\$9,705,000	0.67%
Trade	287	24.4%	2,217	22.9%	Putnam Park Associates	\$9,287,100	0.64%
Finance, Ins. and Real Estate	115	9.8%	1,141	11.8%	Net Grand List ()	\$1,453,790,976	
Services	504	42.9%	3,812	39.4%	<i>Top Five Major Employers (1997)</i>		
Government	19	1.6%	1,488	15.4%	State of Connecticut	Mediplex	
Total	1,174	100.0%	9,682	100.0%	Town of Wethersfield	Nortel Communications	
					Northeast Utilities		
					<i>Retail Sales (1999)</i>	<i>Town</i>	<i>State</i>
						\$267,574,756	\$76,264,820,474

Education

<i>1995-1996 School Year</i>				<i>Connecticut Mastery Test: Percent Above Goal</i>						
	<i>Town</i>	<i>State</i>		<i>Grade 4</i>		<i>Grade 6</i>		<i>Grade 8</i>		
				<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	<i>Town</i>	<i>State</i>	
Total Students	3,151	461,203		Reading	66	55	80	60	74	64
Total Expenditures Per Pupil	\$8,796	\$8,300		Math	70	59	73	59	66	51
Average Teacher's Salary	\$53,390	\$48,598		Writing	49	46	54	46	67	51
Students Attending Public School	86.3%	89.2%		<i>Average SAT Score</i>						
Student/Teacher Ratio	14.8	14.5		Verbal			499		503	
Grads Pursuing Post-Sec. Education	89.0%	75.8%		Math			513		499	
High School Dropout Rate	2.5%	4.6%								
<i>Average Class Size</i>										
Kindergarten 19.3	Grade 2	21.7								
Grade 5 22.6	Grade 7	19.7	High School	20.5						

Connecticut Town Profiles (Nov. 2001)

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Wethersfield Connecticut

Government

Government Form	Council-Manager		Annual Debt Service (1999)	\$1,717,906	
			As % of Expenditures	3.9%	
Total Revenue (1999)	\$49,129,669	Total Expenditures (1999)	\$44,152,834	Equalized Grand List (2001)	\$2,043,398,272
Tax Revenue	\$41,680,262	Education	\$27,106,330	Per Capita	\$81,648
Non-tax Revenue	\$7,449,407	Other	\$17,046,504	As % of State Average	0.5%
Intergovernmental	\$5,660,791	Total Indebtness (1999)	\$14,146,356	Date of Last Revaluation (2001)	1999
Per Capita Tax (1999)	\$1,665	As % of Expenditures	32.0%	Moody's Bond Rating (1999)	Aa3
As % of State Average	107.5%	Per Capita	\$565	Actual Mill Rate (1999)	22.96
		As % of State Average	41.0%	Equalized Mill Rate (1999)	21.04
				% of Grand List Com/Ind (1999)	11.1%

Housing

<i>Housing Stock (1999)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Sales Price Distribution (2000)</i>	<i>Town</i>	<i>County</i>	<i>State</i>
Existing Units (total)	11,237	356,060	1,392,233	Number of Sales			
% Single Unit	79.4%	60.0%	63.4%	Less than \$100,000	73	3,502	12,351
New Permits Auth. (1999)	44	2,213	10,794	\$100,001-\$200,000	344	6,882	24,349
As % Existing Units	0.39%	0.62%	0.78%	\$200,001-\$300,000	104	1,887	9,063
Demolitions (1998)	0	1592	2,968	\$300,001-\$400,000	5	583	4,013
Residential Sales (2000)	529	13,318	56,032	\$400,001 or More	3	464	6,256
Average Price	\$151,789	\$154,032	\$219,784	<i>1996 Characteristics</i>			
Median Price	\$134,000	\$117,500	\$135,500	Owner Occupied Dwellings	8,322	203,609	807,559
				Housing Stock Age - Pre-1950	30.6%	32.6%	33.9%
				Subsidized Housing Units	790	45,714	148,930

Labor Force

<i>(2000)</i>	<i>Town</i>	<i>County</i>	<i>State</i>	<i>Commuters (1990)</i>		
Labor Force	12,301	424,768	1,746,503	Commuters into Town from	Town Residents Commuting to	
Employed	12,033	414,056	1,707,150	Wethersfield	2,398	Hartford 4,479
Unemployed	268	10,712	39,353	Hartford	1,365	Wethersfield 2,398
Unemployment Rate	2.2%	2.5%	2.3%	Rocky Hill	675	Newington 667
Total Employment	10,730	492,770	1,693,400	Newington	612	Rocky Hill 638
'92-'00 Growth (AAGR)	0.1%	0.1%	1.3%	East Hartford	571	East Hartford 481
Manufacturing	180	63,320	268,400	New Britain	452	West Hartford 454
				Glastonbury	373	Middletown 348
				Manchester	353	Glastonbury 274
				West Hartford	351	Bloomfield 233

Quality of Life

<i>(2000)</i>	<i>Town</i>	<i>State</i>	<i>Library (1999)</i>	<i>Town</i>	<i>Residential Utilities</i>
Banks (2000)	10	1,183	Total Volumes	135,609	Electric Provider
Lodging (1998)	8	756	Circulation Per Capita	6.6	Connecticut Light & Power
Day Care Facilities (1999)	11	1,722			(800) 286-2000
Infant Mortality Rate Per 1,000 births (1998)	no calc	7.0	<i>Distance to Major Cities</i>	<i>Miles</i>	Gas Provider
Crime Rate (1999) Per 1,000 Residents	19	33	Hartford	4	CNG Corp
% Open Land (1990)	17.1%	68.7%	Boston	95	(860) 727-3000
			New York City	98	Water Provider
			Providence	65	Municipal Provider
Hospitals (1999)	0	9			Contact local
Total Beds	0	2,642			Cable Provider
					Cox Communications CT, Inc.
					800-955-9515