

RESOLUTION NO. 2017- 37

A RESOLUTION APPROVING THE ASSESSMENT ROLL FOR THE VINELAND DOWNTOWN IMPROVEMENT DISTRICT FOR CALENDAR YEAR 2017.

WHEREAS, by virtue of City of Vineland Ordinance No. 90-99, as amended, the Vineland Downtown Improvement District was established pursuant to N.J.S.A. 40:56-65, et seq.; and

WHEREAS, in accordance with said authority, the Municipal Assessor has prepared an assessment roll setting forth separately the estimated amounts to be specially assessed against the benefited and assessable properties in the District, as recorded and listed in Ordinance No. 90-99, as amended, in proportion to the benefits, based upon the 2017 Budget for the Special Improvement District as approved by City Council; and

WHEREAS, the Council of the City of Vineland has considered any and all objections to the amounts of such special assessments at least ten days after a notice of hearing was published once in the official newspaper and mailed to the named owners of all tracts, parcels and lots of property proposed to be assessed;

NOW, THEREFORE, the Council of the City of Vineland, in the County of Cumberland, does hereby approve and confirm the said assessment roll, and does further order that a duplicate of said assessment roll, duly certified by the City Clerk, shall be delivered to the Cumberland County Tax Board, and to the Collector of Taxes of the City of Vineland, who shall forthwith proceed to collect the amounts due thereon according to law.

Adopted:

President of Council

ATTEST:

City Clerk

CCDD	Block	Lot	Qual	Property Location	Class	Owner Name	SpTax 1	Land	Impr	Total	Taxes
0614	4001	18		547 E LANDIS AVE	4A	102 CHURCH STREET ASSOCIATION LLC	S01	125000	106700	231700	174.24
0614	3802	5		219 W LANDIS AVE	4A	219 LANDIS AVE INC	S01	91000	303200	394200	296.44
0614	2918	2		228 W LANDIS AVE	4A	226 LANDIS AVE ASSOC % CCMB SERVICE	S01	802200	3181300	3983500	2995.59
0614	2920	6		424 W LANDIS AVE	4A	424 REALTY LLC	S01	178500	256300	434800	326.97
0614	3019	16		500 E LANDIS AVE	4A	500 EAST LANDIS VINELAND LLC	S01	82500	213700	296200	222.74
0614	3019	14		504 E LANDIS AVE	4A	504 E LANDIS AVE ASSOCIATES, LLC	S01	40000	201400	241400	181.53
0614	3020	17		606 E LANDIS AVE	4A	606 E LANDIS LLC	S01	65000	88500	153500	115.43
0614	3020	4		616 E LANDIS AVE	4A	616 LANDIS AVE LLC	S01	147500	352500	500000	376.00
0614	4004	4		817 E LANDIS AVE	4A	817 LANDIS, L L C	S01	258500	536400	794900	597.76
0614	3019	3		530 E LANDIS AVE	4A	93-1 BUSINESS % LEASE COMPLIANCE	S01	597500	601700	1199200	901.80
0614	3019	7		524 E LANDIS AVE	1	93-1 BUSINESS TRUST C/O RITE AID	S01	31000		31000	23.31
0614	2917	3		130 W LANDIS AVE	4A	ACCU PROPERTIES LLC	S01	93800	256300	350100	263.28
0614	3802	8		227 W LANDIS AVE	4A	ACOSTA, AMELIA L	S01	51800	87300	139100	104.60
0614	3019	15		502 E LANDIS AVE	4A	AGOSTO, WANDA	S01	40000	201500	241500	181.61
0614	3020	9		640 E LANDIS AVE	4A	ARC PANJOH54 LLC %PNC REALTY SERVIC	S01	370000	2099600	2469600	1857.14
0614	2920	14		436 W LANDIS AVE	4A	ARENA, SUZANNE P	S01	33300	65800	99100	74.52
0614	4004	2		811 E LANDIS AVE	4A	AUTOMOTIVE PARTS CO OF SOUTH JERSEY	S01	250000	165000	415000	312.08
0614	4004	3		813 E LANDIS AVE	4A	AUTOMOTIVE PARTS CO OF SOUTH JERSEY	S01	20800	4200	25000	18.80
0614	2920	17		432 W LANDIS AVE	4A	AVILA, SERGIO JR	S01	19300	127400	146700	110.32
0614	4002	14		641 E LANDIS AVE	4A	BALANI, KAVITA L & KIREN L ET ALS	S01	60000	140000	200000	150.40
0614	4002	2		607 E LANDIS AVE	4A	BERMUDEZ PROPERTIES LLC	S01	60000	276100	336100	252.75
0614	4003	12		739 E LANDIS AVE	4A	BERMUDEZ, REUBEN	S01	65000	146300	211300	158.90
0614	4003	10		735 E LANDIS AVE	4A	BERMUDEZ, RUBEN	S01	72500	67200	139700	105.05
0614	3802	3		211 W LANDIS AVE	4A	BERNARD, JUAN SR & ROBERT	S01	77000	66700	143700	108.06
0614	4002	16		651 E LANDIS AVE	4A	BIA ENTERPRISES LLC	S01	132500	356000	488500	367.35
0614	3802	10		235 W LANDIS AVE	4A	BLUE HOMES REALTY LLC	S01	131300	108700	240000	180.48
0614	2919	18		312 W LANDIS AVE	4A	BOSTIC, LARRY A	S01	87500	123400	210900	158.60
0614	3020	15		610 E LANDIS AVE	4A	BOSTON TECHNOLOGIES, INC	S01	117200	201800	319000	239.89
0614	2920	7		430 W LANDIS AVE	4A	BOTA INVESTMENTS LLC	S01	103300	28300	131600	98.96
0614	3021	14		718 E LANDIS AVE	4A	C D GARDENS, INC	S01	72500	227500	300000	225.60
0614	3021	15		716 E LANDIS AVE	4A	C D GARDENS, INC	S01	60000	10000	70000	52.64
0614	3602	2		25 W LANDIS AVE	4A	C R T REALTY, LLC	S01	81100	71500	152600	114.76
0614	3801	2		111 W LANDIS AVE	4A	CAMACHO, EDWARD & NILZA R	S01	100600	131700	232300	174.69
0614	2919	5		340 W LANDIS AVE	4A	CAP WARWICK PARTNERS LLC	S01	373500	226500	600000	451.20
0614	3804	4		423 W LANDIS AVE	4A	CARLIN & GALLETTA REALTY	S01	530600	580600	1111200	835.62

0614	3602	12	75 W LANDIS AVE	4A	CASIANO, MARIA	S01	80100	114900	195000	146.64
0614	3119	19	918 E LANDIS AVE	4A	CHRIST THE GOOD SHEPHERD PARISH	S01	19200	80800	100000	75.20
0614	3119	20.1	916 E LANDIS AVE	4A	CHRIST THE GOOD SHEPHERD PARISH	S01	27600	39400	67000	50.38
0614	2802	18	48 W LANDIS AVE	4A	COMMERCIAL DEVELOPMENT CO	S01	631800	507900	1139700	857.05
0614	2802	19	22 W LANDIS AVE	4A	COMMERCIAL DEVELOPMENT COMPANY	S01	1030800	1759500	2790300	2098.31
0614	4003	3	711 E LANDIS AVE	4A	CORDERO, MANUEL A & HARRIET	S01	75000	282300	357300	268.69
0614	3019	13	506 E LANDIS AVE	4A	CROSS, FREDDIE L T/A RAVING BEAUTY	S01	30000	227700	257700	193.79
0614	4001	5	511 E LANDIS AVE	4A	CRUZ, JOSE R	S01	47500	97500	145000	109.04
0614	3804	7	433 W LANDIS AVE	4A	CUMBA, JOSE & SOFIA	S01	11600	64400	76000	57.15
0614	3804	8	433 1/2 W LANDIS AVE	4A	CUMBA, JOSE & SOFIA	S01	17500	45900	63400	47.68
0614	3804	9	435 W LANDIS AVE	4A	CUMBA, JOSE A & SOFIA	S01	31500	94100	125600	94.45
0614	4001	14	533 E LANDIS AVE	4A	CY TAI HE LLC	S01	102500	125000	227500	171.08
0614	2920	15	434 W LANDIS AVE (1/2)	4A	DALTON, DIANE L	S01	8800	39700	48500	36.47
0614	2918	8	242 W LANDIS AVE	4A	DIVERSIFIED APPLICATION LLC	S01	77000	140800	217800	163.79
0614	2918	11	200 W LANDIS AVE	4A	DON & OTTS AUTO CENTER, INC	S01	133000	195000	328000	246.66
0614	3801	5	133 W LANDIS AVE	4A	GARCIA, JOSE	S01	87500	212400	299900	225.52
0614	3020	19	602 E LANDIS AVE	4A	GARTON, CHONG Y	S01	52500	72500	125000	94.00
0614	4003	11	737 E LANDIS AVE	4A	GRESSMAN, MARSHALL & REPICE, J A SR	S01	50000	215200	265200	199.43
0614	2917	1	106 W LANDIS AVE	4A	GUARACINI F JR TRANSPORT CO, LLC	S01	710000	1590000	2300000	1729.60
0614	3802	9	233 W LANDIS AVE	4A	HELMER REALTY LLC	S01	35000	139200	174200	131.00
0614	4003	4	713 E LANDIS AVE	4A	HOFFMAN, DANIEL C & RUTH F	S01	77500	162500	240000	180.48
0614	4001	1	501 E LANDIS AVE	4A	INDUSTRIAL LEASING CO	S01	170000	1142900	1312900	987.30
0614	3020	11	634 E LANDIS AVE	4A	INGRALDI, DENNIS P	S01	35000	68300	103300	77.68
0614	3602	10	71 W LANDIS AVE	4A	J & R REAL ESTATE, LLC	S01	127700	27300	155000	116.56
0614	3602	11	73 W LANDIS AVE	4A	J & R REAL ESTATE, LLC	S01	170400	24600	195000	146.64
0614	4001	15	537 E LANDIS AVE	4A	JESSIE'S PROPERTIES LLC	S01	122500	252500	375000	282.00
0614	4001	16	539 E LANDIS AVE	4A	JESSIE'S PROPERTIES LLC	S01	77500	142500	220000	165.44
0614	4004	1	801 E LANDIS AVE	4A	JIANG, QUI SHUN & YI MEI WENG	S01	87500	196100	283600	213.27
0614	3020	18	604 E LANDIS AVE	4A	JOHN A MICHAEL REALTY CO	S01	55000	85000	140000	105.28
0614	3021	11	738 E LANDIS AVE	4A	JRB LANDIS LLC	S01	112500	68300	180800	135.96
0614	3019	12	508 E LANDIS AVE	4A	KARIM, MOHAMMED S	S01	50000	163800	213800	160.78
0614	2920	18	422 W LANDIS AVE	4A	KASKABAS, PANAGIOTIS N & ISABEL	S01	180300	176600	356900	268.39
0614	4002	9	625 E LANDIS AVE	4A	KASLON, PHILIP E	S01	105000	90000	195000	146.64
0614	3801	3	113 W LANDIS AVE	2	KOTZIN, MIRIAM NAOMI	G01	11800	76100	87900	66.10
0614	4001	2	505 E LANDIS AVE	4A	LACY LLC	S01	67500	87500	155000	116.56
0614	4002	4	611 E LANDIS AVE	4A	LAGANELLA & LABACZEWSKI MGT LLC	S01	67500	297700	365200	274.63

0614	4003	13	741 E LANDIS AVE	4A	LANDIS AVENUE ASSOCIATES LLC	S01	281300	218700	500000	376.00
0614	4002	5	613 E LANDIS AVE	4A	LANDIS INVESTMENTS LLC	S01	132500	142500	275000	206.80
0614	3022	8	830 E LANDIS AVE	4A	LANDIS THEATER PROPERTIES LLC	S01	387300	1362700	1750000	1316.00
0614	4002	13	639 E LANDIS AVE	4A	LANKIN, BRIAN M	S01	62500	177500	240000	180.48
0614	4003	5	715 E LANDIS AVE	4A	LARRIU, ROBERT	S01	20000	5000	25000	18.80
0614	4003	6	717 E LANDIS AVE	4A	LARRIU, ROBERT	S01	110000	240000	350000	263.20
0614	3802	6	221 W LANDIS AVE	2	LATON, INC	G01	11600	130800	142400	107.08
0614	4001	7	513 1/2 E LANDIS AVE	4A	LIEN SERVICES LLC	S01	22500	17500	40000	30.08
0614	4001	4	509 E LANDIS AVE	4A	LIN, XUE HUA	S01	47500	132500	180000	135.36
0614	3801	1	107 W LANDIS AVE	4A	LORENZOS SAR LLC	S01	175000	74000	249000	187.25
0614	3119	21	906 E LANDIS AVE	4A	MARGHELLA, J F & JW REVOC LIV TRUST	S01	44100	57300	101400	76.25
0614	4004	5	827 E LANDIS AVE	4A	MARQUEZ AMNON CORPORATION	S01	430500	929300	1359800	1022.57
0614	2920	16	434 W LANDIS AVE	4A	MATIAS, FILEMON	S01	19300	94700	114000	85.73
0614	2917	2	138 W LANDIS AVE	4A	MAY FUNERAL HOME INC	S01	125000	110400	235400	177.02
0614	3601	1	7 W LANDIS AVE	4A	MELBOURNE ASSOC % RITE AID CORP	S01	803600	3513700	4317300	3246.61
0614	3602	4	37 W LANDIS AVE	4A	MEMBERS 1ST OF NJ FED CREDIT UNION	S01	402600	590700	993300	746.96
0614	2919	19	300 W LANDIS AVE	4A	MKW-6 LLC	S01	289100	434300	723400	544.00
0614	3602	3	29 W LANDIS AVE	4A	MODHESHWARI, LLC % QUALITY INN	S01	295400	1004600	1300000	977.60
0614	3019	9	516 E LANDIS AVE	4A	MUNIZ, EFRAIN & BLANCA	S01	70000	70000	140000	105.28
0614	3019	10	514 E LANDIS AVE	4A	MUNIZ, EFRAIN & BLANCA	S01	47500	77500	125000	94.00
0614	3803	1	301 W LANDIS AVE	4A	N S & G S LLC	S01	34500	77900	112400	84.52
0614	4002	15	643 E LANDIS AVE	4A	NASSIRI, ABOLFAZI	S01	117500	142500	260000	195.52
0614	3019	6	552 E LANDIS AVE	4A	NEWFIELD NATIONAL BANK	S01	240000	735000	975000	733.20
0614	3020	3	614 E LANDIS AVE	4A	NORTH CYPRESS RENTALS, LLC	S01	74400	220600	295000	221.84
0614	4003	1	703 E LANDIS AVE	4A	OJEDA, ETANISLAO JR	S01	210000	380000	590000	443.68
0614	4002	3	609 E LANDIS AVE	4A	PALADINO, COSMO M & ANGELA A	S01	65000	105000	170000	127.84
0614	4001	17	545 E LANDIS AVE	4A	PARASKEVAS, LAZAROS	S01	107500	201500	309000	232.37
0614	3019	11	510 E LANDIS AVE	4A	PDC ENTERPRISES LLC	S01	92500	339200	431700	324.64
0614	3802	7	225 W LANDIS AVE	4A	PLADECK, C A EST & KELLY A	S01	70000	41400	111400	83.77
0614	2919	16	318 W LANDIS AVE	4A	R MIDDLETON PROPERTIES LLC	S01	36800	89400	126200	94.90
0614	2919	17	316 W LANDIS AVE	4A	R MIDDLETON PROPERTIES LLC	S01	63000	66500	129500	97.38
0614	3802	2	209 W LANDIS AVE	4A	RAMOS, ARMANDO & JANET RAMIREZ	S01	87500	62100	149600	112.50
0614	3804	6	431 W LANDIS AVE	4A	REBECCA LLC	S01	162800	140300	303100	227.93
0614	3021	16	710 E LANDIS AVE	4A	ROCHELLE GARDENS, INC	S01	182500	152500	335000	251.92
0614	4001	10	519 E LANDIS AVE	4A	RODRIGUEZ, DAVID & DAISY SOSA	S01	75000	94200	169200	127.24
0614	3801	6	137 W LANDIS AVE	4A	RODRIGUEZ, MELQUIADES & EVA	S01	147000	241800	388800	292.38

0614	4001	6	513 E LANDIS AVE	1	ROSARIO, BEATRIZ I	S01	22500		22500	16.92
0614	3021	13	720 E LANDIS AVE	4A	RUIZ MESA, MARIO J	S01	47500	150000	197500	148.52
0614	3021	10	742 E LANDIS AVE	4A	SCARPA, ROBERT V	S01	112500	190800	303300	228.08
0614	2802	20	10 W LANDIS AVE	4A	SEARS D/768 TAX, B2-109A	S01	86400	151500	237900	178.90
0614	2802	21	8 W LANDIS AVE	4A	SEARS D/768 TAX, B2-109A	S01	687600	647200	1334800	1003.77
0614	2802	22	2 W LANDIS AVE	4A	SEARS D/768 TAX, B2-109A	S01	328400	2544900	2873300	2160.72
0614	2802	14	52 W LANDIS AVE	4A	SHAYONA REAL ESTATE CORP	S01	323800	219700	543500	408.71
0614	3020	16	608 E LANDIS AVE	4A	SHELTON, STEPHEN E & SHARON A	S01	35000	85000	120000	90.24
0614	3602	7	45 W LANDIS AVE	4A	SHERR-FORD PROPERTIES LLC	S01	75600	110300	185900	139.80
0614	3019	8	520 E LANDIS AVE	4A	SOSA, SAUL & CIPACTLI	S01	87500	197500	285000	214.32
0614	4001	11	523 E LANDIS AVE	4A	SOSA, SAUL & CIPACTLI	S01	100000	20000	120000	90.24
0614	3020	10	636 E LANDIS AVE	4A	SUMMIT INVESTMENT PROPERTIES LLC	S01	47500	82500	130000	97.76
0614	3020	5	618 E LANDIS AVE	4A	SUMMIT INVESTMENT PROPERTIES, LLC	S01	232500	217500	450000	338.40
0614	3804	1	401 W LANDIS AVE	4A	SUN NATIONAL BANK	S01	241200	590100	831300	625.14
0614	4003	8	727 E LANDIS AVE	4A	TGR REALTY LLC	S01	145000	505000	650000	488.80
0614	4001	3	507 E LANDIS AVE	4A	TSANG, JIMMY	S01	57500	122500	180000	135.36
0614	2920	20	402 W LANDIS AVE	4A	UNITED GAS STORE LLC	S01	688000	145600	833600	626.87
0614	4001	13	529 E LANDIS AVE	4A	VAZQUEZ, LUIS	S01	50000	176800	226800	170.55
0614	3020	20	600 E LANDIS AVE	4A	VEDDERS GROUP, INC	S01	90000	105000	195000	146.64
0614	3020	12	632 E LANDIS AVE	4A	VILLECCO, GUNWATCHAREE	S01	37500	112500	150000	112.80
0614	3803	5	331 W LANDIS AVE	4A	VINEDOG LLC	S01	100000	100000	200000	150.40
0614	3803	6	339 W LANDIS AVE	4A	VINEDOG LLC	S01	41300	12600	53900	40.53
0614	3803	4	321 W LANDIS AVE	4A	VINEDOG LLC	S01	200000	150000	350000	263.20
0614	2802	9	76 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	1170000	2180000	3350000	2519.20
0614	2802	12	64 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	174000	154000	328000	246.66
0614	2802	13	60 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	469300	545700	1015000	763.28
0614	3602	13	79 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	350000	100000	450000	338.40
0614	3803	3	319 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	387500	512500	900000	676.80
0614	3804	3	415 W LANDIS AVE	4A	VINELAND CONSTRUCTION COMPANY	S01	276200	1100100	1376300	1034.98
0614	4002	1	601 E LANDIS AVE	4A	VINELAND DOWNTOWN IMPROVEMENT DIST	S01	127500	333000	460500	346.30
0614	4003	2	707 E LANDIS AVE	4A	WANG, RU MEI & ZHENG, TIAN PING	S01	117500	191600	309100	232.44
0614	4003	7	721 E LANDIS AVE	4A	WANG, RU MEI & ZHENG, TIAN PING	S01	120000	98900	218900	164.61
0614	3802	1	201 W LANDIS AVE	4A	WASSERSTRUM, SEYMOUR	S01	175000	666700	841700	632.96
0614	4001	8	515 E LANDIS AVE	4A	ZIYADEH, NASER % CENTURY SAVINGS	S01	57500	37500	95000	71.44

Taxes shown are based on 2017 Assessments with an ESTIMATED 2017 Tax Rate as 2017 Tax Rates have NOT been determined as of the date of this report.