

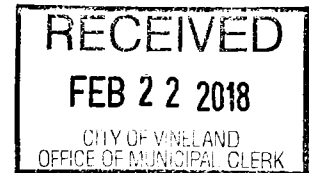
Clerk's

CARMEN DI GIORGIO
TAX COLLECTOR
cdigiorgio@vinelandcity.org

640 E. WOOD STREET - P.O. BOX 1508
VINELAND, NEW JERSEY 08362-1508

Telephone: (856) 794-4050
Fax: (856) 405-4613

February 21, 2018



Hon. Mayor Anthony Fanucci,
Members of City Council

Ladies and Gentlemen:

Attached herewith, I submit the final report of cash receipts of the Tax Collector's Department for the calendar year of 2017. Also attached please find the following analysis and graphs for the City of Vineland:

15 Year History of Collection Rate
15 Year History of Assessed Valuations
15 Year History of Tax Levy
Cumberland County Collection Comparison
City of Vineland Tax Rate History
5 Year County Tax Rate Comparison
Top 20 Taxpayers 2017
Graph of 2017 Tax Rate Breakdown
Tax Sale Results 2017
Average Assessed Home Value

If you have any question please feel free to contact my office.

Respectfully submitted,

Carmen Di Giorgio, CTC
Tax Collector

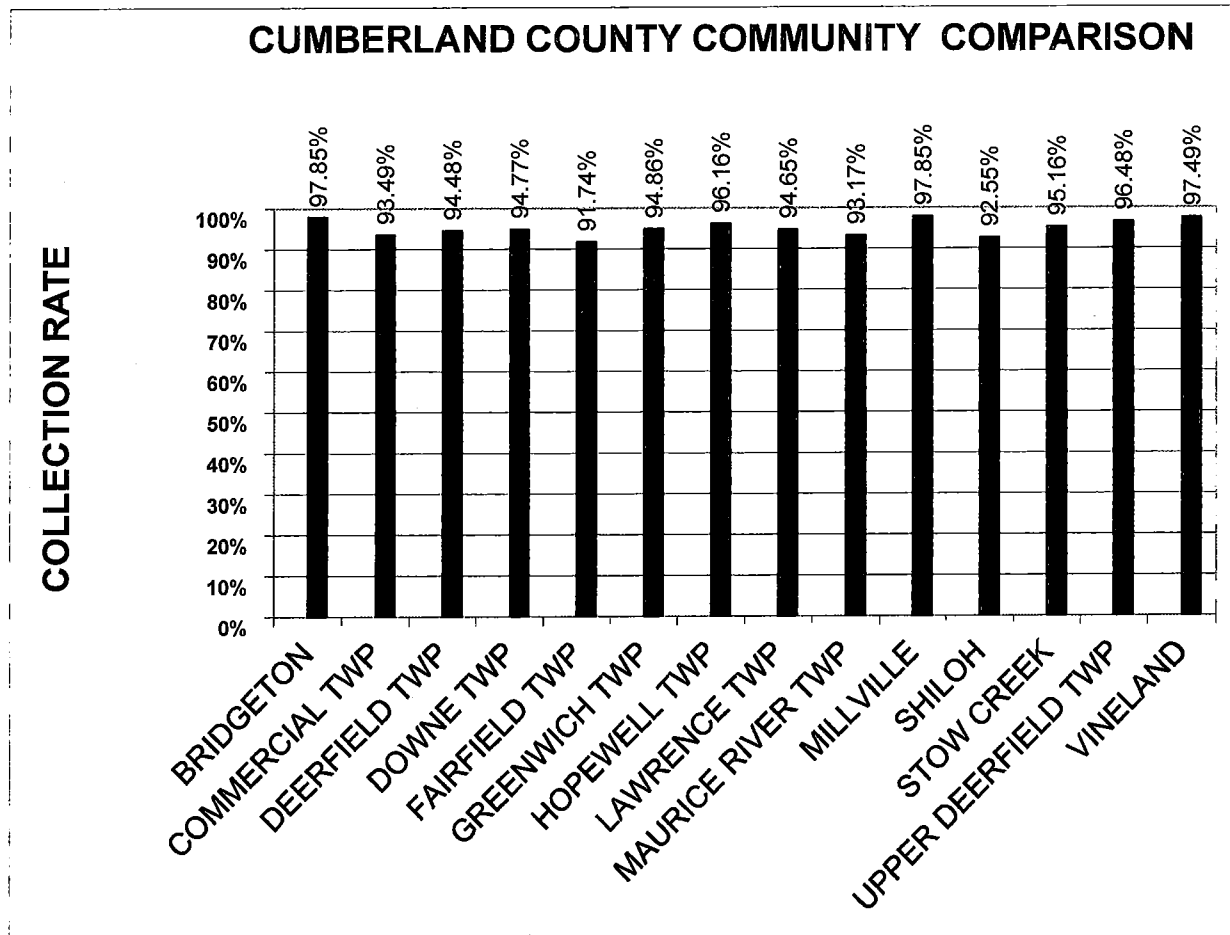


CUMBERLAND COUNTY COMMUNITY COMPARISON

CALENDAR YEAR 2017

FISCAL / CALENDAR YEAR	MUNICIPALITY	2017 COLLECTION RATE	2016 COLLECTION RATE	INCREASE / DECREASE
*** CALENDAR	BRIDGETON	97.85%	98.05%	-0.20%
CALENDAR	COMMERCIAL TWP	93.49%	94.61%	-1.12%
CALENDAR	DEERFIELD TWP	94.48%	94.38%	0.10%
CALENDAR	DOWNE TWP	94.77%	95.61%	-0.84%
CALENDAR	FAIRFIELD TWP	91.74%	92.45%	-0.71%
CALENDAR	GREENWICH TWP	94.86%	93.96%	0.90%
CALENDAR	HOPEWELL TWP	96.16%	96.83%	-0.67%
CALENDAR	LAWRENCE TWP	94.65%	95.25%	-0.60%
CALENDAR	MAURICE RIVER TWP	93.17%	94.06%	-0.89%
CALENDAR	MILLVILLE	97.85%	97.66%	0.19%
CALENDAR	SHILOH	92.55%	91.28%	1.27%
CALENDAR	STOW CREEK	95.16%	96.12%	-0.96%
CALENDAR	UPPER DEERFIELD TWP	96.48%	96.96%	-0.48%
CALENDAR	VINELAND	97.49%	97.18%	0.31%

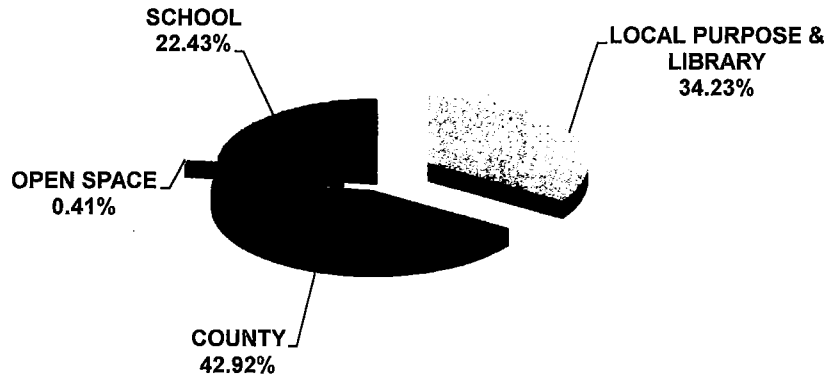
*** Accelerated Tax Sale



**CITY OF VINELAND
2017 TAX RATE BREAKDOWN**

LOCAL PURPOSE & LIBRARY	\$ 0.914
[REDACTED]	\$ 1.146
OPEN SPACE	\$ 0.011
[REDACTED]	\$ 0.599
TOTAL	\$ 2.670

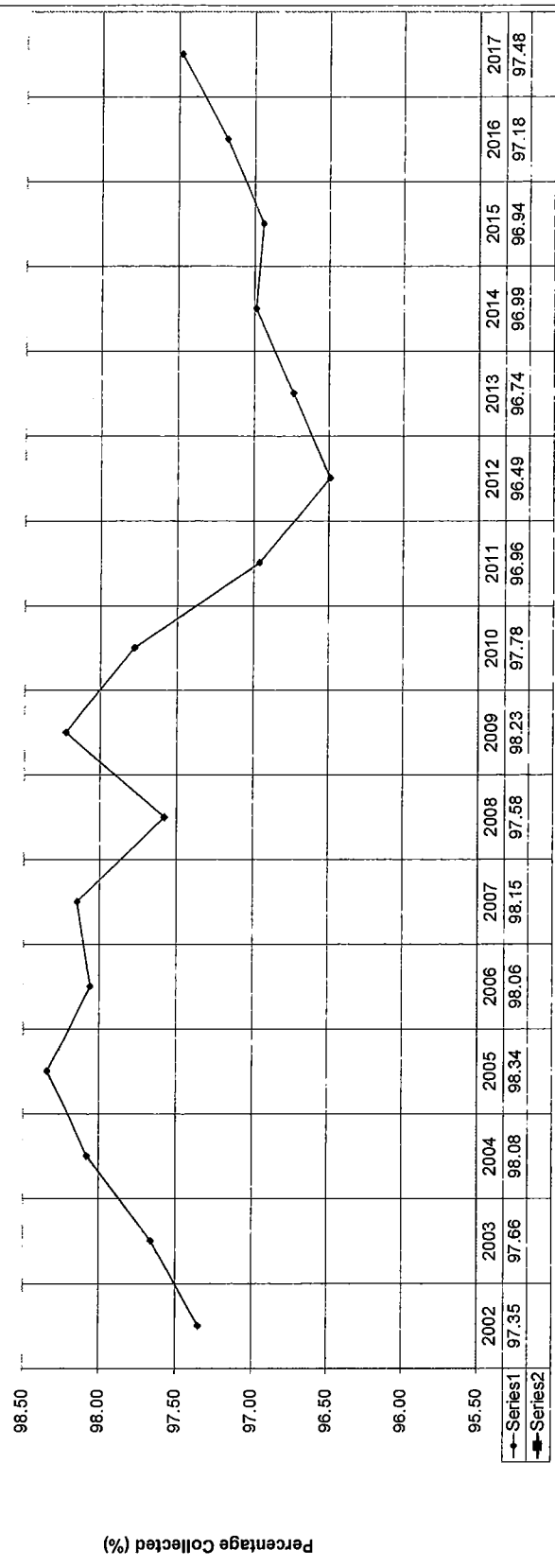
**CITY OF VINELAND
2017 Tax Rate Breakdown**



Year
Collection Percentage

2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017
97.35 97.66 98.08 98.34 98.06 98.15 97.58 98.23 97.78 96.96 96.49 96.74 96.99 96.94 97.18 97.48

City of Vineland Collection Rate



Series1
Series2

5-YEAR TAX RATES (2017)

CUMBERLAND COUNTY

BRIDGETON CITY

01

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	4.522	1.109	0.053	0.011	1.173	0.751	0.000	0.000	0.751	2.565	0.033	3.349	101.50
2016	4.387	1.040	0.051	0.010	1.101	0.740	0.000	0.000	0.740	2.514	0.032	3.286	104.75
2015	4.310	1.049	0.052	0.011	1.112	0.738	0.000	0.000	0.738	2.428	0.032	3.198	102.42
2014	5.665	1.337	0.067	0.014	1.418	0.982	0.000	0.000	0.982	3.221	0.044	4.247	75.57
2013	5.763	1.374	0.070	0.015	1.459	1.058	0.000	0.000	1.058	3.198	0.048	4.304	69.52

COMMERCIAL TOWNSHIP

02

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.215	0.899	0.043	0.009	0.951	0.697	0.000	0.000	0.697	0.567	0.000	1.264	122.47
2016	2.133	0.833	0.041	0.008	0.882	0.683	0.000	0.000	0.683	0.568	0.000	1.251	127.70
2015	2.164	0.846	0.042	0.009	0.897	0.700	0.000	0.000	0.700	0.567	0.000	1.267	124.08
2014	2.076	0.847	0.043	0.009	0.899	0.610	0.000	0.000	0.610	0.567	0.000	1.177	116.33
2013	2.070	0.802	0.041	0.009	0.852	0.631	0.000	0.000	0.631	0.587	0.000	1.218	116.21

DEERFIELD TOWNSHIP

03

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	3.346	1.129	0.054	0.011	1.194	1.468	0.593	0.000	2.061	0.091	0.000	2.152	97.73
2016	3.306	1.111	0.054	0.011	1.176	1.422	0.618	0.000	2.040	0.090	0.000	2.130	96.30
2015	3.187	1.089	0.054	0.011	1.154	1.395	0.558	0.000	1.953	0.080	0.000	2.033	96.61
2014	3.093	1.058	0.053	0.011	1.122	1.373	0.517	0.000	1.890	0.081	0.000	1.971	93.51
2013	2.992	1.033	0.053	0.012	1.098	1.326	0.487	0.000	1.813	0.081	0.000	1.894	90.22

DOWNE TOWNSHIP

04

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.137	0.947	0.046	0.009	1.002	0.854	0.000	0.000	0.854	0.281	0.000	1.135	116.35
2016	2.139	0.968	0.048	0.010	1.026	0.840	0.000	0.000	0.840	0.273	0.000	1.113	109.99
2015	2.008	0.934	0.046	0.010	0.990	0.758	0.000	0.000	0.758	0.260	0.000	1.018	112.48
2014	1.851	0.832	0.042	0.009	0.883	0.737	0.000	0.000	0.737	0.231	0.000	0.968	117.73
2013	1.803	0.834	0.043	0.010	0.887	0.698	0.000	0.000	0.698	0.218	0.000	0.916	111.96

FAIRFIELD TOWNSHIP

05

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.504	1.024	0.049	0.010	1.083	0.460	0.532	0.000	0.992	0.429	0.000	1.421	107.24
2016	2.375	0.971	0.048	0.010	1.029	0.416	0.500	0.000	0.916	0.430	0.000	1.346	108.59
2015	2.312	0.972	0.048	0.010	1.030	0.401	0.474	0.000	0.875	0.407	0.000	1.282	107.70
2014	2.275	0.959	0.048	0.010	1.017	0.390	0.485	0.000	0.875	0.383	0.000	1.258	102.55
2013	2.212	0.919	0.047	0.010	0.976	0.393	0.460	0.000	0.853	0.383	0.000	1.236	101.15

GREENWICH TOWNSHIP

06

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	4.243	1.364	0.066	0.013	1.443	1.466	0.827	0.000	2.293	0.507	0.000	2.800	80.58
2016	4.068	1.298	0.064	0.013	1.375	1.417	0.769	0.000	2.186	0.507	0.000	2.693	82.17
2015	4.077	1.322	0.065	0.013	1.400	1.292	0.878	0.000	2.170	0.507	0.000	2.677	79.56
2014	3.701	1.232	0.062	0.013	1.307	1.239	0.656	0.000	1.895	0.499	0.000	2.394	80.22
2013	3.585	1.165	0.060	0.013	1.238	1.238	0.625	0.000	1.863	0.484	0.000	2.347	80.39

HOPEWELL TOWNSHIP

07

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	3.140	1.135	0.055	0.011	1.201	1.094	0.597	0.000	1.691	0.248	0.000	1.939	97.05
2016	3.735	1.330	0.065	0.013	1.408	1.327	0.698	0.000	2.025	0.302	0.000	2.327	80.08
2015	3.664	1.295	0.064	0.013	1.372	1.366	0.652	0.000	2.018	0.274	0.000	2.292	81.01
2014	3.678	1.340	0.067	0.014	1.421	1.338	0.671	0.000	2.009	0.248	0.000	2.257	73.65
2013	3.479	1.284	0.066	0.014	1.364	1.286	0.588	0.000	1.874	0.241	0.000	2.115	72.55

LAWRENCE TOWNSHIP

08

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.563	1.025	0.049	0.010	1.084	1.012	0.000	0.000	1.012	0.467	0.000	1.479	107.46
2016	2.448	0.945	0.046	0.010	1.001	0.994	0.000	0.000	0.994	0.453	0.000	1.447	112.89
2015	2.370	0.930	0.046	0.010	0.986	0.973	0.000	0.000	0.973	0.411	0.000	1.384	113.09
2014	2.272	0.893	0.045	0.010	0.948	0.942	0.000	0.000	0.942	0.382	0.000	1.324	110.46
2013	2.213	0.884	0.046	0.010	0.940	0.907	0.000	0.000	0.907	0.366	0.000	1.273	103.33

MAURICE RIVER TOWNSHIP

09

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.570	1.085	0.052	0.011	1.148	0.987	0.000	0.000	0.987	0.435	0.000	1.422	101.59
2016	2.504	1.045	0.051	0.010	1.106	0.965	0.000	0.000	0.965	0.433	0.000	1.398	102.08
2015	2.488	1.063	0.052	0.011	1.126	0.935	0.000	0.000	0.935	0.427	0.000	1.362	98.99
2014	2.442	1.021	0.051	0.011	1.083	0.931	0.000	0.000	0.931	0.428	0.000	1.359	96.92
2013	2.385	0.999	0.051	0.011	1.061	0.902	0.000	0.000	0.902	0.422	0.000	1.324	93.68

MILLVILLE CITY

10

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	3.338	1.189	0.057	0.011	1.257	0.815	0.000	0.000	0.815	1.266	0.000	2.081	93.04
2016	3.296	1.161	0.057	0.012	1.230	0.080	0.000	0.000	0.800	1.266	0.000	2.066	91.99
2015	3.222	1.124	0.055	0.011	1.190	0.766	0.000	0.000	0.766	1.266	0.000	2.032	93.89
2014	3.228	1.138	0.057	0.012	1.207	0.755	0.000	0.000	0.755	1.266	0.000	2.021	86.64
2013	3.183	1.119	0.058	0.013	1.190	0.735	0.000	0.000	0.735	1.258	0.000	1.993	83.21

SHILOH BORO

11

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.676	1.021	0.049	0.010	1.080	0.915	0.363	0.000	1.278	0.318	0.000	1.596	107.87
2016	2.600	0.905	0.044	0.009	0.958	0.977	0.347	0.000	1.324	0.318	0.000	1.642	117.40
2015	2.691	0.974	0.048	0.010	1.032	0.835	0.506	0.000	1.341	0.318	0.000	1.659	107.82
2014	2.751	1.024	0.051	0.011	1.086	0.761	0.586	0.000	1.347	0.318	0.000	1.665	96.46
2013	2.725	1.005	0.052	0.011	1.068	0.770	0.570	0.000	1.340	0.317	0.000	1.657	92.42

STOW CREEK TOWNSHIP

12

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.902	1.100	0.053	0.011	1.164	1.008	0.551	0.000	1.559	0.179	0.000	1.738	100.44
2016	2.862	1.028	0.050	0.010	1.088	0.977	0.618	0.000	1.595	0.179	0.000	1.774	103.61
2015	2.893	1.048	0.052	0.011	1.111	0.968	0.635	0.000	1.603	0.179	0.000	1.782	100.38
2014	3.740	1.399	0.070	0.015	1.484	1.258	0.765	0.000	2.023	0.233	0.000	2.256	70.69
2013	3.660	1.381	0.071	0.015	1.467	1.183	0.786	0.000	1.969	0.224	0.000	2.193	67.50

UPPER DEERFIELD TOWNSHIP

13

Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.904	1.051	0.051	0.010	1.112	1.168	0.527	0.000	1.695	0.097	0.000	1.792	105.04
2016	2.835	1.044	0.051	0.010	1.105	1.146	0.489	0.000	1.635	0.095	0.000	1.730	102.08
2015	2.841	1.056	0.052	0.011	1.119	1.125	0.510	0.000	1.635	0.087	0.000	1.722	99.53
2014	2.645	0.975	0.049	0.011	1.035	1.099	0.450	0.000	1.549	0.061	0.000	1.610	101.53
2013	2.548	0.912	0.047	0.010	0.969	1.089	0.445	0.000	1.534	0.045	0.000	1.579	102.35

VINELAND CITY

14

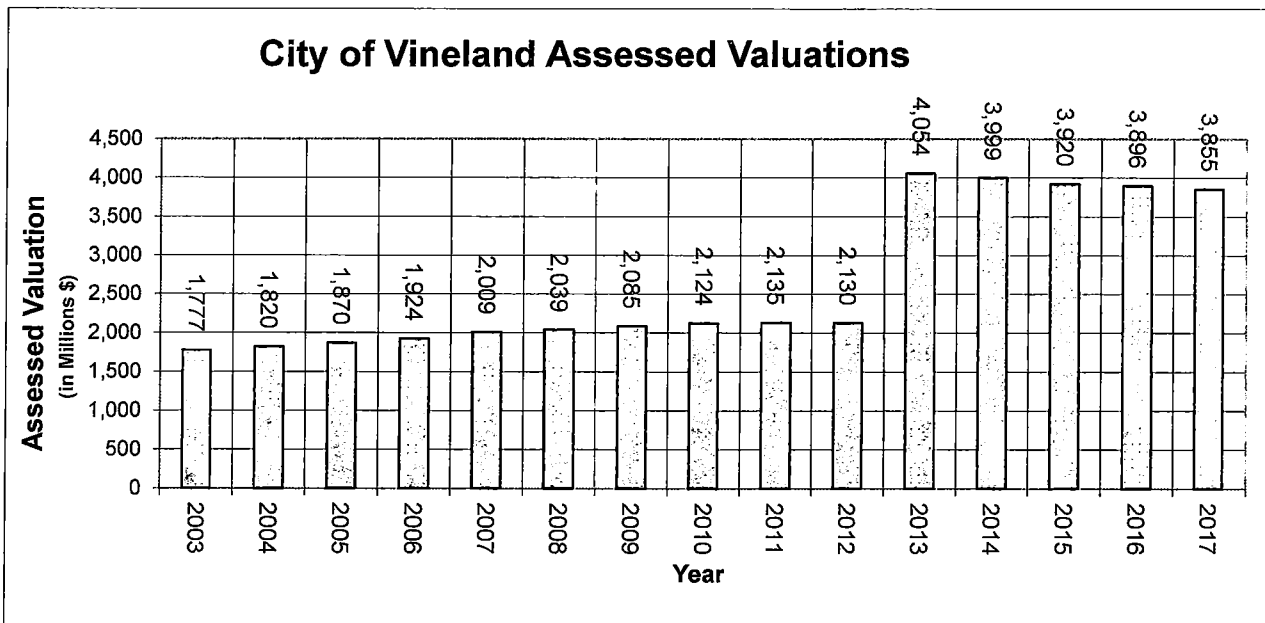
Year	Total Rate	County Rate	Local Health	County Space	Total County	Dist School	Reg School	Local School	Total School	Local Munic	Local Library	Total Munic	Ratio
2017	2.670	1.146	0.000	0.011	1.157	0.599	0.000	0.000	0.599	0.878	0.036	1.513	95.13
2016	2.576	1.128	0.000	0.011	1.139	0.581	0.000	0.000	0.581	0.820	0.036	1.437	93.85
2015	2.481	1.051	0.000	0.011	1.062	0.566	0.000	0.000	0.566	0.818	0.035	1.419	98.84
2014	2.346	0.986	0.000	0.011	0.997	0.544	0.000	0.000	0.544	0.771	0.034	1.349	99.87
2013	2.270	0.962	0.000	0.011	0.973	0.537	0.000	0.000	0.537	0.725	0.035	1.297	97.62

**CITY OF VINELAND
TAX LEVY
2000-2016**

YEAR	LEVY
2017	\$103,559,012.31
2016	100,387,967.51
2015	97,460,489.82
2014	92,557,084.26
2013	91,758,906.14
2012	88,517,523.06
2011	89,018,849.12
2010	89,558,969.06
2009	91,856,000.34
2008	84,750,865.39
2007	78,735,024.33
2006	73,624,973.40
2005	64,554,905.18
2004	58,150,198.87
2003	55,735,392.06

CITY OF VINELAND ASSESSED VALUATIONS

YEAR	ASSESSED VALUATION
2003	1,776,892,861.00
2004	1,819,713,131.00
2005	1,869,730,783.00
2006	1,923,647,828.00
2007	2,008,948,291.00
2008	2,039,141,028.00
2009	2,084,839,038.00
2010	2,124,063,492.00
2011	2,134,718,977.00
2012	2,129,712,834.00
2013	4,053,586,783.00 * Citywide Revaluation
2014	3,998,803,641.00
2015	3,919,960,497.00
2016	3,896,457,187.00
2017	3,854,968,100.00



CITY OF VINELAND AVERAGE ASSESSED HOME VALUE

YEAR	RESIDENTIAL AVG. ASSESSED VALUE	INCREASE IN VALUE VS PRIOR YEAR	RATIO VALUATION PERCENTAGE
2018	\$159,402.00	205.00	93.43%
2017	159,197.00	-78.62	95.13%
2016	159,275.62	112.11	93.85%
2015	159,163.51	22.84	98.84%
2014	159,140.67	-1,557.47	99.87%
2013 *	160,698.14	-22,014.86	100.00%
2012	182,713.00	0.00	51.98%

* REVALUATION YEAR

**TOP 20 TAXPAYERS/ASSESSMENTS FOR 2017
CITY OF VINELAND
UNAUDITED**

RANK	NAME OF TAXPAYER	ASSESSED VALUATION
1	CUMBERLAND MALL ASSOCIATES	\$74,410,000
2	WAL-MART	20,500,000
3	LBW VINELAND LLC	18,854,300
4	VINELAND CONSTRUCTION COMPANY	17,971,200
5	BERKS COUNTY REAL ESTATE ASSOC	16,200,000
6	LUCCA REALTY LLC	15,479,100
7	MAINTREE SHOPPING/OFFICE CENTER	13,200,000
8	NA REAL PROPERTY ASSOC LLC	10,697,400
9	FRANK'S REALTY CO	10,500,000
10	UNITED MOBILE HOMES OF VINELAND	10,328,500
11	SAFEWAY STORAGE	10,000,000
12	PARKWOOD BRANCH TERRACES LLC	9,973,500
13	B D G S INC.	9,784,200
14	LONGFIELD BROTHERS LLC	9,575,787
15	CHESTNUT SQUARE APTS. LLC	9,280,000
16	UMH NJ CEDARCREST LLC	9,143,800
17	PROGRESS REAKTY ASSOCIATES LLC	8,601,800
18	VINELAND RESIDENCES LLC	8,500,000
19	STREAMWOOD ASSOCIATES / VINELAND LLC	8,484,800
20	KEJMAN ENERPRISES LTD PTRS	8,162,600

**2017 Tax Sale
City of Vineland**

The 2017 Tax Sale was held at 10:00 a.m. on October 12, 2017 in the Council Chambers at Vineland City Hall 640 E. Wood Street, Vineland, NJ 08360. The Tax Sale was Advertised in the Daily Journal for four (4) consecutive weeks prior to October 12, 2017. Approximately Fourteen (14) people attended the tax sale.

The statistics of the sale are as follows:

Actual advertised Tax, Sewer, Municipal Charges, and Assessment	886 (A)
Certificates sold to Third Party Lien holder	440
Certificates struck off to the City of Vineland	21
Total Certificates	461 (B)

Total Premium Collected: \$433,000.00

(A) Tax Accounts Advertised:	211
(A) Sewerage Accounts Advertised:	<u>675</u>
Total (A)	886

(B) Tax Accounts Tax Sale Certificates Created:	95
(B) Sewerage Accounts Tax Sale Certificates Created:	<u>366</u>
Total (B)	461