



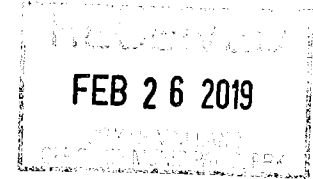
CITY OF  
**VINELAND**  
WHERE IT'S ALWAYS GROWING SEASON

CARMEN DI GIORGIO  
TAX COLLECTOR  
cdigiorgio@vinelandcity.org

*Clarks*  
640 E. Wood Street  
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February 26, 2019

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 2018. Also attached please find the following analysis and graphs for the City of Vineland:

Cumberland County Collection Comparison  
15 Year History of Collection Rate  
City of Vineland Tax Rate History  
Graph of 2018 Tax Rate Breakdown  
15 Year History of Tax Levy  
15 Year History of Assessed Valuations  
Top 20 Taxpayers 2018  
5 Year County Tax Rate Comparison  
Tax Sale Results 2018  
Average Assessed Home Value

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

Respectfully submitted,

Carmen Di Giorgio, CTC  
Tax Collector

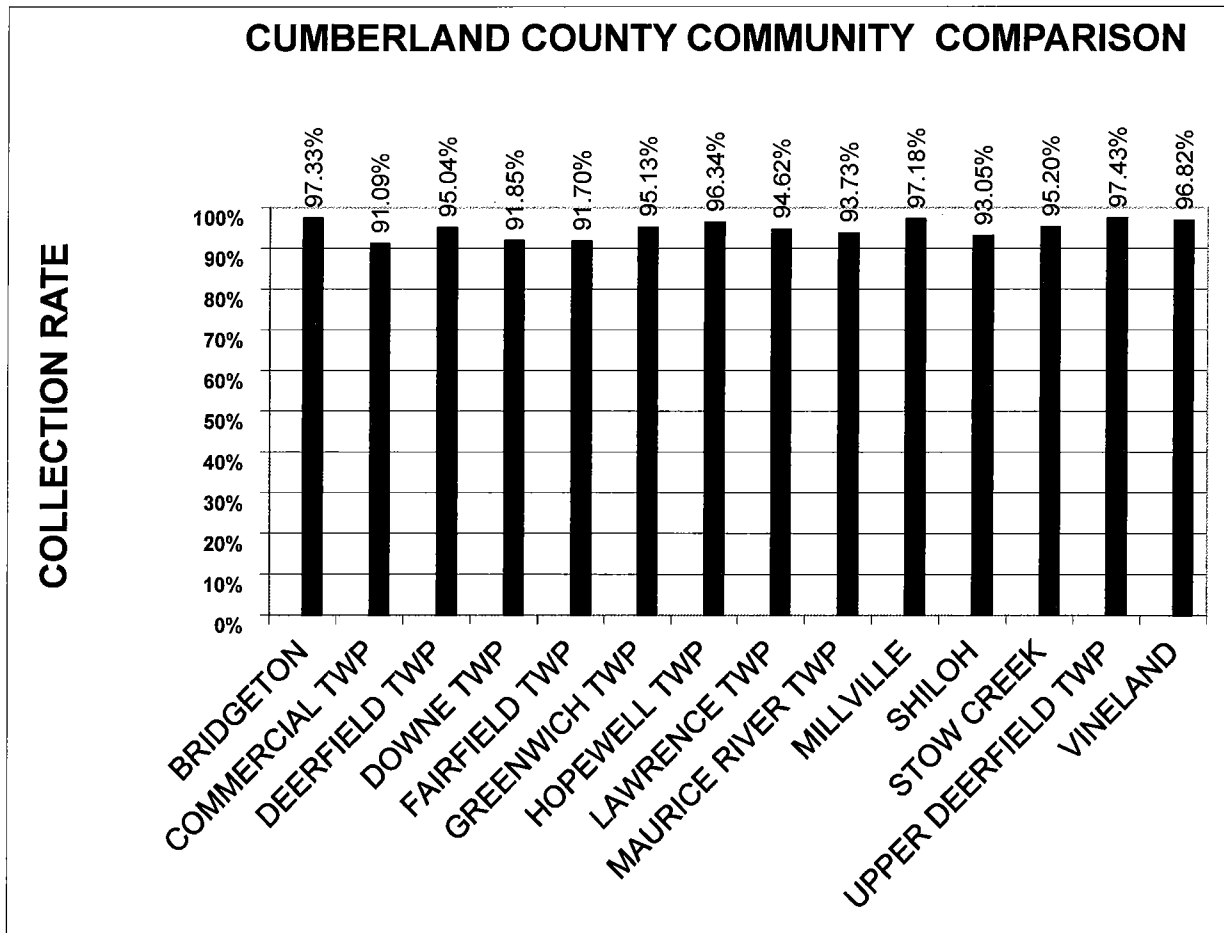


CUMBERLAND COUNTY COMMUNITY COMPARISON

CALENDAR YEAR 2018

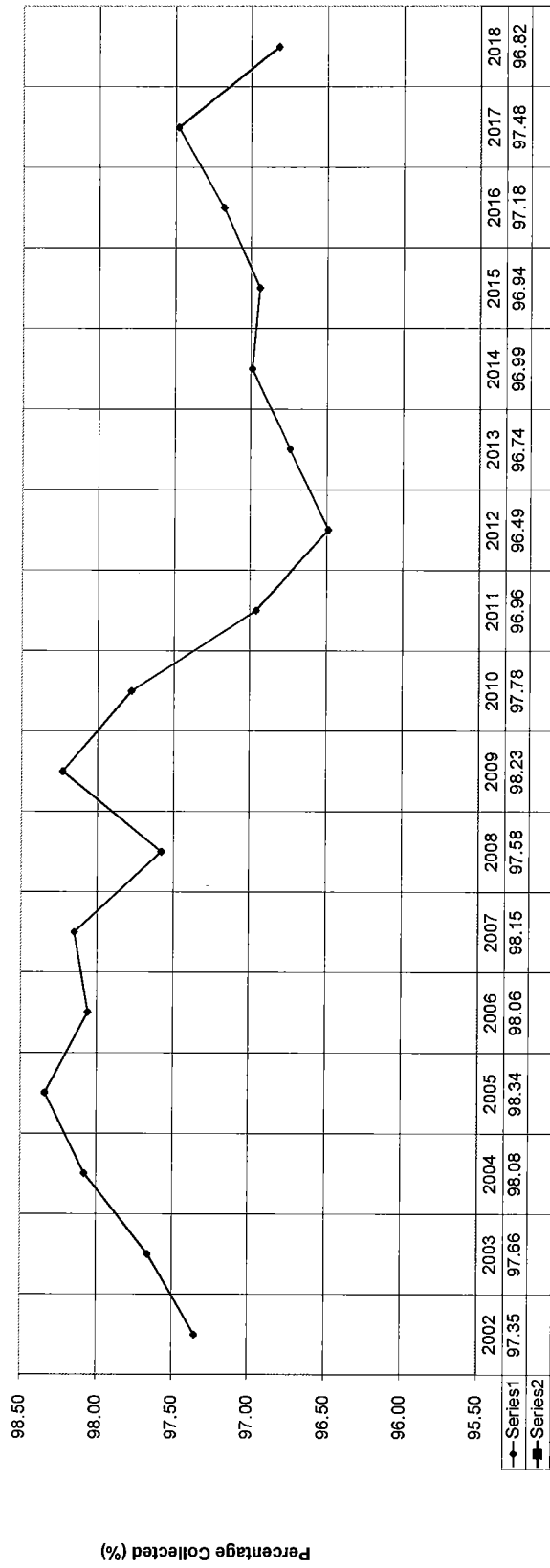
FISCAL / CALENDAR YEAR	MUNICIPALITY	2018 COLLECTION RATE	2017 COLLECTION RATE	INCREASE / DECREASE
*** CALENDAR	BRIDGETON	97.33%	97.85%	-0.52%
CALENDAR	COMMERCIAL TWP	91.09%	93.49%	-2.40%
CALENDAR	DEERFIELD TWP	95.04%	94.48%	0.56%
CALENDAR	DOWNE TWP	91.85%	94.77%	-2.92%
CALENDAR	FAIRFIELD TWP	91.70%	91.74%	-0.04%
CALENDAR	GREENWICH TWP	95.13%	94.86%	0.28%
CALENDAR	HOPEWELL TWP	96.34%	96.16%	0.18%
CALENDAR	LAWRENCE TWP	94.62%	94.65%	-0.03%
CALENDAR	MAURICE RIVER TWP	93.73%	93.17%	0.56%
CALENDAR	MILLVILLE	97.18%	97.85%	-0.67%
CALENDAR	SHILOH	93.05%	92.55%	0.50%
CALENDAR	STOW CREEK	95.20%	95.16%	0.04%
CALENDAR	UPPER DEERFIELD TWP	97.43%	96.48%	0.95%
CALENDAR	VINELAND	96.82%	97.49%	-0.67%

\*\*\* Accelerated Tax Sale



Year  
 Collection Percentage

### City of Vineland Collection Rate

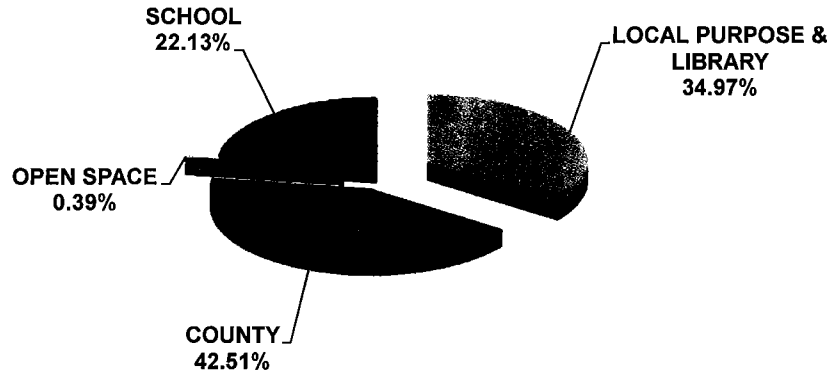




**CITY OF VINELAND  
2018 TAX RATE BREAKDOWN**

<b>LOCAL PURPOSE &amp; LIBRARY</b>	<b>\$ 0.983</b>
<b>COUNTY</b>	<b>\$ 1.195</b>
<b>OPEN SPACE</b>	<b>\$ 0.011</b>
<b>STATE</b>	<b>\$ 0.622</b>
<b>TOTAL</b>	<b>\$ 2.811</b>

**CITY OF VINELAND  
2018 Tax Rate Breakdown**

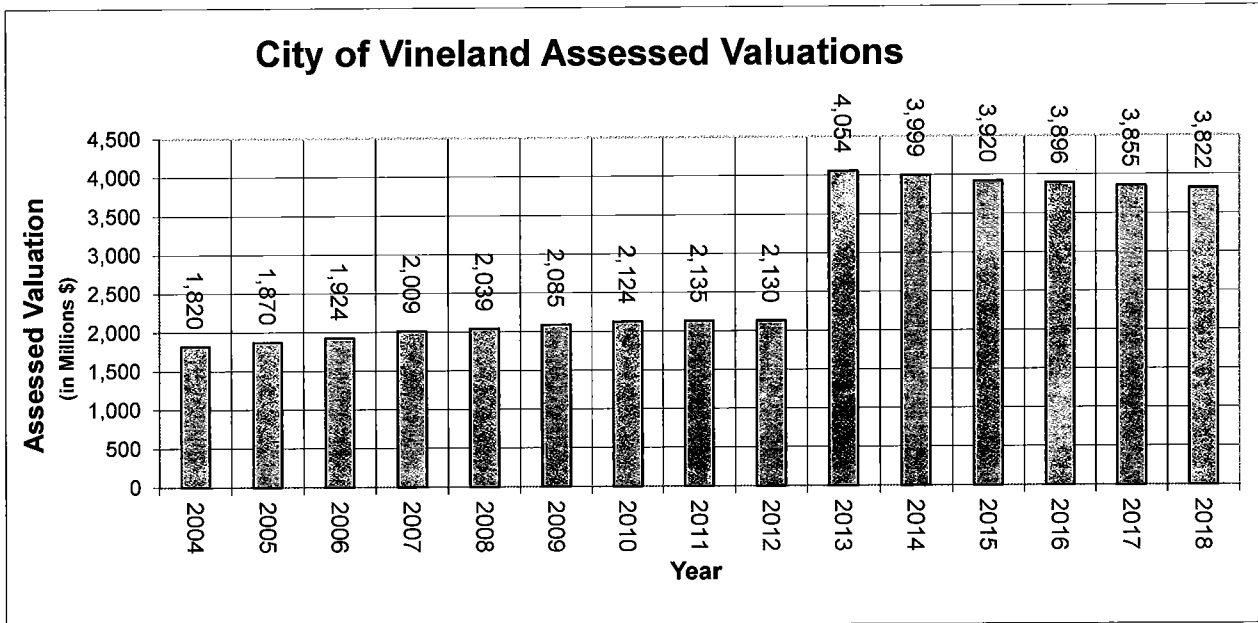


**CITY OF VINELAND  
TAX LEVY  
2004-2018**

<b>YEAR</b>	<b>LEVY</b>
<b>2018</b>	<b>\$107,838,818.12</b>
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

## CITY OF VINELAND ASSESSED VALUATIONS

YEAR	ASSESSED VALUATION
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
2018	3,822,095,000.00



CITY OF VINELAND  
ASSESSED VALUATIONS

<b>YEAR</b>	<b>ASSESSED VALUATION</b>
<b>2018</b>	<b>\$ 3,822,095,000.00</b>
<b>2017</b>	<b>3,854,968,100.00</b>
<b>2016</b>	<b>3,896,457,187.00</b>
<b>2015</b>	<b>3,919,960,497.00</b>
<b>2014</b>	<b>3,998,803,641.00</b>
<b>2013</b>	<b>4,053,586,783.00</b> ** Citywide Revaluation
<b>2012</b>	<b>2,129,712,834.00</b>
<b>2011</b>	<b>2,134,718,977.00</b>
<b>2010</b>	<b>2,124,063,492.00</b>
<b>2009</b>	<b>2,084,839,038.00</b>
<b>2008</b>	<b>2,039,141,028.00</b>
<b>2007</b>	<b>2,008,948,291.00</b>
<b>2006</b>	<b>1,923,647,828.00</b>
<b>2005</b>	<b>1,869,730,783.00</b>
<b>2004</b>	<b>1,819,713,131.00</b>



**TOP 20 TAXPAYERS/ASSESSMENTS FOR 2018  
CITY OF VINELAND  
UNAUDITED**

<b>RANK</b>	<b>NAME OF TAXPAYER</b>	<b>ASSESSED VALUATION</b>
1	CUMBERLAND MALL ASSOCIATES	\$74,410,000
2	WAL-MART	20,500,000
3	LBW VINELAND LLC	18,854,300
4	VINELAND CONSTRUCTION COMPANY	16,978,900
5	BERKS COUNTY REAL ESTATE ASSOC	16,200,000
6	LUCCA REALTY LLC	14,497,300
7	MAINTREE SHOPPING/OFFICE CENTER	14,098,000
8	NA REAL PROPERTY ASSOC LLC	10,697,400
9	LANDIS AVENUE PROPERTIES	10,549,200
10	FRANK'S REALTY CO	10,500,000
11	UNITED MOBILE HOMES OF VINELAND	10,328,500
12	SAFEWAY STORAGE	10,000,000
13	PARKWOOD BRANCH TERRACES LLC	9,973,500
14	B D G S INC.	9,784,200
15	CHESTNUT SQUARE APTS. LLC	9,280,000
16	UMH NJ CEDARCREST LLC	9,143,800
17	LONGFIELD BROTHERS LLC	8,665,900
18	VINELAND RESIDENCES LLC	8,500,000
19	STREAMWOOD ASSOCIATES / VINELAND LLC	8,484,800
20	KEJMAN ENERPRISES LTD PTRS	8,162,600

# 5-YEAR TAX RATES (2018) 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
2018	4.657	1.163	0.056	0.011	1.230	0.762	0.000	0.000	0.762	2.630	0.035	3.427	97.72
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

## 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
2018	2.302	0.949	0.045	0.009	1.003	0.732	0.000	0.000	0.732	0.567	0.000	1.299	117.40
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

## 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
2018	3.397	1.137	0.054	0.011	1.202	1.516	0.589	0.000	2.105	0.090	0.000	2.195	97.84
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

## 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
2018	2.229	1.022	0.049	0.010	1.081	0.862	0.000	0.000	0.862	0.286	0.000	1.148	109.33
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

## 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
2018	2.490	0.981	0.047	0.009	1.037	0.486	0.537	0.000	1.023	0.430	0.000	1.453	113.18
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

## 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
2018	3.460	1.135	0.054	0.011	1.200	1.234	0.610	0.000	1.844	0.416	0.000	2.260	98.95
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

## 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
2018	3.240	1.213	0.058	0.011	1.282	1.096	0.604	0.000	1.700	0.258	0.000	1.958	91.48
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

08

**LAWRENCE TOWNSHIP**

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
2018	2.696	1.083	0.052	0.010	1.145	1.062	0.000	0.000	1.062	0.489	0.000	1.551	103.43
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

09

**MAURICE RIVER TOWNSHIP**

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
2018	2.576	1.039	0.050	0.010	1.099	1.031	0.000	0.000	1.031	0.446	0.000	1.477	107.60
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

10

**MILLVILLE CITY**

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
2018	3.369	1.203	0.058	0.011	1.272	0.830	0.000	0.000	0.830	1.267	0.000	2.097	92.79
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

11

**SHILOH BORO**

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
2018	2.710	1.071	0.051	0.010	1.132	0.970	0.289	0.000	1.259	0.319	0.000	1.578	104.60
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

12

**STOW CREEK TOWNSHIP**

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
2018	3.210	1.237	0.059	0.012	1.308	1.025	0.669	0.000	1.694	0.208	0.000	1.902	90.52
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

13

**UPPER DEERFIELD TOWNSHIP**

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
2018	3.028	1.084	0.052	0.010	1.146	1.186	0.545	0.000	1.731	0.151	0.000	1.882	103.88
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

14

**VINELAND CITY**

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
2018	2.811	1.195	0.000	0.011	1.206	0.622	0.000	0.000	0.622	0.947	0.036	1.605	93.43
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

**2018 Tax Sale  
City of Vineland**

The 2018 Tax Sale was held at 10:00 a.m. on October 11, 2018 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 11, 2018. Approximately Nine (9) people attended the tax sale.

**The statistics of the sale are as follows:**

Actual advertised Tax, Sewer, Municipal Charges, and Assessment	919 (A)
Certificates sold to Third Party Lien holder	392
Certificates struck off to the City of Vineland	<b>107</b>
<b>Total Certificates</b>	<b>499</b>

**Total Premium Collected:                    \$2,300.00**

(A) Tax Accounts Advertised:	219
(A) Sewerage Accounts Advertised:	<u>700</u>
Total (A)	919

**CITY OF VINELAND AVERAGE ASSESSED HOME VALUE**

YEAR	RESIDENTIAL AVG. ASSESSED VALUE	INCREASE IN VALUE VS PRIOR YEAR	RATIO VALUATION PERCENTAGE
2019	\$159,619.00	217.00	93.71%
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