

February 12, 2020

Hon. Mayor Anthony Fanucci,
Members of City Council

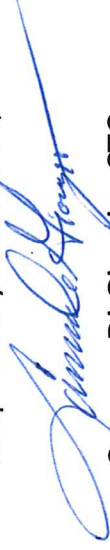
Ladies and Gentlemen:

Attached herewith, I submit the final report of cash receipts of the Tax Collector's Department for the calendar year of 2019. 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 2019 Tax Rate Breakdown
- 15 Year History of Tax Levy
- 15 Year History of Assessed Valuations
- Top 20 Taxpayers 2019
- 5 Year County Tax Rate Comparison
- Tax Sale Results 2019
- Average Assessed Home Value

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

Respectfully submitted,



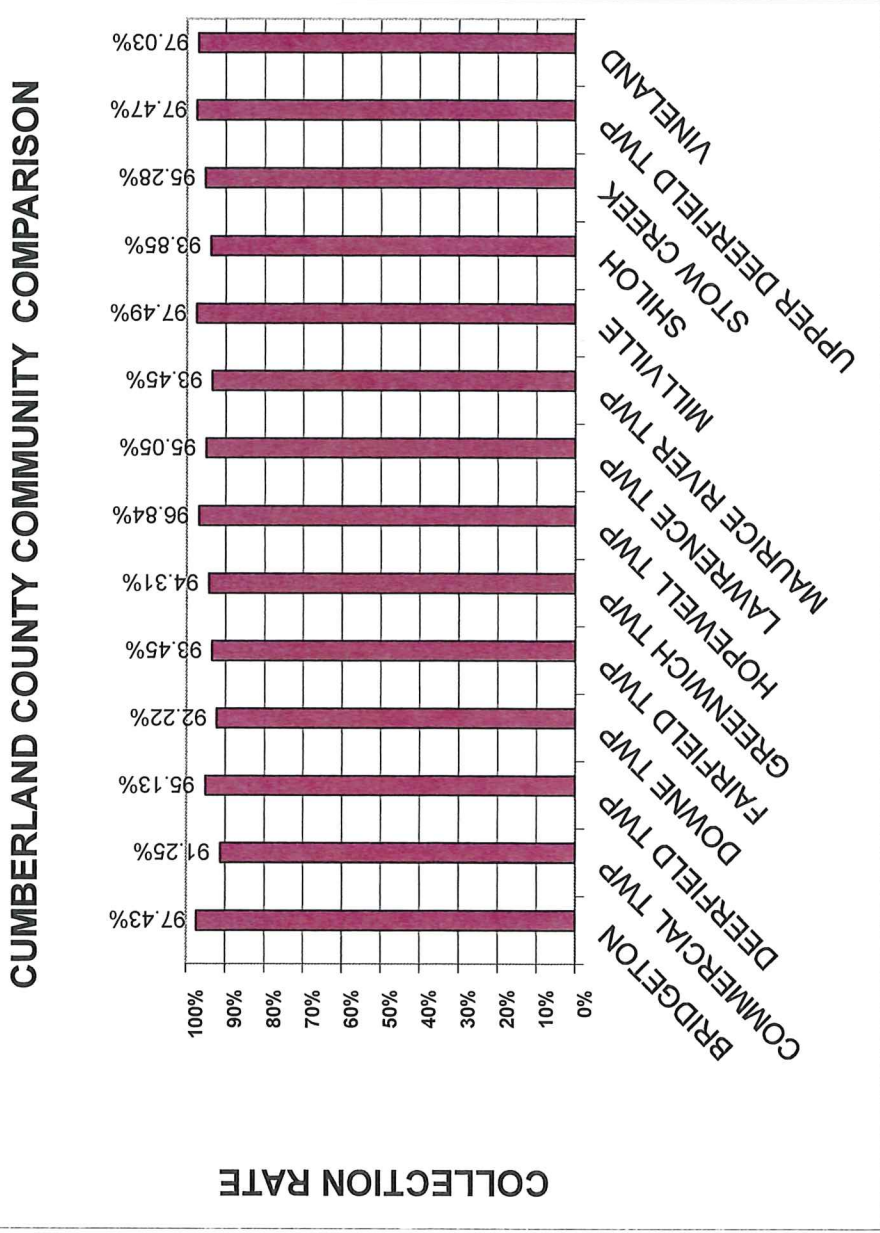
Carmen Di Giorgio, CTC
Tax Collector

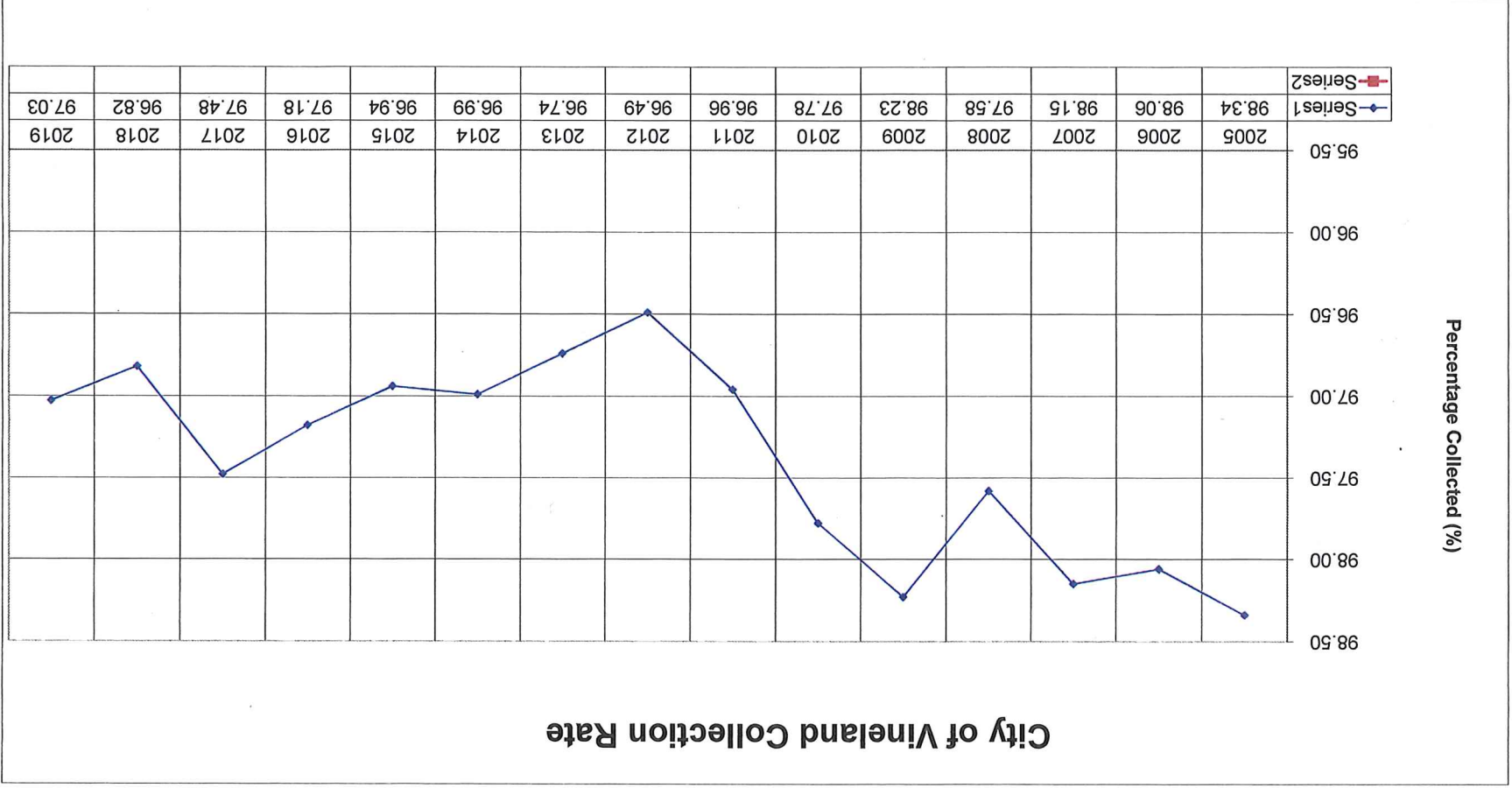


CUMBERLAND COUNTY COMMUNITY COMPARISON
CALENDAR YEAR 2019

FISCAL / CALENDAR YEAR	MUNICIPALITY	2019 COLLECTION RATE	2018 COLLECTION RATE	INCREASE / DECREASE
*** CALENDAR	BRIDGETON	97.43%	97.33%	0.10%
CALENDAR	COMMERCIAL TWP	91.25%	91.09%	0.16%
CALENDAR	DEERFIELD TWP	95.13%	95.04%	0.09%
CALENDAR	DOWNE TWP	92.22%	91.85%	0.37%
CALENDAR	FAIRFIELD TWP	93.45%	91.70%	1.75%
CALENDAR	GREENWICH TWP	94.31%	95.13%	-0.82%
CALENDAR	HOPEWELL TWP	96.84%	96.34%	0.50%
CALENDAR	LAWRENCE TWP	95.05%	94.62%	0.43%
CALENDAR	MAURICE RIVER TWP	93.45%	93.73%	-0.28%
CALENDAR	MILLVILLE	97.49%	97.18%	0.31%
CALENDAR	SHILOH	93.85%	93.05%	0.80%
CALENDAR	STOW CREEK	95.28%	95.20%	0.08%
CALENDAR	UPPER DEERFIELD TWP	97.47%	97.43%	0.04%
CALENDAR	VINELAND	97.03%	96.82%	0.21%

*** Accelerated Tax Sale

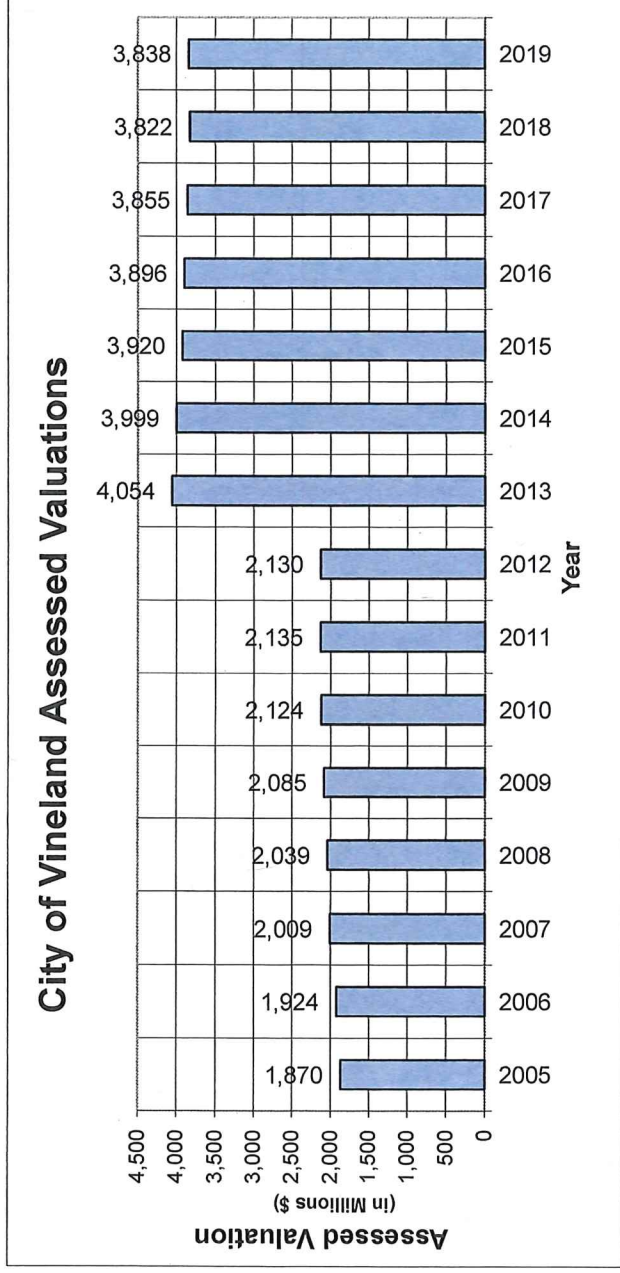




Year
 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019
 98.34 98.06 98.15 97.58 98.23 97.78 96.96 96.49 96.74 96.99 96.94 97.18 97.48 96.82 97.03
 Collection Percentage

CITY OF VINELAND
ASSESSED VALUATIONS

YEAR	ASSESSED VALUATION
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
2019	3,838,276,800.00



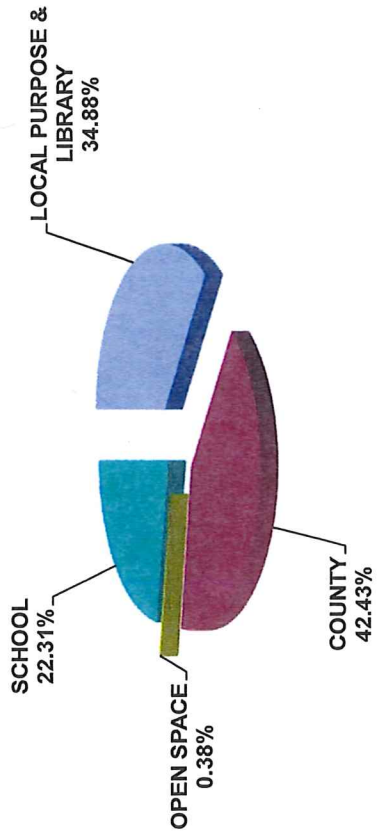
**TOP 20 TAXPAYERS/ASSESSMENTS FOR 2019
CITY OF VINELAND
UNAUDITED**

RANK	NAME OF TAXPAYER	ASSESSED VALUATION
1	CUMBERLAND MALL ASSOCIATES	\$66,000,000
2	WAL-MART	20,500,000
3	LBW VINELAND LLC	18,854,300
4	VINELAND CONSTRUCTION COMPANY	15,061,200
5	LUCCA REALTY LLC	14,497,300
6	BERKS COUNTY REAL ESTATE ASSOC	14,200,000
7	MAINTREE SHOPPING/OFFICE CENTER	13,410,000
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	CHESTNUT SQUARE APTS. LLC	9,280,000
15	UMH NJ CEDARCREST LLC	9,143,800
16	LONGFIELD BROTHERS LLC	8,665,900
17	VINELAND RESIDENCES LLC	8,500,000
18	STREAMWOOD ASSOCIATES / VINELAND LLC	8,484,800
19	KEJMAN ENERPRISES LTD PTRS	8,162,600
20	PROGRESSO REALTY ASSOCIATES LLC	8,001,800
TOTAL ASSESSED VALUE		\$284,810,300

**CITY OF VINELAND
2019 TAX RATE BREAKDOWN**

LOCAL PURPOSE & LIBRARY	\$ 1.007
COUNTY	\$ 1.225
OPEN SPACE	\$ 0.011
SCHOOL	\$ 0.644
TOTAL	\$ 2.887

**CITY OF VINELAND
2019 Tax Rate Breakdown**



**CITY OF VINELAND
TAX LEVY
2005-2019**

YEAR	LEVY
2019	\$111,572,941.37
2018	\$107,838,818.12
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

**2019 Tax Sale
City of Vineland**

The 2019 Tax Sale was held at 10:00 a.m. on October 10, 2019 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 10, 2019. Approximately Ten (10) people attended the tax sale.

The statistics of the sale are as follows:

Actual advertised Tax, Sewer, Municipal Charges, and Assessment	875 (A)
Certificates sold to Third Party Lien holder	423
Certificates struck off to the City of Vineland	19
Total Certificates	442

Total Premium Collected: \$1,322,100.00

(A) Tax Accounts Advertised:	232
(A) Sewerage Accounts Advertised:	643
	Total (A) <u>875</u>

CITY OF VINELAND AVERAGE ASSESSED HOME VALUE

YEAR	RESIDENTIAL AVG. ASSESSED VALUE	INCREASE IN VALUE VS PRIOR YEAR	RATIO VALUATION PERCENTAGE
2020	\$159,721.00	\$102.00	97.24%
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

**CITY OF VINELAND
CY-2019
TAX COLLECTION**

SUMMARY (NOT AUDITTED)

TAX COLLECTIONS: CURRENT YEAR	
PRIOR	2019
PRIOR	2018
PRIOR	2017
PRIOR	2016
PRIOR	2015
PRIOR	2014
PRIOR	2013
PRIOR	2012
PRIOR	TY-2011
PRIOR	10/11
Prepaid Taxes	
Overpayment Account CY 2020	1,315,382.04
Overpayment Account CY 2019	11,263.20
Overpayment Account CY 2018	172,401.75
Overpayment Account CY 2017	26,394.90
Overpayment Account CY 2016	0.00
Overpayment Account CY 2015	0.00
Overpayment Account CY 2014	0.00
Overpayment Account CY 2013	0.00
Prior Years	0.00
	<u>\$109,106,442.97</u>

NET COLLECTION

Interest & Cost	\$580,959.61
Tax Liens Redeemed	220,549.50
Miscellaneous Revenue (PILOT Program)	714,574.25
Interest on PILOT Program	857.22
Surcharges	30,515.61
NSF Check Fee	590.00
Duplicate Tax Bill Fees	3,920.00
Duplicate Redemption Certificates	2,325.00
Tax Search Fees	988.00
Deductions - State Audit - VETS	500.00
TOTAL ACCOUNT RECEIPTS	<u>\$110,662,222.16</u>

Water / Sewer Main Assessments Collected	2,791.68
Interest on Water / Sewer Mains	156.33
Overpayment Account Water/ Sewer Mains	3,315.76
Curb & Gutter Assessments Collected	128,651.23
Interest on Curb & Gutters	7,714.51
General Trust Lien	5,494.92
Interest on G. T. Lien	754.44
Relocation Charge Collected	0.00
Interest on Relocation Charge	0.00
Overpayment Account CY 201 - Ded. State Audit	0.00
TOTAL COLLECTIONS	<u><u>\$110,811,101.03</u></u>