



*City Clerk copy*

**CARMEN DI GIORGIO**  
**TAX COLLECTOR**  
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March 17, 2016

Hon. Mayor Ruben Bermudez,  
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 2015. 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 2015
- Graph of 2015 Tax Rate Breakdown
- Tax Sale Results 2015

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

Respectfully submitted,

Carmen Di Giorgio, CTC  
Tax Collector

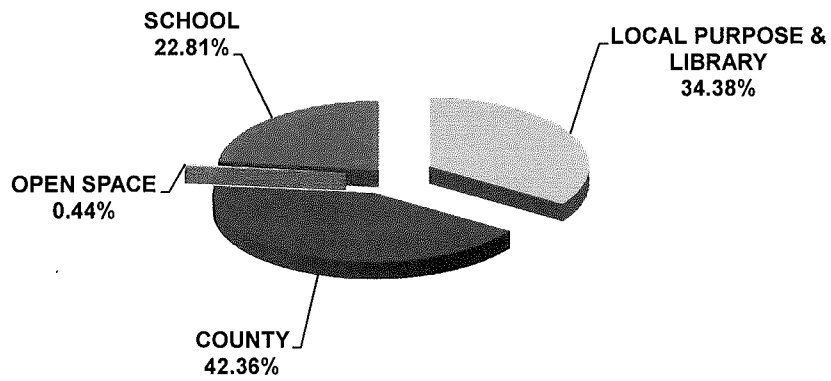


Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.

**CITY OF VINELAND  
2015 TAX RATE BREAKDOWN**

<b>LOCAL PURPOSE &amp; LIBRARY</b>	\$ 0.853
<b>COUNTY</b>	\$ 1.051
<b>OPEN SPACE</b>	\$ 0.011
<b>SCHOOL</b>	\$ 0.566
<b>TOTAL</b>	<b>\$ 2.481</b>

**CITY OF VINELAND  
2015 Tax Rate Breakdown**





# 5-YEAR TAX RATES (2015) 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
2015	<b>4.310</b>	1.049	0.052	0.011	<b>1.112</b>	0.738	0.000	0.000	0.738	2.428	0.032	<b>3.198</b>	102.42
2014	<b>5.665</b>	1.337	0.067	0.014	<b>1.418</b>	0.982	0.000	0.000	0.982	3.221	0.044	<b>4.247</b>	75.57
2013	<b>5.763</b>	1.374	0.070	0.015	<b>1.459</b>	1.058	0.000	0.000	1.058	3.198	0.048	<b>4.304</b>	69.52
2012	<b>5.661</b>	1.375	0.058	0.016	<b>1.449</b>	1.074	0.000	0.000	1.074	3.113	0.025	<b>4.212</b>	67.89
2011	<b>5.503</b>	1.381	0.056	0.016	<b>1.453</b>	1.067	0.000	0.000	1.067	2.958	0.025	<b>4.050</b>	68.73

## 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
2015	<b>2.164</b>	0.846	0.042	0.009	<b>0.897</b>	0.700	0.000	0.000	0.700	0.567	0.000	<b>1.267</b>	124.08
2014	<b>2.076</b>	0.847	0.043	0.009	<b>0.899</b>	0.610	0.000	0.000	0.610	0.567	0.000	<b>1.177</b>	116.33
2013	<b>2.070</b>	0.802	0.041	0.009	<b>0.852</b>	0.631	0.000	0.000	0.631	0.587	0.000	<b>1.218</b>	116.21
2012	<b>2.065</b>	0.804	0.034	0.010	<b>0.848</b>	0.630	0.000	0.000	0.630	0.587	0.000	<b>1.217</b>	112.62
2011	<b>2.120</b>	0.875	0.036	0.010	<b>0.921</b>	0.612	0.000	0.000	0.612	0.587	0.000	<b>1.199</b>	104.64

## 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
2015	<b>3.187</b>	1.089	0.054	0.011	<b>1.154</b>	1.395	0.558	0.000	1.953	0.080	0.000	<b>2.033</b>	96.61
2014	<b>3.093</b>	1.058	0.053	0.011	<b>1.122</b>	1.373	0.517	0.000	1.890	0.081	0.000	<b>1.971</b>	93.51
2013	<b>2.992</b>	1.033	0.053	0.012	<b>1.098</b>	1.326	0.487	0.000	1.813	0.081	0.000	<b>1.894</b>	90.22
2012	<b>2.971</b>	1.033	0.044	0.012	<b>1.089</b>	0.339	0.472	0.000	1.811	0.071	0.000	<b>1.882</b>	87.92
2011	<b>3.075</b>	1.091	0.044	0.012	<b>1.147</b>	1.336	0.542	0.000	1.878	0.050	0.000	<b>1.928</b>	84.10

## 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
2015	<b>2.008</b>	0.934	0.046	0.010	<b>0.990</b>	0.758	0.000	0.000	0.758	0.260	0.000	<b>1.018</b>	112.48
2014	<b>1.851</b>	0.832	0.042	0.009	<b>0.883</b>	0.737	0.000	0.000	0.737	0.231	0.000	<b>0.968</b>	117.73
2013	<b>1.803</b>	0.834	0.043	0.010	<b>0.887</b>	0.698	0.000	0.000	0.698	0.218	0.000	<b>0.916</b>	111.96
2012	<b>1.690</b>	0.765	0.033	0.009	<b>0.807</b>	0.680	0.000	0.000	0.680	0.203	0.000	<b>0.883</b>	119.18
2011	<b>1.733</b>	0.831	0.034	0.010	<b>0.875</b>	0.673	0.000	0.000	0.673	0.185	0.000	<b>0.858</b>	111.64

## 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
2015	<b>2.312</b>	0.972	0.048	0.010	<b>1.030</b>	0.401	0.474	0.000	0.875	0.407	0.000	<b>1.282</b>	107.70
2014	<b>2.275</b>	0.959	0.048	0.010	<b>1.017</b>	0.390	0.485	0.000	0.875	0.383	0.000	<b>1.258</b>	102.55
2013	<b>2.212</b>	0.919	0.047	0.010	<b>0.976</b>	0.393	0.460	0.000	0.853	0.383	0.000	<b>1.236</b>	101.15
2012	<b>2.203</b>	0.915	0.039	0.011	<b>0.965</b>	0.384	0.470	0.000	0.854	0.384	0.000	<b>1.238</b>	98.56
2011	<b>2.083</b>	0.851	0.035	0.010	<b>0.896</b>	0.378	0.434	0.000	0.812	0.375	0.000	<b>1.187</b>	106.08

## 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
2015	<b>4.077</b>	1.322	0.065	0.013	<b>1.400</b>	1.292	0.878	0.000	2.170	0.507	0.000	<b>2.677</b>	79.56
2014	<b>3.701</b>	1.232	0.062	0.013	<b>1.307</b>	1.239	0.656	0.000	1.895	0.499	0.000	<b>2.394</b>	80.22
2013	<b>3.585</b>	1.165	0.060	0.013	<b>1.238</b>	1.238	0.625	0.000	1.863	0.484	0.000	<b>2.347</b>	80.39
2012	<b>3.592</b>	1.231	0.052	0.014	<b>1.297</b>	1.241	0.580	0.000	1.821	0.474	0.000	<b>2.295</b>	73.93
2011	<b>3.270</b>	1.000	0.041	0.011	<b>1.052</b>	1.245	0.527	0.000	1.772	0.446	0.000	<b>2.218</b>	92.10

## 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
2015	<b>3.664</b>	1.295	0.064	0.013	<b>1.372</b>	1.366	0.652	0.000	2.018	0.274	0.000	<b>2.292</b>	81.01
2014	<b>3.678</b>	1.340	0.067	0.014	<b>1.421</b>	1.338	0.671	0.000	2.009	0.248	0.000	<b>2.257</b>	73.65
2013	<b>3.479</b>	1.284	0.066	0.014	<b>1.364</b>	1.286	0.588	0.000	1.874	0.241	0.000	<b>2.115</b>	72.55
2012	<b>3.612</b>	1.304	0.055	0.015	<b>1.374</b>	1.353	0.645	0.000	1.998	0.240	0.000	<b>2.238</b>	69.50
2011	<b>3.802</b>	1.359	0.055	0.015	<b>1.429</b>	1.421	0.735	0.000	2.156	0.217	0.000	<b>2.373</b>	67.44

## 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
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
2012	2.178	0.890	0.038	0.010	0.938	0.896	0.000	0.000	0.896	0.344	0.000	1.240	102.20
2011	2.149	0.894	0.037	0.010	0.941	0.884	0.000	0.000	0.884	0.324	0.000	1.208	102.16

## 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
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
2012	2.366	1.027	0.044	0.012	1.083	0.898	0.000	0.000	0.898	0.385	0.000	1.283	88.49
2011	2.244	0.987	0.040	0.011	1.038	0.877	0.000	0.000	0.877	0.329	0.000	1.206	92.78

## 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
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
2012	3.135	1.091	0.046	0.013	1.150	0.724	0.000	0.000	0.724	1.261	0.000	1.985	81.00
2011	3.160	1.124	0.047	0.013	1.184	0.714	0.000	0.000	0.714	1.262	0.000	1.976	80.15

## 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
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
2012	2.268	0.783	0.033	0.009	0.825	0.639	0.487	0.000	1.126	0.317	0.000	1.443	116.25
2011	2.278	0.876	0.036	0.010	0.922	0.552	0.488	0.000	1.040	0.316	0.000	1.356	104.96

## 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
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
2012	3.355	1.256	0.053	0.015	1.324	1.100	0.713	0.000	1.813	0.218	0.000	2.031	72.28
2011	3.448	1.342	0.054	0.015	1.411	1.084	0.742	0.000	1.826	0.211	0.000	2.037	68.46

## 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
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
2012	2.497	0.898	0.038	0.011	0.947	1.065	0.455	0.000	1.520	0.030	0.000	1.550	100.65
2011	3.787	1.493	0.060	0.017	1.570	1.547	0.670	0.000	2.217	0.000	0.000	2.217	62.48

## VINELAND CITY

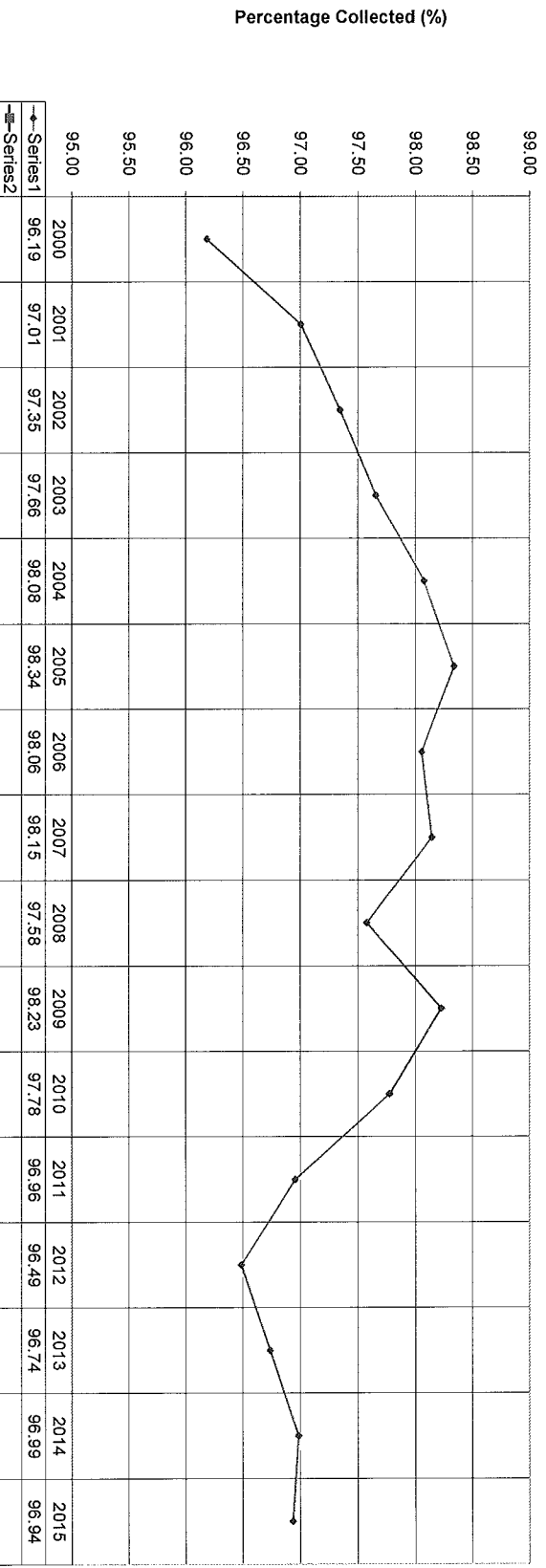
14

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
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
2012	4.132	1.748	0.000	0.020	1.768	1.021	0.000	0.000	1.021	1.278	0.065	2.364	51.98
2011	4.061	1.682	0.000	0.019	1.701	1.018	0.000	0.000	1.018	1.342	0.000	2.360	54.68

Year  
 Collection Percentage

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
96.19	97.01	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

### City of Vineland Collection Rate



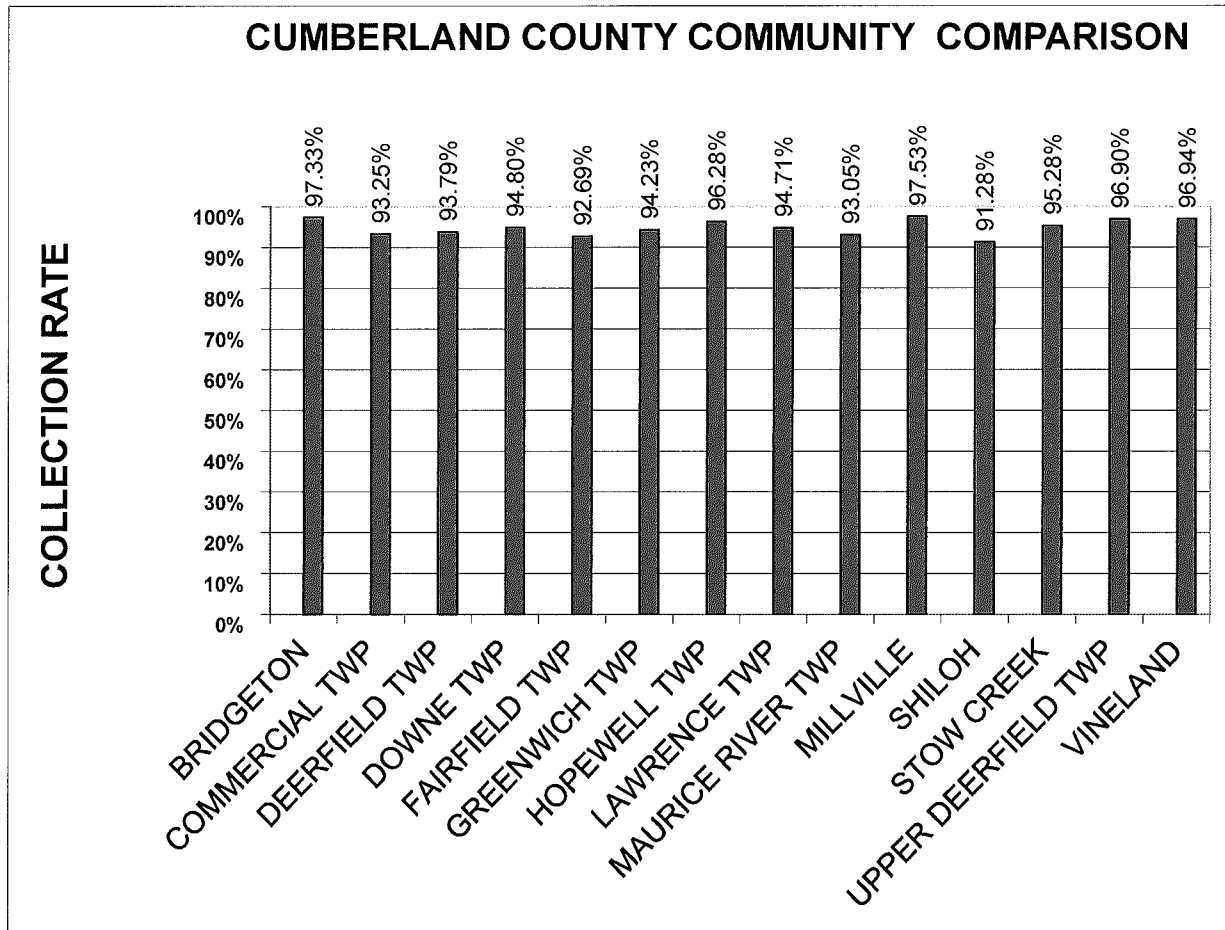
CUMBERLAND COUNTY COMMUNITY COMPARISON

CALENDAR YEAR 2015

FISCAL YEAR 2014 3RD & 4TH QRTS / 2015 1ST & 2ND QTRS.

FISCAL / CALENDAR YEAR	MUNICIPALITY	2015 COLLECTION RATE	2014 COLLECTION RATE	INCREASE / DECREASE
*** FISCAL	BRIDGETON	97.33%	98.52%	-1.19%
CALENDAR	COMMERCIAL TWP	93.25%	93.00%	0.25%
CALENDAR	DEERFIELD TWP	93.79%	96.44%	-2.65%
CALENDAR	DOWNE TWP	94.80%	95.21%	-0.41%
CALENDAR	FAIRFIELD TWP	92.69%	92.69%	0.00%
CALENDAR	GREENWICH TWP	94.23%	94.67%	-0.44%
CALENDAR	HOPEWELL TWP	96.28%	95.71%	0.57%
CALENDAR	LAWRENCE TWP	94.71%	94.39%	0.32%
CALENDAR	MAURICE RIVER TWP	93.05%	92.96%	0.09%
CALENDAR	MILLVILLE	97.53%	97.45%	0.08%
CALENDAR	SHILOH	91.28%	92.40%	-1.12%
CALENDAR	STOW CREEK	95.28%	95.40%	-0.12%
CALENDAR	UPPER DEERFIELD TWP	96.90%	97.83%	-0.93%
CALENDAR	VINELAND	96.94%	96.99%	-0.05%

\*\*\* Accelerated Tax Sale



**CITY OF VINELAND  
TAX LEVY  
2000-2015**

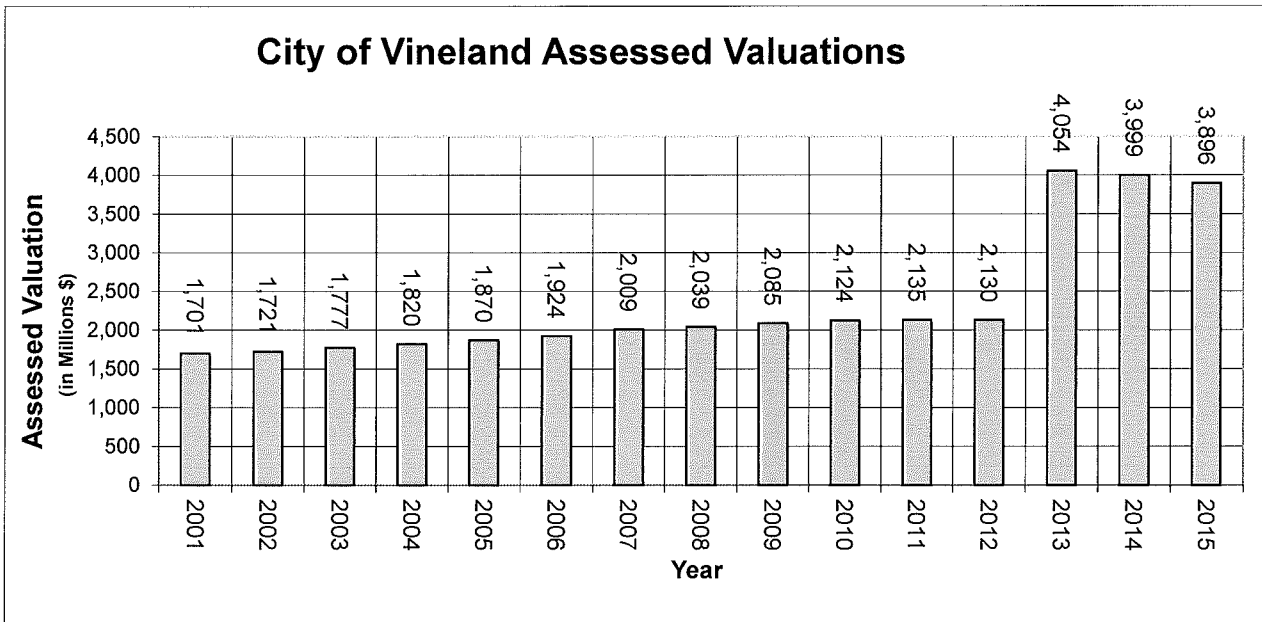
<b>YEAR</b>	<b>LEVY</b>
<b>2015</b>	<b>\$97,460,489.82</b>
2014	92,557,084.26
2013	91,758,906.14
2012	88,517,523.06
2011	89,018,849.12
2010	89,558,969.06
2009	91,856,000.34
2008	84,750,865.39
2007	78,735,024.33
2006	73,624,973.40
2005	64,554,905.18
2004	58,150,198.87
2003	55,735,392.06
2002	52,154,908.27
2001	51,042,523.31

\* Source line 5c Sheet 22 AFS



**CITY OF VINELAND  
ASSESSED VALUATIONS**

<b>YEAR</b>	<b>ASSESSED VALUATION</b>
2001	1,700,833,493.00
2002	1,721,117,220.00
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	3,896,457,187.00



**TOP 20 TAXPAYERS/ASSESSMENTS FOR 2015  
CITY OF VINELAND  
UNAUDITED**

<b>RANK</b>	<b>NAME OF TAXPAYER</b>	<b>ASSESSED VALUATION</b>
1	CUMBERLAND MALL ASSOCIATES	\$101,579,000
2	VINELAND CONSTRUCTION COMPANY	31,126,300
3	WAL-MART	20,500,000
4	LBW VINELAND LLC	18,854,300
5	BERKS COUNTY REAL ESTATE ASSOC	16,200,000
6	LUCCA REALTY LLC	14,365,800
7	MAINTREE SHOPPING/OFFICE CENTER	13,200,000
8	GENERAL MILLS OPERATIONS	13,000,000
9	NA REAL PROPERTY ASSOC LLC	10,697,400
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.	9,843,100
15	LONGFIELD BROTHERS LLC	9,575,787
16	VERIZON	9,575,900
17	CHESTNUT SQUARE APTS. LLC	9,280,000
18	UMH NJ CEDARCREST LLC	9,143,800
19	ROTH 55 DEVELOPMENT CO. LLC	8,928,300
20	VINELAND RESIDENCES LLC	8,500,000

**2015 Tax Sale  
City of Vineland**

The 2015 Tax Sale was held at 10:00 a.m. on October 8, 2015 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 8, 2015. Approximately twenty (20) people attended the tax sale.

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

Actual advertised Tax, Sewer, Municipal Charges, and Assessment	1,016
Certificates sold to Third Party Lien holder	486
Certificates struck off to the City of Vineland	29
<b>Total Certificates</b>	<b>515</b>

**Total Premium Collected:            \$1,607,900.00**