



Property Information		Request Information		Update Information	
File#:	BS-W01469-5402185069	Requested Date:	10/25/2023	Update Requested:	
Owner:	KENNETH RALPH	Branch:		Requested By:	
Address 1:	5 Conifer Ct	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	Winslow Township, NJ	# of Parcel(s):	1		

Notes

- CODE VIOLATIONS** Per Town of Winslow Department of Zoning there are no Code Violation cases on this property.
 Collector: Winslow Township Municipal Building
 Address: 125 NJ-73, Hammonton, NJ 08037
 Business# 609-567-0700
- PERMITS** Per Town of Winslow Department of Building there are no Open/Pending/ Expired Permit on this property.
 Collector: Winslow Township Municipal Building
 Address: 125 NJ-73, Hammonton, NJ 08037
 Business# 609-567-0700
- SPECIAL ASSESSMENTS** Per Town of Winslow Finance Department there are no Special Assessments/liens on the property.
 Collector: Winslow Township Municipal Building
 Address: 125 NJ-73, Hammonton, NJ 08037
 Business# 609-567-0700
- DEMOLITION** NO
- UTILITIES**

Water & Sewer:
 Account #: 298058-0
 Payment Status: DELINQUENT
 Status: Pvt & Lienable
 Amount: \$985.10
 Good Thru: 11/30/2023
 Account Active: YES
 Collector: Winslow Township
 Address: 125 NJ-73, Hammonton, NJ 08037
 Business# 609-567-0700

Comments: Per Winslow Township Tax Office, there is a Camden County Municipal Utility Authority there is a Lien on the property and total redemption amount good until 11/30/2023 is \$491.81.
 Water and sewer bills are delinquent in the amount of \$250.29. The CCMUA Lien and Delinquent Water & Sewer Bills are payable to Town of Winslow hence reported the Total Delinquent charges of \$742.10 in the Past Due Balance.

Garbage:
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Owner Information	
Name	Shah, Manisha & Diviyesh
Street	21 High Woods Ave
City&State	Erial, NJ
Zip	08081

Sale Information	
Date	10/12/2006
Deed Book	08414
Deed Page	01460
Price	\$1
Assessment	\$168,200
Property Use Code	
SR1A NU Code	1

Sales History		
Date	Price	Assessment
05/20/2006	\$379,000	\$168,200
12/11/2001	\$215,535	\$39,700

Assessment History				
Year	Class	Land Value	Improvement	Net
2023	2	\$46,900	\$230,800	\$277,700
2022	2	\$46,900	\$230,800	\$277,700
2021	2	\$46,900	\$230,800	\$277,700
2020	2	\$46,900	\$230,800	\$277,700

Exempt Property Information	
EPL_Code	
Facility	
Initial Filing Date	
Further Filing Date	
Exempt Statute	

Property Information	
Last Updated	06/17/2020
Municipality	Gloucester Township
Block	17907
Lot	43
Qualifier	
Property Location	21 High Woods Avenue
Property Class Code	2
Building Description	LEXINGTON
Year Built	2001
Building SqFt.	2,764
Land Description	77X130
Acreage	0
Additional Lots 1	
Additional Lots 2	
Map Page	179
Zoning	
Old Block	
Old Lot	
Old Qualifier	
Land Value	\$46,900
Improvement Value	\$230,800
Exemption Amount #1	
Exemption Amount #2	
Exemption Amount #3	
Exemption Amount #4	
Net Tax Value	\$277,700

RE: [External] OPRA REQUEST // 5 CONIFER CT & 21 HIGH WOODS AVE //
CODE/PERMIT/SPECIAL ASSESSMENT REQUEST 2023-771

Clerk - Winslow Township <clerk@winslowtownship.com>

Tue 07/11/2023 21:37

 3 attachments (512 KB)

5 Conifer Court - Open Utility.pdf; 23-00222.pdf; Camden County Property Assessment Search Hub-11-07-2023.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Requestor;

The Township of Winslow is in receipt of your request pursuant to the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1 *et seq.* dated 10/30/2023. The official Records Custodian received your OPRA request on 10/30/2023. This response is provided within the seven business day requirement.

The specific response to your request is as follows:

1. Open/pending/expired permits, code violations or unrecorded liens/fines/special assessments for 5 Conifer Court
Response Responsive document(s) attached.

This completes your OPRA request.

Regards,

Linda L. Kent, RMC
Deputy Municipal Clerk
Township of Winslow
609-567-0700 ext. 8001

TOWNSHIP OF WINSLOW
Customer Recent Activity Report

Report Date: 11/06/23 10:03 AM

Account Id: 298058-0
Owner: RALPH KENNETH & COLE THELMA
Property Location: 5 CONIFER COURT

Active Services:
Water
Sewer

Recent Billings:	Bill Date	Due Date	Amount Billed	Amount Due	Usage	Principal Balance	Interest/Penalty
Wat/Sew	10/19/23	11/30/23	243.00	243.00	W: 25	243.00	0.00
Wat/Sew	07/17/23	08/30/23	243.00	250.29	W: 25	243.00	7.29
Wat/Sew	04/21/23	05/30/23	243.00	0.00	W: 25	0.00	0.00
Wat/Sew	01/12/23	02/28/23	243.00	0.00	W: 25	0.00	0.00
Wat/Sew	10/13/22	11/30/22	243.00	0.00	W: 25	0.00	0.00
Wat/Sew	07/15/22	08/30/22	243.00	0.00	W: 25	0.00	0.00
Wat/Sew	04/13/22	05/30/22	243.00	0.00	W: 25	0.00	0.00
Wat/Sew	01/12/22	02/28/22	243.00	0.00	W: 25	0.00	0.00
Wat/Sew	10/22/21	11/30/21	232.50	0.00	W: 22	0.00	0.00
Wat/Sew	07/15/21	08/30/21	232.50	0.00	W: 22	0.00	0.00
Wat/Sew	04/14/21	05/30/21	211.50	0.00	W: 16	0.00	0.00
Wat/Sew	01/15/21	02/28/21	208.00	0.00	W: 15	0.00	0.00
Current Balance:				\$493.29	Avg W: 25	\$486.00	\$7.29

Recent Payments & Adjustments:

Type	Date	Amount	Description
Payment	06/13/23	245.43	CK 53260956
Payment	03/13/23	2950.03	CK 1063/CK 1069
Payment	10/14/21	469.11	CK 8031
Payment	10/15/20	977.32	CK 59757

Winslow Township

Block/Lot/Qual:	2901.07 28.	Tax Account Id:	5014
Property Location:	5 CONIFER COURT	Property Class:	2 - Residential
Owner Name/Address:	RALPH KENNETH & COLE THELMA 5 CONIFER COURT SICKLERVILLE NJ 08081	Land Value:	45,000
		Improvement Value:	178,000
		Exempt Value:	0
		Total Assessed Value:	223,000
		Additional Lots:	None
Special Taxing Districts:	FIRE DIST 1	Deductions:	

There is a Lien on this Property

Taxes **Utilities** **Liens**

Certificate Number:	23-00222	Sale Date:	10/26/2023	Lien Holder:	Pro Cap 8 FBO Firsttrust Bank
Sale Amount:	470.40	Charge Types:	CCMUA	Year in Sale:	2022
Subsequent Charges:	0.00				

Please contact the tax office for the current lien redemption amount.

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Certificate: 23-00222
Prop Loc: 5 CONIFER COURT

Owner: RALPH KENNETH & COLE THELMA
Address: 5 CONIFER COURT
SICKLERVILLE NJ 08081

Type of Lien: Outside
Interest Rate: 0.00
Apr 2: N
Premium: 0.00

Block/Lot/Qual: 2901.07 28.

Sale Date: 10/26/23

Redemption Calculation Date: 11/30/23

Include Current Charges: N

Holder Name: Pro Cap 8 FBO Firstrust Bank

Address: P.O. Box 774

Fort Washington, PA 19034-0774

Holder Id: 288

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
CCMUA	333.43	81.97	415.40
		Cost: 55.00	
		Total Certificate:	470.40
#Days: 34	Per Diem: 0.000000	Int on Cert:	0.00
	Redemption Penalty (2.00 %):		9.41
	Total:		479.81

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
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BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate CCMUA	415.40	0.00	415.40
Total CCMUA	415.40	0.00	415.40
Certificate Cost	55.00	0.00	55.00

LIEN REDEMPTION:

Principal:	470.40	
Redemption Penalty (2.00 %):	9.41	
Interest:	0.00	
Other Fees:	12.00	
TOTAL REDEMPTION:	491.81	Total Per Diem: 0.000000

Winslow Township

Utility Account:	298058-0
Block/Lot/Qual:	2901.07 28.
Property Location:	5 CONIFER COURT
Service Location:	5 CONIFER COURT
Owner Name/Address:	RALPH KENNETH & COLE THELMA 5 CONIFER COURT SICKLERVILLE NJ 08081

Projected Interest Thru 11/30/2023

Interest Due:	\$7.29
Principal Due:	\$486.00
Total Due:	\$493.29

Close

Water/Sewer

[Make a Payment](#)

[Project Interest](#)

Last Payment: 06/13/23

Delinquent Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status	Reading	Read Date	Usage
Water	08/30/2023	141.00	141.00	3.43	144.43	OPEN	604	07/14/2023	25
Sewer	08/30/2023	102.00	102.00	2.48	104.48	OPEN			
Total		243.00	243.00	5.91	248.91				

Current Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status	Reading	Read Date	Usage
Water	11/30/2023	141.00	141.00	0.00	141.00	OPEN	629	10/19/2023	25
Sewer	11/30/2023	102.00	102.00	0.00	102.00	OPEN			
Total		243.00	243.00	0.00	243.00				

Prior Paid Charges:

Service	Due Date	Billed	Balance	Interest	Total Due	Status	Reading	Read Date	Usage
Water	05/30/2023	141.00	0.00	0.00	0.00	PAID	579	04/21/2023	25
Sewer	05/30/2023	102.00	0.00	0.00	0.00	PAID			
Water	02/28/2023	141.00	0.00	0.00	0.00	PAID	554	01/12/2023	25
Sewer	02/28/2023	102.00	0.00	0.00	0.00	PAID			
Total		486.00	0.00	0.00	0.00				

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