

Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 21, Lot 16

Years covered: 1989 – 2025 | Parcel IDs: 21-16

Report generated: 2026-06-03 19:35



Parcel map: njparcels.com/property/1911/21/16/

1. Parcel Summary

Parcel 21-16, consistently 1.2710 acres, was reclassified from Vacant Land (class 1) in 1989 to Residential (class 2) by 2025, as net assessed value increased from \$18,800 to \$599,000 and improvement value grew from \$0 to \$466,200. The property's zoning designation changed from MID1 to R-3. The reported street address also shifted from 109 Otterhole Road, West Milford, NJ 07480 to 61 Deer Trail Lake Road, Stockholm, NJ 07460 over the 37-year period.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
21-16	

Property Class History

- 1 -- Vacant Land: 1989–2001
- 2 -- Residential: 2002–2025

2. Assessment & Tax History

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
1989	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$712
1990	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$757
1991	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$817
1992	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$829
1993	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$842
1994	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$908
1995	21-16	1	\$18,800	\$18,800	\$0	1.2710	—	\$968
1996	21-16	1	\$40,500	\$40,500	\$0	1.2710	—	\$1,000
1997	21-16	1	\$40,500	\$40,500	\$0	1.2710	—	\$1,182
1998	21-16	1	\$40,500	\$40,500	\$0	1.2710	—	\$1,158
1999	21-16	1	\$42,800	\$42,800	\$0	1.2710	MID1	\$1,178
2000	21-16	1	\$42,800	\$42,800	\$0	1.2710	MID1	\$1,168
2001	21-16	1	\$42,800	\$42,800	\$0	1.2710	MID1	\$1,177
2002	21-16	2	\$267,200	\$53,500	\$213,700	1.2710	MID1	\$7,722
2003	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$8,021
2004	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$8,643
2005	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$8,832
2006	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$8,886
2007	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$9,048
2008	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$9,048
2009	21-16	2	\$270,100	\$53,500	\$216,600	1.2710	MID1	\$8,883
2010	21-16	2	\$453,000	\$82,000	\$371,000	1.2710	MID1	\$8,986
2011	21-16	2	\$453,000	\$82,000	\$371,000	1.2710	MID1	\$9,739
2012	21-16	2	\$399,900	\$79,400	\$320,500	1.2710	MID1	\$10,083
2013	21-16	2	\$399,900	\$79,400	\$320,500	1.2710	MID1	\$9,145
2014	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$9,493
2015	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$8,843
2016	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$8,925
2017	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$9,116
2018	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$9,393
2019	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$9,550
2020	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$9,676
2021	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$9,892

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2022	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	\$10,240
2023	21-16	2	\$341,700	\$72,500	\$269,200	1.2710	MID1	—
2024	21-16	2	\$602,800	\$102,400	\$500,400	1.2710	R-3	—
2025	21-16	2	\$599,000	\$132,800	\$466,200	1.2710	R-3	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1990	21-16	1	\$18,800	\$18,800	+0.0%	1
1991	21-16	1	\$18,800	\$18,800	+0.0%	1
1992	21-16	1	\$18,800	\$18,800	+0.0%	1
1993	21-16	1	\$18,800	\$18,800	+0.0%	1
1994	21-16	1	\$18,800	\$18,800	+0.0%	1
1995	21-16	1	\$18,800	\$18,800	+0.0%	1
1996	21-16	1	\$40,500	\$18,800	+115.4%	1
1997	21-16	1	\$40,500	\$40,500	+0.0%	1
1998	21-16	1	\$40,500	\$40,500	+0.0%	1
1999	21-16	1	\$42,800	\$40,500	+5.7%	1
2000	21-16	1	\$42,800	\$42,800	+0.0%	1
2001	21-16	1	\$42,800	\$42,800	+0.0%	1
2002	21-16	2	\$267,200	\$42,800	+524.3%	1
2003	21-16	2	\$270,100	\$267,200	+1.1%	1
2004	21-16	2	\$270,100	\$270,100	+0.0%	1
2005	21-16	2	\$270,100	\$270,100	+0.0%	1
2006	21-16	2	\$270,100	\$270,100	+0.0%	1
2007	21-16	2	\$270,100	\$270,100	+0.0%	1
2008	21-16	2	\$270,100	\$270,100	+0.0%	1
2009	21-16	2	\$270,100	\$270,100	+0.0%	1
2010	21-16	2	\$453,000	\$270,100	+67.7%	1
2011	21-16	2	\$453,000	\$453,000	+0.0%	1
2012	21-16	2	\$399,900	\$453,000	-11.7%	1
2013	21-16	2	\$399,900	\$399,900	+0.0%	1
2014	21-16	2	\$341,700	\$399,900	-14.6%	1
2015	21-16	2	\$341,700	\$341,700	+0.0%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2016	21-16	2	\$341,700	\$341,700	+0.0%	1
2017	21-16	2	\$341,700	\$341,700	+0.0%	1
2018	21-16	2	\$341,700	\$341,700	+0.0%	1
2019	21-16	2	\$341,700	\$341,700	+0.0%	1
2020	21-16	2	\$341,700	\$341,700	+0.0%	1
2021	21-16	2	\$341,700	\$341,700	+0.0%	1
2022	21-16	2	\$341,700	\$341,700	+0.0%	1
2023	21-16	2	\$341,700	\$341,700	+0.0%	1
2024	21-16	2	\$602,800	\$341,700	+76.4%	1
2025	21-16	2	\$599,000	\$602,800	-0.6%	1

4. Notable Changes & Flags

- [VALUE SWING] 21-16 (1996): 115.43% net value increase.
- [VALUE SWING] 21-16 (2002): 524.30% net value increase.
- [CLASS CHANGE] 21-16 (2002): property class changed from 1 to 2.
- [VALUE SWING] 21-16 (2010): 67.72% net value increase.
- [VALUE SWING] 21-16 (2024): 76.41% net value increase.

Class Change Tax Impact

Each table shows the last full year under the old classification and the first full billing year under the new classification, skipping any partial-year transition bills.

Parcel 21-16: class 1 -> 2 (change year: 2002)

Year	Role	Class	Class Name	Net Value	Land Value	Improv. Value	Peak / Stable Tax Billed
1997	Before (peak)	1	Vacant Land	\$42,800	\$42,800	\$0	\$1,182
2002	After (stable)	2	Residential	\$267,200	\$53,500	\$213,700	\$7,722

5. Property Event Timeline

The property was classified as residential (Class 2) beginning January 1, 2002, following a tax class change from Class 1. On June 16, 2010, Tanya Cicerale conveyed Block 21, Lot 16 to Timothy Travolta for \$409,000. Thirteen days prior, on June 3, 2010, a mortgage discharge was recorded naming Cicerale as a party and Travolta as the holder. On the same day as the conveyance, a mortgage from Cicerale to Wells Fargo Bank was recorded; this instrument was not discharged until November 9, 2012, more than two years after the recorded transfer of title. No distress instruments--such as tax sales, sheriffs deeds, lis pendens, or foreclosure actions--appear in the timeline. No subsequent deeds or mortgages are reflected between the 2012 discharge and January 1, 2024, when the zoning

changed from MID1 to R-3. The record provides no township or board of education meeting minutes to correlate with the 2024 zoning amendment, and the appearance of Cicerale on a mortgage instrument dated the day of the sale to Travolta, as well as on its 2012 discharge, presents an indexing or title-chain inconsistency that warrants further investigation.

Date	Type	Event	Source
2002-01-01	Class Change	Class 1 -> 2 (Residential) (parcel 21-16) Peak tax before (1997): net \$42,800, tax billed \$1,182 Stable tax after (2002): net \$267,200, tax billed \$7,722	TAX DB
2010-06-03	Mortgage Discharge	Mortgage Discharge: CICERALE TANYA (holder: TRAVOLTA TIMOTHY) [Blk:21 Lot:16]	CLERK
2010-06-16	Ownership Transfer	Ownership Transfer: CICERALE TANYA -> TRAVOLTA TIMOTHY (\$409,000) [Blk:21 Lot:16]	CLERK
2010-06-16	MTG	MTG: CICERALE TANYA N / WELLS FARGO BANK [Blk:21 Lot:16]	CLERK
2012-11-09	DIS-M	DIS-M: CICERALE TANYA N / WELLS FARGO BANK [Blk:21 Lot:16]	CLERK
2024-01-01	Zoning Change	Zoning changed from MID1 -> R-3 (parcel 21-16)	TAX DB

6. Recorded Instruments (County Clerk)

4 instrument(s) found in the Sussex County Clerk database matching Block 21, Lot 16.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2010-06-03	3010107680	NSD	CICERALE TANYA	TRAVOLTA TIMOTHY	—	Blk:21 Lot:16
2010-06-16	6010116700	DEED	CICERALE TANYA	TRAVOLTA TIMOTHY	\$409,000	Blk:21 Lot:16
2010-06-16	6010116710	MTG	CICERALE TANYA N	WELLS FARGO BANK	—	Blk:21 Lot:16
2012-11-09	9010248980	DIS-M	CICERALE TANYA N	WELLS FARGO BANK	—	Blk:21 Lot:16

7. Mailing Address & Ownership Trail

The mailing address is where the tax bill is sent. Changes in mailing address indicate transfers of ownership or changes in the owner's mailing address. No owner name is recorded in the MOD-IV data available for this report.

Physical Property Location

Parcel ID	Property Location
21-16	61 DEER TRAIL

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
21-16	109 OTTERHOLE ROAD WEST MILFORD, NJ 07480	1989	1991	3
21-16	11 MEYER PL POMPTON PLAINS, NJ 07444	1992	1999	8

21-16	196 GARSIDE AVE WAYNE, NJ 07470	2000	2001	2
21-16	61 DEER TR STOCKHOLM, NJ 07460	2002	2010	9
21-16	61 DEER TRAIL LAKE RD STOCKHOLM, NJ 07460	2011	2025	15

8. Municipal Meeting References

No relevant municipal meeting references found for Block 21, Lot 16.

9. Caveats

- Assessed value is NOT market value. NJ property assessments reflect the assessor's estimate of value for tax purposes and may diverge significantly from actual sale prices.
- Class 3B (Qualified Farmland) parcels are assessed at agricultural productivity value, which is far below market value. Any entry into or exit from Class 3B creates a large assessed-value swing that is NOT a market event.
- Parcel ID and qualifier changes occur when lots are subdivided, renumbered, or gain/lose qualifiers (e.g., -QFARM). Long-span comparisons across parcel_id changes are approximate.
- Data gaps (missing years) in the tax record may reflect filing delays, database coverage gaps, or actual assessment periods with no change on record.
- Municipal meeting minutes in the local_gov database are OCR-processed and may contain transcription errors, truncated text, or misread characters. Treat excerpts as reference only.
- This report is generated from database records and AI-assisted analysis. Always verify against official municipal and county records before relying on any figure herein.