

# Hardyston Township, NJ

## Property Tax & Municipal Record Report

Block 67.30, Lot 1

Years covered: 2005 – 2025 | Parcel IDs: 67.30-1, 67.30-1-QFARM

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Parcel map: [njparcels.com/property/1911/67.30/1/](https://njparcels.com/property/1911/67.30/1/)

### 1. Parcel Summary

Parcel 67.30-1 has remained at 14.82 acres with R-4 zoning across 21 years of tax records from 2005 through 2025. The property converted from Class 1 Vacant Land to Class 3B Qualified Farm, while its net assessed value fell from \$109,100 to \$5,100. No improvement value was recorded in either the earliest or most recent year. The listed street address also changed from 21 E Park Place in Rutherford to 61 Deer Trail Lake Road in Stockholm, though the property location field stayed as RT 94 in both records.

### Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67.30-1	
67.30-1-QFARM	QFARM

### Property Class History

- 1 -- Vacant Land: 2005–2014
- 3B -- Farm (Qualified): 2015–2025

## 2. Assessment & Tax History

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2005	67.30-1	1	\$109,100	\$109,100	\$0	14.8200	R-4	\$0
2006	67.30-1	1	\$109,100	\$109,100	\$0	14.8200	R-4	\$3,589
2007	67.30-1	1	\$320,000	\$320,000	\$0	14.8200	R-4	\$3,654
2008	67.30-1	1	\$320,000	\$320,000	\$0	14.8200	R-4	\$10,720
2009	67.30-1	1	\$320,000	\$320,000	\$0	14.8200	R-4	\$10,524
2010	67.30-1	1	\$640,000	\$640,000	\$0	14.8200	R-4	\$10,646
2011	67.30-1	1	\$640,000	\$640,000	\$0	14.8200	R-4	\$13,760
2012	67.30-1	1	\$640,000	\$640,000	\$0	14.8200	R-4	\$14,246
2013	67.30-1	1	\$640,000	\$640,000	\$0	14.8200	R-4	\$14,636
2014	67.30-1	1	\$640,000	\$640,000	\$0	14.8200	R-4	\$15,193
2015	67.30-1-QFARM	3B	\$11,700	\$11,700	\$0	14.8200	R-4	\$16,563
2016	67.30-1-QFARM	3B	\$11,700	\$11,700	\$0	14.8200	R-4	\$305
2017	67.30-1-QFARM	3B	\$11,700	\$11,700	\$0	14.8200	R-4	\$312
2018	67.30-1-QFARM	3B	\$5,000	\$5,000	\$0	14.8200	R-4	\$321
2019	67.30-1-QFARM	3B	\$5,000	\$5,000	\$0	14.8200	R-4	\$139
2020	67.30-1-QFARM	3B	\$4,800	\$4,800	\$0	14.8200	R-4	\$141
2021	67.30-1-QFARM	3B	\$4,700	\$4,700	\$0	14.8200	R-4	\$138
2022	67.30-1-QFARM	3B	\$4,700	\$4,700	\$0	14.8200	R-4	\$140
2023	67.30-1-QFARM	3B	\$4,800	\$4,800	\$0	14.8200	R-4	—
2024	67.30-1-QFARM	3B	\$5,000	\$5,000	\$0	14.8200	R-4	—
2025	67.30-1-QFARM	3B	\$5,100	\$5,100	\$0	14.8200	R-4	—

## 3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2006	67.30-1	1	\$109,100	\$109,100	+0.0%	1
2007	67.30-1	1	\$320,000	\$109,100	<b>+193.3%</b>	1
2008	67.30-1	1	\$320,000	\$320,000	+0.0%	1
2009	67.30-1	1	\$320,000	\$320,000	+0.0%	1
2010	67.30-1	1	\$640,000	\$320,000	<b>+100.0%</b>	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2011	67.30-1	1	\$640,000	\$640,000	+0.0%	1
2012	67.30-1	1	\$640,000	\$640,000	+0.0%	1
2013	67.30-1	1	\$640,000	\$640,000	+0.0%	1
2014	67.30-1	1	\$640,000	\$640,000	+0.0%	1
2016	67.30-1-QFARM	3B	\$11,700	\$11,700	+0.0%	1
2017	67.30-1-QFARM	3B	\$11,700	\$11,700	+0.0%	1
2018	67.30-1-QFARM	3B	\$5,000	\$11,700	<b>-57.3%</b>	1
2019	67.30-1-QFARM	3B	\$5,000	\$5,000	+0.0%	1
2020	67.30-1-QFARM	3B	\$4,800	\$5,000	-4.0%	1
2021	67.30-1-QFARM	3B	\$4,700	\$4,800	-2.1%	1
2022	67.30-1-QFARM	3B	\$4,700	\$4,700	+0.0%	1
2023	67.30-1-QFARM	3B	\$4,800	\$4,700	+2.1%	1
2024	67.30-1-QFARM	3B	\$5,000	\$4,800	+4.2%	1
2025	67.30-1-QFARM	3B	\$5,100	\$5,000	+2.0%	1

#### 4. Notable Changes & Flags

- [VALUE SWING] 67.30-1 (2007): 193.31% net value increase.
- [VALUE SWING] 67.30-1 (2010): 100.00% net value increase.
- [VALUE SWING] 67.30-1-QFARM (2018): -57.26% net value decrease.

#### 5. Property Event Timeline

The timeline begins with a distress event on November 23, 2009, when a Tax Sale Certificate was recorded for Block 67.30, Lot 1, listing Cicerale Frank and Beshada Terry and indicating tax delinquency against the property. During 2010, five Hardyston Planning Board agendas appear under a placeholder January 1, 2010 date, with filenames indicating meetings on February 25, March 25, April 22, May 27, and June 24, suggesting sustained municipal review activity in the vicinity of the tax-sale redemption period; however, no zoning changes or specific approvals for this lot are documented in these extracts. No deeds, mortgages, assessment changes, or tax-sale redemption instruments are present between late 2009 and 2013, leaving a four-year gap in the ownership and encumbrance chain. On April 26, 2013, the Sussex County Clerk recorded an instrument coded LIF naming Cicerale Frank and HFH Development Corp, an event type frequently associated with litigation or foreclosure proceedings that requires verification against the official index. Because no deeds or stated consideration amounts appear in the timeline, any conveyance from Cicerale Frank to HFH Development Corp--or a completed tax-foreclosure transfer to another party--remains unconfirmed in this dataset. Consequently, the extract reveals a pattern of tax distress followed by potential legal action, but the lack of conveyance records, the 2010 date placeholder, and the absence of tax-database events create material gaps requiring additional research.

Date	Type	Event	Source
2009-11-23	Tax Sale Certificate	[!] Tax Sale Certificate: CICERALE FRANK / BESHADA TERRY [Blk:67.30 Lot:1]	CLERK
2010-01-01	Meeting / Minutes	hardyston -- pb_02_25_2010_agenda.pdf	MEETING MINS
2010-01-01	Meeting / Minutes	hardyston -- pb_03_25_2010_agenda.pdf	MEETING MINS
2010-01-01	Meeting / Minutes	hardyston -- pb_04_22_2010_agenda.pdf	MEETING MINS
2010-01-01	Meeting / Minutes	hardyston -- pb_05_27_2010_agenda.pdf	MEETING MINS
2010-01-01	Meeting / Minutes	hardyston -- pb_06_24_2010_agenda.pdf	MEETING MINS
2013-04-26	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67.30 Lot:1]	CLERK

## 6. Recorded Instruments (County Clerk)

2 instrument(s) found in the Sussex County Clerk database matching Block 67.30, Lot 1.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2009-11-23	3010273890	TCERT	CICERALE FRANK	BESHADA TERRY	—	Blk:67.30 Lot:1
2013-04-26	6050009830	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67.30 Lot:1

## 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
67.30-1	RT 94
67.30-1-QFARM	RT 94

### Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
67.30-1	21 E PARK PL   RUTHERFORD, NJ   07070	2005	2014	10
67.30-1-QFARM	36 POST RD   HAMBURG, NJ   07419	2015	2015	1
67.30-1-QFARM	61 DEER TRAIL LK RD   STOCKHOLM, NJ   07460	2016	2025	10

## 8. Municipal Meeting References

From February 25 through June 24, 2010, Block 67.30, Lot 1 appeared on five consecutive Hardyston Township Planning Board agendas as the property subject to application PB-2-05-3 by HFH Development Corporation c/o Signature Properties, LLC, which sought an extension for Indian Field Phase 4 together with amended preliminary and final subdivision and site plan approvals and a master plan update. Each document lists the item solely as a scheduled matter, and none records a vote, final decision, or approval outcome for this lot. A related resolution item addressing a three-year extension of the statutory protection period and an amended master plan for Indian Fields Phases I through V appears in some agendas, but it either explicitly references another lot or is not expressly linked to Block 67.30, Lot 1.

## Documents Found: 5

### [1] [pb\\_02\\_25\\_2010\\_agenda.pdf](#)

Source: hardyston | Pages: 2 | Ingested: 2026-05-29

The February 25, 2010 Hardyston Township Planning Board agenda identifies Block 67.30, Lot 1 as the property subject to application PB-2-05-3 by HFH Development Corporation c/o Signature Properties, LLC. The application is an extension request for Indian Field Phase 4, encompassing an amended preliminary and final subdivision, amended preliminary and final site plan, and master plan update. Also listed is a resolution to approve a three-year extension of the statutory protection period and an amended master plan for Indian Fields Phases I through V, though that resolution text explicitly references Block 67, Lot 16.01 rather than Block 67.30, Lot 1. The document does not record any final decision, vote, or approval outcome specifically for Block 67.30, Lot 1; it appears only as a scheduled application.

### [2] [pb\\_03\\_25\\_2010\\_agenda.pdf](#)

Source: hardyston | Pages: 2 | Ingested: 2026-05-29

The March 25, 2010 Hardyston Township Planning Board agenda lists Block 67.30, Lot 1 as the property for application PB-2-05-3 submitted by HFH Development Corporation c/o Signature Properties, LLC. The item is an extension request for Indian Field Phase 4 concerning an amended preliminary and final subdivision, amended preliminary and final site plan, and master plan update. The document does not indicate any vote, decision, or approval outcome for this specific application; it appears solely as a scheduled agenda item. A separate, related agenda entry (PB-2-05-3a/PB-3-05-3a) references a resolution to approve a three-year extension of the statutory protection period for Indian Fields phases I through V, but that entry does not explicitly cite Block 67.30, Lot 1.

### [3] [pb\\_04\\_22\\_2010\\_agenda.pdf](#)

Source: hardyston | Pages: 2 | Ingested: 2026-05-29

The April 22, 2010 Hardyston Township Planning Board agenda lists application PB-2-05-3 specifically for Block 67.30, Lot 1, identifying HFH Development Corporation c/o Signature Properties, LLC as the applicant. The item is an extension request for Indian Field Phase 4 that includes an amended preliminary and final subdivision, amended preliminary and final site plan, and master plan update. The document records no vote, final decision, or zoning approval outcome for this property; it solely places the application on the meeting calendar for consideration.

### [4] [pb\\_05\\_27\\_2010\\_agenda.pdf](#)

Source: hardyston | Pages: 2 | Ingested: 2026-05-29

The May 27, 2010 agenda lists application PB-2-05-3 for Block 67.30, Lot 1, submitted by HFH Development Corporation c/o Signature Properties, LLC, as an extension request for Indian Field Phase 4. The application concerns an amended preliminary and final subdivision, amended preliminary and final site plan, and master plan update. The document also lists a separate, related resolution item proposing a three-year extension of the statutory protection period for HFH applications and approval of an amended master plan for Indian Fields Phases I through V. No final action, vote, or approval outcome for Block 67.30, Lot 1 is recorded in this agenda.

### [5] [pb\\_06\\_24\\_2010\\_agenda.pdf](#)

Source: hardyston | Pages: 2 | Ingested: 2026-05-29

The June 24, 2010 Hardyston Township Planning Board agenda includes application PB-2-05-3 for Block 67.30, Lot 1 as a scheduled item for the meeting. The applicant is identified as HFH Development Corporation c/o Signature Properties, LLC, and the application concerns an extension request for Indian Field Phase 4, along with an amended preliminary and final subdivision, an amended preliminary and final site plan, and a master plan update. The document does not record any final

decision, approval, denial, or variance outcome for this property; it appears solely as a pending matter on the meeting agenda.

## 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.