

Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67, Lot 16.04

Years covered: 1991 – 2025 | Parcel IDs: 67-16.04, 67-16.04-QFARM

Report generated: 2026-06-03 19:36



Parcel map: njparcels.com/property/1911/67/16.04/

1. Parcel Summary

Block 67, Lot 16.04 has been on the tax records from 1991 to 2025, with acreage fluctuating among recorded values of 2.0, 9.82, 11.82, and 12.98 acres. The property changed from Class 1 Vacant Land at RT 94 in Cedar Grove to Class 3B Qualified Farm (QFARM) at WIND MEADOW - REAR in Stockholm. Zoning classifications over the period included B-1 and R-4. Net assessed value fell significantly from \$127,800 in 1991 to \$2,500 in 2025, with improvement value listed as zero in both the earliest and most recent records.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67-16.04	
67-16.04-QFARM	QFARM

Property Class History

- 1 -- Vacant Land: 1991–2019
- 3B -- Farm (Qualified): 2018–2025

2. Assessment & Tax History

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
1991	67-16.04	1	\$127,800	\$127,800	\$0	12.9800	—	\$0
1992	67-16.04	1	\$127,800	\$127,800	\$0	12.9800	—	\$5,635
1993	67-16.04	1	\$127,800	\$127,800	\$0	12.9800	—	\$5,725
1994	67-16.04	1	\$127,800	\$127,800	\$0	12.9800	—	\$6,172
1995	67-16.04	1	\$127,800	\$127,800	\$0	12.9800	—	\$6,581
1999	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$0
2000	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,613
2001	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,625
2002	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,707
2003	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,755
2004	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,891
2005	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,932
2006	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,944
2007	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,979
2008	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,979
2009	67-16.04	1	\$59,100	\$59,100	\$0	11.8200	R-4	\$1,943
2011	67-16.04	1	\$112,300	\$112,300	\$0	11.8200	R-4	\$0
2012	67-16.04	1	\$112,300	\$112,300	\$0	11.8200	R-4	\$2,499
2013	67-16.04	1	\$112,300	\$112,300	\$0	11.8200	R-4	\$2,568
2014	67-16.04	1	\$88,700	\$88,700	\$0	11.8200	R-4	\$2,666
2015	67-16.04	1	\$88,700	\$88,700	\$0	11.8200	R-4	\$2,295
2016	67-16.04	1	\$88,700	\$88,700	\$0	11.8200	R-4	\$2,316
2017	67-16.04	1	\$51,800	\$51,800	\$0	11.8200	R-4	\$2,366
2018	67-16.04	1	\$10,000	\$10,000	\$0	2.0000	R-4	\$1,423
2018	67-16.04-QFARM	3B	\$1,100	\$1,100	\$0	9.8200	R-4	\$0
2019	67-16.04	1	\$10,000	\$10,000	\$0	2.0000	R-4	\$279
2019	67-16.04-QFARM	3B	\$1,100	\$1,100	\$0	9.8200	R-4	\$30
2020	67-16.04-QFARM	3B	\$2,400	\$2,400	\$0	11.8200	R-4	\$31
2021	67-16.04-QFARM	3B	\$2,300	\$2,300	\$0	11.8200	R-4	\$69
2022	67-16.04-QFARM	3B	\$2,300	\$2,300	\$0	11.8200	R-4	\$68

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2023	67-16.04-QFARM	3B	\$2,400	\$2,400	\$0	11.8200	R-4	—
2024	67-16.04-QFARM	3B	\$2,500	\$2,500	\$0	11.8200	B-1	—
2025	67-16.04-QFARM	3B	\$2,500	\$2,500	\$0	11.8200	B-1	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1992	67-16.04	1	\$127,800	\$127,800	+0.0%	1
1993	67-16.04	1	\$127,800	\$127,800	+0.0%	1
1994	67-16.04	1	\$127,800	\$127,800	+0.0%	1
1995	67-16.04	1	\$127,800	\$127,800	+0.0%	1
1999	67-16.04	1	\$59,100	\$127,800	-53.8%	4
2000	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2001	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2002	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2003	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2004	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2005	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2006	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2007	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2008	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2009	67-16.04	1	\$59,100	\$59,100	+0.0%	1
2011	67-16.04	1	\$112,300	\$59,100	+90.0%	2
2012	67-16.04	1	\$112,300	\$112,300	+0.0%	1
2013	67-16.04	1	\$112,300	\$112,300	+0.0%	1
2014	67-16.04	1	\$88,700	\$112,300	-21.0%	1
2015	67-16.04	1	\$88,700	\$88,700	+0.0%	1
2016	67-16.04	1	\$88,700	\$88,700	+0.0%	1
2017	67-16.04	1	\$51,800	\$88,700	-41.6%	1
2018	67-16.04	1	\$10,000	\$51,800	-80.7%	1
2019	67-16.04	1	\$10,000	\$10,000	+0.0%	1
2019	67-16.04-QFARM	3B	\$1,100	\$1,100	+0.0%	1
2020	67-16.04-QFARM	3B	\$2,400	\$1,100	+118.2%	1
2021	67-16.04-QFARM	3B	\$2,300	\$2,400	-4.2%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2022	67-16.04-QFARM	3B	\$2,300	\$2,300	+0.0%	1
2023	67-16.04-QFARM	3B	\$2,400	\$2,300	+4.3%	1
2024	67-16.04-QFARM	3B	\$2,500	\$2,400	+4.2%	1
2025	67-16.04-QFARM	3B	\$2,500	\$2,500	+0.0%	1

4. Notable Changes & Flags

- [DATA GAP] 67-16.04: 4-year gap ending 1999 -- data missing for intervening year(s).
- [VALUE SWING] 67-16.04 (1999): -53.76% net value decrease.
- [DATA GAP] 67-16.04: 2-year gap ending 2011 -- data missing for intervening year(s).
- [VALUE SWING] 67-16.04 (2011): 90.02% net value increase.
- [VALUE SWING] 67-16.04 (2014): -21.02% net value decrease.
- [VALUE SWING] 67-16.04 (2017): -41.60% net value decrease.
- [VALUE SWING] 67-16.04 (2018): -80.69% net value decrease.
- [VALUE SWING] 67-16.04-QFARM (2020): 118.18% net value increase.

5. Property Event Timeline

A November 2009 tax sale certificate naming Cicerale Frank and Beshada Terry places the parcel in tax distress at that time. In April 2013, an LIF instrument involving Cicerale Frank and HFH Development Corp was recorded, indicating subsequent lien or foreclosure-related activity. No instruments or assessment events appear between April 2013 and January 2024, leaving a significant documentary gap. On January 1, 2024, the property's zoning changed from R-4 to B-1 in tax records under parcel identifier 67-16.04-QFARM, though no contemporaneous meeting minutes appear in the timeline to establish the approval authority or related application. On July 28, 2025, Cicerale Frank, described in records as AS OTHER, conveyed ownership to Cicerale Farms for nominal consideration of \$1. A second transfer from the same grantor to the same grantee for the identical \$1 amount was recorded just four days later on August 1, 2025. The duplicate 2025 conveyances require further investigation to determine whether they reflect successive interest transfers, a corrective deed, or a clerical duplication. Throughout the available record, Cicerale Frank remains the consistent ownership link, with the 2025 deeds marking the only documented title transfers.

Date	Type	Event	Source
2009-11-23	Tax Sale Certificate	[!] Tax Sale Certificate: CICERALE FRANK / BESHADA TERRY [Blk:67 Lot:16.04]	CLERK
2013-04-26	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67 Lot:16.04]	CLERK
2024-01-01	Zoning Change	Zoning changed from R-4 -> B-1 (parcel 67-16.04-QFARM)	TAX DB
2025-07-28	Ownership Transfer	Ownership Transfer: CICERALE FRANK AS OTHER -> CICERALE FARMS (\$1) [Blk:67 Lot:16.04]	CLERK
2025-08-01	Ownership Transfer	Ownership Transfer: CICERALE FRANK AS OTHER -> CICERALE FARMS (\$1) [Blk:67 Lot:16.04]	CLERK

6. Recorded Instruments (County Clerk)

4 instrument(s) found in the Sussex County Clerk database matching Block 67, Lot 16.04.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2009-11-23	3010273910	TCERT	CICERALE FRANK	BESHADA TERRY	—	Blk:67 Lot:16.04
2013-04-26	6050009850	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67 Lot:16.04
2025-07-28	2025013339	DEED	CICERALE FRANK AS OTHER	CICERALE FARMS	\$1	Blk:67 Lot:16.04
2025-08-01	2025013716	DEED	CICERALE FRANK AS OTHER	CICERALE FARMS	\$1	Blk:67 Lot:16.04

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
67-16.04	RT 94
67-16.04-QFARM	WIND MEADOW - REAR

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
67-16.04	874 B2 POMPTON AVE CEDAR GROVE, NJ 07009	1991	1995	5
67-16.04	P.O. BOX 300 HAMBURG, NJ 07419	1999	2002	4
67-16.04	PO BOX 300 HAMBURG, NJ 07419	2003	2004	2
67-16.04	21 E PARK PL RUTHERFORD, NJ 07070	2005	2014	10
67-16.04	61 DEER TRAIL LAKE RD STOCKHOLM, NJ 07460	2015	2015	1
67-16.04	61 DEER TRAIL LK RD STOCKHOLM, NJ 07460	2016	2019	4
67-16.04-QFARM	61 DEER TRAIL LK RD STOCKHOLM, NJ 07460	2018	2025	8

8. Municipal Meeting References

No relevant municipal meeting references found for Block 67, Lot 16.04.

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.