

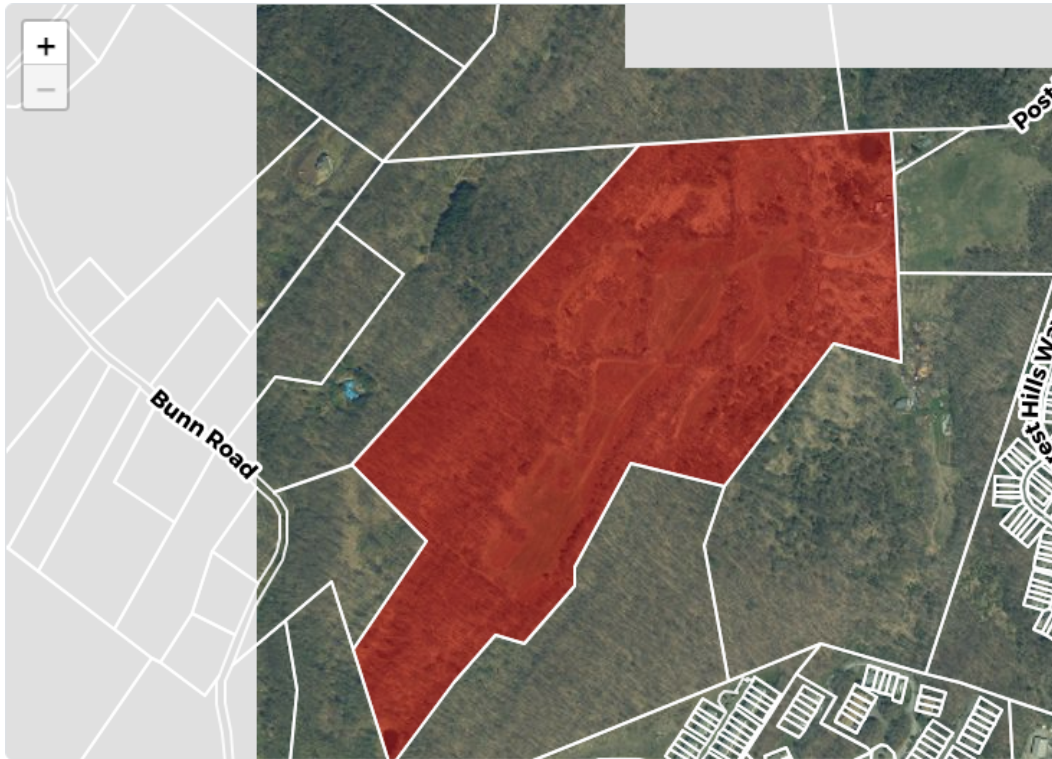
Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67, Lot 18.01

Years covered: 1989 – 2025 | Parcel IDs: 67-18.01, 67-18.01-QFARM

Report generated: 2026-06-03 19:35



Parcel map: njparcels.com/property/1911/67/18.01/

1. Parcel Summary

Parcel 67-18.01 at 28 POST RD has continuous tax records from 1989 through 2025. Its classification moved through property classes 2, 3A, and 3B, with the 2025 record listing class 3B as a qualified farm with a QFARM qualifier. Net assessed value fell sharply from \$193,700 in 1989--including \$56,700 in improvements--to \$15,000 in 2025 with no improvement value. The acreage on file varies between 62.55 and 76.55 acres, the listed street address changed from Cedar Grove to Stockholm, NJ, and zoning is recorded as R-4 in the most recent year.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67-18.01	
67-18.01-QFARM	QFARM

Property Class History

- 2 -- Residential: 1996–2016
- 3A -- Farm (Regular): 1989–2025
- 3B -- Farm (Qualified): 2017–2025

2. Assessment & Tax History

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
1989	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$7,341
1990	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$7,806
1991	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$8,425
1992	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$8,542
1993	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$8,677
1994	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$9,355
1995	67-18.01	3A	\$193,700	\$137,000	\$56,700	62.5500	—	\$9,975
1996	67-18.01	2	\$394,000	\$309,600	\$84,400	62.5500	R-4	\$10,304
1997	67-18.01	2	\$394,000	\$309,600	\$84,400	62.5500	R-4	\$11,504
1998	67-18.01	2	\$394,000	\$309,600	\$84,400	62.5500	R-4	\$11,268
1999	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$11,465
2000	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$11,384
2001	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$11,467
2002	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$12,051
2003	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$12,384
2004	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$13,344
2005	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$13,635
2006	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$13,719
2007	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$13,969
2008	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$13,969
2009	67-18.01	2	\$417,000	\$313,000	\$104,000	62.5500	R-4	\$13,715
2010	67-18.01	2	\$817,000	\$798,500	\$18,500	76.5500	R-4	\$13,873
2011	67-18.01	2	\$684,000	\$665,500	\$18,500	62.5500	R-4	\$17,565
2012	67-18.01	2	\$684,000	\$665,500	\$18,500	62.5500	R-4	\$15,225
2013	67-18.01	2	\$684,000	\$665,500	\$18,500	62.5500	R-4	\$15,643
2014	67-18.01	2	\$639,500	\$623,700	\$15,800	62.5500	R-4	\$16,238
2015	67-18.01	2	\$639,500	\$623,700	\$15,800	62.5500	R-4	\$16,550
2016	67-18.01	2	\$352,100	\$336,300	\$15,800	62.5500	R-4	\$16,703
2017	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	\$9,394

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2017	67-18.01-QFARM	3B	\$13,000	\$13,000	\$0	62.5500	R-4	\$0
2018	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	\$434
2018	67-18.01-QFARM	3B	\$5,000	\$5,000	\$0	62.5500	R-4	\$357
2019	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	\$441
2019	67-18.01-QFARM	3B	\$5,000	\$5,000	\$0	62.5500	R-4	\$139
2020	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	\$447
2020	67-18.01-QFARM	3B	\$4,800	\$4,800	\$0	62.5500	R-4	\$141
2021	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	\$457
2021	67-18.01-QFARM	3B	\$8,400	\$8,400	\$0	62.5500	R-4	\$138
2022	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	\$473
2022	67-18.01-QFARM	3B	\$8,400	\$8,400	\$0	62.5500	R-4	\$251
2023	67-18.01	3A	\$15,800	\$0	\$15,800	—	R-4	—
2023	67-18.01-QFARM	3B	\$14,100	\$14,100	\$0	62.5500	R-4	—
2024	67-18.01	3A	\$16,700	\$0	\$16,700	—	R-4	—
2024	67-18.01-QFARM	3B	\$14,600	\$14,600	\$0	62.5500	R-4	—
2025	67-18.01	3A	\$17,100	\$0	\$17,100	—	R-4	—
2025	67-18.01-QFARM	3B	\$15,000	\$15,000	\$0	62.5500	R-4	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1990	67-18.01	3A	\$193,700	\$193,700	+0.0%	1
1991	67-18.01	3A	\$193,700	\$193,700	+0.0%	1
1992	67-18.01	3A	\$193,700	\$193,700	+0.0%	1
1993	67-18.01	3A	\$193,700	\$193,700	+0.0%	1
1994	67-18.01	3A	\$193,700	\$193,700	+0.0%	1
1995	67-18.01	3A	\$193,700	\$193,700	+0.0%	1
1996	67-18.01	2	\$394,000	\$193,700	+103.4%	1
1997	67-18.01	2	\$394,000	\$394,000	+0.0%	1
1998	67-18.01	2	\$394,000	\$394,000	+0.0%	1
1999	67-18.01	2	\$417,000	\$394,000	+5.8%	1
2000	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2001	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2002	67-18.01	2	\$417,000	\$417,000	+0.0%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2003	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2004	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2005	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2006	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2007	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2008	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2009	67-18.01	2	\$417,000	\$417,000	+0.0%	1
2010	67-18.01	2	\$817,000	\$417,000	+95.9%	1
2011	67-18.01	2	\$684,000	\$817,000	-16.3%	1
2012	67-18.01	2	\$684,000	\$684,000	+0.0%	1
2013	67-18.01	2	\$684,000	\$684,000	+0.0%	1
2014	67-18.01	2	\$639,500	\$684,000	-6.5%	1
2015	67-18.01	2	\$639,500	\$639,500	+0.0%	1
2016	67-18.01	2	\$352,100	\$639,500	-44.9%	1
2017	67-18.01	3A	\$15,800	\$352,100	-95.5%	1
2018	67-18.01	3A	\$15,800	\$15,800	+0.0%	1
2018	67-18.01-QFARM	3B	\$5,000	\$13,000	-61.5%	1
2019	67-18.01	3A	\$15,800	\$15,800	+0.0%	1
2019	67-18.01-QFARM	3B	\$5,000	\$5,000	+0.0%	1
2020	67-18.01	3A	\$15,800	\$15,800	+0.0%	1
2020	67-18.01-QFARM	3B	\$4,800	\$5,000	-4.0%	1
2021	67-18.01	3A	\$15,800	\$15,800	+0.0%	1
2021	67-18.01-QFARM	3B	\$8,400	\$4,800	+75.0%	1
2022	67-18.01	3A	\$15,800	\$15,800	+0.0%	1
2022	67-18.01-QFARM	3B	\$8,400	\$8,400	+0.0%	1
2023	67-18.01	3A	\$15,800	\$15,800	+0.0%	1
2023	67-18.01-QFARM	3B	\$14,100	\$8,400	+67.9%	1
2024	67-18.01	3A	\$16,700	\$15,800	+5.7%	1
2024	67-18.01-QFARM	3B	\$14,600	\$14,100	+3.5%	1
2025	67-18.01	3A	\$17,100	\$16,700	+2.4%	1
2025	67-18.01-QFARM	3B	\$15,000	\$14,600	+2.7%	1

4. Notable Changes & Flags

- [VALUE SWING] 67-18.01 (1996): 103.41% net value increase.

- [CLASS CHANGE] 67-18.01 (1996): property class changed from 3A to 2.
- [VALUE SWING] 67-18.01 (2010): 95.92% net value increase.
- [VALUE SWING] 67-18.01 (2016): -44.94% net value decrease.
- [VALUE SWING] 67-18.01 (2017): -95.51% net value decrease.
- [CLASS CHANGE] 67-18.01 (2017): property class changed from 2 to 3A.
- [VALUE SWING] 67-18.01-QFARM (2018): -61.54% net value decrease.
- [VALUE SWING] 67-18.01-QFARM (2021): 75.00% net value increase.
- [VALUE SWING] 67-18.01-QFARM (2023): 67.86% 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 67-18.01: class 3A -> 2 (change year: 1996)

Year	Role	Class	Class Name	Net Value	Land Value	Improv. Value	Peak / Stable Tax Billed
1995	Before (peak)	3A	Farm (Regular)	\$193,700	\$137,000	\$56,700	\$9,975
2018	After (stable)	2	Residential	\$394,000	\$309,600	\$84,400	\$434

Parcel 67-18.01: class 2 -> 3A (change year: 2017)

Year	Role	Class	Class Name	Net Value	Land Value	Improv. Value	Peak / Stable Tax Billed
2011	Before (peak)	2	Residential	\$352,100	\$336,300	\$15,800	\$17,565
2018	After (stable)	3A	Farm (Regular)	\$15,800	\$0	\$15,800	\$434

5. Property Event Timeline

The parcel was reclassified from Farm (Class 3A) to Residential (Class 2) effective January 1, 1996, but no concurrent ownership or approval documents appear in the provided timeline. Tax distress is recorded in December 2009 via a Tax Sale Certificate naming Beshada Terry, and again in November 2014 via a second certificate referencing US Bank Cust Empire VI and Hardyston Township; no sheriffs deed or foreclosure deed is present to show resolution. Ownership appears to have passed to Frank Cicerale by early 2015, though the deed from Beshada Terry or any intermediate owner is missing from this record set. On January 21, 2015, Frank Cicerale granted a mortgage to TLR-V as holder, followed on March 30, 2015, by an ownership transfer from Cicerale Frank to TLR-V for \$178,000. Effective January 1, 2017, the lot reverted to Farm (Class 3A) while owned by TLR-V, yet no supporting zoning or approval minutes are included in the timeline. By August 8, 2025, the property was conveyed by Cicerale Vally to Cicerale Frank Jr. for \$1, an intra-family transfer; no intervening deed from TLR-V to Cicerale Vally is recorded here. The sequence raises several flags: two unresolved tax-sale certificates, an undocumented acquisition by Frank Cicerale, a mortgage granted to the same entity that became the recorded owner two months later, and a break in title between TLR-V and the later Cicerale owners, all of which merit further investigation.

Date	Type	Event	Source
1996-01-01	Class Change	Class 3A -> 2 (Residential) (parcel 67-18.01) Peak tax before (1995): net \$193,700, tax billed \$9,975 Stable tax after (2018): net \$394,000, tax billed \$434	TAX DB
2009-12-09	Tax Sale Certificate	[!] Tax Sale Certificate: U S BANK-CUST/SASS MUNI V DTR / BESHADA TERRY [Blk:67 Lot:18.01]	CLERK
2014-11-18	Tax Sale Certificate	[!] Tax Sale Certificate: US BANK CUST EMPIRE VI / HARDYSTON TOWNSHIP OF [Blk:67 Lot:18.01]	CLERK
2015-01-21	Mortgage	Mortgage: CICERALE FRANK (holder: TLR-V) [Blk:67 Lot:18.01]	CLERK
2015-03-30	Ownership Transfer	Ownership Transfer: CICERALE FRANK -> TLR-V (\$178,000) [Blk:67 Lot:18.01]	CLERK
2017-01-01	Class Change	Class 2 -> 3A (Farm (Regular)) (parcel 67-18.01) Peak tax before (2011): net \$352,100, tax billed \$17,565 Stable tax after (2018): net \$15,800, tax billed \$434	TAX DB
2025-08-08	Ownership Transfer	Ownership Transfer: CICERALE VALLY -> CICERALE FRANK JR (\$1) [Blk:67 Lot:18.01]	CLERK

6. Recorded Instruments (County Clerk)

5 instrument(s) found in the Sussex County Clerk database matching Block 67, Lot 18.01.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2009-12-09	9010287990	TCERT	U S BANK-CUST/SASS MUNI V DTR	BESHADA TERRY	—	Blk:67 Lot:18.01
2014-11-18	8010193450	TCERT	US BANK CUST EMPIRE VI	HARDYSTON TOWNSHIP OF	—	Blk:67 Lot:18.01
2015-01-21	1010010440	NSS	CICERALE FRANK	TLR-V	—	Blk:67 Lot:18.01
2015-03-30	0010050840	DEED	CICERALE FRANK	TLR-V	\$178,000	Blk:67 Lot:18.01
2025-08-08	2025014216	DEED	CICERALE VALLY	CICERALE FRANK JR	\$1	Blk:67 Lot:18.01

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
67-18.01	28 POST RD
67-18.01-QFARM	28 POST RD

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
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67-18.01	874 POMPTON AVE CEDAR GROVE, NJ 07009	1989	1994	6
67-18.01	C/O 8400 RIVER RD NORTH BERGEN, NJ 07047	1995	1995	1
67-18.01	P.O. BOX 300 HAMBURG, NJ 07419	1996	2002	7
67-18.01	PO BOX 300 HAMBURG, NJ 07419	2003	2004	2
67-18.01	21 E PARK PL RUTHERFORD, NJ 07070	2005	2013	9
67-18.01	1185 AVENUE OF AMERICAS NEW YORK, NY 10036	2014	2015	2
67-18.01	61 DEER TRAIL LK RD STOCKHOLM, NJ 07460	2016	2025	10
67-18.01-QFARM	61 DEER TRAIL LK RD STOCKHOLM, NJ 07460	2017	2025	9

8. Municipal Meeting References

No relevant municipal meeting references found for Block 67, Lot 18.01.

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.