

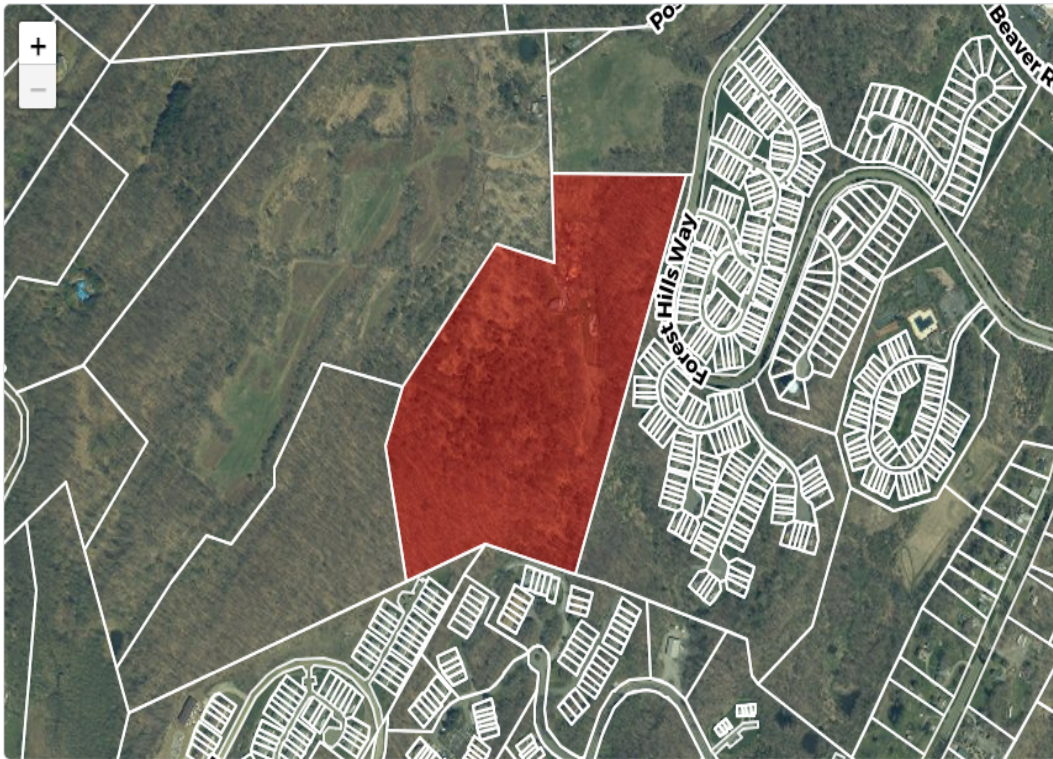
Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67, Lot 18.02

Years covered: 1989 – 2025 | Parcel IDs: 67-18.02, 67-18.02-QFARM

Report generated: 2026-06-03 19:35



Parcel map: njparcels.com/property/1911/67/18.02/

1. Parcel Summary

Parcel 67, Lot 18.02 appears in tax records from 1989 to 2025. The property has carried classes 15F, 3A, and 3B, and the 2025 record shows class 3B with a QFARM qualifier and R-4 zoning; MID2 is also on record. Net assessed value dropped from \$51,400 in 1989 to \$7,700 in 2025, improvement value fell from \$39,400 to \$0, and reported acreage changed from 1.0000 to 29.3200. The property location is listed variously as 36 POST ROAD, 36 POST RD, and POST RD.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67-18.02	
67-18.02-QFARM	QFARM

Property Class History

- 15F -- Other Exempt Properties: 2021–2025
- 3A -- Farm (Regular): 1989–2020
- 3B -- Farm (Qualified): 1989–2025

2. Assessment & Tax History

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
1989	67-18.02	3A	\$51,400	\$12,000	\$39,400	1.0000	—	\$1,898
1989	67-18.02-QFARM	3B	\$7,400	\$7,400	\$0	29.3200	—	\$280
1990	67-18.02	3A	\$51,400	\$12,000	\$39,400	1.0000	—	\$2,021
1990	67-18.02-QFARM	3B	\$7,400	\$7,400	\$0	29.3200	—	\$298
1991	67-18.02	3A	\$51,400	\$12,000	\$39,400	1.0000	—	\$2,185
1991	67-18.02-QFARM	3B	\$7,400	\$7,400	\$0	29.3200	—	\$321
1992	67-18.02	3A	\$51,400	\$12,000	\$39,400	1.0000	—	\$2,216
1992	67-18.02-QFARM	3B	\$7,400	\$7,400	\$0	29.3200	—	\$326
1993	67-18.02	3A	\$51,400	\$12,000	\$39,400	1.0000	—	\$2,252
1993	67-18.02-QFARM	3B	\$7,400	\$7,400	\$0	29.3200	—	\$331
1994	67-18.02	3A	\$115,700	\$76,300	\$39,400	30.3200	—	\$2,432
1995	67-18.02	3A	\$51,400	\$12,000	\$39,400	30.3200	—	\$5,908
1995	67-18.02-QFARM	3B	\$14,550	\$14,550	\$0	—	—	\$0
1996	67-18.02	3A	\$158,400	\$33,500	\$124,900	1.0000	R-4	\$2,684
1996	67-18.02-QFARM	3B	\$6,000	\$6,000	\$0	29.3200	R-4	\$774
1997	67-18.02	3A	\$158,400	\$33,500	\$124,900	1.0000	R-4	\$4,575
1997	67-18.02-QFARM	3B	\$6,000	\$6,000	\$0	29.3200	R-4	\$175
1998	67-18.02	3A	\$158,400	\$33,500	\$124,900	1.0000	R-4	\$4,480
1998	67-18.02-QFARM	3B	\$6,000	\$6,000	\$0	29.3200	R-4	\$171
1999	67-18.02	3A	\$223,600	\$36,000	\$187,600	1.0000	R-4	\$4,559
1999	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$174
2000	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,054
2000	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$188
2001	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$5,378
2001	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$189
2002	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$5,593
2002	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$199
2003	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$5,817
2003	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$204

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2004	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,233
2004	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$220
2005	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,375
2005	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$225
2006	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,415
2006	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$227
2007	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,537
2007	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$231
2008	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,537
2008	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$231
2009	67-18.02	3A	\$202,600	\$34,000	\$168,600	1.0000	R-4	\$6,413
2009	67-18.02-QFARM	3B	\$6,900	\$6,900	\$0	29.3200	MID2	\$226
2010	67-18.02	3A	\$418,500	\$72,300	\$346,200	1.0000	R-4	\$6,490
2010	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$229
2011	67-18.02	3A	\$368,400	\$72,300	\$296,100	1.0000	R-4	\$8,747
2011	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$174
2012	67-18.02	3A	\$368,400	\$72,300	\$296,100	1.0000	R-4	\$7,950
2012	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$180
2013	67-18.02	3A	\$368,400	\$72,300	\$296,100	1.0000	R-4	\$8,175
2013	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$185
2014	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$8,495
2014	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$192
2015	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$7,878
2015	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$209
2016	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$7,954
2016	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$211
2017	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$8,130
2017	67-18.02-QFARM	3B	\$8,100	\$8,100	\$0	29.3200	MID2	\$216
2018	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$8,384
2018	67-18.02-QFARM	3B	\$7,500	\$7,500	\$0	29.3200	MID2	\$222
2019	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$8,529
2019	67-18.02-QFARM	3B	\$7,500	\$7,500	\$0	29.3200	MID2	\$209
2020	67-18.02	3A	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$8,645
2020	67-18.02-QFARM	3B	\$7,300	\$7,300	\$0	29.3200	MID2	\$212

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2021	67-18.02	15F	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$8,843
2021	67-18.02-QFARM	3B	\$7,100	\$7,100	\$0	29.3200	MID2	\$211
2022	67-18.02	15F	\$314,100	\$65,900	\$248,200	1.0000	R-4	\$0
2022	67-18.02-QFARM	3B	\$7,100	\$7,100	\$0	29.3200	MID2	\$212
2023	67-18.02	15F	\$314,100	\$65,900	\$248,200	1.0000	R-4	—
2023	67-18.02-QFARM	3B	\$7,300	\$7,300	\$0	29.3200	MID2	—
2024	67-18.02	15F	\$531,800	\$80,800	\$451,000	1.0000	R-4	—
2024	67-18.02-QFARM	3B	\$7,500	\$7,500	\$0	29.3200	R-4	—
2025	67-18.02	15F	\$540,800	\$80,800	\$460,000	1.0000	R-4	—
2025	67-18.02-QFARM	3B	\$7,700	\$7,700	\$0	29.3200	R-4	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1990	67-18.02	3A	\$51,400	\$51,400	+0.0%	1
1990	67-18.02-QFARM	3B	\$7,400	\$7,400	+0.0%	1
1991	67-18.02	3A	\$51,400	\$51,400	+0.0%	1
1991	67-18.02-QFARM	3B	\$7,400	\$7,400	+0.0%	1
1992	67-18.02	3A	\$51,400	\$51,400	+0.0%	1
1992	67-18.02-QFARM	3B	\$7,400	\$7,400	+0.0%	1
1993	67-18.02	3A	\$51,400	\$51,400	+0.0%	1
1993	67-18.02-QFARM	3B	\$7,400	\$7,400	+0.0%	1
1994	67-18.02	3A	\$115,700	\$51,400	+125.1%	1
1995	67-18.02	3A	\$51,400	\$115,700	-55.6%	1
1995	67-18.02-QFARM	3B	\$14,550	\$7,400	+96.6%	2
1996	67-18.02	3A	\$158,400	\$51,400	+208.2%	1
1996	67-18.02-QFARM	3B	\$6,000	\$14,550	-58.8%	1
1997	67-18.02	3A	\$158,400	\$158,400	+0.0%	1
1997	67-18.02-QFARM	3B	\$6,000	\$6,000	+0.0%	1
1998	67-18.02	3A	\$158,400	\$158,400	+0.0%	1
1998	67-18.02-QFARM	3B	\$6,000	\$6,000	+0.0%	1
1999	67-18.02	3A	\$223,600	\$158,400	+41.2%	1
1999	67-18.02-QFARM	3B	\$6,900	\$6,000	+15.0%	1
2000	67-18.02	3A	\$202,600	\$223,600	-9.4%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2000	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2001	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2001	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2002	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2002	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2003	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2003	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2004	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2004	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2005	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2005	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2006	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2006	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2007	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2007	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2008	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2008	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2009	67-18.02	3A	\$202,600	\$202,600	+0.0%	1
2009	67-18.02-QFARM	3B	\$6,900	\$6,900	+0.0%	1
2010	67-18.02	3A	\$418,500	\$202,600	+106.6%	1
2010	67-18.02-QFARM	3B	\$8,100	\$6,900	+17.4%	1
2011	67-18.02	3A	\$368,400	\$418,500	-12.0%	1
2011	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1
2012	67-18.02	3A	\$368,400	\$368,400	+0.0%	1
2012	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1
2013	67-18.02	3A	\$368,400	\$368,400	+0.0%	1
2013	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1
2014	67-18.02	3A	\$314,100	\$368,400	-14.7%	1
2014	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1
2015	67-18.02	3A	\$314,100	\$314,100	+0.0%	1
2015	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1
2016	67-18.02	3A	\$314,100	\$314,100	+0.0%	1
2016	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1
2017	67-18.02	3A	\$314,100	\$314,100	+0.0%	1
2017	67-18.02-QFARM	3B	\$8,100	\$8,100	+0.0%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2018	67-18.02	3A	\$314,100	\$314,100	+0.0%	1
2018	67-18.02-QFARM	3B	\$7,500	\$8,100	-7.4%	1
2019	67-18.02	3A	\$314,100	\$314,100	+0.0%	1
2019	67-18.02-QFARM	3B	\$7,500	\$7,500	+0.0%	1
2020	67-18.02	3A	\$314,100	\$314,100	+0.0%	1
2020	67-18.02-QFARM	3B	\$7,300	\$7,500	-2.7%	1
2021	67-18.02	15F	\$314,100	\$314,100	+0.0%	1
2021	67-18.02-QFARM	3B	\$7,100	\$7,300	-2.7%	1
2022	67-18.02	15F	\$314,100	\$314,100	+0.0%	1
2022	67-18.02-QFARM	3B	\$7,100	\$7,100	+0.0%	1
2023	67-18.02	15F	\$314,100	\$314,100	+0.0%	1
2023	67-18.02-QFARM	3B	\$7,300	\$7,100	+2.8%	1
2024	67-18.02	15F	\$531,800	\$314,100	+69.3%	1
2024	67-18.02-QFARM	3B	\$7,500	\$7,300	+2.7%	1
2025	67-18.02	15F	\$540,800	\$531,800	+1.7%	1
2025	67-18.02-QFARM	3B	\$7,700	\$7,500	+2.7%	1

4. Notable Changes & Flags

- [VALUE SWING] 67-18.02 (1994): 125.10% net value increase.
- [VALUE SWING] 67-18.02 (1995): -55.57% net value decrease.
- [DATA GAP] 67-18.02-QFARM: 2-year gap ending 1995 -- data missing for intervening year(s).
- [VALUE SWING] 67-18.02-QFARM (1995): 96.62% net value increase.
- [VALUE SWING] 67-18.02 (1996): 208.17% net value increase.
- [VALUE SWING] 67-18.02-QFARM (1996): -58.76% net value decrease.
- [VALUE SWING] 67-18.02 (1999): 41.16% net value increase.
- [VALUE SWING] 67-18.02 (2010): 106.56% net value increase.
- [CLASS CHANGE] 67-18.02 (2021): property class changed from 3A to 15F.
- [VALUE SWING] 67-18.02 (2024): 69.31% 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 67-18.02: class 3A -> 15F (change year: 2021)

Year	Role	Class	Class Name	Net Value	Land Value	Improv. Value	Peak / Stable Tax Billed
2011	Before (peak)	3A	Farm (Regular)	\$314,100	\$65,900	\$248,200	\$8,747
2021	After (stable)	15F	Other Exempt Properties	\$314,100	\$65,900	\$248,200	\$8,843

5. Property Event Timeline

Vally M. Cicerale is the earliest identified owner, appearing in a July 16, 1999 mortgage to Valley National Bank; the timeline does not contain the deed by which Cicerale acquired the property. Between 1999 and 2009, Vally Cicerale repeatedly encumbered the parcel, recording mortgages with Valley National Bank (1999, 2004), a P-MTG with Affinity Federal Credit Union (2002), and a mortgage to Mortgage Electronic Registration Systems Inc (2009), while a January 20, 2006 cancellation action involved Valley National Bank. On October 10, 2013, ownership transferred from Vally M. Cicerale to Frank Cicerale, though no consideration amount is indicated in the available records. No distress events--such as tax sales, sheriffs deeds, lis pendens, or foreclosures--appear in the timeline. The parcel was rezoned from R-4 to MID2 on January 1, 1999, near the beginning of Cicerale's recorded ownership period, and subsequently reverted to R-4 on January 1, 2024. On January 1, 2021, the assessment class shifted to 15F (Other Exempt Properties), close in time to Hardyston Township meeting minutes dated February 24, 2021, but the minutes substance is not provided and no recorded instrument explains the exempt reclassification.

Date	Type	Event	Source
1999-01-01	Zoning Change	Zoning changed from R-4 -> MID2 (parcel 67-18.02-QFARM)	TAX DB
1999-07-16	MTG	MTG: CICERALE, VALLY M / VALLEY NATIONAL BANK [Blk:67 Lot:18.02]	CLERK
2002-05-31	P-MTG	P-MTG: CICERALE, VALLY M / AFFINITY FEDERAL CREDIT UNION [Blk:67 Lot:18.02]	CLERK
2004-05-13	P-MTG	P-MTG: CICERALE, VALLY M / VALLEY NATIONAL BANK [Blk:67 Lot:18.02]	CLERK
2006-01-20	CAN	CAN: CICERALE, VALLY M / VALLEY NATIONAL BANK [Blk:67 Lot:18.02]	CLERK
2009-09-09	MTG	MTG: CICERALE VALLY M / MORTGAGE ELECTRONIC REGISTRATION SYS INC [Blk:67 Lot:18.02]	CLERK
2013-10-10	Ownership Transfer	Ownership Transfer: CICERALE VALLY M -> CICERALE FRANK [Blk:67 Lot:18.02]	CLERK
2021-01-01	Class Change	Class 3A -> 15F (Other Exempt Properties) (parcel 67-18.02) Peak tax before (2011): net \$314,100, tax billed \$8,747 Stable tax after (2021): net \$314,100, tax billed \$8,843	TAX DB
2021-01-01	Meeting / Minutes	hardyston -- tc_02_24_2021.pdf	MEETING MINS
2021-01-01	Meeting / Minutes	hardyston -- tc_02_24_2021_agenda.pdf	MEETING MINS
2024-01-01	Zoning Change	Zoning changed from MID2 -> R-4 (parcel 67-18.02-QFARM)	TAX DB

6. Recorded Instruments (County Clerk)

6 instrument(s) found in the Sussex County Clerk database matching Block 67, Lot 18.02.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
1999-07-16	6010017075	MTG	CICERALE, VALLY M	VALLEY NATIONAL BANK	—	Blk:67 Lot:18.02
2002-05-31	1010018659	P-MTG	CICERALE, VALLY M	AFFINITY FEDERAL CREDIT UNION	—	Blk:67 Lot:18.02
2004-05-13	3010019208	P-MTG	CICERALE, VALLY M	VALLEY NATIONAL BANK	—	Blk:67 Lot:18.02
2006-01-20	0010050076	CAN	CICERALE, VALLY M	VALLEY NATIONAL BANK	—	Blk:67 Lot:18.02
2009-09-09	9010217410	MTG	CICERALE VALLY M	MORTGAGE ELECTRONIC REGISTRATION SYS INC	—	Blk:67 Lot:18.02
2013-10-10	0010237260	DEED	CICERALE VALLY M	CICERALE FRANK	—	Blk:67 Lot:18.02

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
67-18.02	36 POST ROAD
67-18.02-QFARM	36 POST RD

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
67-18.02	RR 1,BOX 252 HAMBURG, NJ 07419	1989	1991	3
67-18.02	RD1, BOX 252 HAMBURG, NJ 07419	1992	1995	4
67-18.02	24 POST RD HAMBURG, NJ 07419	1996	1996	1
67-18.02	PO BOX 252 HAMBURG, NJ 07419	1997	2003	7
67-18.02	36 POST RD HAMBURG, NJ 07419	2004	2025	22
67-18.02-QFARM	RR 1,BOX 252 HAMBURG, NJ 07419	1989	1991	3
67-18.02-QFARM	RD1, BOX 252 HAMBURG, NJ 07419	1992	1995	4
67-18.02-QFARM	P.O. BOX 121 HAMBURG, NJ 07419	1996	1998	3
67-18.02-QFARM	P.O. BOX 252 HAMBURG, NJ 07419	1999	2002	4
67-18.02-QFARM	PO BOX 252 HAMBURG, NJ 07419	2003	2003	1
67-18.02-QFARM	36 POST RD HAMBURG, NJ 07419	2004	2025	22

8. Municipal Meeting References

On February 24, 2021, the Hardyston Township Council considered and approved Resolution #14-21 for Block 67, Lot 18.02 (36 Post Road), owned by Frank Cicerale, authorizing a \$2,275.97 property tax refund to PNC Bank after the bank erroneously paid taxes on the permanently Disabled Veteran-exempt property. While the meeting agenda listed the item only as a Disabled Veteran Refund scheduled under New Business, the resolution records the final action, including Councilman Kulas motion, Councilman Verrillis second, Deputy Mayor Cicereles abstention, and the motions passage by the remaining members. Both documents address solely this administrative tax refund and make no mention of zoning, variances, or other land-use matters.

Documents Found: 2

[1] tc_02_24_2021.pdf

Source: hardyston | Pages: 7 | Ingested: 2026-05-29

On February 24, 2021, the Hardyston Township Council approved Resolution #14-21 for Block 67, Lot 18.02 (36 Post Road), owned by Frank Cicerale. The resolution authorized the Tax Collector to refund PNC Bank \$2,275.97 because the bank had erroneously paid the November 1, 2020 property taxes on the exempt property, which holds a permanent Disabled Veteran full exemption. Councilman Kula moved to approve the resolution, Councilman Verrilli seconded, and Deputy Mayor Cicerele abstained; the motion carried with all other present members in favor. The document does not mention any zoning, variance, or other land-use approvals for this property.

[2] tc_02_24_2021_agenda.pdf

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The property at Block 67, Lot 18.02 (36 Post Road) appears in the February 24, 2021 meeting agenda as the subject of Tax Collector Resolution #14-21 under the New Business section. The resolution is described as a Disabled Veteran Refund involving PNC Bank and Frank Cicerale. The document does not record any vote, decision, or final action on the item, nor does it reference any zoning, variance, or approval outcomes for the property. It is listed only as a matter scheduled for consideration at the meeting.

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.