

Hardyston Township, NJ

Property Tax & Municipal Record Report

Block 67, Lot 19

Years covered: 1989 – 2025 | Parcel IDs: 67-19, 67-19-QFARM

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Parcel map: njparcels.com/property/1911/67/19/

1. Parcel Summary

Block 67, Lot 19 has appeared on the tax rolls continuously from 1989 to 2025 as a 14-acre parcel with zero improvement value recorded in the earliest and most recent years. The property has carried classes 1, 3A, and 3B at various times, transitioning from Class 3A (Farm Regular) in 1989 to Class 3B (Farm Qualified) in 2025 with the addition of a QFARM qualifier. Its assessed net value decreased from \$140,000 in 1989 to \$1,700 in 2025, while the recorded address changed from Cedar Grove, New Jersey to Stockholm, New Jersey. The parcel is currently zoned R-4 and has maintained a consistent acreage of 14.0000 throughout the 36-year period.

Parcel IDs & Qualifiers Found

Parcel ID	Qualifier
67-19	
67-19-QFARM	QFARM

Property Class History

- 1 -- Vacant Land: 1991–2014
- 3A -- Farm (Regular): 1989–1990
- 3B -- Farm (Qualified): 2015–2025

2. Assessment & Tax History

Year	Parcel ID	Class	Net Value	Land Value	Improv. Value	Acreage	Zoning	Tax Billed (Prior Yr)
1989	67-19	3A	\$140,000	\$140,000	\$0	14.0000	—	\$5,306
1990	67-19	3A	\$140,000	\$140,000	\$0	14.0000	—	\$5,642
1991	67-19	1	\$140,000	\$140,000	\$0	14.0000	—	\$6,090
1992	67-19	1	\$140,000	\$140,000	\$0	14.0000	—	\$6,174
1993	67-19	1	\$140,000	\$140,000	\$0	14.0000	—	\$6,272
1994	67-19	1	\$140,000	\$140,000	\$0	14.0000	—	\$6,762
1995	67-19	1	\$140,000	\$140,000	\$0	14.0000	—	\$7,210
1996	67-19	1	\$73,200	\$73,200	\$0	14.0000	R-4	\$7,448
1997	67-19	1	\$73,200	\$73,200	\$0	14.0000	R-4	\$2,137
1998	67-19	1	\$73,200	\$73,200	\$0	14.0000	R-4	\$2,093
1999	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,130
2000	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$1,911
2001	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$1,925
2002	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,023
2003	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,079
2004	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,240
2005	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,289
2006	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,303
2007	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,345
2008	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,345
2009	67-19	1	\$70,000	\$70,000	\$0	14.0000	R-4	\$2,302
2011	67-19	1	\$133,000	\$133,000	\$0	14.0000	R-4	\$0
2012	67-19	1	\$133,000	\$133,000	\$0	14.0000	R-4	\$2,960
2013	67-19	1	\$133,000	\$133,000	\$0	14.0000	R-4	\$3,041
2014	67-19	1	\$126,000	\$126,000	\$0	14.0000	R-4	\$3,157
2015	67-19-QFARM	3B	\$11,100	\$11,100	\$0	14.0000	R-4	\$3,260
2016	67-19-QFARM	3B	\$11,100	\$11,100	\$0	14.0000	R-4	\$289
2017	67-19-QFARM	3B	\$11,100	\$11,100	\$0	14.0000	R-4	\$296

Year	Parcel ID	Classes	Net Value	Land Value	Improv. Value	Acres	Zoning	Tax Billed (Prior Yr)
2018	67-19-QFARM	3B	\$9,200	\$9,200	\$0	14.0000	R-4	\$305
2019	67-19-QFARM	3B	\$9,200	\$9,200	\$0	14.0000	R-4	\$257
2020	67-19-QFARM	3B	\$9,000	\$9,000	\$0	14.0000	R-4	\$260
2021	67-19-QFARM	3B	\$1,500	\$1,500	\$0	14.0000	R-4	\$260
2022	67-19-QFARM	3B	\$1,500	\$1,500	\$0	14.0000	R-4	\$44
2023	67-19-QFARM	3B	\$1,600	\$1,600	\$0	14.0000	R-4	—
2024	67-19-QFARM	3B	\$1,600	\$1,600	\$0	14.0000	R-4	—
2025	67-19-QFARM	3B	\$1,700	\$1,700	\$0	14.0000	R-4	—

3. Year-over-Year Value Changes

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
1990	67-19	3A	\$140,000	\$140,000	+0.0%	1
1991	67-19	1	\$140,000	\$140,000	+0.0%	1
1992	67-19	1	\$140,000	\$140,000	+0.0%	1
1993	67-19	1	\$140,000	\$140,000	+0.0%	1
1994	67-19	1	\$140,000	\$140,000	+0.0%	1
1995	67-19	1	\$140,000	\$140,000	+0.0%	1
1996	67-19	1	\$73,200	\$140,000	-47.7%	1
1997	67-19	1	\$73,200	\$73,200	+0.0%	1
1998	67-19	1	\$73,200	\$73,200	+0.0%	1
1999	67-19	1	\$70,000	\$73,200	-4.4%	1
2000	67-19	1	\$70,000	\$70,000	+0.0%	1
2001	67-19	1	\$70,000	\$70,000	+0.0%	1
2002	67-19	1	\$70,000	\$70,000	+0.0%	1
2003	67-19	1	\$70,000	\$70,000	+0.0%	1
2004	67-19	1	\$70,000	\$70,000	+0.0%	1
2005	67-19	1	\$70,000	\$70,000	+0.0%	1
2006	67-19	1	\$70,000	\$70,000	+0.0%	1
2007	67-19	1	\$70,000	\$70,000	+0.0%	1
2008	67-19	1	\$70,000	\$70,000	+0.0%	1
2009	67-19	1	\$70,000	\$70,000	+0.0%	1
2011	67-19	1	\$133,000	\$70,000	+90.0%	2
2012	67-19	1	\$133,000	\$133,000	+0.0%	1

Year	Parcel ID	Class	Net Value	Prev Net Value	% Change	Year Gap
2013	67-19	1	\$133,000	\$133,000	+0.0%	1
2014	67-19	1	\$126,000	\$133,000	-5.3%	1
2016	67-19-QFARM	3B	\$11,100	\$11,100	+0.0%	1
2017	67-19-QFARM	3B	\$11,100	\$11,100	+0.0%	1
2018	67-19-QFARM	3B	\$9,200	\$11,100	-17.1%	1
2019	67-19-QFARM	3B	\$9,200	\$9,200	+0.0%	1
2020	67-19-QFARM	3B	\$9,000	\$9,200	-2.2%	1
2021	67-19-QFARM	3B	\$1,500	\$9,000	-83.3%	1
2022	67-19-QFARM	3B	\$1,500	\$1,500	+0.0%	1
2023	67-19-QFARM	3B	\$1,600	\$1,500	+6.7%	1
2024	67-19-QFARM	3B	\$1,600	\$1,600	+0.0%	1
2025	67-19-QFARM	3B	\$1,700	\$1,600	+6.2%	1

4. Notable Changes & Flags

- [CLASS CHANGE] 67-19 (1991): property class changed from 3A to 1.
- [VALUE SWING] 67-19 (1996): -47.71% net value decrease.
- [DATA GAP] 67-19: 2-year gap ending 2011 -- data missing for intervening year(s).
- [VALUE SWING] 67-19 (2011): 90.00% net value increase.
- [VALUE SWING] 67-19-QFARM (2021): -83.33% net value decrease.

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 67-19: class 3A -> 1 (change year: 1991)

Year	Role	Class	Class Name	Net Value	Land Value	Improv. Value	Peak / Stable Tax Billed
1990	Before (peak)	3A	Farm (Regular)	\$140,000	\$140,000	\$0	\$5,642
2000	After (stable)	1	Vacant Land	\$140,000	\$140,000	\$0	\$1,911

5. Property Event Timeline

The tax assessment history for Block 67, Lot 19 shows a classification change from Class 3A to Class 1 (Vacant Land) effective January 1, 1991, yet the extracted records contain no township meeting minutes or ownership deeds to illuminate the context of that reclassification. On November 23, 2009, a Tax Sale Certificate was recorded naming Beshada Terry as the certificate holder for the parcel then associated with Cicerale Frank, indicating a tax-delinquency distress event. No deed conveying title from the tax sale certificate holder--or from any other grantor to grantee--appears

in the timeline, leaving a critical gap in the post-2009 ownership chain. Recorded instruments labeled LIF (April 26, 2013) and FIN-J (July 21, 2014) were subsequently filed between Cicerale Frank and HFH Development Corp, suggesting a pattern of sustained lien or judgment activity against the property during that period. Because no deeds, consideration amounts, or releases are present in these extracts, it remains undocumented whether HFH Development Corp obtained an ownership interest or merely a secured interest, and whether Cicerale Frank retained title through 2014. Additionally, the absence of any extracted township or board of education meeting minutes prevents correlating the 1991 tax class change with adjacent land-use approvals or ownership actions. Overall, the property history is fragmentary: ownership must be inferred from tax sale and lien records rather than deeds, and the unresolved 2013-2014 instruments warrant further record review to determine current title status.

Date	Type	Event	Source
1991-01-01	Class Change	Class 3A -> 1 (Vacant Land) (parcel 67-19) Peak tax before (1990): net \$140,000, tax billed \$5,642 Stable tax after (2000): net \$140,000, tax billed \$1,911	TAX DB
2009-11-23	Tax Sale Certificate	[!] Tax Sale Certificate: CICERALE FRANK / BESHADA TERRY [Blk:67 Lot:19]	CLERK
2013-04-26	LIF	LIF: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67 Lot:19]	CLERK
2014-07-21	FIN-J	FIN-J: CICERALE FRANK / HFH DEVELOPMENT CORP [Blk:67 Lot:19]	CLERK

6. Recorded Instruments (County Clerk)

3 instrument(s) found in the Sussex County Clerk database matching Block 67, Lot 19.

Date	Instr#	Type	Grantor	Grantee	Consideration	Block/Lot
2009-11-23	3010273880	TCERT	CICERALE FRANK	BESHADA TERRY	—	Blk:67 Lot:19
2013-04-26	6050009870	LIF	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67 Lot:19
2014-07-21	1010116330	FIN-J	CICERALE FRANK	HFH DEVELOPMENT CORP	—	Blk:67 Lot:19

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
67-19	POST RD REAR
67-19-QFARM	POST RD - REAR

Mailing Address History (Ownership Proxy)

Parcel ID	Mailing Address	From	To	Yrs
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67-19	874 B2 POMPTON AVE CEDAR GROVE, NJ 07009	1989	1994	6
67-19	C/O 8400 RIVER RD NORTH BERGEN, NJ 07047	1995	1995	1
67-19	P.O. BOX 300 HAMBURG, NJ 07419	1996	2002	7
67-19	PO BOX 300 HAMBURG, NJ 07419	2003	2004	2
67-19	21 E PARK PL RUTHERFORD, NJ 07070	2005	2014	10
67-19-QFARM	36 POST RD HAMBURG, NJ 07419	2015	2015	1
67-19-QFARM	61 DEER TRAIL LK RD STOCKHOLM, NJ 07460	2016	2025	10

8. Municipal Meeting References

No relevant municipal meeting references found for Block 67, Lot 19.

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.