

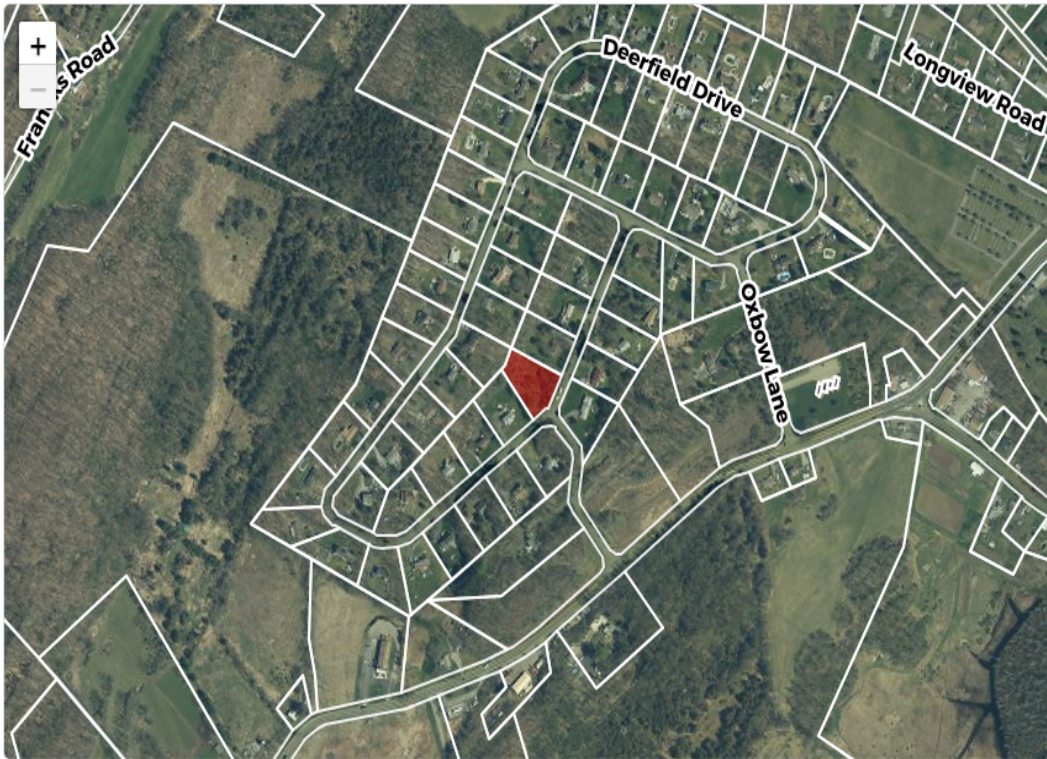
# Hardyston Township, NJ

## Property Tax & Municipal Record Report

Block 72.03, Lot 6

Years covered: 1989 – 2025 | Parcel IDs: 72.03-6

Report generated: 2026-06-03 19:35



Parcel map: [njparcels.com/property/1911/72.03/6/](https://njparcels.com/property/1911/72.03/6/)

### 1. Parcel Summary

Parcel 72.03, Lot 6 at 47 DEERFIELD DR has maintained a continuous Class 1 (Vacant Land) classification throughout the 1989-2025 record period, with no improvement value recorded in any year. The net assessed value increased from \$12,000 in 1989 to \$23,300 in 2025. The parcel carried both MID2 and MID3 zoning designations over the period, and recorded acreage varied between 1.0600 and 1.1938.

#### Parcel IDs & Qualifiers Found

| Parcel ID | Qualifier |
|-----------|-----------|
| 72.03-6   |           |

#### Property Class History

- 1 -- Vacant Land: 1989–2025

## 2. Assessment & Tax History

| Year | Parcel ID | Classes | Net Value | Land Value | Improv. Value | Acres  | Zoning | Tax Billed (Prior Yr) |
|------|-----------|---------|-----------|------------|---------------|--------|--------|-----------------------|
| 1989 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$454                 |
| 1990 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$483                 |
| 1991 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$522                 |
| 1992 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$529                 |
| 1993 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$537                 |
| 1994 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$579                 |
| 1995 | 72.03-6   | 1       | \$12,000  | \$12,000   | \$0           | —      | —      | \$618                 |
| 1996 | 72.03-6   | 1       | \$44,000  | \$44,000   | \$0           | 1.1938 | —      | \$638                 |
| 1997 | 72.03-6   | 1       | \$18,000  | \$18,000   | \$0           | 1.1938 | —      | \$1,284               |
| 1998 | 72.03-6   | 1       | \$18,000  | \$18,000   | \$0           | 1.1938 | —      | \$514                 |
| 1999 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$523                 |
| 2000 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,097               |
| 2001 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,105               |
| 2002 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,161               |
| 2003 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,193               |
| 2004 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,286               |
| 2005 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,314               |
| 2006 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,322               |
| 2007 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,346               |
| 2008 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,346               |
| 2009 | 72.03-6   | 1       | \$40,200  | \$40,200   | \$0           | 1.0600 | MID2   | \$1,322               |
| 2010 | 72.03-6   | 1       | \$79,600  | \$79,600   | \$0           | 1.0600 | MID2   | \$1,337               |
| 2011 | 72.03-6   | 1       | \$79,600  | \$79,600   | \$0           | 1.0600 | MID2   | \$1,711               |
| 2012 | 72.03-6   | 1       | \$79,600  | \$79,600   | \$0           | 1.0600 | MID2   | \$1,771               |
| 2013 | 72.03-6   | 1       | \$79,600  | \$79,600   | \$0           | 1.0600 | MID2   | \$1,820               |
| 2014 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$1,889               |
| 2015 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$478                 |
| 2016 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$483                 |
| 2017 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$493                 |
| 2018 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$508                 |
| 2019 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$517                 |
| 2020 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$523                 |
| 2021 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$535                 |

| Year | Parcel ID | Classes | Net Value | Land Value | Improv. Value | Acres  | Zoning | Tax Billed (Prior Yr) |
|------|-----------|---------|-----------|------------|---------------|--------|--------|-----------------------|
| 2022 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | \$554                 |
| 2023 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID2   | —                     |
| 2024 | 72.03-6   | 1       | \$18,500  | \$18,500   | \$0           | 1.0600 | MID3   | —                     |
| 2025 | 72.03-6   | 1       | \$23,300  | \$23,300   | \$0           | 1.0600 | MID3   | —                     |

### 3. Year-over-Year Value Changes

| Year | Parcel ID | Class | Net Value | Prev Net Value | % Change       | Year Gap |
|------|-----------|-------|-----------|----------------|----------------|----------|
| 1990 | 72.03-6   | 1     | \$12,000  | \$12,000       | +0.0%          | 1        |
| 1991 | 72.03-6   | 1     | \$12,000  | \$12,000       | +0.0%          | 1        |
| 1992 | 72.03-6   | 1     | \$12,000  | \$12,000       | +0.0%          | 1        |
| 1993 | 72.03-6   | 1     | \$12,000  | \$12,000       | +0.0%          | 1        |
| 1994 | 72.03-6   | 1     | \$12,000  | \$12,000       | +0.0%          | 1        |
| 1995 | 72.03-6   | 1     | \$12,000  | \$12,000       | +0.0%          | 1        |
| 1996 | 72.03-6   | 1     | \$44,000  | \$12,000       | <b>+266.7%</b> | 1        |
| 1997 | 72.03-6   | 1     | \$18,000  | \$44,000       | <b>-59.1%</b>  | 1        |
| 1998 | 72.03-6   | 1     | \$18,000  | \$18,000       | +0.0%          | 1        |
| 1999 | 72.03-6   | 1     | \$40,200  | \$18,000       | <b>+123.3%</b> | 1        |
| 2000 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2001 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2002 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2003 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2004 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2005 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2006 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2007 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2008 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2009 | 72.03-6   | 1     | \$40,200  | \$40,200       | +0.0%          | 1        |
| 2010 | 72.03-6   | 1     | \$79,600  | \$40,200       | <b>+98.0%</b>  | 1        |
| 2011 | 72.03-6   | 1     | \$79,600  | \$79,600       | +0.0%          | 1        |
| 2012 | 72.03-6   | 1     | \$79,600  | \$79,600       | +0.0%          | 1        |
| 2013 | 72.03-6   | 1     | \$79,600  | \$79,600       | +0.0%          | 1        |
| 2014 | 72.03-6   | 1     | \$18,500  | \$79,600       | <b>-76.8%</b>  | 1        |
| 2015 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%          | 1        |

| Year | Parcel ID | Class | Net Value | Prev Net Value | % Change      | Year Gap |
|------|-----------|-------|-----------|----------------|---------------|----------|
| 2016 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2017 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2018 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2019 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2020 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2021 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2022 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2023 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2024 | 72.03-6   | 1     | \$18,500  | \$18,500       | +0.0%         | 1        |
| 2025 | 72.03-6   | 1     | \$23,300  | \$18,500       | <b>+25.9%</b> | 1        |

#### 4. Notable Changes & Flags

- [VALUE SWING] 72.03-6 (1996): 266.67% net value increase.
- [VALUE SWING] 72.03-6 (1997): -59.09% net value decrease.
- [VALUE SWING] 72.03-6 (1999): 123.33% net value increase.
- [VALUE SWING] 72.03-6 (2010): 98.01% net value increase.
- [VALUE SWING] 72.03-6 (2014): -76.76% net value decrease.
- [VALUE SWING] 72.03-6 (2025): 25.95% net value increase.

#### 5. Property Event Timeline

The timeline begins with an October 18, 2010, municipal tax certificate involving property owner Stanley Sobas and Hardyston Township, indicating a tax-lien encumbrance against the parcel. On December 21, 2015, an assignment of tax certificate transferred the lien interest to Frank Cicerale. Cicerale commenced foreclosure against Sobas by filing a lis pendens on January 29, 2016, and obtained a final judgment on September 22, 2016. Notably, the extract contains no recorded sheriffs deed or other conveyance following the final judgment, leaving the post-foreclosure chain of title unresolved. All instruments in this timeline are distress-related; no voluntary deeds, mortgage satisfactions, or stated consideration amounts appear. On January 1, 2024, the parcel was rezoned from MID2 to MID3, an event isolated from any ownership transfers or recorded approvals in the provided record set. Researchers should verify whether a foreclosure deed, redemption, or subsequent conveyance was recorded after the 2016 judgment and examine whether the 2024 zoning change relates to an unrecorded site-plan or variance approval under current ownership.

| Date       | Type          | Event   | Source |
|------------|---------------|---|--------|
| 2010-10-18 | M TCERT       | M TCERT: SOBAS STANLEY / HARDYSTON TOWNSHIP OF [Blk:72.03 Lot:6]  | CLERK  |
| 2015-12-21 | A-TCERT       | A-TCERT: CICERALE FRANK / HARDYSTON TOWNSHIP OF [Blk:72.03 Lot:6] | CLERK  |
| 2016-01-29 | LIF           | LIF: CICERALE FRANK / SOBAS STANLEY [Blk:72.03 Lot:6]             | CLERK  |
| 2016-09-22 | FIN-J         | FIN-J: CICERALE FRANK / SOBAS STANLEY [Blk:72.03 Lot:6]           | CLERK  |
| 2024-01-01 | Zoning Change | Zoning changed from MID2 -> MID3 (parcel 72.03-6)                 | TAX DB |

## 6. Recorded Instruments (County Clerk)

4 instrument(s) found in the Sussex County Clerk database matching Block 72.03, Lot 6.

| Date       | Instr#     | Type    | Grantor        | Grantee               | Consideration | Block/Lot       |
|------------|------------|---------|----------------|-----------------------|---------------|-----------------|
| 2010-10-18 | 8010203770 | M TCERT | SOBAS STANLEY  | HARDYSTON TOWNSHIP OF | —             | Blk:72.03 Lot:6 |
| 2015-12-21 | 1010239630 | A-TCERT | CICERALE FRANK | HARDYSTON TOWNSHIP OF | —             | Blk:72.03 Lot:6 |
| 2016-01-29 | 9050003310 | LIF     | CICERALE FRANK | SOBAS STANLEY         | —             | Blk:72.03 Lot:6 |
| 2016-09-22 | 2010178080 | FIN-J   | CICERALE FRANK | SOBAS STANLEY         | —             | Blk:72.03 Lot:6 |

## 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 |
|-----------|-------------------|
| 72.03-6   | 47 DEERFIELD DR   |

### Mailing Address History (Ownership Proxy)

| Parcel ID | Mailing Address                                | From | To   | Yrs |
|-----------|--|------|------|-----|
| 72.03-6   | 75 COTTAGE PL   GARFIELD, NJ   07026           | 1989 | 2012 | 24  |
| 72.03-6   | 1185 AVENUE OF AMERICAS   NEW YORK, NY   10036 | 2013 | 2016 | 4   |
| 72.03-6   | 36 POST RD   HAMBURG, NJ   07419               | 2017 | 2025 | 9   |

## 8. Municipal Meeting References

No relevant municipal meeting references found for Block 72.03, Lot 6.

## 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.