



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A  
Pataskala, Ohio 43062

### AGRICULTURAL PROTECTION DISTRICT REPORT

February 6, 2023

#### Background

An Agricultural District provides protection for farmers against nuisance lawsuits, defer expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases. Placing property in an Agricultural District allows a farm to continue to operate without incurring unreasonable pressures from urbanization.

To qualify, the land must be in agricultural production and be comprised of tracts, lots or parcels that are at least 10 acres in size or have generated an average gross income of at least \$2,500 during the past three years.

When the property is located within the boundaries of a municipal corporation, a public hearing must be held by the municipal council to consider the appropriateness of authorizing or renewing the Agricultural District designation. It must be determined that Agricultural District designation would not present a substantial adverse effect on the provision of municipal services, efficient use of land, orderly growth and development of the municipal corporation or the public health, safety or welfare.

#### Application: Brush

<b>Owner:</b>	Victoria L. Brush
<b>Owner's Address:</b>	5530 Columbia Road SW
<b>Parcel Numbers:</b>	063-141444-00.000, 063-141264-00.000 & 063-140772-00.000
<b>Property Location:</b>	5530 Columbia Road SW and 0 Columbia Road SW
<b>Acres:</b>	138.56 acres (Total)

#### Staff Review

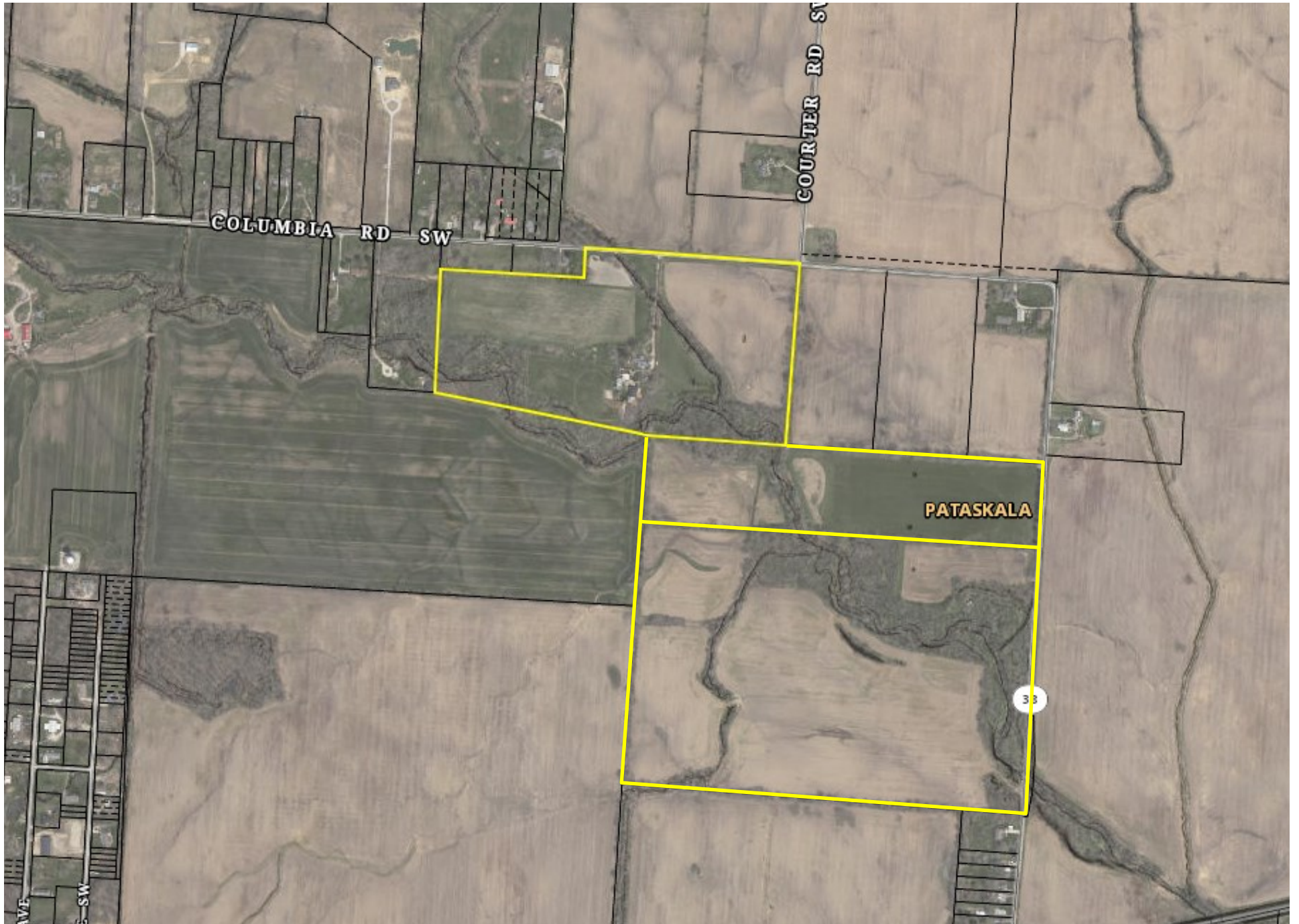
- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG - Agricultural
East	AG - Agricultural
South	AG - Agricultural
West	AG - Agricultural

- Future Land Use Map: The subject properties are recommended for Agricultural Easement. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Rural
East	Medium Density Mixed Use/Village Mixed Use
South	Village Mixed Use
West	Conservation Rural/Medium Density Mixed Use

- Area Development: None
- Infrastructure Plans: None
- Comments: Staff has no objections to this application.



# APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application \_\_\_\_\_  
Renewal Application ☒

A. Owner's Name: BRUSH VICTORIA L

Owner's Address: 5530 COLUMBIA RD SW PATASKALA OH 43062

Description of land as shown on property tax statement: \_\_\_\_\_

Location of Property \_\_\_\_\_  
Street or Road \_\_\_\_\_  
County Licking

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-141444-00.000	73.5600
PATASKALA LK HGHTS LSD-WLJFD	063-141264-00.000	40.0000
PATASKALA LK HGHTS LSD-WLJFD	063-140772-00.000	25.0000
TOTAL # OF ACRES:		138.5600

B. Does any of the land lie within a municipal corporation limit? Yes ☒ No \_\_\_\_\_  
If **YES**, REMEMBER a copy of this application must be submitted to the Clerk of the municipal legislative body.

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 of the Ohio Revised Code?  
Yes ☒ No \_\_\_\_\_ If "NO" show the following evidence of land use:

	Last Year # of Acres	2 Years Ago # of Acres	3 Years Ago # of Acres
Cropland			
Permanent Pasture used for animal husbandry			
Woodland devoted to commercial timber & nursery stock			
Land Retirement Program pursuant to an agreement with a federal agency			
Conservation Program pursuant to an agreement with a federal agency			
Building Areas devoted to agricultural production			
Roads, building areas, and all other non agricultural areas			
Total Acres			

D. Does the land for which the application is being made total 10 acres or more devoted exclusively to agricultural production or devoted to and qualified for payments or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government? Yes ☒ No \_\_\_\_\_

If "NO", complete the following:

1. Attach evidence of the gross income for each of the past three (3) years, or
2. If the owner anticipates that the land will produce an annual gross income of twenty-five hundred Dollars or more, evidence must be attached showing the anticipated gross income.

By signing this application I authorize the county auditor or his duly appointed agent to inspect the property described above to verify the accuracy of this application. I declare this application (including accompanying exhibits) has been examined by me and to the best of my knowledge and belief is a true, accurate and correct report.

Signature of Owner: Victoria L Brush Date: January 6, 2023

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: \_\_\_\_\_

County Auditor's Signature: \_\_\_\_\_

Date Filed (if required) with Clerk of Municipal Corporation: January 9, 2023

Clerk's Signature: Kathy M Haskins

## Action of legislative body of Municipal Corporation

Application Approved \_\_\_\_\_, Approved with Modifications \_\_\_\_\_, \* Rejected \_\_\_\_\_ \*

Date of Legislative Action \_\_\_\_\_, Clerk's Signature \_\_\_\_\_

\*if modified or rejected, attach reason for modification or rejection



# Michael L. Smith

## Auditor, Licking County, Ohio

### BRUSH VICTORIA L COLUMBIA RD

Parcel #: 063-141444-00.000

Rt #: 063-007.00-013.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
School District: LICKING HEIGHTS LSD  
Neighborhood: 07700 Pataskala -- SE Quarter  
Classification: 110 CAUV Vacant land  
Acreage:  
Property Desc: 73.56 AC LOT 14

1 of 1



### ATTRIBUTES

Story Height:  
Exterior Wall:  
Heating:  
Cooling:  
Basement:  
Attic:

Total Rooms:  
Bedrooms:  
Family Rooms:  
Dining Rooms:

Full Baths:  
Half Baths:  
Other Fixtures:

Year Built:  
Finished Living Area:

Fireplace Openings:  
Fireplace Stacks:

Basement Garage(s):  
Basement Finished: No

### AREA

First Floor:  
Upper Floor:  
Attic:  
Half Story:  
Crawl:  
Basement:

### VALUES

(by tax year)		Land	Improvement	Total
2021	Market	688,800	0	688,800
	CAUV	62,030	0	62,030
2020	Market	688,800	0	688,800
	CAUV	62,030	0	62,030
2019	Market	510,200	0	510,200
	CAUV	118,820	0	118,820

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
11/03/2011	1	WD - WARRANTY	336000.00	2323	N	Y	MCDONALD JOAN ET AL
09/04/2009	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	MCDONALD JOAN ET AL
11/06/2000	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
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### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	682.75	682.75	1365.50
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	682.75	682.75	1365.50
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	682.75	682.75	1365.50



# Michael L. Smith

## Auditor, Licking County, Ohio

### BRUSH VICTORIA L COLUMBIA RD

Parcel #: 063-140772-00.000

Rt #: 063-007.00-014.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
School District: LICKING HEIGHTS LSD  
Neighborhood: 07700 Pataskala -- SE Quarter  
Classification: 110 CAUV Vacant land  
Acreage:  
Property Desc: 25.00 AC 15 -1 -4 LOT 14

1 of 1



### ATTRIBUTES

Story Height:  
Exterior Wall:  
Heating:  
Cooling:  
Basement:  
Attic:

Total Rooms:  
Bedrooms:  
Family Rooms:  
Dining Rooms:

Full Baths:  
Half Baths:  
Other Fixtures:

Year Built:  
Finished Living Area:

Fireplace Openings:  
Fireplace Stacks:

Basement Garage(s):  
Basement Finished: No

### AREA

First Floor:  
Upper Floor:  
Attic:  
Half Story:  
Crawl:  
Basement:

### VALUES

(by tax year)		Land	Improvement	Total
2021	Market	208,700	0	208,700
	CAUV	33,440	0	33,440
2020	Market	208,700	0	208,700
	CAUV	33,440	0	33,440
2019	Market	154,600	0	154,600
	CAUV	54,530	0	54,530

### SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
01/07/2008	2	EX - EXEMPT CONVEYANCE	0.00		N	N	BRUSH C BERNARD & VICTORIA L
12/28/2007	2	EX - EXEMPT CONVEYANCE	0.00		N	N	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
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### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	367.94	367.94	735.88
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	367.94	367.94	735.88
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	367.94	367.94	735.88





# Michael L. Smith

## Auditor, Licking County, Ohio

### BRUSH VICTORIA L 5530 COLUMBIA RD

Parcel #: 063-141264-00.000

Rt #: 063-007.00-017.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD  
School District: LICKING HEIGHTS LSD  
Neighborhood: 07700 Pataskala -- SE Quarter  
Classification: 111 CAUV general farm  
Acreage:  
Property Desc: 40.00 AC LOTS 14-18 15- 1- 4

1 of 1



### ATTRIBUTES

Story Height: 1  
Exterior Wall: Frame  
Heating: Central Warm Air  
Cooling: None  
Basement: Pt Bsmt/Pt Crawl  
Attic: None

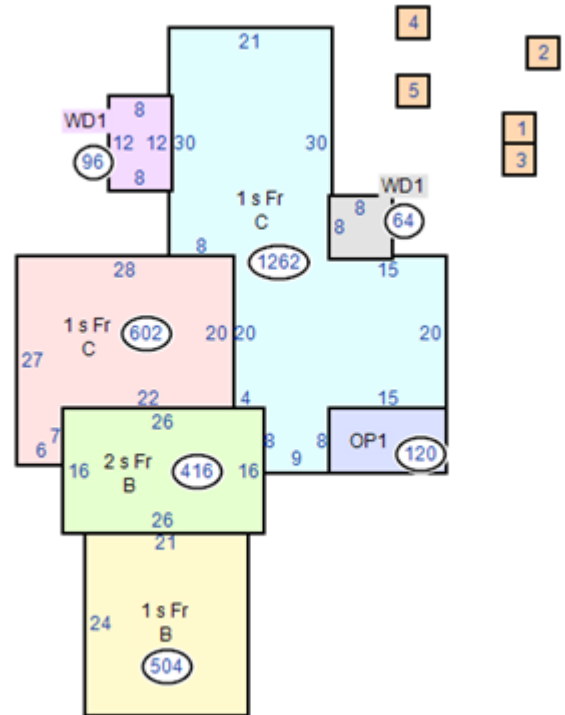
Total Rooms: 8.0  
Bedrooms: 3.0  
Family Rooms:  
Dining Rooms: 0.0

Full Baths: 1.0  
Half Baths: 1.0  
Other Fixtures: 0.0

Year Built: 1920  
Finished Living Area: 3,200

Fireplace Openings: 2.0  
Fireplace Stacks: 2.0

Basement Garage(s): 0.0  
Basement Finished: No



### AREA

First Floor: 2,784  
Upper Floor: 416  
Attic: 0  
Half Story: 0  
Crawl: 1,864  
Basement: 920

### VALUES

	(by tax year)	Land	Improvement	Total
2021	Market CAUV	370,000	160,800	530,800
2020	Market CAUV	84,590	0	84,590
2019	Market CAUV	274,000	125,600	399,600
		99,080	0	99,080

### SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
01/07/2008	2 EX - EXEMPT CONVEYANCE	0.00		N	N	BRUSH C BERNARD & VICTORIA L
12/28/2007	2 EX - EXEMPT CONVEYANCE	0.00		N	N	Refer to deed

### IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 PB3 - Pole Barn Average Dflr 3 Side	1980	864	8,300
5 SH1 - Shed	1970	200	3,500
1 PB1 - Pole Barn Average Dflr 4 Side	1960	864	6,900
3 PB3 - Pole Barn Average Dflr 3 Side	1920	420	2,200
4 FB1 - Flat Barn	1920	1,824	17,800
6 LT1 - Lean To	1950	972	2,500
7 CP1 - Canopy Unfinished	1970	312	2,500

### TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2392.29	2392.29	4784.58
Pen/Int/Adj	0.00	0.00	0.00	0.00
Recoupment	0.00	0.00	0.00	0.00
Specials	0.00	0.00	0.00	0.00
Gross Due	0.00	2392.29	2392.29	4784.58
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	2392.29	2392.29	4784.58