



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 21, 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: James C. Helfrich

Owner:	James C. Helfrich
Owner's Address:	P.O. Box 921. Pataskala, Ohio 43062
Parcel Numbers:	063-140694-00.000, 063-140688-00.000 & 063-140142-01.000
Property Locations:	0 Cable Road, 10658 Cable Road & 10625 Cable Road
Acres:	40.26 acres (Total)

Staff Review

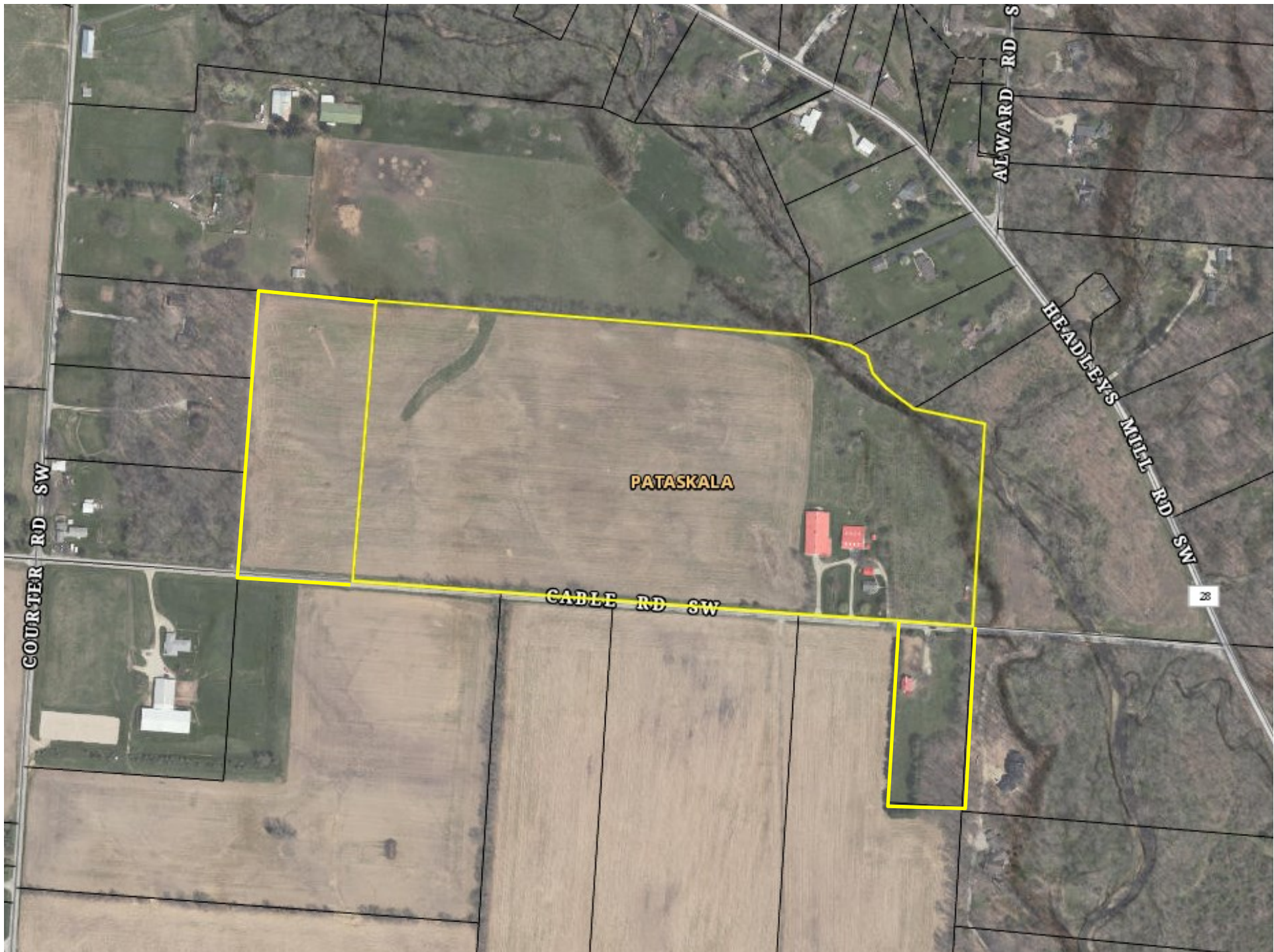
- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned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

Direction	Future Land Use Designation
North	Conservation Rural
East	Conservation Rural
South	Conservation Rural
West	Conservation Rural

- 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 X

A. Owner's Name: HELFRICH JAMES C
Owner's Address: PO BOX 921 PATASKALA OH 43062
Description of land as shown on property tax statement: _____
Location of Property _____ Licking
Street or Road _____ County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140694-00.000	7.0000
PATASKALA LK HGHTS LSD-WLJFD	063-140688-00.000	30.7500
PATASKALA LK HGHTS LSD-WLJFD	063-140142-01.000	2.5100
TOTAL # OF ACRES:		40.2600

B. Does any of the land lie within a municipal corporation limit? Yes X 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 X 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: [Signature] Date: 1-27-23

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: 1-27-2023
Clerk's Signature: [Signature]

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

HELFRICH JAMES C
CABLE RD

Parcel #: 063-140694-00.000

Rt #: 063-002.00-025.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07400 Pataskala -- NE Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 7.00 AC LOT 13 PT

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	64,900	0	64,900
	CAUV	5,700	0	5,700
2020	Market	64,900	0	64,900
	CAUV	5,700	0	5,700
2019	Market	48,100	0	48,100
	CAUV	10,580	0	10,580

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
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IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	62.90	62.90	125.80
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	62.90	62.90	125.80
Payments	0.00	62.90	62.90	125.80
Net Due	0.00	0.00	0.00	0.00



1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFJD
School District: LICKING HEIGHTS LSD
Neighborhood: 07400 Pataskala -- NE Quarter
Classification: 111 CAUV general farm
Acreage:
Property Desc: 30.75 AC LOT 13



BOR 2017

ATTRIBUTES

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

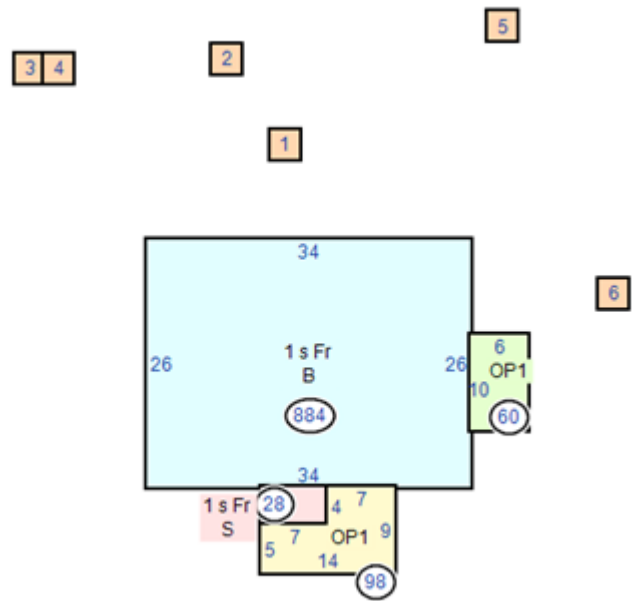
Total Rooms:	4.0
Bedrooms:	2.0
Family Rooms:	
Dining Rooms:	0.0

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

Year Built: 1850
Finished Living Area: 912

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0.0
Basement Finished: No

**AREA**

First Floor:	912
Upper Floor:	0
Attic:	0
Half Story:	0
Crawl:	0
Basement:	884

VALUES

5 (by tax year)

Land Improvement

Total

2021	Market CAUV	325,700 68,060	134,600 0	460,300 68,060
2020	Market CAUV	325,700 68,060	134,600 0	460,300 68,060
2019	Market CAUV	241,200 76,720	112,200 0	353,400 76,720

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
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IMPROVEMENTS

	Description	Yr Built	SqFt	Value
2	PB1 - Pole Barn Average Dflr 4 Side	1960	3,600	19,800
3	PB1 - Pole Barn Average Dflr 4 Side	1996	7,200	62,700
1	GD1 - Detached Conc Blk Garage	1950	546	7,000
4	LT1 - Lean To	1996	384	2,000
5	SH7 - Shed - No Value	1900	0	0
6	CP1 - Canopy Unfinished	1900	0	0
7	CC2 - Corn Crib Wire	2000	140	1,200

TAXES

TAXES	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2230.65	2230.65	4461.30
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	2230.65	2230.65	4461.30
Payments	0.00	2230.65	2230.65	4461.30
Net Due	0.00	0.00	0.00	0.00

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Michael L. Smith

Auditor, Licking County, Ohio

HELFRICH JAMES C
10625 CABLE RD

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07400 Pataskala -- NE Quarter
Classification: 599 Other Residential Structures
Acreage:
Property Desc: 2.51 AC LOT 18

Parcel #: 063-140142-01.000

Rt #: 063-002.00-072.003

1 of 1



BOR 2017

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: 1

Fireplace Openings:
Fireplace Stacks:

Basement Garage(s):
Basement Finished: No

2

1

AREA

First Floor: 0
Upper Floor: 0
Attic: 0
Half Story: 0
Crawl: 0
Basement: 0

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	36,700	15,400	52,100
	CAUV	1,290	0	1,290
2020	Market	36,700	15,400	52,100
	CAUV	1,290	0	1,290
2019	Market	36,700	12,300	49,000
	CAUV	2,420	0	2,420

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
06/25/2012	1	WD - WARRANTY	28355.00	4029	Y	Y	GOLDEN EAGLE INVESTMENTS LLC
05/31/2012	1	SH - SHERIFF	23334.00	3807	N	N	DICKERSON KEVIN EUGENE & SUSAN ELAINE

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 FB1 - Flat Barn	2012	720	16,800
2 SH8 - Shed - Personal Property	2012	0	0

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	183.66	183.66	367.32
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	183.66	183.66	367.32
Payments	0.00	183.66	183.66	367.32
Net Due	0.00	0.00	0.00	0.00

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