

CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

March 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: Emswiler

Application. Linswile	
Owner:	Howard P. & Rosemary A. Emswiler, Trustees
Owner's Address:	13167 Morse Road
Parcel Numbers:	064-152862-00.007, 064-152862-00.000, 064-152838-01.000, 064-152712-
	00.000, 063-144672-00.000, 063-144666-00.000, 063-144318-00.000, 063-
	144312-00.000, 063-144306-00.000, 063-144300-00.000, 063-144294-00.000,
	063-140424-03.000 (12 Total)
Property Locations:	Etna Parkway, Broad Street, Hazelton-Etna Road, Mink Street
Acres:	289.06 acres (Total)

Staff Review

- <u>Average Gross Income Qualification</u>: 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 R-87 Medium-Low Density Residential, PDD Planned Development District, PM – Planned Manufacturing, AG – Agricultural. Surrounding properties are zoned as follows:

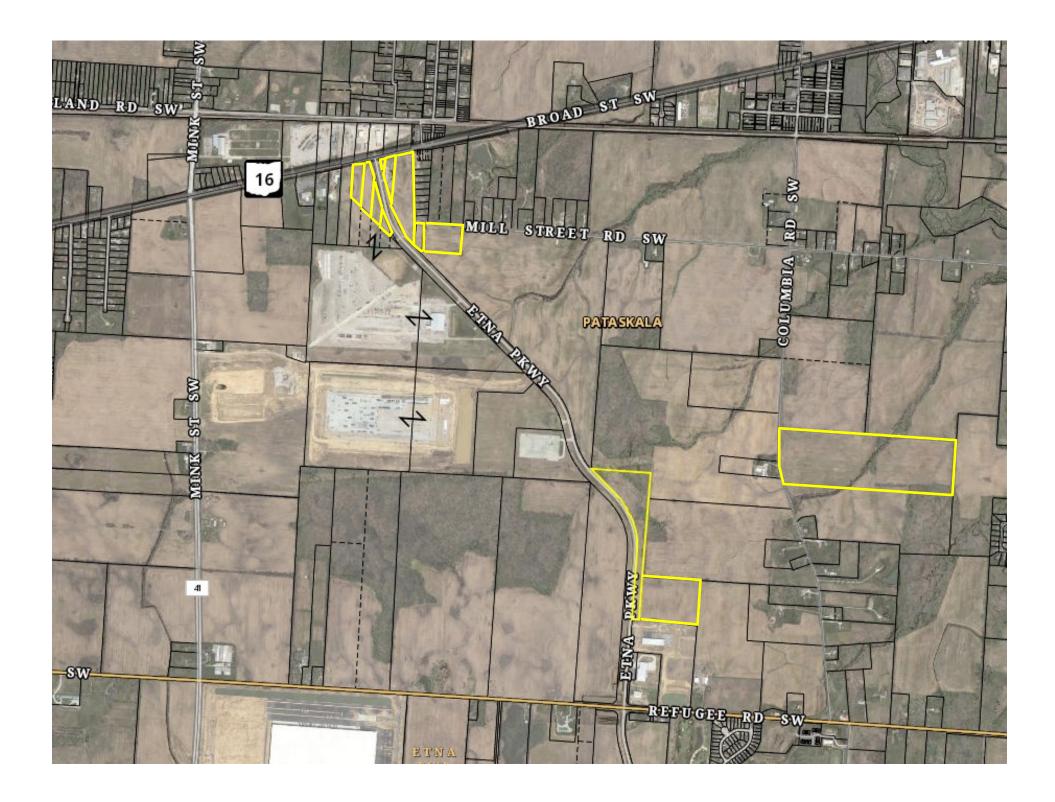
Direction	Zoning
North	AG – Agricultural, PDD – Planned Development District, PM – Planned
NOILII	Manufacturing, R-20 – Medium Density Residential, M-1 – Light Manufacturing
East	AG – Agricultural, Harrison Township, PM – Planned Manufacturing, GB – general
EdSt	Business
South	Medium-Low Density Residential, AG – Agricultural, PM – Planned Manufacturing,
South	Etna Township
West	Medium-Low Density Residential, PDD – Planned Development District, PM –
vvest	Planned Manufacturing, AG – Agricultural

• <u>Future Land Use Map</u>: The subject properties are recommended for Conservation Rural, Medium Density Mixed Use, Flex Industrial, Conservation Suburban. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Rural, Medium Density Mixed Use, Flex Industrial, Agricultural
NOILII	Easement
East	Conservation Rural, Harrison Township, Flex Industrial, Conservation Suburban
South	Conservation Rural, Medium Density Mixed Use, Flex Industrial, Etna Township,
South	Conservation Suburban, Innovation
West	Conservation Suburban, Medium Density Mixed Use, Innovation, Flex Industrial

- <u>Area Development</u>: Red Chip Farms industrial development located near the properties within the Corporate Park.
- <u>Infrastructure Plans</u>: Sewer installation along Etna Parkway located near the properties within the Corporate Park
- <u>Comments</u>: In reviewing the application it was determined that two of the properties listed (064-152862-00.001 and 064-152898-00.000) changed ownership in December last year. After speaking with the Auditor's office, they said to remove those two properties and not consider them as part of this application. Staff has highlighted those parcels on the application for reference.

Staff has no objections to this application.







771 FILE NUMBER

New Application __

APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

Description of land as shown on property tax statement: Location of Property Street or Road TAX DISTRICT(S) PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	PARCEL NUM 064-152862-00 064-152862-00 064-152838-0 064-152712-00	0.007 0.001	Licking County # OF ACRES 12,5200 43,1700
TAX DISTRICT(S) PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	064-152862-00 064-152862-00 064-152838-0	0.007 0.001	County # OF ACRES 12,5200
TAX DISTRICT(S) PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	064-152862-00 064-152862-00 064-152838-0	0.007 0.001	# OF ACRES 12,5200
PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	064-152862-00 064-152862-00 064-152838-0	0.007 0.001	12,5200
PATASKALA SW-LK LSD-WLJFD PATASKALA SW-LK LSD-WLJFD PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	064-152862-00 064-152838-01		43 1700
PATASKALA SW-LK LSD-WLJFD PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	064-152838-0	000	70.1700
PATASKALA SW-LK LSD-WLJFD PATASKALA LK HGHTS LSD-WLJFD	-	2.000	13.5300
PATASKALA LK HGHTS LSD-WLJFD	064 152712-00	1.000	46.8600
	004-132712-00	0.000	46.5900
PATASKALA LK HGHTS LSD-WLJFD	063-144672-00	0.000	0.9700
	063-144666-00	0.000	5,2000
PATASKALA LK HGHTS LSD-WLJFD	063-144318-00	0.000	2.5100
	TOTAL#	OF ACRES:	171.3500
Is the land presently being taxed at its current agricultural use valuation und Yes No If "NO" show the following evidence of land	use:	2 Years Ago	
ropland	# of Acres	# of Acres	# of Acres
ermanent Pasture used for animal husbandry			
loodland devoted to commercial timber & nursery stock			
and Retirement Program pursuant to an agreement with a federal agency			
onservation Program pursuant to an agreement with a federal agency			
uilding Areas devoted to agricultural production			
oads, building areas, and all other non agricultural areas			
otal Acres			
Does the land for which the application is being made total 10 acres or mor devoted to and qualified for payments or other compensation under a land agreement with an agency of the federal government: If "NO", complete the following: 1. Attach evidence of the gross income for each of the past three (3) yea. 2. If the owner anticipates that the land will produce an annual gross incompollars or more, evidence must be attached showing the anticipated gross.	retirement or con Yes ars, or me of twenty-five ross income.	No	ural production or am under an
signing this application I authorize the county auditor or his duly appointed a scribed above to verify the accuracy of this application. I declare this applicat amined by me and to the best of my knowledge and belief is a true, accurate	tion (including ac and correct repo	companying ex ort.	4
gnature of Owner: May Vie for How and Eusian to BELOW THIS LINE FOR OFFICIAL I	7112	pate: 2/8	123
e filed with County Auditor:			
nty Auditor's Signature:			
e Filed (if required) with Clerk of Municipal Corporation: 2/8/20	23		
rk's Signature: Kathy M Hoskins			
ion of legislative body of Municipal Corporation			
lication Approved, Approved with Modifications, *	Rejected	*	

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

New Application

APPLICATION FOR PLACEMENT OF FARMLAND IN AN AGRICULTURAL DISTRICT

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

	F	Renewal Applica	tion	
A. Owner's Name: EMSWILER HOWARD P & ROSEMARY A TRUSTEES				
Owner's Address: 13167 MORSE RD SW PATASKALA OH 43062				
Description of land as shown on property tax statement:				
Location of Property			Licking	
Street or Road			County	
TAX DISTRICT(S) PATASKALA LK HGHTS LSD-WLJFD	063-144312-00		# OF ACRES 2.3000	
PATASKALA LK HGHTS LSD-WLJFD	063-144306-00	0.000	8,9300	
PATASKALA LK HGHTS LSD-WLJFD	063-144300-00	0.000	2.7000	
PATASKALA LK HGHTS LSD-WLJFD	063-144294-00	0.000	2.0700	
PATASKALA LK HGHTS LSD-WLJFD	063-140424-03	3.000	5,0100	
HARRISON T-SW LK LSD-WLJFD	025-067938-00.000		61.5000	
HARRISON T-SW LK LSD-WLJFD	025-067794-0	0.000	74.4400	
ETNA T-SW LICKING LSD-WLJFD	010-017046-0	0.000	51.7500	
	TOTAL#	OF ACRES:	208.7000	
If YES, REMEMBER a copy of this application must be submitted to the Cler Is the land presently being taxed at its current agricultural use valuation und Yes No If "NO" show the following evidence of land	der Section 5713	31 of the Ohio F	Revised Code?	
	# 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 mor devoted to and qualified for payments or other compensation under a land agreement with an agency of the federal government: If "NO", complete the following: 1. Attach evidence of the gross income for each of the past three (3) yea 2. If the owner anticipates that the land will produce an annual gross incompollars or more, evidence must be attached showing the anticipated groups signing this application I authorize the county auditor or his duly appointed as	retirement of cor Yesars, or one of twenty-five ross income.	No	am under an	
described above to verify the accuracy of this application. I declare this applicate examined by me and to the best of my knowledge and belief is a true, accurate	tion (including ac and correct repo	companying ext		
Signature of Owner: May alch for Howard Einswiler)ate:	<i>-</i> 3	
BELOW THIS LINE FOR OFFICIAL	USE ONLY			
ate filed with County Auditor:				
ounty Auditor's Signature:				
ate Filed (if required) with Clerk of Municipal Corporation: 2/8/302	3			
ction of legislative body of Municipal Corporation				
pplication Approved, Approved with Modifications, *	Rejected	*		
pate of Legislative Action, Clerk's Signature				

771 FILE NUMBER

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: EMSWILER HOWARD P & ROSEMARY A TRUSTEES Owner's Address: 13167 MORSE RD SW PATASKALA OH 43062 Description of land as shown on property tax statement: Licking Location of Property County Street or Road # OF ACRES PARCEL NUMBER(S) TAX DISTRICT(S) 082-107466-00.000 11.9700 JERSEY T-LK HGHTS LSD-WLJFD 16,6900 082-107376-00,002 JERSEY T-LK HGHTS LSD-WLJFD 3.0300 JERSEY T-LK HGHTS LSD-WLJFD 082-106680-01.001 3.0000 082-106680-01.000 JERSEY T-LK HGHTS LSD-WLJFD 13,0000 JERSEY T-LK HGHTS LSD-WLJFD 082-106680-00.001 96.7300 064-152898-00.000 PATASKALA SW-LK LSD-WLJFD 144.4200 **TOTAL # OF ACRES:** B. Does any of the land lie within a municipal corporation limit? Yes 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? If "NO" show the following evidence of land use: 2 Years Ago Last Year 3 Years Ago # of Acres # of Acres # 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 🛩 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. for How and Eurous les Signature of Owner: BELOW THIS LINE FOR OFFICIAL USE ONLY Date filed with County Auditor: County Auditor's Signature: 2-8-2023 Date Filed (if required) with Clerk of Municipal Corporation: Clerk's Signature: _ Action of legislative body of Municipal Corporation ____, Approved with Modifications _ Rejected Application Approved _ _ Clerk's Signature _ Date of Legislative Action _

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

EMSWILER HOWARD P & ROSEMARY A TRUSTEES ETNA PKWY

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD

School District: SOUTHWEST LICKING LSD 07700 Pataskala -- SE Quarter 300 Industrial - vacant land

Acreage:

ATTDIDITEC

Property Desc: 1.602 AC LOT 17 R15 T1 Q4

Pcl # Instrument Type

1 EX - EXEMPT CONVEYANCE

1 EX - EXEMPT CONVEYANCE

02/02/2023

10/06/2022

Parcel #: 064-152862-00.007 Rt #: 064-008.00-005.007

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	VALUES (by tax ye		Land	Improvement	Total
	VALUE3 (by tax ye	ear) Market	0	0	0
First Floor:	2021	CAUV	0	0	0
Upper Floor: Attic:		Market	0	0	0
Half Story:	2020	CAUV	0	Ö	0
Crawl:		Market	0	0	0
Basement:	2019	CAUV	0	0	0
SALES HISTORY					

IMPROVEMENTS				
Description		Yr Built	SqFt Value	
TAXES	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	88.55	88.55	177.10
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	88.55	88.55	177.10
Payments	0.00	88.55	0.00	88.55
Net Due	0.00	0.00	88 55	88 55

Sale Price

0.00

0.00

Conv # V

99999 N

99999 N

LO Previous Owner

TRUSTEES

TRUSTEES

EMSWILER HOWARD P & ROSEMARY A

EMSWILER HOWARD P & ROSEMARY A

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

EMSWILER HOWARD P & ROSEMARY A TRUSTEES REFUGEE RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD

School District: SOUTHWEST LICKING LSD 07700 Pataskala -- SE Quarter 300 Industrial - vacant land

Acreage:

ATTRIBUTES

Story Height: Exterior Wall: Heating:

TAXES

Pen/Int/Adj

Specials Gross Due

Payments

Net Due

Recoupment

Taxes/Reductions

Property Desc: 13.53 AC LOT 17 R15 T1 Q4

Parcel #: 064-152862-00.000 Rt #: 064-008.00-005.000

1 of 1



Cooling:								
Basement: Attic:								
Total Rooms:								
Bedrooms:								
Family Rooms: Dining Rooms:								
Dining Rooms.								
Full Baths:								
Half Baths:								
Other Fixtures:								
Year Built:								
Finished Living	Ar	ea:						
Finanta - O								
Fireplace Openi Fireplace Stacks		S:						
i nopiaco ciacia								
Basement Garag		•						
Basement Finis	hed	d: No						
ADES				WALUEO				Land Improvement Total
AREA				VALUES	(by	tax y	,	Land Improvement Total arket 395.800 0 395.800
First Floor: Upper Floor:						2021		
Attic:								orket 944,500 0 944,500
Half Story:						2020) CA	UV 38,780 0 38,780
Crawl:						2019		arket 276,900 60,500 337,400 AUV 84.620 0 84.620
Basement:						2013	, CA	UV 84,620 0 84,620
SALES HISTOR	Y							
		Instrument Type	Sale Price			٧	LO	Previous Owner
09/09/2021	1	EX - EXEMPT CONVEYANCE	0.00	99999)	N	N	EMSWILER HOWARD P & ROSEMARY A TRUSTEES
09/09/2021	1	EX - EXEMPT CONVEYANCE	0.00	99999)	N	N	EMSWILER HOWARD P & ROSEMARY A
09/17/2020	2	EX - EXEMPT CONVEYANCE	0.00	99999)	N	N	TRUSTEES EMSWILER HOWARD P & ROSEMARY A
								TRUSTEES
12/07/2007		WD - WARRANTY	275000.00	3669		N	N	EMSWILER HOWARD P TRUSTEE
IMPROVEMEN'	15							0.5/ V.
Description				Yr E	3ui	It		SqFt Value

Prior

0.00

0.00

0.00

0.00

0.00

0.00

0.00

1st Half

114.98

0.00

0.00

0.00

114.98

114.98

0.00

2nd Half

114.98

0.00

0.00

0.00

0.00

114.98

114.98

Total

0.00

0.00

0.00

229.96

114.98

114.98

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.

EMSWILER HOWARD P & ROSEMARY A TRUSTEES COLUMBIA RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD

School District: SOUTHWEST LICKING LSD 07700 Pataskala -- SE Quarter 110 CAUV Vacant land

Acreage:

ATTRIBUTES

11/19/2021

06/30/2004

08/07/2002

IMPROVEMENTO

1 FD - FIDUCIARY

1 EX - EXEMPT CONVEYANCE

2 EX - EXEMPT CONVEYANCE

Property Desc: 46.869 AC LOT 9 R15 T1 Q4

Parcel #: 064-152838-01.000 Rt #: 064-008.00-031.000

1 of 1



Basement: Attic:		
Total Rooms:		
Bedrooms:		
Family Rooms: Dining Rooms:		
Diffing Rooms.		
Full Baths:		
Half Baths:		
Other Fixtures:		
Year Built:		
Finished Living Area:		
Fireplace Openings:		
Fireplace Stacks:		
Basement Garage(s):		
Basement Garage(s): Basement Finished: No		
	VALUES (by tax year) Land Improvement	Total
Basement Finished: No	Market 439,400 0	439,400
AREA First Floor: Upper Floor:	Market 439,400 0 2021 CAUV 54,520 0	439,400 54,520
AREA First Floor: Upper Floor: Attic:	Market 439,400 0 2021 CAUV 54,520 0 Market 433,500 0	439,400 54,520 433,500
AREA First Floor: Upper Floor:	Market 439,400 0 2021 CAUV 54,520 0 Market 433,500 0 2020 CAUV 54,130 0	439,400 54,520

IMPKUVEMEN 12				
Description		Yr Built	SqFt Value	
TAXES	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	470.74	470.74	941.48
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	470.74	470.74	941.48
Payments	0.00	470.74	0.00	470.74
Net Due	0.00	0.00	470.74	470.74

515559.00

0.00

4632

99999

99999

Ν

Ν

SPAHR MARY ANN SUCCESSOR

BLACK MARY L SUCCESSOR TR

TRUSTEE

Refer to deed

EMSWILER HOWARD P & ROSEMARY A TRUSTEE HAZELTON-ETNA RD

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD

School District: SOUTHWEST LICKING LSD 07700 Pataskala -- SE Quarter 190 CAUV other agricultural use

Acreage:

Property Desc: 46.596 AC LOT 2 PT

Parcel #: 064-152712-00.000 Rt #: 064-008.00-050.000

1 of 1



ATTRIBUTES							
Story Height:							
Exterior Wall:							
Heating:							
Cooling:							
Basement:							
Attic:						_	
				_		2	
Total Rooms:			Į	1		_	
Bedrooms:							
Family Rooms:							
Dining Rooms:							
Full Baths:							
Half Baths:							
Other Fixtures:							
Voor Builds							
Year Built:							
Finished Living Area: 1							
Fireplace Openings:							
Fireplace Stacks:							
•							
Basement Garage(s):							
Basement Finished: No							
AREA		VALUES (by	tax ye	ear)	Land	Improvement	Total
First Floor: 0			2024	Market	526,000	61,200	587,200
Upper Floor: 0		•	2021	CAUV	110,960	0	110,960
Attic: 0 Half Story: 0			0000	Market	526,000	61,200	587,200
Half Story: 0 Crawl: 0			2020	CAUV	110,960	0	110,960
Basement: 0			0040	Market	389,600	51,000	440,600
		-	2019	CAUV	129,560	0	129,560
SALES HISTORY	•						
Pcl # Instrument Type	Sale Price	Conv#	V	LO Prev	ious Owner		
05/13/2004 2 WD - WARRANTY	0.00					RD P & ROSEM	
11/10/1999 21 EX - EXEMPT CONVEYANCE	0.00		N		r to deed	. C.	
IMPROVEMENTS							
Description		Yr Built	t	SqFt	Value	9	
1 PB1 - Pole Barn Average Dflr 4 Side		1975		10,400			
2 LT1 - Lean To		1975		2,600	2,800		
TAXES							
	Prior	1st Ha			2nd Half		Total
Taxes/Reductions	0.00 0.00	1486.7 0.0			1486.73 0.00		2973.46 0.00
Pen/Int/Adj Recoupment	0.00	0.0			0.00		0.00
Specials	0.00	0.0			0.00		0.00
Gross Due	0.00	1486.7	3		1486.73		2973.46
	0.00	4 400 7	_		0.00		1406 72
Payments Net Due	0.00 0.00	1486.7 0.0			0.00 1486.73		1486.73 1486.73

EMSWILER HOWARD P & ROSEMARY A TRUSTEE MILL STREET RD

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 300 Industrial - vacant land

Acreage:

ATTRIBUTES

Story Height: Exterior Wall: Heating:

Property Desc: 0.973 AC LOT 21 & 22 R15 T1 Q4

Pcl # Instrument Type

21 EX - EXEMPT CONVEYANCE

11/10/1999

TAXES

IMPROVEMENTS

Description

Taxes/Reductions Pen/Int/Adj

Recoupment

Specials

Gross Due

Payments

Net Due

Parcel #: 063-144672-00.000 Rt #: 063-008.00-018.002

1 of 1



SALES HISTORY							
Basement:		2019	CAUV	1,520	0	1,520	
Crawl:			Market	25,200	0	25,200	
Attic: Half Story:		2020	CAUV	26,300 560	0	26,300 560	
Upper Floor:			Market	26,300	0	26,300	
First Floor:		2021	Market CAUV	26,300 560	0 0	26,300 560	
AREA		VALUES (by tax ye			Improvement		
		W411150		Land	Improvement	Total	_
Basement Garage(s): Basement Finished:	No						
Fireplace Stacks:							
Fireplace Openings:							
Year Built: Finished Living Area:							
Half Baths: Other Fixtures:							
Full Baths:							
Dining Rooms:							
Bedrooms: Family Rooms:							
Total Rooms:							
Attic:							
Basement:							
Cooling:		I					

Sale Price

Prior

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Conv #

99999

Yr Built

1st Half

6.96

0.00

0.00

0.00

6.96

6.96

0.00

LO Previous Owner

SqFt

Refer to deed

Value

Total

13.92

0.00

0.00

0.00

13.92

6.96

6.96

2nd Half

6.96

0.00

0.00

0.00

6.96

EMSWILER HOWARD P & ROSEMARY A TRUSTEE MILL STREET RD

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 300 Industrial - vacant land

Acreage:

ATTRIBUTES

Story Height: Exterior Wall: Heating:

Property Desc: 5.201 AC LOT 21 & 22 R15 T1 Q4

Pcl # Instrument Type

21 EX - EXEMPT CONVEYANCE

11/10/1999

TAXES

IMPROVEMENTS

Description

Taxes/Reductions Pen/Int/Adj

Recoupment

Specials

Gross Due

Payments

Net Due

Parcel #: 063-144666-00.000 Rt #: 063-008.00-018.001

1 of 1



SALES HISTORY							
Basement:		2019	CAUV	9,280		9,280	
Crawl:			Market	55,700		55,700	
Half Story:		2020	CAUV	4,040		4,040	
Upper Floor: Attic:			Market	144,800		144,800	
First Floor:		2021	CAUV	4,040		4,040	
		THEOLO (by tax ye	ear) Market	144,800	0	144,800	
AREA		VALUES (by tax ye		Land	Improvement	Total	_
Basement Garage(s): Basement Finished:	No						
Fireplace Openings: Fireplace Stacks:							
Year Built: Finished Living Area:							
Half Baths: Other Fixtures:							
Full Baths:							
Family Rooms: Dining Rooms:							
Bedrooms:							
Total Rooms:							
Attic:							
Cooling: Basement:							
<u> </u>		I					

Sale Price

Prior

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Conv#

99999

Yr Built

1st Half

49.02

0.00

0.00

0.00

49.02

49.02

LO Previous Owner

SqFt

Refer to deed

Value

Total

98.04

0.00

0.00

0.00

98.04

49.02

49.02

2nd Half

49.02

0.00

0.00

0.00

49.02

EMSWILER HOWARD P & ROSEMARY A TRUSTEE ETNA PKWY

063 - PATASKALA LK HGHTS LSD-WLJFD Tax District:

School District: LICKING HEIGHTS LSD Neighborhood: 07700 Pataskala -- SE Quarter 300 Industrial - vacant land Classification:

Acreage:

ATTRIBUTES

Property Desc: LOT 7 PT IJAMS' E BROAD STREET PARCELS

Parcel #: 063-144318-00.000 Rt #: 063-056.35-031.000

1 of 1



Story Height: Exterior Wall:							
Heating:							
Cooling:							
Basement: Attic:							
Aug.							
Total Rooms:							
Bedrooms:							
Family Rooms: Dining Rooms:							
Dining Rooms.							
Full Baths:							
Half Baths:							
Other Fixtures:							
Year Built:							
Finished Living Area:							
Fireplace Openings:							
Fireplace Stacks:							
Becoment Covere/o							
Basement Garage(s): Basement Finished: No							
AREA		VALUES (b)	v tax ve	ear)	Land Impro	vement	Total
First Floor:				Market	48,900	0	48,900
Upper Floor:			2021	CAUV	2,960	0	2,960
Attic:			2020	Market CAUV	48,900 2,960	0	48,900 2,960
Half Story: Crawl:				Market	48,900	0	48,900
Basement:			2019	CAUV	5,530	0	5,530
SALES HISTORY							
Pcl # Instrument Type	Sale Price	Conv#	V	LO Previo	ous Owner		
07/10/2009 1 EX - EXEMPT CONVEYANCE	0.00	99999	N		/ILER HOWARD P	₹ ROSEMAR	ΥA
11/10/1999 21 EX - EXEMPT CONVEYANCE	0.00	99999	N	TRUS' N EMSW	TEE /ILER HOWARD P {	& ROSEM	
02/08/1999 5 UN - UNKNOWN	550000.00	00382	N		to deed		
IMPROUPMENT							
IMPROVEMENTS							
Description		Yr Bu	ilt	SqFt	Value		
TAXES	Prior	1st H	alf		2nd Half		Total
Taxes/Reductions	0.00	36.			36.16		72.32
Pen/Int/Adj Recoupment	0.00 0.00		.00		0.00 0.00		0.00 0.00
Specials	0.00	0.	.00		0.00		0.00
Gross Due Payments	0.00 0.00	36. 36.			36.16 0.00		72.32 36.16
Net Due	0.00		.00		36.16		36.16
Public information data is furnished by this office, and must be accepted and completeness, reliability, or suitability of this data. Furthermore, this office assum	used by the recipient with	the understanding	ig that th	is office makes	no warranties, expressed	or implied, conce	erning the accuracy,
completeness, reliability, or sultability of this data. Furthermore, this office assum	co no nability whatsuevel a	issociated With the	use UI II	nouse of Sucil Ga	ita.		

EMSWILER HOWARD P & ROSEMARY A TRUSTEE BROAD ST

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 300 Industrial - vacant land

Acreage:

Payments

Net Due

Property Desc: LOT 4 PT IJAMS' E BROAD STREET PARCELS

Parcel #: 063-144312-00.000 Rt #: 063-056.35-034.000

1 of 1



Property Desc: LOT 4 PT IJAMS' E BROAD STREET	PARCELS							
ATTRIBUTES								
Story Heights								
Story Height: Exterior Wall:								
Heating:								
Cooling:								
Basement:								
Attic:								
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		VALUES (b	y tax y	ear)		Land Imp	provement	Total
First Floor:		,		Ma	rket	67,300	0	67,300
Upper Floor:			2021	CA	UV	3,980	0	3,980
Attic:				Ма	rket	67,300	0	67,300
Half Story:			2020	CA	UV	3,980	0	3,980
Crawl:				Ma	rket	44,900	0	44,900
Basement:			2019	CA	UV	6,250	0	6,250
SALES HISTORY								
						_		
Pcl # Instrument Type	Sale Price	Conv #	V	LO		ous Owner		
07/10/2009 1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N	TRUS	VILER HOWARD	P & ROSEMA	RYA
11/10/1999 1 EX - EXEMPT CONVEYANCE	0.00	99999	N	N		VILER HOWARD	P & ROSEM	
02/08/1999 5 UN - UNKNOWN	550000.00	00382	N	Ν		to deed		
IMPROVEMENTS								
Description		Yr Bı	uilt		SqFt	Value		
TAXES					-			
	Prior	1st H				2nd Half		Total
Taxes/Reductions	0.00 0.00		.33 .00			48.33 0.00		96.66
Pen/Int/Adj Recoupment	0.00		0.00			0.00		0.00 0.00
Specials	0.00		.00			0.00		0.00
Gross Due	0.00		.33			48.33		96.66
Payments	0.00	/ Ω	33			0.00		18 33

48.33

0.00

0.00

48.33

48.33

48.33

0.00

EMSWILER HOWARD P & ROSEMARY A TRUSTEE 6003 ETNA PKWY

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 300 Industrial - vacant land

Acreage:

Description

Taxes/Reductions

Pen/Int/Adj

Specials

Gross Due

Payments

Net Due

Recoupment

TAXES

Property Desc: LOT 8 PT IJAMS' E BROAD STREET PARCELS

Parcel #: 063-144306-00.000 Rt #: 063-056.35-030.000

1 of 1



Troperty Desc. Lot of Floatile E BROAD Officer FAROLES						
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	VALUES (b	y tax ye		Land Imp		Total
First Floor: Upper Floor:		2021	Market CAUV	261,200 8,710	0 0	261,200 8,710
Attic: Half Story:		2020	Market CAUV	261,200 8,710	0 0	261,200 8,710
Crawl: Basement:		2019	Market CAUV	174,100 17,980	0	174,100 17,980
SALES HISTORY						
Pcl # Instrument Type Sale Price 07/10/2009 1 EX - EXEMPT CONVEYANCE 0.00		V N	N EMS	rious Owner WILER HOWARD F	P & ROSEMAR	ΥA
11/10/1999 21 EX - EXEMPT CONVEYANCE 0.00 02/08/1999 5 UN - UNKNOWN 550000.00		N N	N EMS	STEE WILER HOWARD F r to deed	% ROSEM	
IMPROVEMENTS						

Prior

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Yr Built

1st Half

106.03

0.00

0.00

0.00

0.00

106.03

106.03

SqFt

Value

Total

0.00

0.00

0.00

212.06

106.03

106.03

212.06

2nd Half

106.03

0.00

0.00

0.00

0.00

106.03

EMSWILER HOWARD P & ROSEMARY A TRUSTEE 6000 ETNA PKWY

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 300 Industrial - vacant land

Acreage:

ATTRIBUTES

07/10/2009

11/10/1999

02/08/1999

TAXES

IMPROVEMENTS

Description

Taxes/Reductions

Pen/Int/Adj

Specials

Gross Due

Recoupment

Property Desc: LOT 5 PT IJAMS' E BROAD STREET PARCELS

1 EX - EXEMPT CONVEYANCE

21 WD - WARRANTY

5 UN - UNKNOWN

Parcel #: 063-144300-00.000 Rt #: 063-056.35-033.000

1 of 1



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	VALUES (by tax year)	Land Improvement	Total
First Floor:	Market	79,000 0	79,000
Upper Floor:	2021 CAUV	2,970 0	2,970
Attic:	Market	79,000 0	79,000
Half Story:	2020 CAUV	2,970 0	2,970
Crawl:	Market	52,700 0	52,700
Basement:	2019 CAUV	5,650 0	5,650
SALES HISTORY	•		
Pcl # Instrument Type S	Sale Price Conv # V LO Previ	ous Owner	

Payments	0.00	36.16	0.00	36.16
Net Due	0.00	0.00	36.16	36.16
Public information data is furnished by this office, and must be a completeness, reliability, or suitability of this data. Furthermore, this				mplied, concerning the accuracy,

0.00

0.00

550000.00

Prior

0.00

0.00

0.00

0.00

0.00

99999

09999

00382

Yr Built

1st Half

36.16

0.00

0.00

0.00

36.16

Ν

Ν

Ν

TRUSTEE

SqFt

Refer to deed

EMSWILER HOWARD P & ROSEMARY A

Total

72.32

0.00

0.00

0.00

72.32

EMSWILER HOWARD P & ROSEM

Value

2nd Half

36.16

0.00

0.00

0.00

EMSWILER HOWARD P & ROSEMARY A TRUSTEE ETNA PKWY

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala -- SE Quarter
Classification: 300 Industrial - vacant land

Acreage:

ATTRIBUTES

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

Total Rooms: Bedrooms:

Property Desc: LOT 6 PT IJAMS' E BROAD STREET PARCELS

Parcel #: 063-144294-00.000 Rt #: 063-056.35-032.000

1 of 1



Family Room Dining Room											
Full Baths: Half Baths: Other Fixture	es:										
Year Built: Finished Livi	ng Ar	ea:									
Fireplace Op-		s:									
Basement Ga Basement Fin											
AREA				VALUES (1				Land	Improvement	Total	_
First Floor:				WALUES (Ma	rket	60,500	0	60,500	
Upper Floor:					2021	CA	UV	2,460	0	2,460	
Attic:					2020		rket	60,500	0	60,500	
Half Story:					2020	0, 1		2,460	0	2,460	
Crawl: Basement:					2019		rket UV	40,400 4,520	0	40,400 4,520	
SALES HIST	ORY		I								-
07/10/2009	Pcl # 1	Instrument Type EX - EXEMPT CONVEYANCE	Sale Price 0.00	Conv # 99999	V N	LO N	EMSW		RD P & ROSEMA	ARY A	
11/10/1999 02/08/1999		EX - EXEMPT CONVEYANCE UN - UNKNOWN	0.00 550000.00	99999 00382	N N	N N	TRUST EMSW Refer t	ILER HOWA	RDP&ROSEM		
IMPROVEM	ENTS										_
Description	on			Yr B	uilt		SqFt	Value)		
TAXES			Prior	1st I	lalf			2nd Half		Total	
Taxes/Reduc	tions		0.00		9.90			29.90		59.80	
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 Payments			0.00 0.00		9.90 9.90			29.90 0.00		59.80 29.90	
Net Due			0.00		0.00			29.90		29.90	
Public information of		furnished by this office, and must be accepted a suitability of this data. Furthermore, this office ass	nd used by the recipient with	the understand	ing that t			no warranties, ex	pressed or implied, co		y

EMSWILER HOWARD P & ROSEMARY A TRUSTEE MINK ST

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD

School District: LICKING HEIGHTS LSD
Neighborhood: 07500 Pataskala -- NW Quarter
Classification: 110 CAUV Vacant land

Acreage:

ATTRIBUTES

Story Height:

11/10/1999

TAXES

IMPROVEMENTS

Description

Taxes/Reductions

Pen/Int/Adj

Specials

Gross Due

Payments

Net Due

Recoupment

21 EX - EXEMPT CONVEYANCE

Property Desc: 5.01 AC SEC 4

Parcel #: 063-140424-03.000 Rt #: 063-003.00-008.000

1 of 1



ctory morgina			
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	VALUES (by tax year)	Land Improvement	Total
First Floor:	Market	45,500 0	45,500
Upper Floor:	2021 CAUV	3,400 0	3,400
Attic:	Market	45,500 0	45,500
Half Story:	2020 CAUV	3,400 0	3,400
Crawl:	Market	33,700 0	33,700
Basement:	2019 CAUV	7,390 0	7,390
		<u> </u>	
SALES HISTORY			
Pcl # Instrument Type	Sale Price Conv # V LO Prev	vious Owner	
1 of # illoctument Type	Calcillos Colly# V LO FIEV	TOUS STITLET	

0.00

Prior

0.00

0.00

0.00

0.00

0.00

0.00

99999

Yr Built

1st Half

37.42

0.00

0.00

0.00

37.42

37.42

Refer to deed

Value

Total

74.84

0.00

0.00

0.00

74.84

37.42

37.42

2nd Half

37.42

0.00

0.00

0.00

37.42

0.00

37.42

SqFt