



AGRICULTURAL PROTECTION DISTRICT REPORT

August 10, 2016

Background

An Agricultural District provides protection against nuisance suits over farm operations, deferment of tax assessments on land to build sewer and water lines, and allows for additional review if land is taken by eminent domain for a public purpose.

*Planning and Zoning
Department*

The increasing number of nonfarm residences in rural areas has resulted in more nuisance suits over commonly accepted farm practices such as applying manure and pesticides. 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: Stock

Owner:	Ralph Stock, Jr & Dorothy Stock
Owner's Address:	472 Virginia Ct.
Parcel Number:	063-141612-00.000
Property Location:	Summit Road
Acres:	37.23 acres

Staff Review

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

Direction	Zoning
North	RR – Rural Residential
East	RR – Rural Residential
South	R-87 – Medium Low Density Residential
West	RR – Rural Residential

- Future Land Use Map: The subject property is designated for Rural Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Agriculture/Low Density Residential
East	Agriculture/Low Density Residential
South	Agriculture/Low Density Residential
West	Medium Density Residential

- Area Development: There is no development occurring in this area.
- Infrastructure Plans: There are no plans for infrastructure improvements at this time.
- Comments: Staff has no objections to this application.

**RECEIVED APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT**

File Number

AUG - 8 2016

(R.C. Section 929.02)

Michael L. Smith, Auditor
Licking Co., Ohio

(See Reverse Side For Instruction Before Completing Application)

New Application

Renewal Application

A. Owner's Name RALPH E. STOCK JR. + JUDITH I STOCK, TRUSTEES OF THE RALPH E. STOCK JR. + JUDITH I STOCK IRREVOCABLE TRUST DATED 9-15-2004

Owner's Address: 472 VIRGINIA CT PATASKALA OH 43062

Description of Land as Shown on Property Tax Statement: 37.23 AC. LOT 23 PT. AGRICULTURAL

Location of Property SUMMIT ROAD PATASKALA OH 43062 LICKING
Street or Road County

TAX DISTRICT(S)

PARCEL NUMBER(S)

063 PATASKALA LK HENRIS LSD WLIFD 063-141612-00,000

Total Number of Acres 37.23

B. Does any of the land lie within a municipal corporation limit? Yes No PATASKALA

C. Is the land presently being taxed at its current agricultural use valuation under Section 5713.31 R.C.? Yes No

1. If "NO" show the following evidence of land use:

	LAST YEAR Acres	TWO YEARS AGO Acres	THREE YEARS AGO Acres
Cropland			
Permanent Pasture			
Woodland			
Land Retirement or Conservation Program			
Building Areas			
Roads and Waste			
Total Acres			

D. If the land for which application is being made is less than 10 acres then:

1. Attach evidence of the gross income for each of the past 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]
Judith I Stock, Trustee

Date: 8-8-16

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

August 9, 2016

Clerk's Signature

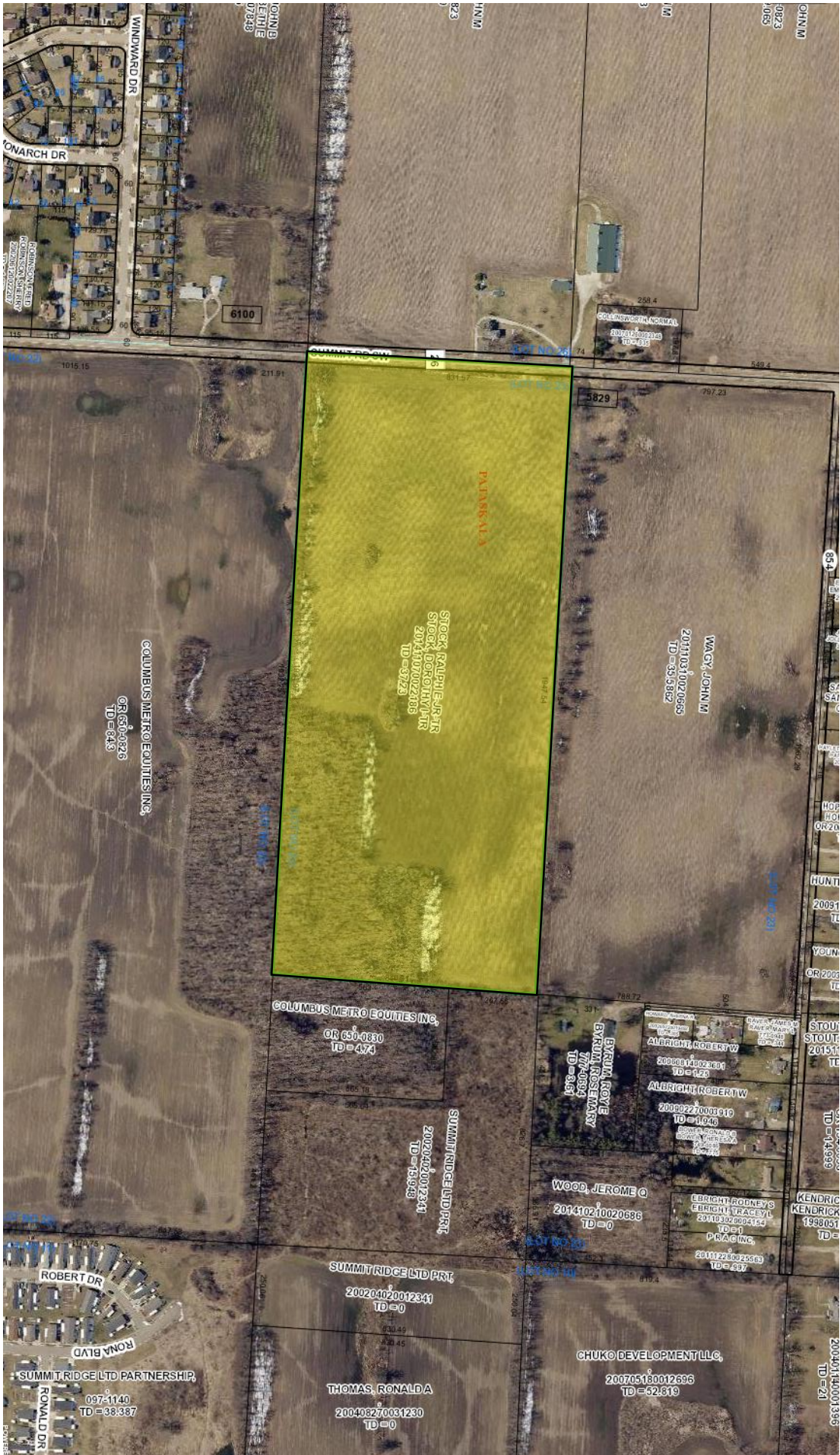
[Signature]
Kathy M. Hopkins

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 SPECIFIC REASONS FOR MODIFICATION OR REJECTION



OnTrac™ Summary Information For The 2015 Tax Year



Parcel Number: 063-141612-00.000

Owner: STOCK RALPH E JR & DOROTHY I TRUSTEES

Address: SUMMIT RD PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2015 Rates: 85.32000 (Full) / 74.75612 (Effective)

Land Use: 110 CAUV Vacant land

Class: Agricultural

Legal Description: 37.23 AC LOT 23 PT

Mailing Address: STOCK RALPH E JR & DOROTHY I TRUSTEES

472 VIRGINIA CT

PATASKALA OH 43062

Market Land Value: \$296,500

Market Improvement Value: \$

Total Market Value: \$296,500

Market CAUV Value: \$102,290

Market Improvement Value: \$

Total CAUV Value: \$102,290

Sale Date: 11/7/2014

Sale Amount: \$100,000.00

Deed Type: WD - WARRANTY

Conveyance Number: 3021

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No