CITY OF PATASKALA PLANNING & ZONING DEPARTMENT
621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

AGRICULTURAL PROTECTION DISTRICT REPORT

March 1, 2021

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: Roberson

Owner:	Elisabeth A Roberson, Trustee
Owner's Address:	11603 Cable Road SW
Parcel Number:	063-140766-00.000
Property Location:	11603 Cable Road SW
Acres:	42.77 acres

Staff Review

- Average Gross Income Qualification: The 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 AG – Agriculture. Surrounding properties are zoned as follows:

Direction	Zoning
North	AG – Agriculture
East	AG – Agriculture
South	AG – Agriculture
West	AG – Agriculture

- Future Land Use Map: The subject property is designated for Agriculture/Low Density Residential. Surrounding properties are designated as follows:

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

- Area Development: None

- Infrastructure Plans: None

- Comments: Staff has no objections to this application.

ODA - Ag Adm. Form 11
Revised 9/93

2471
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: ROBERSON ELISABETH A TRUSTEE

Owner's Address: 11603 CABLE RD SW PATASKALA OH 43062

Description of land as shown on property tax statement: ____

Location of Property ____ (Street or Road) ____ Licking (County)

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140766-00.000	42.7700
	TOTAL # OF ACRES:	42.7700

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: Elisabeth Roberson Date: 3 Feb 2021

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: February 3, 2021

Clerk's Signature: Kathy M Hankins

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

CABLE RD SW
PATASKALA

Michael L. Smith
Auditor, Licking County, Ohio

ROBERSON ELISABETH A TRUSTEE
11603 CABLE RD

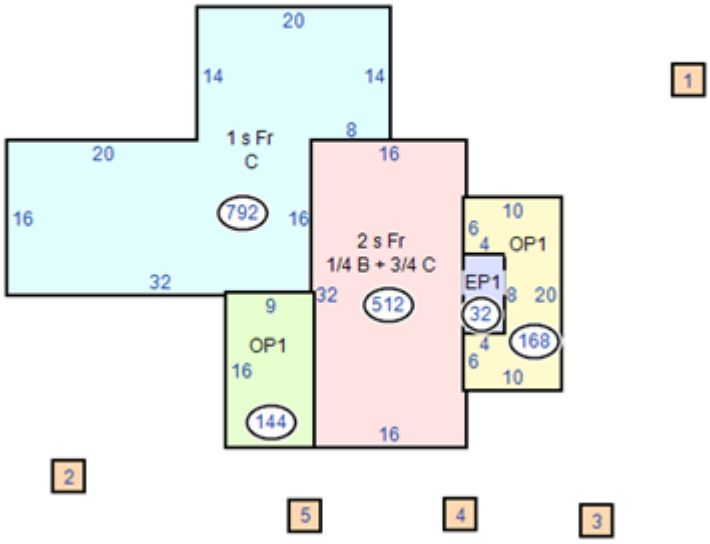
Parcel #: 063-140766-00.000
Rt #: 063-002.00-015.000

Tax District:	063 - PATASKALA LK HGHTS LSD-WLJFD
School District:	LICKING HEIGHTS LSD
Neighborhood:	07400 Pataskala -- NE Quarter
Classification:	111 CAUV general farm
Acreage:	
Property Desc:	42.77 AC LOT 14-17 PT

BOR 2018

ATTRIBUTES

Story Height:	1
Exterior Wall:	Frame
Heating:	Central Warm Air
Cooling:	None
Basement:	Pt Bsmt/Pt Crawl
Attic:	None
Total Rooms:	6.0
Bedrooms:	2.0
Family Rooms:	
Dining Rooms:	0.0
Full Baths:	2.0
Half Baths:	0.0
Other Fixtures:	0.0
Year Built:	1898
Finished Living Area:	1,816
Fireplace Openings:	1.0
Fireplace Stacks:	1.0
Basement Garage(s):	0.0
Basement Finished:	No



AREA

First Floor:	1,304
Upper Floor:	512
Attic:	0
Half Story:	0
Crawl:	1,176
Basement:	128

VALUES (by tax year)

		Land	Improvement	Total
2017	Market	343,200	139,400	482,600
	CAUV	121,500	0	121,500
2016	Market	343,200	139,400	482,600
	CAUV	121,500	0	121,500
2015	Market	343,200	174,800	518,000
	CAUV	121,500	0	121,500

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/23/2007	1	EX - EXEMPT CONVEYANCE	0.00		N	N	Refer to deed

IMPROVEMENTS

	Description	Yr Built	SqFt	Value
1	GD1 - Detached Conc Blk Garage	1950	920	6,400
2	SH2 - Shelter House Economy	2006	288	500
3	SH2 - Shelter House Economy	2006	288	500
5	SH2 - Shelter House Economy	2006	288	500
4	SH2 - Shelter House Economy	2006	288	500
	FB1 - Flat Barn	1920	312	1,000
	LT1 - Lean To	1920	384	400
	FB1 - Flat Barn	1900	988	3,200
	CC1 - Corn Crib Frame	1900	384	1,000
	MK1 - Milk House	1920	216	1,400
	SH1 - Shed	1986	576	4,900
	PB1 - Pole Barn Average Dflr 4 Side	1974	9,728	22,400
	LT1 - Lean To	1900	384	400
	CP1 - Canopy Unfinished	1974	408	1,000
	FB1 - Flat Barn	1920	1,400	4,000
	PB1 - Pole Barn Average Dflr 4 Side	1974	2,040	5,900

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2408.56	2408.56	4817.12
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	2408.56	2408.56	4817.12
Payments	0.00	2408.56	0.00	2408.56
Net Due	0.00	0.00	2408.56	2408.56

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Michael L. Smith
Auditor, Licking County, Ohio

ROBERSON ELISABETH A TRUSTEE
11603 CABLE RD

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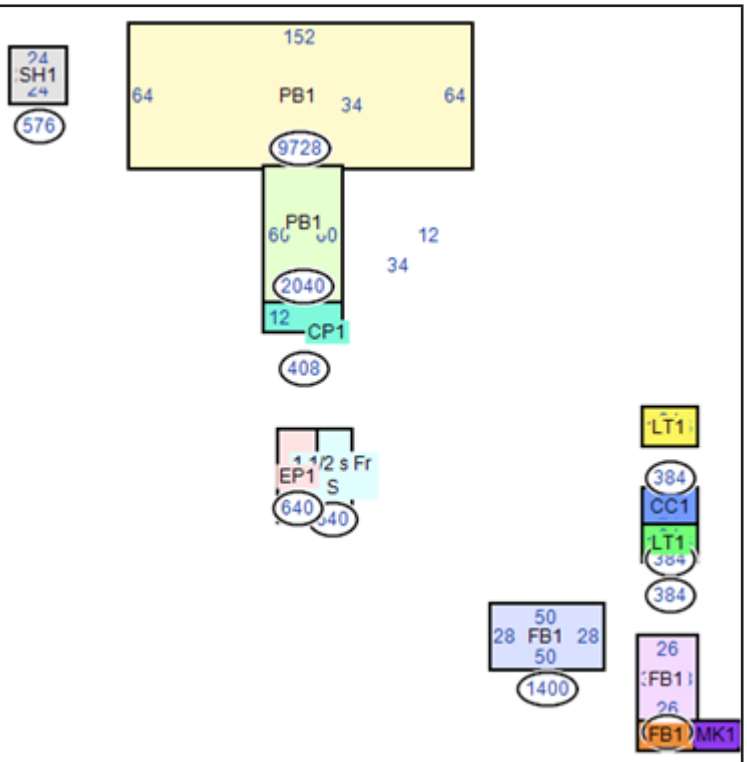
Tax District:	063 - PATASKALA LK HGHTS LSD-WLJFD
School District:	LICKING HEIGHTS LSD
Neighborhood:	07400 Pataskala -- NE Quarter
Classification:	111 CAUV general farm
Acreage:	
Property Desc:	42.77 AC LOT 14-17 PT

BOR 2018

ATTRIBUTES

Story Height:	1 1/2
Exterior Wall:	Frame
Heating:	Central Warm Air
Cooling:	None
Basement:	None
Attic:	None
Total Rooms:	3.0
Bedrooms:	2.0
Family Rooms:	
Dining Rooms:	
Full Baths:	1.0
Half Baths:	0.0
Other Fixtures:	0.0
Year Built:	1920
Finished Living Area:	1,024
Fireplace Openings:	0.0
Fireplace Stacks:	0.0
Basement Garage(s):	0.0
Basement Finished:	No



AREA

First Floor:	640
Upper Floor:	0
Attic:	0
Half Story:	384
Crawl:	0
Basement:	0

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