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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 16, 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: Stock

Owner:	Ralph E. Jr. and Dorothy I Stock, Trustees
Owner's Address:	472 Virginia Court
Parcel Number:	063-11612-00.000
Property Location:	0 Summit Road
Acres:	37.23 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 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 Low-Medium Density Residential. Surrounding properties are designated as follows:

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

- Area Development: None

- Infrastructure Plans: None

- Comments: Staff has no objections to this application.

ODA - Ag Adm. Form 11
Revised 9/93

1082
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: STOCK RALPH E JR & DOROTHY I TRUSTEES

Owner's Address: 472 VIRGINIA CT 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	063-141612-00.000	37.2300
	TOTAL # OF ACRES:	37.2300

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	30	30	30
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	7.23	7.23	7.23
Total Acres	37.23	37.23	37.23

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: Ralph E Stock Jr Trustee Date: 1-11-21

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 19, 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

HALLOON LN SW
26
SUMMIT RD SW
PATASKALA
DR

Michael L. Smith
Auditor, Licking County, Ohio

STOCK RALPH E JR & DOROTHY I TRUSTEES
SUMMIT RD

Parcel #: 063-141612-00.000
Rt #: 063-005.00-041.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07600 Pataskala -- SW Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 37.23 AC LOT 23 PT

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
2017	Market	257,300	0	257,300
	CAUV	71,070	0	71,070
2016	Market	257,300	0	257,300
	CAUV	71,070	0	71,070
2015	Market	257,300	0	257,300
	CAUV	71,070	0	71,070

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
11/07/2014	1	WD - WARRANTY	100000.00	3021	N	Y	STOCK RALPH E JR & DOROTHY I TRUSTEES
11/07/2014	1	WD - WARRANTY	100000.00	3020	N	Y	STOCK RALPH E JR & DOROTHY I TRUSTEES
11/07/2014	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	STOCK RALPH E JR & DOROTHY I CO TRUSTEES ET AL
12/23/2011	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	STOCK RALPH E JR & DOROTHY I CO TRUSTEES ET AL

IMPROVEMENTS

Description	Yr Built	SqFt	Value

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	441.74	441.74	883.48
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	441.74	441.74	883.48
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	441.74	441.74	883.48

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.