



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: Robert A. & Deborah B. Carr

Owner:	Robert A. & Deborah B. Carr
Owner's Address:	1350 Mink Road
Parcel Numbers:	063-141414-00.000, 063-140706-00.000, 063-140142-03.000 & 063-140142-00.000
Property Locations:	11773 Cable Road, 0 Mink Street, 0 Cable Road & 10705 Cable Road
Acres:	199.21 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, R-87 – Medium-Low Density Residential and GB – General Business. Surrounding properties are zoned as follows:

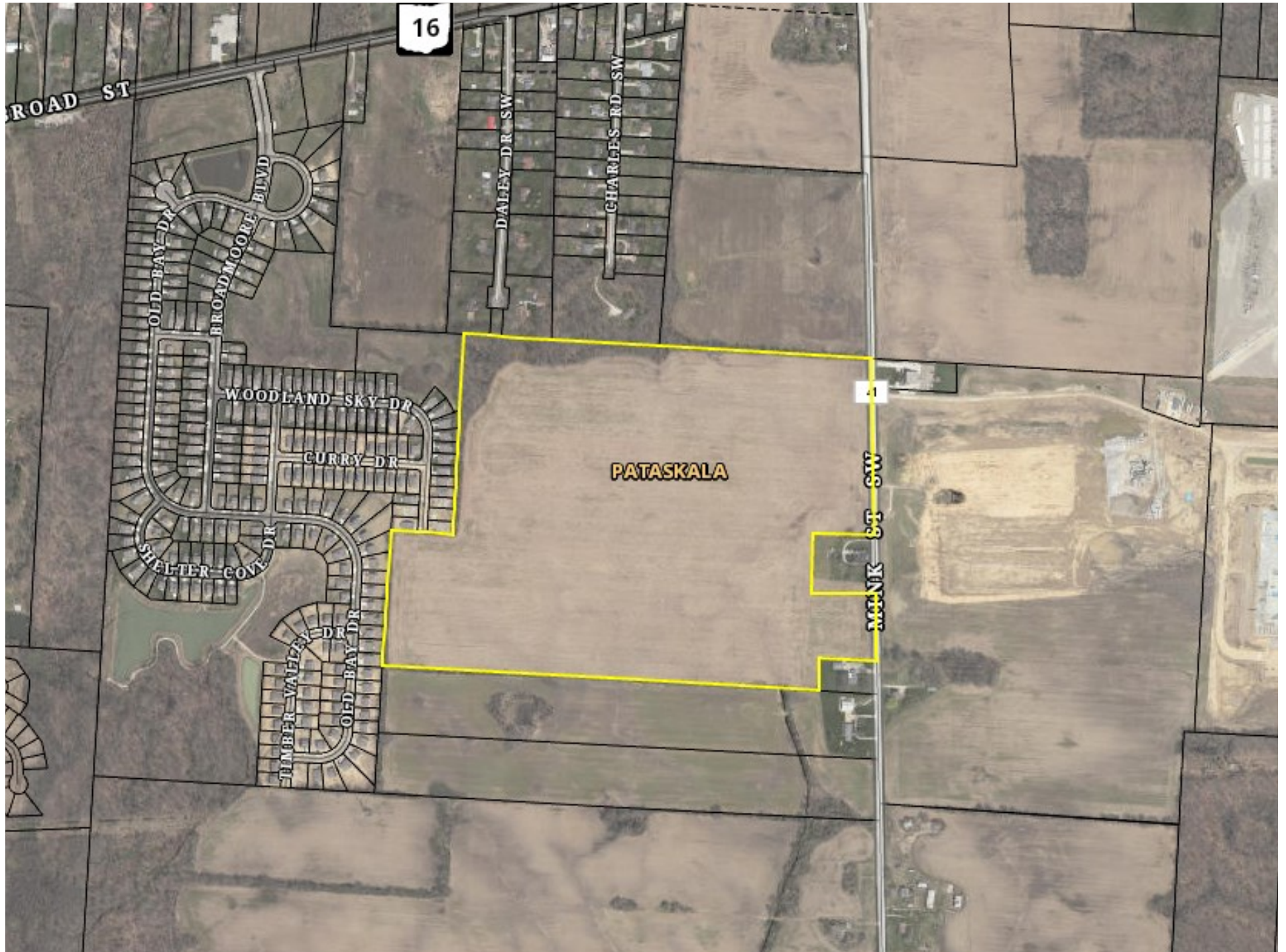
Direction	Zoning
North	AG – Agricultural/GB – General Business/R-20 – Medium Density Residential
East	AG – Agricultural/PM – Planned Manufacturing
South	AG – Agricultural/GB – General Business/ R-87 – Medium-Low Density Residential
West	AG – Agricultural/PDD – Planned Development District

- Future Land Use Map: The subject properties are recommended for Conservation Rural, Flex Industrial and Medium Density Residential. Surrounding properties are designated as follows:

Direction	Future Land Use Designation
North	Conservation Rural/Flex Industrial/Medium Density Residential
East	Conservation Rural/Innovation
South	Conservation Rural/Flex Industrial/Medium Density Residential
West	Conservation Rural/Medium Density Residential

- Area Development: Red Rock will soon begin construction of Building B in the Pataskala Corporate Park east of the Mink Street Property.
- Infrastructure Plans: Red Rock will soon begin construction of a turn lane for Building B in the Pataskala Corporate Park east of the Mink Street Property.
- Comments: Staff has no objections to this application.





APPLICATION FOR PLACEMENT OF FARMLAND
IN AN AGRICULTURAL DISTRICT

2686
FILE NUMBER

R.C. Section 929.02

(SEE REVERSE SIDE FOR INSTRUCTIONS BEFORE COMPLETING APPLICATION)

New Application _____
Renewal Application ☒

A. Owner's Name: CARR ROBERT A & DEBORAH B

Owner's Address: 1350 MINK RD 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
ST ALBANS T-NRDGE LSD	066-318630-00.002	88.2400
ST ALBANS T-NRDGE LSD	066-317934-00.007	22.4200
PATASKALA LK HGHTS LSD-WLJFD	063-141414-00.000	67.0000
PATASKALA LK HGHTS LSD-WLJFD	063-140706-00.000	85.3800
PATASKALA LK HGHTS LSD-WLJFD	063-140142-03.000	15.6100
PATASKALA LK HGHTS LSD-WLJFD	063-140142-00.000	31.2200
MONROE T-JOHNSTOWN-MONROE LSD	052-173322-00.004	3.3100
TOTAL # OF ACRES:		313.1800

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: Deborah Carr Date: 1-24-23

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: 1-24-2023

Clerk's Signature: Kathy M Hoskins

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

CARR ROBERT A & DEBORAH B
11773 CABLE RD

Parcel #: 063-141414-00.000

Rt #: 063-002.00-016.000

1 of 2

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: 67.00 AC LOT 16



ATTRIBUTES

Story Height: 1 1/2
 Exterior Wall: Frame
 Heating: Central Warm Air
 Cooling: Central
 Basement: Pt Bsmt/Pt Crawl
 Attic: None

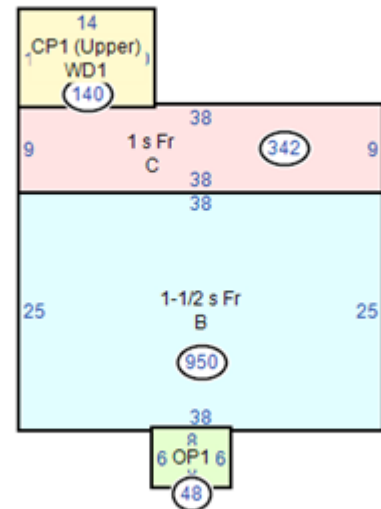
Total Rooms: 7.0
 Bedrooms: 5.0
 Family Rooms:
 Dining Rooms: 0.0

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

Year Built: 1891
 Finished Living Area: 2,052

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,292
 Upper Floor: 0
 Attic: 0
 Half Story: 760
 Crawl: 342
 Basement: 950

VALUES

(by tax year)		Land	Improvement	Total
2021	Market	732,500	188,900	921,400
	CAUV	150,570	0	150,570
2020	Market	732,500	188,900	921,400
	CAUV	150,570	0	150,570
2019	Market	542,600	157,400	700,000
	CAUV	195,200	0	195,200

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
02/01/2016	1	WD - WARRANTY	700000.00	236	Y	N	SMITH LEE M
07/02/2010	1	WD - WARRANTY	550000.00	1473	Y	N	SHADWICK STEVEN B & CATHY

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 BI1 - Grain Bin, Steel	1970	0	0
2 BI1 - Grain Bin, Steel	1970	0	0
3 BI1 - Grain Bin, Steel	1970	0	0
6 FB1 - Flat Barn	1900	2,880	10,800
7 PB3 - Pole Barn Average Dflr 3 Side	1900	2,520	8,400
5 LT1 - Lean To	1900	264	500
8 PB1 - Pole Barn Average Dflr 4 Side	1900	3,042	11,900
9 LT1 - Lean To	1900	475	800

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	3736.71	3736.71	7473.42
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	3736.71	3736.71	7473.42
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	3736.71	3736.71	7473.42



Michael L. Smith

Auditor, Licking County, Ohio

CARR ROBERT A & DEBORAH B
11773 CABLE RD

Parcel #: 063-141414-00.000

Rt #: 063-002.00-016.000

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: 67.00 AC LOT 16

2 of 2



ATTRIBUTES

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

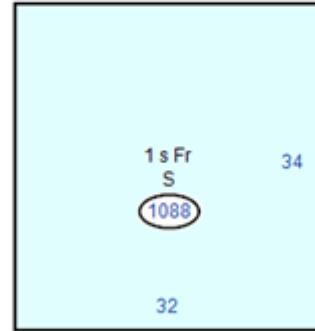
Total Rooms: 4.0
Bedrooms: 1.0
Family Rooms:
Dining Rooms:

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

Year Built: 1940
Finished Living Area: 1,088

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0.0
Basement Finished: No



AREA

First Floor: 1,088
Upper Floor: 0
Attic: 0
Half Story: 0
Crawl: 0
Basement: 0

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Michael L. Smith

Auditor, Licking County, Ohio

CARR ROBERT A & DEBORAH B
MINK ST

Parcel #: 063-140706-00.000

Rt #: 063-006.00-055.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07600 Pataskala -- SW Quarter
Classification: 400 Commercial vacant land
Acreage:
Property Desc: 85.382 AC LOT 3 & 14 R15 T1 Q3

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	2,476,600	0	2,476,600
	CAUV	106,760	0	106,760
2020	Market	2,476,600	0	2,476,600
	CAUV	106,760	0	106,760
2019	Market	592,700	0	592,700
	CAUV	180,980	0	180,980

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
07/17/2018	1	JS - JOINT SURVIVORSHIP	0.00	2181	Y	N	CARR ROBERT A & DEBORAH B
07/23/2013	1	WD - WARRANTY	660000.00	1984	N	N	KEYSER SHIRLEY ANN ET AL
09/26/2005	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GIESECK MILDRED TRUSTEE
06/14/2004	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	KEYSER SHIRLEY ANN ET AL

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	1299.21	1299.21	2598.42
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	1299.21	1299.21	2598.42
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	1299.21	1299.21	2598.42



Michael L. Smith

Auditor, Licking County, Ohio

CARR ROBERT A & DEBORAH B CABLE RD

Parcel #: 063-140142-03.000

Rt #: 063-002.00-072.001

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07400 Pataskala -- NE Quarter
Classification: 502 Resid Unplat 10-19.99 acres
Acreage:
Property Desc: 15.61 AC 015-01-01 LOT 18



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	145,000	0	145,000
	CAUV	25,030	0	25,030
2020	Market	145,000	0	145,000
	CAUV	25,030	0	25,030
2019	Market	145,000	0	145,000
	CAUV	39,030	0	39,030

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
09/05/2013	1 WD - WARRANTY	93660.00	2532	Y	Y	DEIGNAN SHARON ANN

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	275.48	275.48	550.96
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	275.48	275.48	550.96
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	275.48	275.48	550.96



Michael L. Smith

Auditor, Licking County, Ohio

CARR ROBERT A & DEBORAH B
10705 CABLE RD

Parcel #: 063-140142-00.000

Rt #: 063-002.00-072.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07400 Pataskala -- NE Quarter
 Classification: 190 CAUV other agricultural use
 Acreage:
 Property Desc: 31.22 AC 15 -1 -1 LOT NO 18

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: 1

Fireplace Openings:
 Fireplace Stacks:

Basement Garage(s):
 Basement Finished: No



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	312,400	0	312,400
	CAUV	59,150	0	59,150
2020	Market	312,400	0	312,400
	CAUV	59,150	0	59,150
2019	Market	231,400	0	231,400
	CAUV	73,890	0	73,890

SALES HISTORY

Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
09/05/2013	1 WD - WARRANTY	187320.00	2531	Y	N	BING DALE E & CAROLYN L

IMPROVEMENTS

Description	Yr Built	SqFt	Value
2 SH7 - Shed - No Value	1900	0	0
3 SH7 - Shed - No Value	1900	0	0
1 CS2 - Carport - Personal Property	1900	180	0

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	650.98	650.98	1301.96
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	650.98	650.98	1301.96
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	650.98	650.98	1301.96

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