



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

March 18, 2024

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: Broering

Owner:	Frank E. & Karen E. Broering
Owner's Address:	5810 Columbia Road
Parcel Number:	063-140874-00.000
Property Location:	5810 Columbia Road
Acres:	10 acres

Staff Review

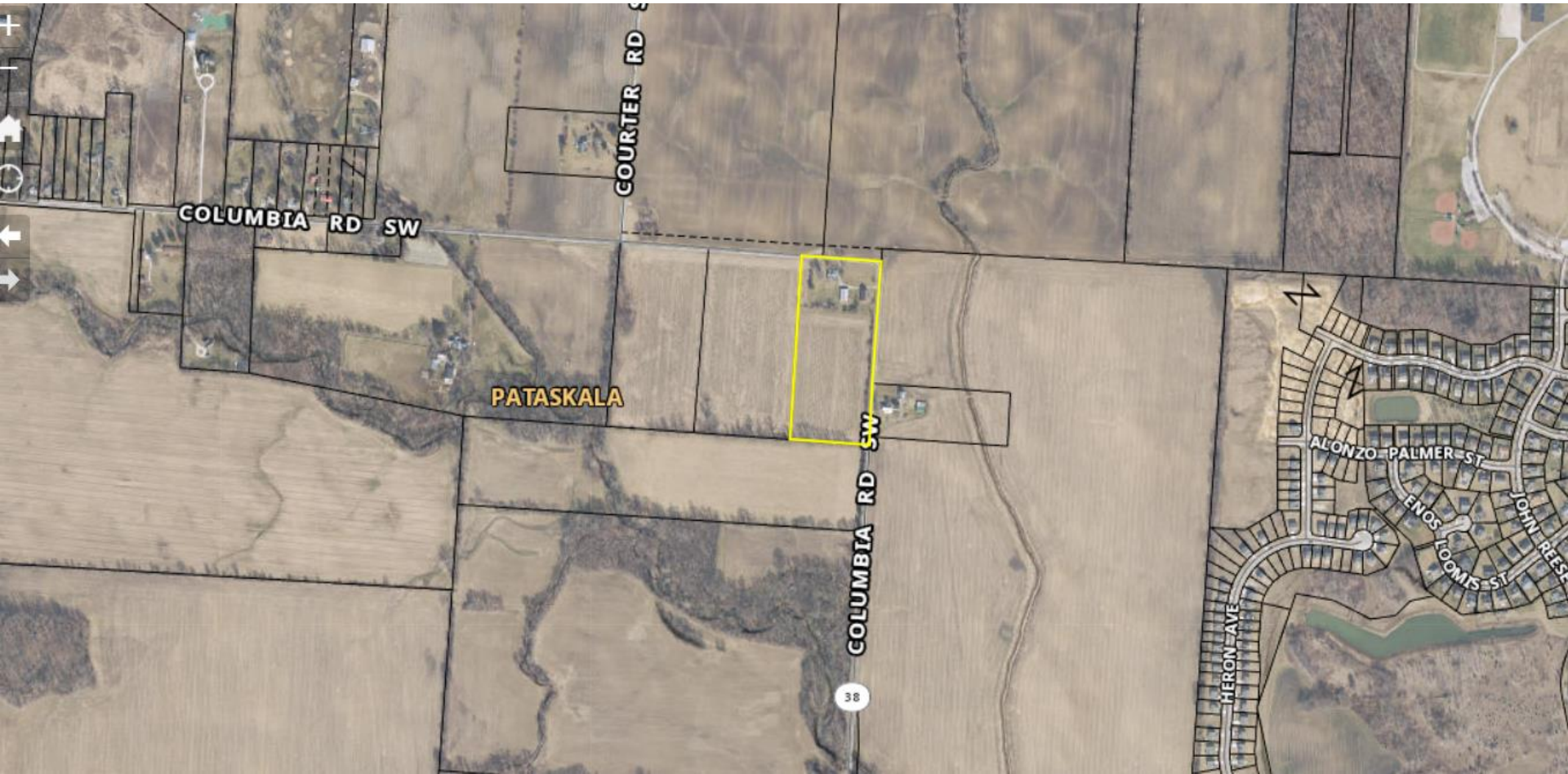
- Average Gross Income Qualification: The property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject property is zoned AG – Agriculture. Surrounding properties are zoned as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

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

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

Direction	Future Land Use Designation
North	Conservation Rural
East	Medium Density Mixed Use
South	Agricultural Easement
West	Conservation Rural

- Area Development: None
- Infrastructure Plans: None
- Comments: Staff has no objections to this application.



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 Name: BROERING FRANK E & KAREN E

Owner Address: BROERING FRANK E & KAREN E 5810 COLUMBIA RD SW PATASKALA OH 43062

Description of land as shown on property tax statement: 10.00 AC LOT 14 R15 T1 Q4-Agricultural

Location of Property: 5810 Columbia Rd SW Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140874-00.000	10
TOTAL NUMBER OF ACRES:		10.00

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	7.2	7.2	7.2
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: Karen Big Date: 2/8/24
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: _____
Clerk's Signature: _____

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

BROERING FRANK E & KAREN E
5810 COLUMBIA RD

Parcel #: 063-140874-00.000

Rt #: 063-007.00-015.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07700 Pataskala - SE Quarter
Classification: 111 CAUV general farm
Acreage:
Property Desc: 10.00 AC LOT 14 R15 T1 Q4

1 of 1



ATTRIBUTES

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

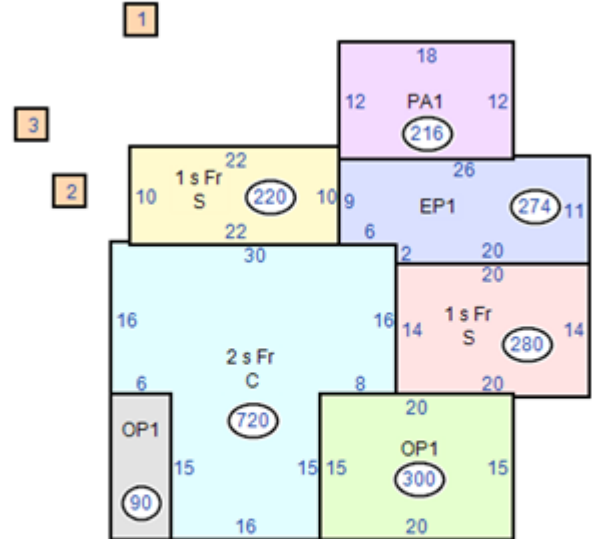
Total Rooms: 7.0
Bedrooms: 3.0
Family Rooms: 1.0
Dining Rooms: 1.0

Full Baths: 2.0
Half Baths: 0.0
Other Fixtures: 0.0

Year Built: 1890
Finished Living Area: 1,940

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0
Basement Finished: No



AREA

First Floor: 1,220
Upper Floor: 720
Attic: 0
Half Story: 0
Crawl: 720
Basement: 0

VALUES

(by tax year)		Land	Improvement	Total
2022	Market	151,900	166,300	318,200
	CAUV	86,040	0	86,040
2021	Market	126,200	119,200	245,400
	CAUV	63,220	0	63,220
2020	Market	126,200	119,200	245,400
	CAUV	63,220	0	63,220

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
10/01/2014	1	JS - JOINT SURVIVORSHIP	236000.00	2597	N	N	BARBALEE REALTY CO LLC
06/20/2014	1	WD - WARRANTY	0.00	1472	N	N	BARBALEE REALTY CO LLC
06/30/2009	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	GUADARRAMA LLC
11/20/2007	1	EX - EXEMPT CONVEYANCE	0.00		N	N	PATTERSON PAUL B & BARBALEE

IMPROVEMENTS

Description	Yr Built	SqFt	Value
3 FB1 - Flat Barn	1890	2,070	13,200
2 PB1 - Pole Barn Average Dflr 4 Side	1985	2,560	21,600
1 SH7 - Shed - No Value	1900	0	0

TAXES

Please contact the Auditor's Office at (740) 670-5040 for tax information on this parcel. Thank you.

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