



AGRICULTURAL PROTECTION DISTRICT REPORT

June 19, 2017

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: Pack

Owner:	Helen Pack
Owner's Address:	3629 Summit Road SW
Parcel Number:	063-148248-00.000 & 063-140526-01.000
Property Location:	3629 Summit Road SW
Acres:	5 acres & 14.25 acres – 19.25 Total 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 R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

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

- 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	Agriculture/Low Density Residential
East	Agriculture/Low Density Residential
South	Agriculture/Low Density Residential
West	Agriculture/Low 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.

**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: PACK HELEN V (TOD)

Owner's Address: 3629 SUMMIT RD SW PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property _____ Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-148248-00.000	5.0000
PATASKALA LK HGHTS LSD-WLJFD	063-140526-01.000	14.2500
TOTAL # OF ACRES:		19.2500

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: Helen V. Pack Date: 5/12/2017

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: May 31, 2017

Clerk's Signature: Kathy M. Harkins

Action of legislative body of Municipal Corporation

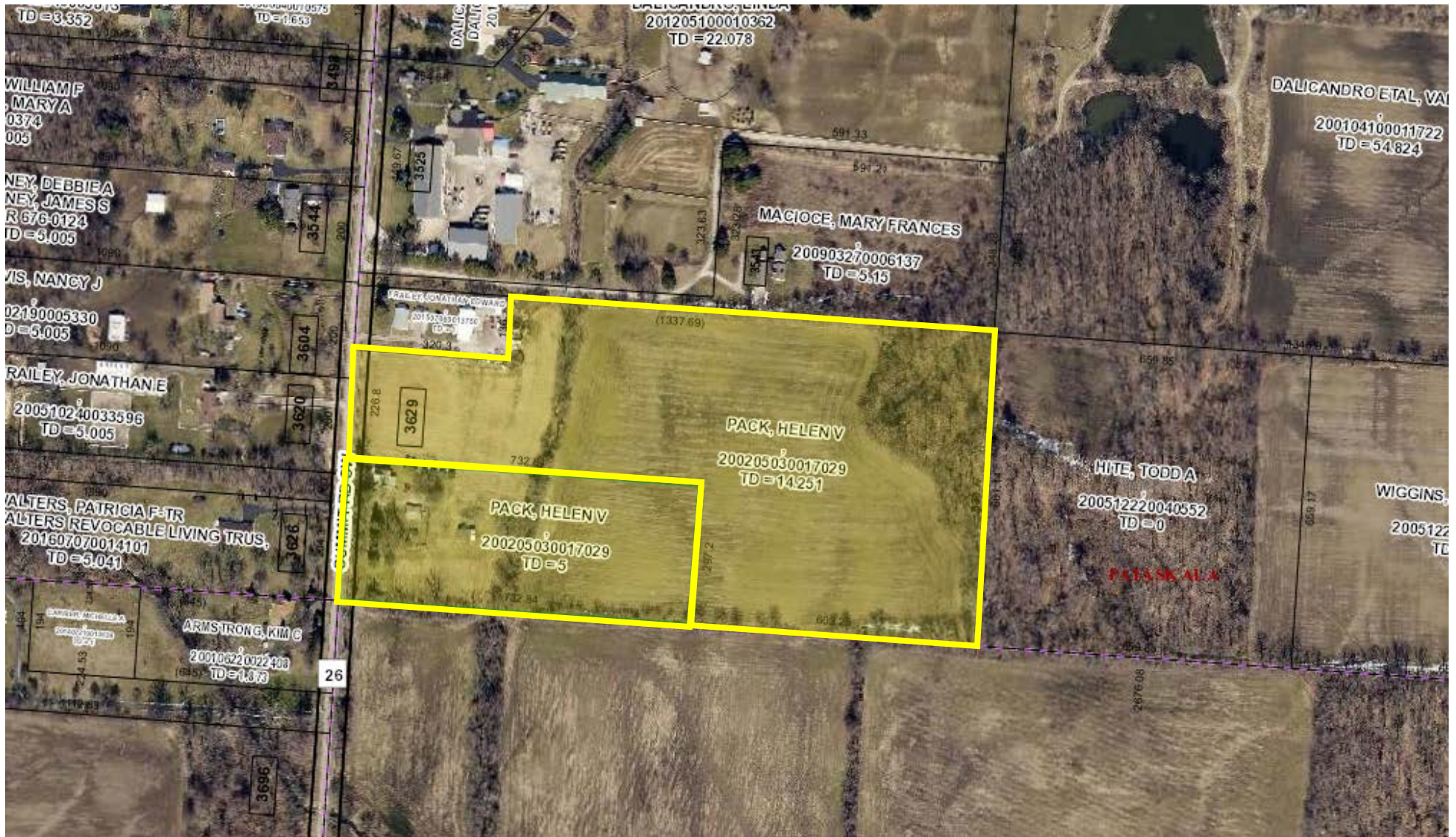
Application Approved _____, Approved with Modifications _____, * Rejected _____ *

Date of Legislative Action _____, Clerk's Signature _____

*if modified or rejected, attach reason for modification or rejection

RECEIVED
MAY 22 2017

Michael L. Smith, Auditor
Licking Co., Ohio



TD = 3.352
WILLIAM F
MARYA
0374
005

NEY DEBBIEA
NEY JAMES S
R 676-0124
TD = 5.005

VIS, NANCY J
02190005330
D = 5.005

RAILEY, JONATHAN E
200510240033596
TD = 5.005

ALTERS, PATRICIA F-TR
ALTERS REVOCABLE LIVING TRUS,
201607070014101
TD = 5.041

ARMSTRONG, KIM C
200106220022408
TD = 1.373

201205100010362
TD = 22.078

DALICANDRO ETAL, VAI
200104100011722
TD = 54.824

MACIOCE, MARY FRANCES
200903270006137
TD = 5.15

RAILEY, JONATHAN E
20153700015156
TD = 5.005

PACK, HELEN V
200205030017029
TD = 14.251

PACK, HELEN V
200205030017029
TD = 5

HITE, TODD A
200512220040552
TD = 0

WIGGINS,
2005122
TD =

26

PATISSK ALA

OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 063-148248-00.000

Owner: PACK HELEN V (TOD)

Address: 3629 SUMMIT RD PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2016 Rates: 86.61000 (Full) / 77.99956 (Effective)

Land Use: 512 Single family unplatted 10-19.

Class: Residential

Legal Description: 5.00 AC 15- 1- 2 SEC 4

Mailing Address: PACK HELEN V (TOD)

3629 SUMMIT RD

PATASKALA OH 43062

Market Land Value: \$41,800

Market Improvement Value: \$54,100

Total Market Value: \$95,900

Market CAUV Value: \$40,520

Market Improvement Value: \$54,100

Total CAUV Value: \$94,620

Sale Date: 8/22/2008

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number:

Valid Sale: No

Foreclosure: No

Homestead/Disability: Yes

Owner Occupied Reduction: Yes

On Contract: No

Tax Lien Sold: No

OnTrac[®] Summary Information For The 2016 Tax Year



Parcel Number: 063-140526-01.000

Owner: PACK HELEN V (TOD)

Address: SUMMIT RD PATASKALA 43062

Tax District: 063 PATASKALA LK HGHTS LSD-WLJFD

2016 Rates: 86.61000 (Full) / 77.99956 (Effective)

Land Use: 512 Single family unplatted 10-19.

Class: Residential

Legal Description: 14.25 AC 015-01-02 SEC 4

Mailing Address: PACK HELEN V (TOD)

3629 SUMMIT RD

PATASKALA OH 43062

Market Land Value: \$59,900

Market Improvement Value: \$

Total Market Value: \$59,900

Market CAUV Value: \$35,760

Market Improvement Value: \$

Total CAUV Value: \$35,760

Sale Date: 8/22/2008

Sale Amount: \$0.00

Deed Type: EX - EXEMPT CONVEYANCE

Conveyance Number:

Valid Sale: No

Foreclosure: No

Homestead/Disability: No

Owner Occupied Reduction: No

On Contract: No

Tax Lien Sold: No