



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 4, 2019

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: Visser

Owner:	Johannes H. Visser
Owner's Address:	132 Executive Court Westerville, Ohio 43081
Parcel Number:	063-141564-00.000
Property Location:	13653 Havens Corners Road
Acres:	46.04 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	RR – Rural Residential
West	RR – Rural 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 currently occurring in the 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: VISSER JOHANNES H

Owner's Address: 132 EXECUTIVE CT WESTERVILLE OH 43081

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 HEIGHTS LSD-WLJED	063-141584-00.000	46.0400
TOTAL # OF ACRES:		46.0400

- 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	34		
Permanent Pasture used for animal husbandry	9.04		
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	2		
Total Acres	46.04		

- 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: _____ Date: 01/08/2019

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: 1-14-2019
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, applicant must attach evidence for modification application





Michael L. Smith

Auditor, Licking County, Ohio

VISSER JOHANNES H
13653 HAVENS CORNERS RD

Parcel #: 063-141564-00.000

Rt #: 063-004.00-045.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala-Vil-Maps 3 & 4
 Classification: 111 CAUV general farm
 Acreage:
 Property Desc: 46.044 AC SEC 14 R15 T1 Q2 LOT 24 Q3

1 of 1



ATTRIBUTES

Story Height: 1
 Exterior Wall: Frame
 Heating: Electric baseboard
 Cooling: None
 Basement: Pt Bsmt/Pt Crawl
 Attic: None

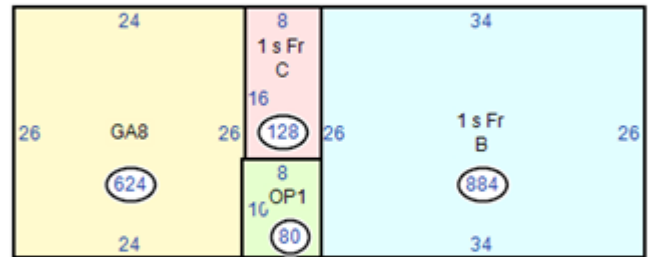
Total Rooms: 5.0
 Bedrooms: 2.0
 Family Rooms:
 Dining Rooms: 0.0

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

Year Built: 1969
 Finished Living Area: 1,012

Fireplace Openings: 0.0
 Fireplace Stacks: 0.0

Basement Garage(s): 0.0
 Basement Finished: No



AREA

First Floor: 1,012
 Upper Floor: 0
 Attic: 0
 Half Story: 0
 Crawl: 128
 Basement: 884

VALUES

(by tax year)		Land	Improvement	Total
2017	Market CAUV	309,200	55,800	365,000
2016	Market CAUV	145,880	0	145,880
2015	Market CAUV	414,700	93,000	507,700
		177,290	0	177,290

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
11/21/2017	1	FD - FIDUCIARY	365000.00	3804	Y	N	THOMPSON KAREN A TRUSTEE
07/03/2014	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	TRAURIG LINDA S TRUSTEE
04/26/2006	1	EX - EXEMPT CONVEYANCE	0.00		N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 FB1 - Flat Barn	1920	1,500	5,100
2 SH8 - Shed - Personal Property	1975	100	0

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	2441.57	2441.57	4883.14
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	2441.57	2441.57	4883.14
Payments	0.00	0.00	0.00	0.00
Net Due	0.00	2441.57	2441.57	4883.14