



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

March 18, 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: SESI

Owner:	SESI, LLC
Owner's Address:	PO Box 30408, Gahanna, Ohio 43230
Parcel Numbers:	063-141450-00.002 and 063-141000-00.000
Property Locations:	4945 Mink Street
Acres:	35.64 acres total

Staff Review

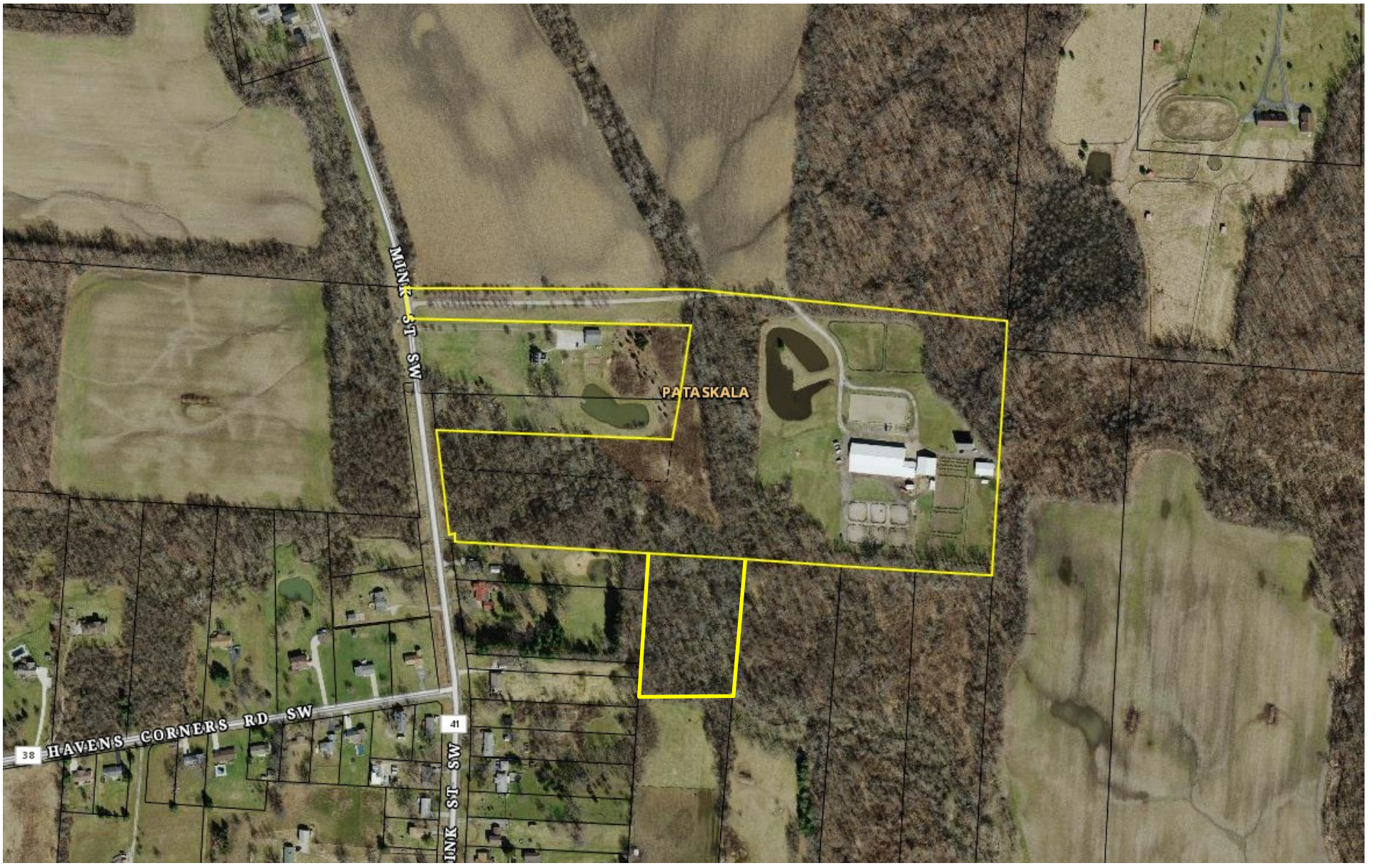
- Average Gross Income Qualification: The properties are enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject properties are zoned AG - Agricultural. Surrounding properties are zoned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

Direction	Zoning
North	AG - Agricultural
East	AG - Agricultural
South	AG - Agricultural
West	RR – Rural Residential

- Future Land Use Map: The subject properties are 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 area development at this time
- Infrastructure Plans: There are no infrastructure plans at this time.
- Comments: Staff has no objections to this application.



PATASKALA

MUNK ST SW

38 HAVENS CORNERS RD SW

41

MUNK ST SW



Michael L. Smith

Auditor, Licking County, Ohio

SESI LLC
4945 MINK ST PAT

Parcel #: 063-141450-00.002

Rt #: 063-004.00-037.001

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
Acres:
Property Desc: 32.101 AC SEC 8 PT

1 of 1



ATTRIBUTES

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

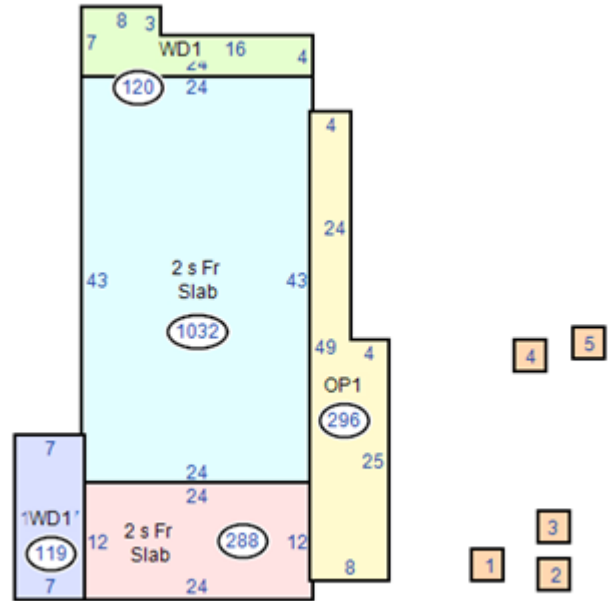
Total Rooms: 5.0
Bedrooms: 3.0
Family Rooms:
Dining Rooms: 0.0

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

Year Built: 1995
Finished Living Area: 2,640

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0.0
Basement Finished: No



AREA

First Floor: 1,320
Upper Floor: 1,320
Attic: 0
Half Story: 0
Crawl: 0
Basement: 0

VALUES

(by tax year)		Land	Improvement	Total
2017	Market	252,700	307,700	560,400
	CAUV	82,710	0	82,710
2016	Market	252,700	307,700	560,400
	CAUV	82,710	0	82,710
2015	Market	276,100	216,000	492,100
	CAUV	103,450	0	103,450

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
06/09/2017	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	SESI LLC
12/11/2013	2	WD - WARRANTY	450500.00	3498	Y	N	BAIRD CAROL A
02/20/2008	2	UN - UNKNOWN	0.00		N	N	BAIRD CAROL A
11/08/2005	2	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	BAIRD JAY N & CAROL A

IMPROVEMENTS

Description	Yr Built	SqFt	Value
1 PB1 - Pole Barn Average Dflr 4 Side	1997	3,600	25,300
3 LT1 - Lean To	1995	4,320	22,500
2 PB1 - Pole Barn Average Dflr 4 Side	1995	12,600	92,100
4 PB1 - Pole Barn Average Dflr 4 Side	2000	2,400	19,500
5 SH8 - Shed - Personal Property	2018	0	0

TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	4726.46	4726.46	9452.92
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	4726.46	4726.46	9452.92
Payments	0.00	4726.46	4726.46	9452.92
Net Due	0.00	0.00	0.00	0.00

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Michael L. Smith

Auditor, Licking County, Ohio

SESI LLC
4595 MINK ST

Parcel #: 063-141000-00.000

Rt #: 063-074.24-007.001

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07500 Pataskala-Vil-Maps 3 & 4
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 3.544 AC LOT NO 17 PT BATES-EMSWILER ADD



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	24,800	0	24,800
	CAUV	2,180	0	2,180
2016	Market	24,800	0	24,800
	CAUV	2,180	0	2,180
2015	Market	43,800	0	43,800
	CAUV	7,640	0	7,640

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/11/2013	2	WD - WARRANTY	450500.00	3498	Y	Y	BAIRD CAROL A
11/08/2005	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	Y	BAIRD JAY N & CAROL A
08/05/2003	2	WD - WARRANTY	0.00	02887	N	Y	BAIRD JAY N & CAROL A
03/31/1999	4	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

	Prior	1st Half	2nd Half	Total
Taxes/Reductions	0.00	26.29	26.29	52.58
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	26.29	26.29	52.58
Payments	0.00	26.29	26.29	52.58
Net Due	0.00	0.00	0.00	0.00

**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: SESILLC

Owner's Address: P.O. BOX 30406 GAHANNA OH 43230

Description of land as shown on property tax statement: 32.101 AC SEC 818 - Agricultural
3.544 AC Lot No 17 of Block - Emswiler Add - Agricultural

Location of Property 4945 Mink St. Pataskala, OH 43062 Licking
Street or Road County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
<u>PATASKALA LK HGHTS LSD-WLJFD</u>	<u>063-141450-00.002</u>	<u>32.1000</u>
<u>PATASKALA LK HGHTS LSD-WLJFD</u>	<u>063-141000-00.000</u>	<u>3.5400</u>
TOTAL # OF ACRES:		35.6400

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	<u>30</u>	<u>30</u>	<u>30</u>
Woodland devoted to commercial timber & nursery stock	<u>5</u>	<u>5</u>	<u>5</u>
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	<u>1</u>	<u>1</u>	<u>1</u>
Total Acres	<u>36</u>	<u>36</u>	<u>36</u>

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: [Signature] Date: 2-25-2019

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: February 25, 2019

Clerk's Signature: [Signature]

Action of legislative body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____ *

Date of Legislative Action _____ Clerk's Signature _____