



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

March 2, 2020

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: Osborn Family Farm LTD

| | |
|---------------------------|---|
| Owner: | Osborn Family Farm LTD |
| Owner's Address: | 7730 Columbia Road SW |
| Parcel Numbers: | 064-152844-00.000 and 064-152838-00.000 |
| Property Location: | Columbia Road |
| Acres: | 103.48 acres |

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 - Agriculture. Surrounding properties are zoned as follows:

| Direction | Zoning |
|-----------|---|
| North | AG - Agriculture |
| East | AG - Agriculture |
| South | AG – Agriculture and PM – Planned Manufacturing |
| West | AG – Agriculture and PM – Planned Manufacturing |

- Future Land Use Map: The subject properties are designated for Heavy Industrial and Mixed Use. Surrounding properties are designated as follows:

| Direction | Future Land Use Designation |
|-----------|--------------------------------|
| North | Heavy Industrial and Mixed Use |
| East | Mixed Use |
| South | Heavy Industrial and Mixed Use |
| West | Heavy Industrial |

- 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's Name: OSBORN FAMILY FARM LTD

Owner's Address: 7730 COLUMBIA RD SW PATASKALA OH 43062-9284

Description of land as shown on property tax statement: Farm land consisting of 2 parcels.

Location of Property East & West side of Columbia Rd SW

Street or Road

Licking
County

TAX DISTRICT(S)
PATASKALA SW-LK LSD-WLJFD
PATASKALA SW-LK LSD-WLJFD

PARCEL NUMBER(S)
004-152233-0000
004-152233-0000

OF ACRES
58.5900
44.8900

TOTAL # OF ACRES: 103.4800

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 | <u>90 95</u> | <u>75 80</u> | <u>75 80</u> |
| Permanent Pasture used for animal husbandry | | | |
| Woodland devoted to commercial timber & nursery stock <u>Non Comm.</u> | | | <u>10</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>13.5</u> |
| Total Acres | | | <u>103.5</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: Timothy J. Osborn

Date: 1/24/2020

BELOW THIS LINE FOR OFFICIAL USE ONLY

Date filed with County Auditor: _____

County Auditor's Signature: _____

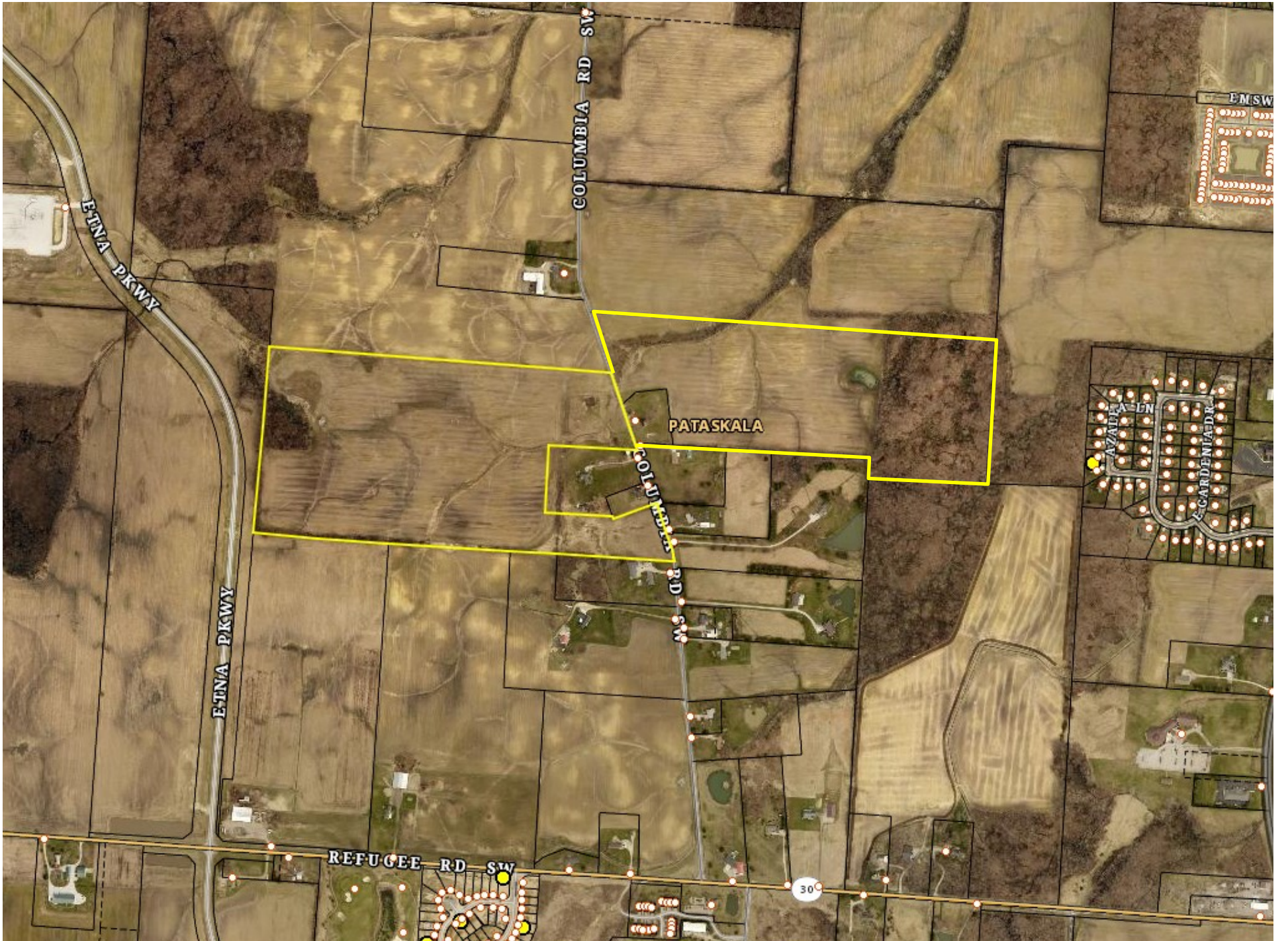
Date Filed (if required) with Clerk of Municipal Corporation: February 4, 2020

Clerk's Signature: Raithy M. Harkness

Action of legislative body of Municipal Corporation

Application Approved _____ Approved with Modifications _____ * Rejected _____ *

Date of Legislative Action _____ Clerk's Signature _____



ETNA PKWY

ETNA PKWY

COLUMBIA RD SW

PATASKALA

COLUMBIA RD SW

REFUGEE RD SW

30

AZALEA LN

SCARDENIA DR

EMSW



Michael L. Smith

Auditor, Licking County, Ohio

OSBORN FAMILY FARM LTD
COLUMBIA RD

Parcel #: 064-152838-00.000

Rt #: 064-008.00-032.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07700 Pataskala -- SE Quarter
 Classification: 110 CAUV Vacant land
 Acreage:
 Property Desc: 44.8993 AC LOT 9 S 1/2

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 |
|----------------------|--------|---------|-------------|---------|
| 2017 | Market | 308,100 | 0 | 308,100 |
| | CAUV | 72,820 | 0 | 72,820 |
| 2016 | Market | 308,100 | 0 | 308,100 |
| | CAUV | 72,820 | 0 | 72,820 |
| 2015 | Market | 308,100 | 0 | 308,100 |
| | CAUV | 72,820 | 0 | 72,820 |

SALES HISTORY

| | Pcl # | Instrument Type | Sale Price | Conv # | V | LO | Previous Owner |
|------------|-------|------------------------|------------|--------|---|----|------------------------|
| 09/14/2010 | 1 | EX - EXEMPT CONVEYANCE | 0.00 | 99999 | N | Y | OSBORN FAMILY FARM LTD |

IMPROVEMENTS

| Description | Yr Built | SqFt | Value |
|-------------|----------|------|-------|
|-------------|----------|------|-------|

TAXES

| | Prior | 1st Half | 2nd Half | Total |
|------------------|-------|----------|----------|---------|
| Taxes/Reductions | 0.00 | 714.50 | 714.50 | 1429.00 |
| 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 | 714.50 | 714.50 | 1429.00 |
| Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Due | 0.00 | 714.50 | 714.50 | 1429.00 |



Michael L. Smith

Auditor, Licking County, Ohio

OSBORN FAMILY FARM LTD
7661 COLUMBIA RD

Parcel #: 064-152844-00.000

Rt #: 064-008.00-011.000

Tax District: 064 - PATASKALA SW-LK LSD-WLJFD
 School District: SOUTHWEST LICKING LSD
 Neighborhood: 07700 Pataskala -- SE Quarter
 Classification: 190 CAUV other agricultural use
 Acreage:
 Property Desc: 58.598 AC LOT 10 PT 15- 1-4

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 |
|---------------|--------|---------|-------------|---------|
| 2017 | Market | 390,200 | 16,600 | 406,800 |
| | CAUV | 117,690 | 0 | 117,690 |
| 2016 | Market | 390,200 | 16,600 | 406,800 |
| | CAUV | 117,690 | 0 | 117,690 |
| 2015 | Market | 390,200 | 16,600 | 406,800 |
| | CAUV | 117,690 | 0 | 117,690 |

SALES HISTORY

| Pcl # | Instrument Type | Sale Price | Conv # | V | LO | Previous Owner |
|-------|-----------------|------------|--------|---|----|----------------|
|-------|-----------------|------------|--------|---|----|----------------|

IMPROVEMENTS

| Description | Yr Built | SqFt | Value |
|---------------------------------------|----------|-------|-------|
| 1 PB1 - Pole Barn Average Dflr 4 Side | 1950 | 2,500 | 6,500 |
| 3 SH1 - Shed | 1940 | 528 | 2,100 |
| 4 SH1 - Shed | 1940 | 320 | 1,300 |
| 5 SH1 - Shed | 1940 | 960 | 4,600 |
| 2 LT1 - Lean To | 2004 | 600 | 2,200 |

TAXES

| | Prior | 1st Half | 2nd Half | Total |
|------------------|-------|----------|----------|---------|
| Taxes/Reductions | 0.00 | 1317.44 | 1317.44 | 2634.88 |
| 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 | 1317.44 | 1317.44 | 2634.88 |
| Payments | 0.00 | 0.00 | 0.00 | 0.00 |
| Net Due | 0.00 | 1317.44 | 1317.44 | 2634.88 |