



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

February 20, 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: Baker

| | |
|---------------------------|--|
| Owner: | Baker Levin Farms, LLC |
| Owner's Address: | 3319 East Livingston Avenue, Columbus, Ohio. 43227 |
| Parcel Number: | 063-140100-00.000 |
| Property Location: | 4014 Summit Road |
| Acres: | 160.20 acres |

Staff Review

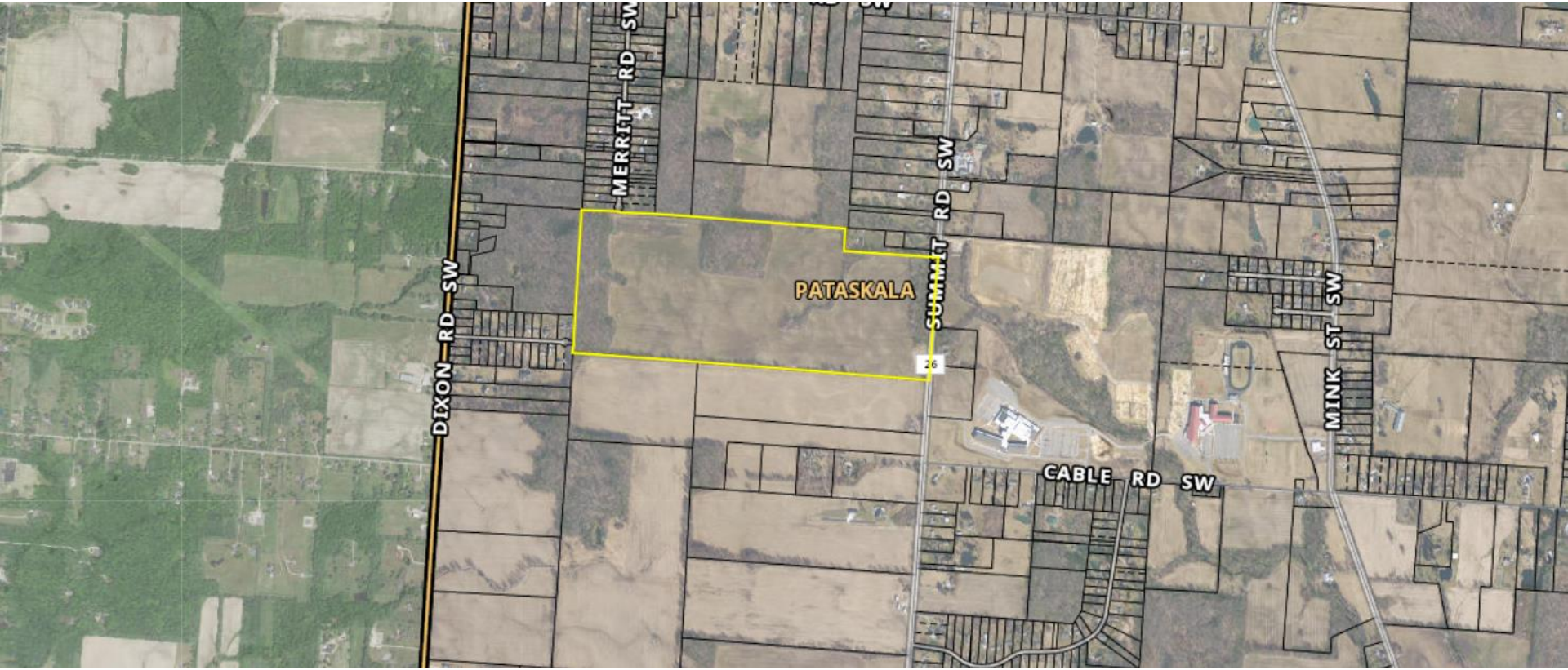
- Average Gross Income Qualification: The property is enrolled within CAUV; therefore, the Licking County Auditor's review is accepted as verification of eligibility for the Agricultural Protection District.
- Zoning: The subject property is zoned RR – Rural Residential. Surrounding properties are zoned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

| Direction | Zoning |
|-----------|---|
| North | R-87 – Medium-Low Density Residential |
| East | RR – Rural Residential |
| South | RR – Rural Residential, R-87 – Medium-Low Density Residential |
| West | RR – Rural Residential, R-87 – Medium-Low Density Residential |

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

| Direction | Future Land Use Designation |
|------------------|------------------------------------|
| North | Conservation Suburban |
| East | Conservation Suburban, Schools |
| South | Conservation Suburban |
| West | Conservation Suburban |

- 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: BAKER LEVIN FARMS LLC
Owner's Address: 3319 E LIVINGSTON AVE COLUMBUS OH 43227
Description of land as shown on property tax statement: _____
Location of Property _____ Licking County

| TAX DISTRICT(S) | PARCEL NUMBER(S) | # OF ACRES |
|-------------------------------------|--------------------------|-----------------|
| <u>PATASKALA LK HGHTS LSD-WLJFD</u> | <u>063-140100-00.000</u> | <u>160.2000</u> |
| <u>ETNA T-SW LICKING LSD-WLJFD</u> | <u>010-016770-00.000</u> | <u>130.0000</u> |
| TOTAL # OF ACRES: | | <u>290.2000</u> |

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>290.2</u> | <u>290.2</u> | <u>290.2</u> |
| 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 | <u>290.2</u> | <u>290.2</u> | <u>290.2</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: *Ernst J. Levin* P.O.A. HARRIET S BAYER LEVIN Date: 1/8/2024

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 6th, 2024
Clerk's Signature: *Jessica Cumber*

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

BAKER LEVIN FARMS LLC
4014 SUMMIT RD

Parcel #: 063-140100-00.000

Rt #: 063-003.00-035.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
 School District: LICKING HEIGHTS LSD
 Neighborhood: 07500 Pataskala - NW Quarter
 Classification: 190 CAUV other agricultural use
 Acreage:
 Property Desc: 160.20 AC SEC 6 R15 T1 Q2

1 of 1



ATTRIBUTES

Story Height:
 Exterior Wall:
 Heating:
 Cooling:
 Basement:
 Attic:

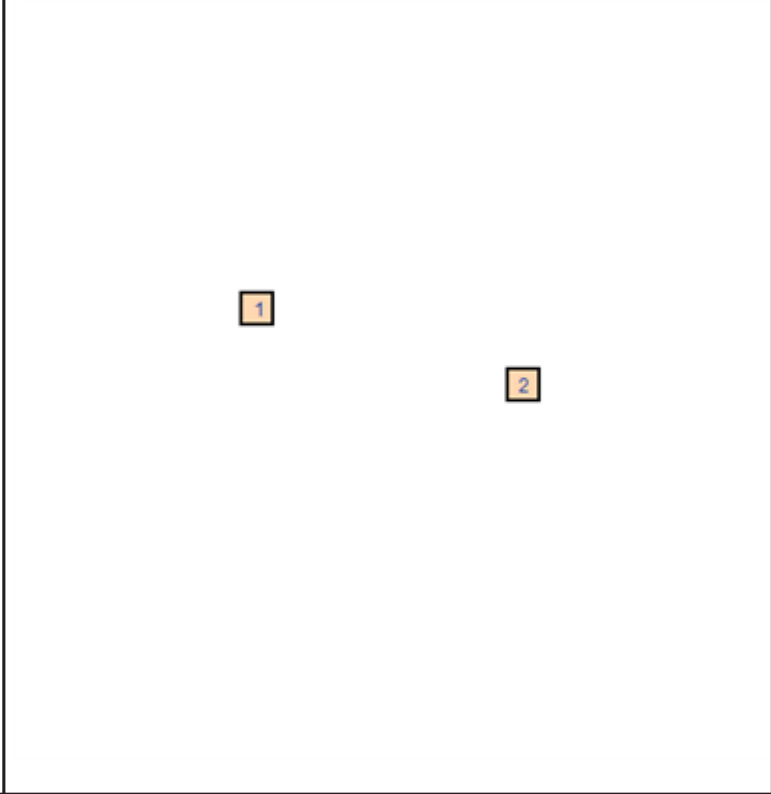
Total Rooms:
 Bedrooms:
 Family Rooms:
 Dining Rooms:

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 |
|---------------|--------|-----------|-------------|-----------|
| 2022 | Market | 2,483,500 | 0 | 2,483,500 |
| | CAUV | 302,440 | 0 | 302,440 |
| 2021 | Market | 1,493,400 | 13,600 | 1,507,000 |
| | CAUV | 133,900 | 0 | 133,900 |
| 2020 | Market | 1,493,400 | 13,600 | 1,507,000 |
| | CAUV | 133,900 | 0 | 133,900 |

SALES HISTORY

| Pcl # | Instrument Type | Sale Price | Conv # | V | LO | Previous Owner |
|------------|--------------------------|------------|--------|---|----|----------------|
| 05/07/2007 | 2 EX - EXEMPT CONVEYANCE | 0.00 | | N | N | Refer to deed |

IMPROVEMENTS

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

TAXES

| | Prior | 1st Half | 2nd Half | Total |
|------------------|-------|----------|----------|---------|
| Taxes/Reductions | 0.00 | 2868.75 | 2868.75 | 5737.50 |
| 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 | 2868.75 | 2868.75 | 5737.50 |
| Payments | 0.00 | 2868.75 | 34.02 | 2902.77 |
| Net Due | 0.00 | 0.00 | 2834.73 | 2834.73 |

Public information data is furnished by this office, and must be accepted and used by the recipient with the understanding that this office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Furthermore, this office assumes no liability whatsoever associated with the use or misuse of such data.