



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

AGRICULTURAL PROTECTION DISTRICT REPORT

March 18, 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: Hite

Owner:	Mary L. Hite
Owner's Address:	3740 Mink Street SW
Parcel Number:	063-140880-00.000 & 063-140880-00.004
Property Location:	3740 Mink Street SW
Acres:	20.07 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 R-87 – Medium-Low Density Residential. Surrounding properties are zoned as follows:

Direction	Zoning
North	R-87 – Medium-Low Density Residential
East	R-87 – Medium-Low Density Residential
South	R-87 – Medium-Low Density Residential
West	R-87 – Medium-Low Density Residential

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

Direction	Future Land Use Designation
North	Conservation Suburban
East	Conservation Rural
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 Name: HITE MARY L

Owner Address: HITE MARY L 3740 MINK ST SW PATASKALA OH 43062

Description of land as shown on property tax statement: _____

Location of Property: 3740 Mink St SW _____
Street or Road Licking
County

TAX DISTRICT(S)	PARCEL NUMBER(S)	# OF ACRES
PATASKALA LK HGHTS LSD-WLJFD	063-140880-00.000	10.07
PATASKALA LK HGHTS LSD-WLJFD	063-140880-00.004	10
TOTAL NUMBER OF ACRES:		20.07

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: Mary L Hite Date: 2/20/2024
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: _____
Clerk's Signature: _____

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

**HITE MARY L
3740 MINK ST**

Parcel #: 063-140880-00.000

Rt #: 063-003.00-019.000

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07500 Pataskala - NW Quarter
Classification: 111 CAUV general farm
Acreage:
Property Desc: 10.074 AC SEC 4 R15 T1 Q2

1 of 1



ATTRIBUTES

Story Height: 2
Exterior Wall: Frame
Heating: Central Warm Air
Cooling: None
Basement: Pt Bsmt/Pt Crawl
Attic:

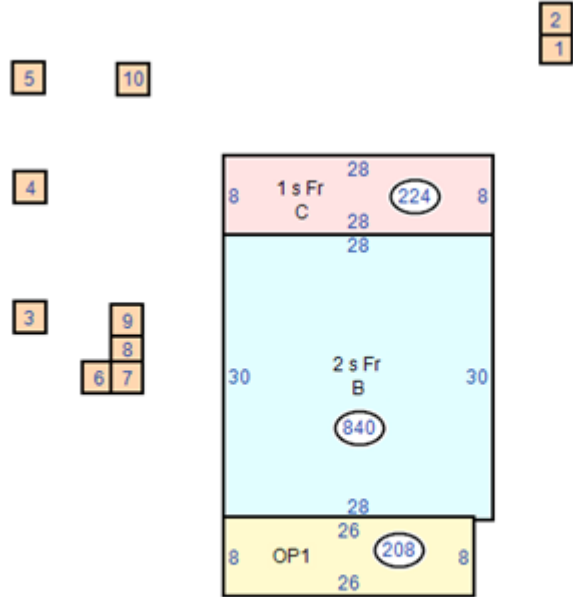
Total Rooms: 7.0
Bedrooms: 4.0
Family Rooms: 1.0
Dining Rooms: 0.0

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

Year Built: 1900
Finished Living Area: 1,904

Fireplace Openings: 0.0
Fireplace Stacks: 0.0

Basement Garage(s): 0
Basement Finished: No



AREA

First Floor: 1,064
Upper Floor: 840
Attic: 0
Half Story: 0
Crawl: 224
Basement: 840

VALUES

		Land	Improvement	Total
(by tax year)				
	Market	183,000	141,800	324,800
2022	CAUV	83,080	0	83,080
	Market	129,400	114,500	243,900
2021	CAUV	50,630	0	50,630
	Market	129,400	114,500	243,900
2020	CAUV	50,630	0	50,630

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
08/10/2022	1	EX - EXEMPT CONVEYANCE	0.00	99999	N	N	HITE MELVIN
12/22/2005	1	EX - EXEMPT CONVEYANCE	0.00		N	N	HITE MELVIN
12/22/2005	1	EX - EXEMPT CONVEYANCE	0.00		N	Y	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
3 FB1 - Flat Barn	1930	2,000	2,600
4 SH1 - Shed	2020	900	14,500
2 LT1 - Lean To	2000	816	2,800
5 PB1 - Pole Barn Average Dflr 4 Side	1998	600	6,900
1 PB1 - Pole Barn Average Dflr 4 Side	2000	2,400	20,200
7 SH8 - Shed - Personal Property	2020	104	0
6 SH8 - Shed - Personal Property	2020	192	0
8 SH1 - Shed	2020	450	7,300
9 SH8 - Shed - Personal Property	2020	120	0
10 SH8 - Shed - Personal Property	2020	120	0

TAXES

Please contact the Auditor's Office at (740) 670-5040 for tax information on this parcel. Thank you.



Michael L. Smith

Auditor, Licking County, Ohio

**HITE MARY L
MINK ST**

Parcel #: 063-140880-00.004

Rt #: 063-003.00-019.001

1 of 1

Tax District: 063 - PATASKALA LK HGHTS LSD-WLJFD
School District: LICKING HEIGHTS LSD
Neighborhood: 07500 Pataskala - NW Quarter
Classification: 110 CAUV Vacant land
Acreage:
Property Desc: 10.000 AC SEC 4 R15 T1 Q2



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
2022	Market	156,000	0	156,000
	CAUV	18,800	0	18,800
2021	Market	125,100	0	125,100
	CAUV	23,980	0	23,980
2020	Market	125,100	0	125,100
	CAUV	23,980	0	23,980

SALES HISTORY

	Pcl #	Instrument Type	Sale Price	Conv #	V	LO	Previous Owner
12/22/2005	1	EX - EXEMPT CONVEYANCE	0.00		N	Y	HITE MELVIN
12/22/2005	1	EX - EXEMPT CONVEYANCE	0.00		N	Y	Refer to deed

IMPROVEMENTS

Description	Yr Built	SqFt	Value
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TAXES

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