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Important Answers about the
CAUV PROGRAM

The Save Open Spaces amendment to Ohio's Constitution was passed by the greatest plurality of any amendment put before Ohio's voters up to that time. The amendment created the Current Agricultural Use Value (CAUV) program. The amendment's goal was two-fold: preserve farmland and open spaces and ensure that land used for commercial agricultural production was valued and taxed based on capitalizing the land's expected net farm income rather than on its current market value, thereby protecting commercial agricultural producers from inflated market values caused by land developers and speculators.

The *Ohio Administrative Code* 5703-25-30 and the *Ohio Revised Code* 5713.30 require the County Auditor to perform compliance inspections of land enrolled in the CAUV program. The inspection program ensures that only land currently being used for commercial agricultural production is enrolled in this tax-reduction program, thus ensuring the program's integrity.

What kind of property may apply for the CAUV program? A commercial agricultural producer whose property is devoted exclusively to commercial agricultural use, as defined in the *Ohio Revised Code*, may apply for the CAUV program.

How does a property qualify for the CAUV program?

1. There must be at least 10 acres of "land devoted exclusively to agricultural use" (*Ohio Revised Code* 5713.30 and *Ohio Administrative Code* 5703-25-30). If the property has fewer than 10 acres, those acres must provide a proven gross income of at least \$2,500 per year for the most recent three years.
2. Land uses which the State of Ohio consider as commercial agricultural are: farming, ranching, apiculture, aquaculture, horticulture, viticulture, animal husbandry (including the care and raising of livestock, equine, and fur-bearing animals), poultry husbandry and the production of poultry and poultry products, dairy production, the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs and trees, flowers, sod or mushrooms, and timber (in some cases). (Source: *Ohio Revised Code* 5713.30 (A)(1).)

Also, "Land which qualified for payment or other compensation under a land retirement or conservation program under an agreement with an agency of the federal government" may also qualify for the program. (Source: *Ohio Revised Code* 5713.30 (A)(1).)

3. New and renewal CAUV applications are accepted between the first Monday in January and the first Monday in March. New applications require a \$25 fee payable to the County Auditor.
4. The County Auditor inspects the property to ensure the use(s) qualifies for the reduction.
5. The County Auditor notifies the property owner whether or not the land qualifies for the reduction.

If only part of an agricultural property is used for agricultural production, is the whole property eligible for the CAUV program? Any part of a commercial agricultural property not used for a commercial agricultural use is ineligible for inclusion in the CAUV program

Are the buildings on a CAUV-enrolled property included in the tax reduction? Only land devoted to commercial agricultural use is included in the tax reduction. The value of a one-acre homesite, and the value of all buildings on the property, is calculated based on current market value.

How is the land's CAUV value calculated? The State of Ohio uses several criteria in calculating CAUV land values. In extremely simplistic terms these include:

1. The land's capability class, as shown on the U.S.D.A. Soil Conservation Service soil maps.
2. The soil productivity index for that property's soils as published in The Ohio State University's Cooperative Extension Service *Ohio Soils with Yield Data and Productivity Index Bulletin*.
3. The land's slope, erosion, and drainage as published in the County's soil survey. Then,
4. Seven year average prices for four crops (corn, soybeans, wheat and hay) are applied to crop yields for each soil type to obtain an average gross income.
5. Basic costs are deducted from the gross receipts.
6. The net return is divided by a calculated capitalization rate.

Where can I find a copy of the soil types and rate comparison? The last page of this information sheet includes the soil types in Fulton County with per acre rates for years 1999 thru 2008.

Who develops the CAUV land values? Each year an agricultural advisory committee meets to advise the tax commissioner on economic, technological and other current developments that might be considered in the determination of agricultural land values. The committee reviews "the various factors considered in arriving at agricultural use land values" and evaluates "new developments in order to make a recommendation to the commissioner" to be used in valuing agricultural use land for the next tax year. (Source: *Ohio Administrative Code 5703-25-30*.)

Who serves on the agricultural advisory committee? The membership of the committee is, by law, composed of "a representative from such farm related organizations and public agencies having knowledge in this [agricultural] field as may be designated by the commissioner. . . The appointment to and service on the agricultural advisory committee will be voluntary and there will be no reimbursement. . . for any expenses." (Source: *Ohio Administrative Code 5703-25-30*.)

Committee members include the Farm Bureau, Ohio Grange, OSU Cooperative Extension Service (Agronomy & Agricultural Economics), Natural Resources Conservation Service, Ohio Department of Natural Resources Division of Soil & Water Conservation, Ohio Farmers Union, Ohio Society of Farm Managers & Rural Appraisers, and others.

Is there an opportunity to discuss the valuation formula's creation? The agricultural advisory committee meets in October to discuss possible changes and adjustments in rates. In February an open meeting is held to officially adopt the rates for the current year. Both meetings are open to the public. Ask your County Auditor or Farm Bureau representative for the dates and locations of the meetings.

Where can I find more information about the Current Agricultural Use Value (CAUV) program? You can find more information about Ohio's CAUV program by talking with your County Auditor

This information is provided by:

BRETT J. KOLB
Fulton County Auditor

IF YOU PREFER, YOU MAY CALL US TO VERIFY THE INFORMATION WE HAVE FOR YOUR PROPERTY

AUDITOR'S OFFICE 419-337-9200

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FULTON COUNTY SOIL RATES

TYPE	NAME	Texture	Slope	Erosion	1999	2002	2005	2008	2011	1999	2002	2005	2008	2011	% of CO	ACRES
					CROP	CROP	CROP	CROP	CROP	WOODS	WOODS	WOODS	WOODS	WOODS		
AD	Adrian	Muck		S	160	100	100	100	600	70	100	100	100	200	0.30%	661
BCA	Bixler	LFS	0 - 3 %	S	280	130	100	200	860	70	100	100	100	200	0.90%	2254
BNA	Blount	L	0 - 2 %	S	500	330	120	490	1310	70	100	100	100	310	3.20%	8435
BNB	Blount	L	2 - 6 %	S	460	300	110	480	1110	70	100	100	100	200	3.60%	9328
BOB	Blount-Rimer	C	2 - 6 %	S	250	100	100	220	620	70	100	100	100	200	1.10%	2906
BRB	Boyer	LS	1 - 6 %	S	210	100	100	130	570	70	100	100	100	200	0.20%	449
630	Brady	SL	0 - 3 %	S	160	100	100	100	630	70	100	100	100	200	0.90%	2238
CH	Cohoctah - ff-ph	FSL	0 - 2 %	S	480	310	100	290	1200	70	100	100	100	200	0.20%	392
CN	Colwood	L	0 - 2 %	S	1040	850	630	1160	2360	70	100	100	160	1360	2%	5208
DFA	Del Rey	SIL	0 - 2 %	S	430	260	100	410	1120	70	100	100	100	200	1.80%	4553
DMA	Digby	L	0 - 3 %	S	530	360	150	510	1370	70	100	100	100	370	0.40%	1037
DTA	Dixboro	FSL	0 - 3 %	S	280	120	100	210	850	70	100	100	100	200	0.70%	1774
EE	Eel, ff-ph	10-2%		S	370	190	100	150	940	70	100	100	100	440	0.20%	429
FTA	Fulton	SICL	0 - 2 %	S	190	100	100	100	670	70	100	100	100	200	3.10%	7993
FTB	Fulton	SICL	2 - 6 %	S	140	100	100	100	430	70	100	100	100	200	0.80%	2130
GAB	Galen	LFS	1 - 6 %	S	360	200	100	360	930	70	100	100	100	430	0.50%	1361
GF	Gilford	FSL	0 - 2 %	S	810	620	400	850	1910	240	100	100	100	910	3.10%	8126
GNB2	Glynwood	L	2 - 6 %	M	170	100	100	100	480	70	100	100	100	200	1.90%	4939
GNC2	Glynwood	L	6 - 12 %	M	160	100	100	100	360	70	100	100	100	200	0.30%	765
GND2	Glynwood	L	12 - 18 %	M	100	100	100	100	300	70	100	100	100	200	0.10%	265
GOC3	Glynwood	CL	6 - 12 %	SE	100	100	100	100	300	70	100	100	100	200	0.10%	253
GR	Granby	LFS	0 - 2 %	S	480	320	100	460	1300	70	100	100	100	300	4.50%	11781
HKA	Haskins	L	0 - 3 %	S	560	390	170	570	1410	70	100	100	100	410	5.20%	13508
HO	Hoytville	CL	0 - 2 %	S	740	560	340	780	1770	70	100	100	100	770	12.70%	33072
KFA	Kibbie	FSL	0 - 2 %	S	760	580	350	820	1760	70	100	100	100	760	2.50%	6634
LA	Lamson	FSL	0 - 2 %	S	410	240	100	370	1110	70	100	100	100	200	0.40%	1067
LC	Latty	SIC	0 - 2 %	S	590	340	130	490	1260	70	100	100	100	510	4.20%	10814
LF	Lenawee	SICL	0 - 2 %	S	770	590	370	810	1810	70	100	100	100	810	2.30%	6028
MF	Merrill	L	0 - 2 %	S	830	650	430	900	1930	70	100	100	100	930	8.50%	22125
MO	Millgrove	L	0 - 2 %	S	1060	870	650	1200	2380	70	100	100	200	1380	1.20%	3208
NNA	Nappanee	L	0 - 2 %	S	350	190	100	300	1000	70	100	100	100	200	3.20%	8448
NNB	Nappanee	L	2 - 6 %	S	310	160	100	290	790	70	100	100	100	200	0.30%	745
OAB	Oakville	FS	0 - 6 %	S	100	100	100	100	300	70	100	100	100	200	0.10%	302
OAC	Oakville	FS	6 - 12 %	S	100	100	100	100	300	70	100	100	100	200	0.10%	198
ORB	Oshtemo	LS	0 - 6 %	S	110	100	100	100	330	70	100	100	100	200	0.30%	906
OTB	Ottokee	FS	0 - 6 %	S	260	110	100	150	770	70	100	100	100	270	6.90%	17852
OUB	Ottokee-Glynwood	C	3 - 8 %	S	170	100	100	120	440	70	100	100	100	200	1%	2661
PEB	Perrin	SL	2 - 6 %	S	360	200	100	350	910	70	100	100	100	410	0.20%	455
PM	Pewamo	CL	0 - 2 %	S	760	580	360	800	1810	70	100	100	100	810	3.60%	9297
PS	Psammaquents, nearly level				100	100	100	100	300	70	100	100	100	200	0.10%	104
RBB	Rawson	SL	2 - 6 %	S	430	250	100	390	1030	70	100	100	100	530	0.70%	1851
RNA	Rimer	LFS	0 - 3 %	S	260	110	100	170	820	70	100	100	100	200	2%	5235
SDB	Seward	LFS	2 - 6 %	S	120	100	100	100	410	70	100	100	100	200	1.30%	3317
SDC	Seward	LFS	6 - 12 %	S	100	100	100	100	300	70	100	100	100	200	0.10%	311
SFB2	Shinrock	SICL	2 - 6 %	M	310	160	100	310	820	70	100	100	100	320	0.20%	604
SFC2	Shinrock	SICL	6 - 12 %	M	280	140	100	300	620	70	100	100	100	200	0.10%	371
SGB2	Shinrock Tuscola	C	3 - 8 %	M	170	100	100	120	500	70	100	100	100	200	0.30%	881
SH	Shoals,ff-ph	SIL	0 - 2 %	S	300	150	100	100	930	70	100	100	100	200	0.60%	1443
SO	Sloan,ff-ph	SICL	0 - 2 %	S	650	420	170	400	1550	70	100	100	100	550	2.70%	6941
SPB	Spinks	FS	1 - 6 %	S	100	100	100	100	300	70	100	100	100	200	1.90%	4836
SPC	Spinks	FS	6 - 12 %	S	100	100	100	100	300	70	100	100	100	200	0.90%	2430
SPD	Spinks	FS	12 - 18 %	S	100	100	100	100	300	70	100	100	100	200	0.10%	369
TDA	Tedrow	LFS	0 - 3 %	S	100	100	100	100	330	70	100	100	100	200	4%	10487
TUB	Tuscola	FSL	3 - 8 %	S	440	270	100	450	990	70	100	100	100	490	0.50%	1319
UO	Udorthens	L cut & fill land			100	100	100	100	300	70	100	100	100	200	0.10%	184
WF	Wauseon	FSL	0 - 2 %	S	360	210	100	310	1090	70	100	100	100	200	1.60%	4134