

CAUV PROGRAM

62%

Statewide average of reduction from Market Value for CAUV properties.

CAUV saves

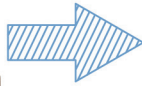


On average, an acre of CAUV land is valued at only 38% of its Fair Market Value. CAUV is an exception to the rule of fair market valuation.



\$1,201/acre

CAUV values your property based on its income-producing potential from agricultural use.



\$3,196/acre

Ohio law requires all land be valued at its fair market value for taxation; the price at which it would change hands between a willing seller and buyer.

CAUV values follow the farm economy

UPS & DOWNS

Major increases in crop prices and decreases in interest rates have combined to increase CAUV values.

300% increase in corn price from 2005 to 2012

160% increase in soy and wheat price from 2005 to 2012

25% decrease in formula cap rate since 2008

CAUV calculation

subtract

divide

equals



CROP PRICES

7-year rolling average from Ohio Elevator Surveys.



COSTS

7-year rolling average from OSU Extension Crop Enterprise Budgets.

%

CAPITALIZATION RATE

7-year rolling average from Farm Credit attributing 40% to equity, 60% debt.

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VALUE

Value is rounded either up or down to the nearest whole ten.

3,500 soil types

Calculation is run for all 3,500 soil types by Ohio Department of Taxation