

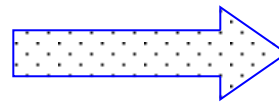
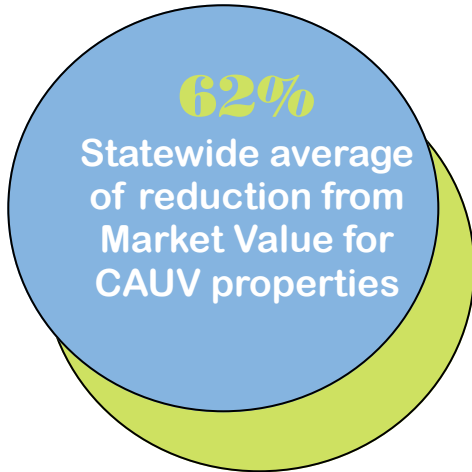
Understanding Values

CAUV PROGRAM

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

25% decrease in formula cap rate since 2008

CAUV calculation



Crop Prices

7-year rolling average from Ohio Elevator Surveys

subtract



Costs

7-year rolling average from OSU Extension Crop Enterprise Budgets

divide



Capitalization Rate

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

equals



Value

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