

SOIL TYPE TABLE

Soil Name	2012 Value Per Acre (Lucas)	2014 Value per Acre (other counties)	2015 Value (Lucas)
Merrill	2100	4080	3980
Hoytville	2050	3870	3600
Latty	1580	2960	2640
Toledo	1710	2990	2630
Granby	1500	3020	2680

STATE OF OHIO DEPARTMENT OF TAXATION

CAUV CONTACTS

Ohio Farm Bureau

(800) 333-8015

ofbf.org/counties/lucas

Ohio Department of Tax Equalization

(614) 466-5744

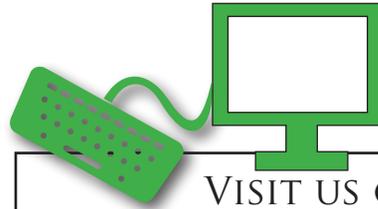
www.tax.ohio.gov/real_property/cauv

Farm Service Agency (FSA)

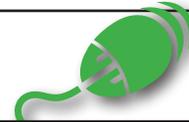
(419) 898-2651 ext. 2

www.fas.usda.gov

CONTACT US



VISIT US ON THE WEB.
WWW.CO.LUCAS.OH.US/AUDITOR



SEND AN E-MAIL.
OUTREACH@CO.LUCAS.OH.US



CALL OUR OFFICE
(419) 213-4406

Anita Lopez Lucas County Auditor

One Government Center, Ste. 600
Toledo, OH 43604-2255
Phone: (419) 213-4406

Do you have more questions?

Simply provide a phone number or email address and a representative from our office will contact you.

CAUV

Current Agricultural Use Valuation
Program for Farmland Owners



INFORMATION FOR LUCAS COUNTY RESIDENTS



PREPARED BY
OFFICE OF ANITA LOPEZ
LUCAS COUNTY AUDITOR



WHAT IS CAUV?

The Current Agricultural Use Valuation (CAUV) program is an incentive offered to owners of farmland in the State of Ohio. In 1972, Ohio voters approved a constitutional amendment allowing qualified agricultural land to be valued at current agricultural use value for real property tax purposes instead of the fair market value.

Only land and buildings specifically used for agriculture may receive the reduced tax value. The homesite and outbuildings not used for agriculture are still valued at fair market value. Qualifying land must complete a three-year waiting period, during which, it must be used exclusively for agricultural purposes.

CAUV FOREST LAND

Commercial timber can qualify under CAUV. Standard CAUV criteria apply including \$2,500 annual gross revenues if under 10 acres. Qualifying forest land parcels over 10 acres are not required to report \$2,500 gross revenues. If the forest land parcel is over 10 acres, it is recommended to contact the Ohio Division of Forestry to apply for the Ohio Forest Tax Law (OFTL) discount. Forest land parcel owners in Lucas County may call (419) 424-5004 to register.



HOW IS CAUV CALCULATED?

Unlike fair market appraisals, CAUV values are calculated by soil type (in Ohio about 3,650 types) and a formula based on five factors. The numbers entered in the formula reflect the true value of agriculture in the State of Ohio.

CAUV values are based on a State of Ohio Department of Taxation formula using five factors applied to three crops: corn, soy beans, and wheat.

The five factors are:

- **Cropping Pattern** - Slope of soil, level ground weighted towards corn and beans, steep slope weighted towards wheat and hay.
- **Crop Prices** - Data collected from Ohio Agricultural Statistics Service.
- **Crop Yields** - Yield information most recently published by Ohio Department of Agriculture.
- **Non-land Production Costs** - Analysis by the Ohio State University.
- **Capitalization Rate** - Interest rate for 15-year fixed mortgage at Farm Credit Services.

Calculations for the five factors over a seven year period are performed on all of the 3,650 soil types in Ohio.



CHANGES IN VALUE

An increase in land value does not equate to the same percentage increase in taxes.

Taxes paid by the landowner may not increase in the same proportion as the value due to:

- Tax credits
- Expiration of levies
- Changes in the reduction factors
- Historical average CAUV value for Lucas County is an approximate 70% reduction from market value.

SOIL VALUE

In accordance with the Ohio Revised Code (Section 5713.30 et seq.), the soil tables used in the valuation of farm land are updated in conjunction with the scheduled county wide revaluation and triennial updates. **Soil values are calculated by the State of Ohio Department of Taxation**, by capitalizing the typical net income from agricultural products. Factors involved in this process include yield information, cropping patterns, crop prices, non-land production costs, and capitalization rates.

For more information regarding the current value tables adopted by the State of Ohio, Department of Taxation, please call **(614) 466-5744** or visit:

www.tax.ohio.gov/real_property/cauv