

Matthew Oestreich, Wood County Auditor



One Courthouse Square
Bowling Green, Ohio 43402
auditor.co.wood.oh.us
419-354-9150 or 1-866-860-4140
auditor@woodcountyoohio.gov



Dear Agricultural Property Owner,

This letter and accompanying value information is to inform you of the updated Current Agricultural Use Values (CAUV) for tax year 2023.

Each Ohio county is required to update CAUV values every three years which for Wood County is the 2023 tax year (payable in 2024). The CAUV soil value is established by the Ohio Department of Taxation. The department calculates these per-acre values based upon the rolling five-year statewide averages for yield, commodity prices, and production costs for each crop within each soil type. Production costs are subtracted from the potential income. The result is analyzed and an average price per acre is established for each soil type.

Despite reductions in the CAUV value for the two previous update cycles, in 2023 most CAUV soil values will see an increase. For example, Hoytville Clay soil, the most common soil type in Wood County, has a new CAUV value of \$3,490 per acre. That compares to the prior value of \$1,970 per acre that was in effect for tax years 2020-2022. Improved yields and several years of record-high commodity prices are the leading reasons for the increase in values.

Wood County has 9,584 parcels enrolled in the CAUV program totaling 320,332 acres, or 81% of the county's acreage. The program has been in existence since 1974 and has provided a significant reduction in taxes for agricultural land.

This office will be hosting an informational meeting on August 30, 2023 at 6:30 p.m. at the Junior Fair Building on the fairgrounds. We will discuss the CAUV formula and how the state calculates the CAUV soil values. All land owners are invited to attend.

Property values are an important issue. The voluntary CAUV program has historically been very beneficial to agricultural land owners and will continue to provide millions in property tax relief in the future. My staff and I are committed to serving you. If you have any questions concerning the CAUV program, please contact Brian Jones by phone at 419-354-9174 or toll free at 1-866-860-4140 or email at bjones@woodcountyoohio.gov.

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