

# OHIO FOREST TAX LAW

## ELIGIBILITY

Any forest tract ten acres or larger which is certified as forest land by the state forester is eligible. Forest land can be a part of a larger tract, but tax reduction applies only to the forest acreage.

## CONDITIONS FOR CLASSIFICATION

The owner of forest land must agree to protect and manage the timber thereon according to an agreement with the Division of Forestry. Any change in ownership invalidates the certificate. New owner(s) must reapply.

## TAX REDUCTION

50 percent.

## TERM OF REDUCTION

Continuous until either land use changes, ownership changes or landowner withdraws certification.

## ADVANTAGES

- 50 percent tax reduction
- Applies to tract of ten acres or more.
- No requirement for annual filing to keep in effect.

## WHEN TO APPLY

Application may be made at any time. However, certifications must be received by the County Auditor before October 1 annually to be applied to the next tax duplicate. Initial application fee is \$50.00.

## WHERE TO APPLY

Apply to the:  
Ohio Department of Natural Resources  
Service Forester  
15444 West High Street  
Middlefield, OH 44062  
(440) 632-5299

Application blanks may also be obtained from the Geauga County Auditor's Office.



## HOW YOU CAN REDUCE YOUR REAL ESTATE TAX FOR FARM/FORESTRY LAND

prepared by:

**Frank J. Gliha**  
**County Auditor**

Dear Taxpayer,

Ohio Tax Laws require that all real estate be appraised at its fair market value, and that the County Auditor must periodically cause each parcel to be reappraised and the value adjusted to keep the appraised value in line with any changes in the fair market value. The tax rate is actually applied to 35 percent of the appraised value, and this resulting value is called the "tax value". It is the tax value that appears on the tax bills in most counties.

There are two Ohio laws which can reduce the amount of taxes paid by qualifying property owners of large tracts of land. These laws help protect our open spaces as well as preserve the agricultural economy of our state. Included in this brochure is information about these laws and how each applies.

Sincerely,

*Frank J. Gliha*  
Frank J. Gliha  
Gauga County Auditor

# CURRENT AGRICULTURAL USE VALUE LAW (CAUV)

## ELIGIBILITY

Any tract of agricultural land 10 acres or more which has been in commercial agricultural use for the last three (3) years is eligible. A smaller tract may be included under this section if the tract produced an average gross income of \$2,500 or more from sales of agricultural products during the previous three years and if there is anticipated gross income of such amount.

## CONDITIONS FOR CLASSIFICATION

Must be land devoted exclusively to agricultural use.

## TAX REDUCTION

The actual reductions are dependent on the current agricultural use value (CAUV) which is placed upon the land. Major factors affecting the value are soil type, soil region and land capability class. Agricultural commodity prices also enter into the CAUV value. These values are set by the State and vary according to soil type. The resulting CAUV value replaces the appraised market value. Tax value is set at 35 percent of the CAUV value. The CAUV values are readjusted on a three-year cycle by the State Tax Commissioner to account for changing agricultural production costs and commodity.

## TERM OF REDUCTION

One year. Owner *must* file a renewal application each year to continue reduction.

## ADVANTAGES

- Provides tax relief on agricultural land used for commercial agricultural purpose.
- If the tract of land contains crop and pasture land as well as woodland, the CAUV Law will often provide a greater tax relief than the Ohio Forest Tax Law which applies only to forest land acreage.

## DISADVANTAGES

- Owner **MUST** file annually.
- There is a recoupment penalty equal to the tax savings for the past three (3) years if land use changes to nonagricultural use or there is a failure to reapply.
- Tracts under 10 acres do not qualify unless gross annual income from sales of agricultural products raised or grown from the land exceed \$2,500 and are anticipated to be \$2,500 in the year of filing.

## WHEN TO APPLY

At any time after the first Monday in January and prior to the first Monday in March of any year.

## COST TO APPLY

There is a \$25.00 initial filing fee. No charge for annual renewals.

## WHERE TO APPLY

Apply at the Geauga County Auditor's Office:

### **Frank J. Gliha, Auditor**

231 Main Street, Courthouse Annex  
Chardon, OH 44024-1293

(440) 285-2222 · (440) 834-1856 · (440) 564-7131  
Extension 1600

Direct Line (440) 279-1618

Email: [auditor@co.geauga.oh.us](mailto:auditor@co.geauga.oh.us)

[brodgers@co.geauga.oh.us](mailto:brodgers@co.geauga.oh.us)

<http://www.auditor.co.geauga.oh.us>