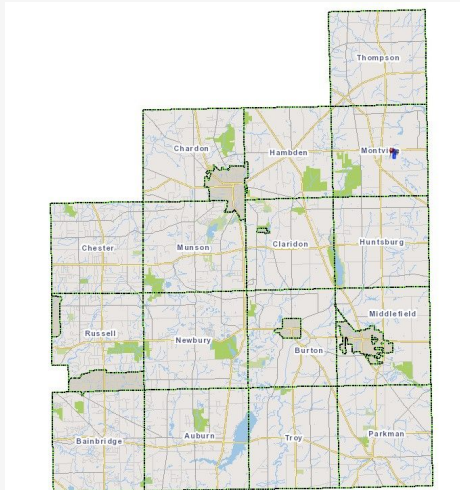


About Us



The main function of the appraisal department is to maintain fair and equal market values of all real estate and manufactured homes in the county. This is done through the sexennial reappraisals, triennial updates, and annual new construction valuations.

The appraisal office also implements the farm (CAUV) and forestry programs, hears value complaints through the Board of Revision hearings, transfers manufactured home titles, verifies sales information, makes property corrections per mapping and deeds, executes land changes, maintains property record cards, maintains new construction permit tracking, administers tax exemptions and abatements, and assists taxpayers with appraisal and property tax questions.



Charles E. Walder
Geauga County Auditor



Address:

Geauga County Auditor's Office
231 Main Street, Suite 1-A
Chardon, OH 44024

Direct Line:

(440) 279-1618

Phone:

(440) 285-2222 ext.1618

Newbury and Burton Residents:

1-888-714-0006, extension 1601

E-mail:

appraisal@gcauditor.com

Useful Links:

Geauga County Auditor's Office:

<https://auditor.co.geauga.oh.us/Appraisal/CAUV>

ODNR - Woodlands Management Plans:

<https://ohiodnr.gov/discover-and-learn/safety-conservation/about-ODNR/forestry/landowner-assistance/get-started>

Agricultural District:

<https://agri.ohio.gov/programs/farmland-preservation-office/forms/agricultural-district-ag-form>

Current Agricultural Use Valuation (CAUV)

A Basic Guide To Ohio's CAUV Program and How To Qualify!



All the resources needed to apply for CAUV.

Interested in applying for CAUV?



CAUV Information

For land to qualify for Current Agricultural Use Valuation (CAUV) it must:

Be devoted exclusively to agricultural use for the three calendar years prior to the year-end of filing the application
Property must not total less than Ten Acres

-or-
It must be devoted exclusively to agricultural use for the three calendar years prior to the year-end of filing the application
If less than Ten Acres it must produce an Average Yearly Gross Income of at least twenty-five hundred dollars (\$2,500), or evidence of anticipated income of that amount, Income returns and/or receipts that prove commercial agricultural use.

-or-
It must be devoted to, and qualified for, payments (or other compensation) under a land retirement or conservation program under an agreement with a federal government agency.

Land converted from agricultural use is subject to a recoupment charge equal to the amount of the tax savings on the converted land during the three years immediately preceding the year in which the conversion occurs.

Income returns and/or receipts that prove commercial agricultural use. Also, the application requires an aerial photo that details land usage or applicants can come to our office for an informal interview

CAUV Renewal & Initial (\$25 Application Fee) Applications are Due by the First Monday in March



CAUV Forestry Requirements:



1. Noncommercial woodland is eligible for CAUV provided that it is contiguous to at least 10 acres of CAUV Cropland/Pasture area
2. Mixed use parcels with a combination of woodland and Cropland/Pasture
Wooded area of more than 5 acres will require a Woodland Management Plan to be qualified as Commercial Timber. If the total farming unit is less than 10 acres, proof of income will also be required. Wooded area of less than 5 acres does not qualify for CAUV
3. Commercial Timber as the only agricultural use must be at least 10 acres to qualify and requires a Woodland Management Plan. Proof of income is not required.



FOR MORE INFORMATION

on getting a Woodland Management Plan:
Contact the Division of Forestry
forestry.ohiodnr.gov
440-971-1053

Agricultural Districts



An agricultural district provides protection for farmers from nuisance lawsuits, defers expensive development assessments until the land is changed to a non-agriculture use, and offers state scrutiny of local eminent domain acquisitions in certain cases.

Landowners can qualify for an agricultural district with 10 or more acres of land that generates an average of at least \$2,500 annually for three years prior to application. This status needs to be renewed every five years.

For additional information refer to the Ohio Revised Code Chapter 929: Agricultural District.



The completed application must be filed with the auditor of the county where the land is located. If the land for which an application has been made is within a municipal corporation limit or if an annexation petition that includes the land has been filed with the Board of County Commissioners under Section 709.02 of the Ohio Revised Code, a copy of the application must also be filed with the Clerk of the legislative body of the municipal corporation.

