


# Client Spotlight - Fulton County, OH

As one of the last Ohio counties to be officially organized in 1850, Fulton County was originally comprised of parts of Lucas, Henry, Defiance, and Williams counties, along with the State of Michigan. Named after Robert Fulton, a prominent inventor known for his development of the steamboat, Fulton County has a rich agricultural history. Over the years, as seen in many counties across Ohio, Fulton County has experienced modernization and growth, with advancements in technology, education, healthcare, and many other sectors beyond agriculture.



Brett Kolb, Fulton County Auditor, manages the property value for approximately 27,000 parcels, including residential, agricultural, commercial, and industrial properties, utilizing three different valuation methods provided in XSoft CAMA™, which include income, sales comparison, and cost. Because of the strong agricultural heritage in the County, the Current Agricultural Use Value (CAUV) program is a vital component of XSoft Tax™ ensuring the land used for agricultural production is valued and taxed based on capitalizing the land's expected net farm income rather than on its current market value, thereby protecting farmers from inflated land prices brought on by land developers.

The County is working hand in hand with XSoft™ to ensure the functionality of XSoft CAMA™ and Tax™ is in compliance with the State of Ohio property tax requirements, with particular emphasis on:

- **Robust, parcel-centric software**
- **True multi-year database**
- **Strong CAUV program**
- **Built-in cashiering (no third party)**
- **Fully integrated sketching tools (no third party)**
- **Flexible Board of Revision features**
- **Powerful GIS integration**



## Current Agricultural Use Value (CAUV)

XSoft Tax™ contains a robust and fully integrated CAUV component, allowing the County to maintain and manage CAUV vs. non-CAUV values, along with CAUV rates. XSoft CAMA™ allows for the storing of both CAUV and market value for the same land and the production of CAUV renewal mailing notices, as well as production of the CAUV Abstract.

Navigation: Fees/Penalties | Receipts | Contracts | Special Assessments | Drains | Refunds | Parcel Management | CAUV 2022

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**CAUV 2022**

CAUV      Application Number: A0004       Agricultural District      Application Number: A0005

Filed By: \_\_\_\_\_      Initial Year: 1900      Filed By: \_\_\_\_\_

Mail Date: 4/1/2022       Return Date: 4/10/2022       Mail Date: 4/1/2022       Return Date: 4/10/2022

CAUV Value: \$97,320.00      CAUV Acres: 102.0570

Notes: \_\_\_\_\_

**Land Records** + -

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Description	Land Type	Soil Type	Acres	Market Rate	Market Value	CAUV Rate	CAUV Value	Mkt - CAUV	35%	x ETR	x NB...	Net Rate	Rate Per A...	Recoup Acr...	Recoup Char...	New Net R...	New Rate Per A...
	ZW	LC	6.3040	2200.00	13870	230.00	1450	12420	4347.00	232.23	18.21	214.02	33.95	0.0000	0.00	214.02	33.95
	ZC	HKA	7.1230	6500.00	46300	1600.00	11400	34900	12215...	652.56	51.16	601.40	84.43	0.0000	0.00	601.40	84.43
	ZC	FTA	27.2210	6500.00	176940	480.00	13070	163870	57354...	3,064...	240...	2,823.82	103.74	0.0000	0.00	2,823.82	103.74
	ZC	LC	42.6600	6500.00	277290	1520.00	64840	212450	74357...	3,972...	311...	3,660.95	85.82	0.0000	0.00	3,660.95	85.82
	ZC	FTB	18.7490	6500.00	121870	350.00	6560	115310	40358...	2,156...	169...	1,987.03	105.98	0.0000	0.00	1,987.03	105.98

## Dynamic, built-in sketching

XSoft CAMA™ is sketch driven (with a built in sketching application), so that once a user creates a sketch and assigns a caption the system relates that information to the improvement record created, pulling in the number of stories, area, perimeter, construction and further calculates PAR, and other base level information so that the user will not have to re-type this data, and for integrity purposes, they are limited to only making adjustments to the main sketched information.

