

## How do I determine my appraised CAUV value?

Madison County residents can look up their property on the [Madison County Auditor website](#). Once your property is located, you will see a screen that contains the following information:

| Valuation |                                 |              |                       |                               |              |                     |
|-----------|---------------------------------|--------------|-----------------------|-------------------------------|--------------|---------------------|
| Year      | Appraised (100%)                |              |                       | Assessed (35%)                |              |                     |
|           | Land (CAUV)                     | Improvements | Total                 | Land (CAUV)                   | Improvements | Total               |
| 2024      | \$1,175,240.00 (\$375,300.00 🗑) | \$0.00       | <b>\$1,175,240.00</b> | \$411,330.00 (\$131,360.00 🗑) | \$0.00       | <b>\$131,360.00</b> |

The land value figure you want to use is in parentheses. Take the value in parentheses and add it to your improvements value (if any). That will get you the total that is then used to determine your taxable value, which is 35% of your market value. In the example above, it will look like this:

| CAUV      | Improvements | Total Market Value | Taxable Value |
|-----------|--------------|--------------------|---------------|
| \$375,300 | \$0          | \$375,300          | \$131,360     |

The estimated tax on the property would be \$673 due to the CAUV reductions. Without it, the estimated tax would be \$2,106, a difference of \$1,433 a year.

Union County residents can likewise go to their [county auditor website](#) to look up their property. The valuation table for Union County shows the CAUV amount, so no need to do any extra calculations in determining your market value for tax purposes.

| Valuation                           |                    |
|-------------------------------------|--------------------|
| Assessed Year                       | 2024               |
| Effective Tax Rate                  | 44.864042          |
| Land Value                          | \$52,030.00        |
| TIF Land Value                      | \$0.00             |
| Improvement Value                   | \$44,830.00        |
| TIF Improvement Land Value          | \$0.00             |
| <b>Total Value (Appraised 100%)</b> | <b>\$96,860.00</b> |
| % Change                            | 0.00 %             |
| Land Value                          | \$18,210.00        |
| TIF Land Value                      | \$0.00             |
| Improvement Value                   | \$15,690.00        |
| TIF Improvement Value               | \$0.00             |
| <b>Total Value (Assessed 35%)</b>   | <b>\$33,900.00</b> |
| % Change                            | 0.00 %             |