

HANCOCK COUNTY, INDIANA

Auditor's Certificate of Adjustment to the
Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed January 1, 2021 for 2022

July 28, 2021





TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30001
Allocation Area Name Greenfield Combined Areas #1, 2 and 6

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 15 rows of financial data including assessed values, growth, and tax rates. Key values include 20,528,668, 88,666,657, 104,679,460, 6,256,130, 10,962,600, 0, 0, \$109,385,930, 1.00175, \$20,564,593, \$84,114,867, 2.24, \$1,884,173, 2.231, and 1.00175.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]
Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30008
Allocation Area Name Greenfield Downtown

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 15 rows of financial data including assessed values, growth, and tax rates. Columns include description, numerical values, and dollar amounts.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30017
Allocation Area Name Greenfield Riverfront

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 15 rows of financial data including assessed values, growth, and tax rates. Key values include 111,802,402 for 2020 base value and 111,814,186 for 2021 net assessed value.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Hancock County
Allocation Code T30004
Allocation Area Name Mount Comfort Economic Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total values include \$268,588,659 and \$268,803,964.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30003
Allocation Area Name McCordsville (Combined) Economic Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Values are highlighted in yellow.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of Fortville
Allocation Code T30002
Allocation Area Name Fortville Economic Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Values are highlighted in yellow or boxed.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30009
Allocation Area Name McCordsville Broadway Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Value. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Values are highlighted in yellow.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30005
Allocation Area Name McCordsville HRH Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, neutralization factor, and tax rate calculations.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30014
Allocation Area Name McCordsville Mount Comfort Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Description, Value, and Total. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (3,845,355), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (0), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$3,845,355), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (4,058,300), 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area (0), 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area (\$4,058,300), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.05538), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$4,058,311), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$11), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (3), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$0), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (3.1204), 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.05538)

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Hancock County
Allocation Code T30013
Allocation Area Name Mount Comfort RV Economic Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, neutralization factor, and tax rate calculations.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date (month, day, year) 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of New Palestine
Allocation Code T30011
Allocation Area Name New Palestine Economic Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 15 rows of calculations for TIF base neutralization, including assessed values, growth, and tax rates. Total factor is 1.17885.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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07/28/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Hancock County
Allocation Code T30016
Allocation Area Name HRH Economic Development Area

Form Prepared By:
Name Greg Guerretaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Values are highlighted in yellow.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date (month, day, year) 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Hancock County
Allocation Code T30015
Allocation Area Name Mt Comfort South Allocation #2 Economic Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, neutralization factor, and tax rate calculations.

I, Debra Carnes Auditor, of Hancock County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 07/28/2021
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)