



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: Shelby
Jurisdiction: Edinburgh Town
Allocation Code: T73013
Allocation Area Name: I-65 Economic Development Allocation Area

Form Prepared By:
Name: Brian Colton
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Brian.Colton@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Net Assessed Value Growth, 2021 Pay 2022 Net Assessed Value Decrease, 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2021 Pay 2022 Adjusted Net Assessed Value, 2021 Pay 2022 Neutralization Factor, 2021 Pay 2022 Adjusted Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2021 Pay 2022 Tax Rate, 2021 Pay 2022 Incremental Tax Revenue, 2021 Pay 2022 Actual Tax Rate, and 2021 Pay 2022 Base Neutralization Factor for Allocation Area.

I, Amy Glackman, Auditor, of Shelby 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 8-19-2021
Signature of Amy Glackman
County Auditor (Signature)

Amy Glackman
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 of Commissioner
Commissioner, Department of Local Government Finance

08/23/2021
Date (month, day, year)



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State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby
Jurisdiction: Morristown Redevelopment Commission
Allocation Code: T73014
Allocation Area Name: Raver Investment LLC

Form Prepared By:
Name: Donald L. Roberts
Unit/Company: Morristown Redevelopment Commission
Telephone Number: 765-763-6780
E-mail Address: robcltr1@morristown.in.gov

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

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
County Auditor (Signature)

Amy L. Glackman
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

08/23/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby
Jurisdiction: Morristown Redevelopment Commission
Allocation Code: T73001
Allocation Area Name: Central Soya

Form Prepared By: Donald L. Roberts
Unit/Company: Morristown Redevelopment Commission
Telephone Number: 765-763-6780
E-mail Address: robcltr1@morristown.in.gov

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and various adjustments.

2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.00000

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
Amy L. Glackman
County Auditor (Signature)

Amy L. Glackman
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

08/23/2021
Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby
Jurisdiction: Morristown Redevelopment Commission
Allocation Code: T73007
Allocation Area Name: Central Soya Expansion

Form Prepared By:
Name: Donald L. Roberts
Unit/Company: Morristown Redevelopment Commission
Telephone Number: 765-763-6780
E-mail Address: robcltr1@morristown.in.gov

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

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
County Auditor (Signature)

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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Commissioner, Department of Local Government Finance

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Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: Shelby County
Allocation Code: T73017
Allocation Area Name: Pleasant View

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, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
Signature of Amy L. Glackman

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Signature of Commissioner
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73002
Allocation Area Name: Kroger

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 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Amy L. Glackman, Auditor, of Shelby 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 8-19-2021
Signature of Amy L. Glackman

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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

Signature of Commissioner, Department of Local Government Finance

08/23/2021
Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73003
Allocation Area Name: Kroger 1999

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 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
Signature of Amy L. Glackman
County Auditor (Signature)

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Signature of Commissioner
Commissioner, Department of Local Government Finance

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73004
Allocation Area Name: Kroger 2000

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.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
County Auditor (Signature)

Amy L. Glackman
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

08/23/2021
Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73005
Allocation Area Name: Eastside

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 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
County Auditor (Signature)

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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Commissioner, Department of Local Government Finance

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73006
Allocation Area Name: Knauf

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, net assessed values, growth, and tax rate calculations. Final total for 2021 Pay 2022 Base Neutralization Factor is 0.99979.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
Signature of Amy L. Glackman
County Auditor (Signature)

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Signature of Commissioner
Commissioner, Department of Local Government Finance

08/23/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73008
Allocation Area Name: Fairland

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 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and various adjustments leading to a final factor of 1.02138.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
Signature of Amy L. Glackman

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Signature of Commissioner
Commissioner, Department of Local Government Finance

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73009
Allocation Area Name: Michigan Road

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 decrease factors, and neutralization factor.

I, Amy L. Glackman Auditor, of Shelby 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) 8-19-2021
County Auditor (Signature)

Amy L. Glackman
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

08/23/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby County
Jurisdiction: City of Shelbyville
Allocation Code: T73016
Allocation Area Name: Shelbyville Downtown

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 15 rows of financial data including assessed values, growth, and tax rates. Key values include 12,065,990, 59,851, 12,250,569, and a final factor of 1.01029.

I, Amy L. Glackman Auditor, of Shelby 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 8-19-2021
Signature of Amy L. Glackman

Amy L. Glackman
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

08/23/2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby
Jurisdiction: Morristown Redevelopment Commission
Allocation Code: T73011
Allocation Area Name: HPG, Inc

Form Prepared By: Donald L. Roberts
Name: Donald L. Roberts
Unit/Company: Morristown Redevelopment Commission
Telephone Number: 765-763-6780
E-mail Address: robcltr1@morristown.in.gov

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total (Real) Assessed Value, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Net Assessed Value Growth, 2021 Pay 2022 Net Assessed Value Decrease, 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements, 2021 Pay 2022 Adjusted Net Assessed Value, 2021 Pay 2022 Neutralization Factor, 2021 Pay 2022 Adjusted Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, Estimated 2021 Pay 2022 Tax Rate, Estimated 2021 Pay 2022 Incremental Tax Revenue, Actual 2020 Pay 2021 Tax Rate, and 2021 Pay 2022 Base Neutralization Factor for Allocation Area.

I, Amy L. Glackman Auditor, of Shelby 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) 8-23-21
Signature of Amy L. Glackman
County Auditor (Signature)

Amy Glackman
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 of Commissioner
Commissioner, Department of Local Government Finance

08/23/2021
Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby
Jurisdiction: Morristown Redevelopment Commission
Allocation Code: T73010
Allocation Area Name: MTOWN2013

Form Prepared By: Donald L. Roberts
Name: Morristown Redevelopment Commission
Unit/Company: 765-763-6780
Telephone Number: robcltr1@morristown.in.gov
E-mail Address:

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

I, Amy L. Glackman Auditor, of Shelby 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) 8-23-21
Signature of Amy L. Glackman
County Auditor (Signature)

Amy Glackman
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 of Commissioner
Commissioner, Department of Local Government Finance

08/23/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Shelby
Jurisdiction: Morristown Redevelopment Commission
Allocation Code: T73012
Allocation Area Name: FREUDENBERG

Form Prepared By:
Name: Donald L. Roberts
Unit/Company: Morristown Redevelopment Commission
Telephone Number: 765-763-6780
E-mail Address: robcltr1@morristown.in.gov

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Adjusted Net Assessed Value.

I, Amy L. Glackman Auditor, of Shelby 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) 8-23-21
Amy L. Glackman
County Auditor (Signature)

Amy Glackman
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

08/23/2021
Date (month, day, year)