

HANCOCK COUNTY, INDIANA

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

TIF Neutralization Assessed January 1, 2022 for 2023

July 28, 2022





TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

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 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final factor of 1.01546.

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 7/29/22
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.
07/29/2022
Commissioner, Department of Local Government Finance Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

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 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total 2022 Pay 2023 Base Neutralization Factor is 1.15048.

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) 7/29/22
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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

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 neutralization factors. Key values include 111,392,489 for 2021 base value and 1.03381 for the 2022 neutralization factor.

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) 7/29/22
Debra A. Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

Handwritten signature of the Commissioner

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

Commissioner, Department of Local Government Finance

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

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 greu@fsgcorp.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2022 Pay 2023 Base Neutralization Factor for Allocation Area (Line 10) is 1.05396.

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)

7/29/22

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

07/29/2022

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 3-22)

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 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2022 Pay 2023 Base Neutralization Factor for Allocation Area (Line 10) is 1.15737.

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) 7/29/22
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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

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 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2021 Pay 2022 Total (Real) Assessed Value, 2022 Pay 2023 Net Assessed Value, 2022 Pay 2023 Net Assessed Value Growth, 2022 Pay 2023 Net Assessed Value Decrease, 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements, 2022 Pay 2023 Adjusted Net Assessed Value, 2022 Pay 2023 Neutralization Factor, 2022 Pay 2023 Adjusted Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, Estimated 2022 Pay 2023 Tax Rate, Estimated 2022 Pay 2023 Incremental Tax Revenue, Actual 2021 Pay 2022 Tax Rate, and 2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

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) 7/29/22
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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30019 Was T30009
Allocation Area Name Aurora Way Development Area (Was 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 2021 and 2022, 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 (month, day, year) 7/29/22
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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56959 (R6 / 5-22)

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 Guerretaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, neutralization factor, and tax revenue estimates.

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)

7/29/22

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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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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 15 rows of financial data including assessed values, growth, and neutralization factors. Total values include \$5,794,700 and \$5,968,500.

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) 7/29/22
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

07/29/2022

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (RS / 5-22)

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 financial data including assessed values, growth, and neutralization factors. Total values include \$17,875,100 and \$20,283,900.

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 7/29/22
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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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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 T30016
Allocation Area Name HRH 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 2022 Pay 2023 Base Neutralization Factor for Allocation Area (Line 10) is 0.77289.

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) 7/29/22
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

07/29/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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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 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, neutralization factors, and tax rates. Total 2022 Pay 2023 Adjusted Base Assessed Value is \$48,971,087.

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 7/29/22
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
Date 07/29/2022



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Hancock County
Allocation Code T30018
Allocation Area Name Mt Comfort West 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 \$9,763,375 and \$9,712,985.

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) 7/29/22
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

07/29/2022
Date (month, day, year)