



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan County
Jurisdiction Martinsville Civil City
Allocation Code T55012
Allocation Area Name Consolidated Allocation Area

Form Prepared By:
Name Nichole Franklin
Unit/Company Peters Franklin, LTD
Telephone Number 317-535-1128
E-mail Address nfranklin@petersfranklin.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00839

I, Linda Pruitt Auditor, of Morgan 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) 8/29/23

Linda Pruitt County Auditor (Signature)

Linda Pruitt 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

08/29/2023 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**  
**2023 PAY 2024**  
 State Form 56059 (R4 / 06-23)  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
 Jurisdiction Morgan County  
 Allocation Code T55003  
 Allocation Area Name Westpoint

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>159,210</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>54,290</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$213,500</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,314,100</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,095,600</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$218,500</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02342</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$162,939</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,151,161</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.02342</u></b>

I, Linda Pruitt Auditor, of Morgan 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) 8/29/23  
Linda Pruitt County Auditor (Signature) Linda Pruitt 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 08/29/2023 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
 Jurisdiction Morgan County  
 Allocation Code T55011  
 Allocation Area Name Waverly

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	2,023,160	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	238,620	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$2,261,780
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	2,431,800	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$2,431,800
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.07517
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2,175,241
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$256,559
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b>1.07517</b>

I, Linda Pruitt Auditor, of Morgan 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) 8/29/23

Linda Pruitt  
 County Auditor (Signature)

Linda Pruitt  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**  
**CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

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[Signature]  
 Commissioner, Department of Local Government Finance

08/29/2023  
 Date (month, day, year)



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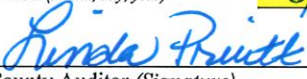
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
 Jurisdiction Morgan County  
 Allocation Code T55010  
 Allocation Area Name Old Morgantown

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	84,800	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	0	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$84,800
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	107,400	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$107,400
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.26651
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$107,400
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$0
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b>1.26651</b>

I, Linda Pruitt Auditor, of Morgan 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.

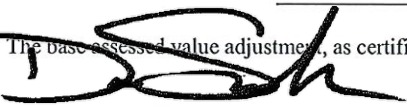
Dated (month, day, year) 8/29/23  
  
 County Auditor (Signature)

Linda Pruitt  
 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

08/29/2023  
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET  
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
Jurisdiction Morgan County  
Allocation Code T55009  
Allocation Area Name Henderson Ford

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>679,780</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>(95,180)</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$584,600</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>699,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$699,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.19569</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$812,806</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$113,806)</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.19569</u>

I, Linda Pruitt Auditor, of Morgan 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) 8/29/23  
Linda Pruitt County Auditor (Signature) Linda Pruitt County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

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[Signature] Commissioner, Department of Local Government Finance 08/29/2023 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
 Jurisdiction Morgan County  
 Allocation Code T55008  
 Allocation Area Name Eagle Valley

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	3,062,870	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	194,730	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$3,257,600
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	3,497,700	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$3,497,700
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.07370
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$3,288,604
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$209,096
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b>1.07370</b>

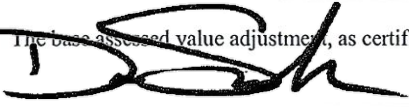
I, Linda Pruitt Auditor, of Morgan County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/29/23  
  
 County Auditor (Signature) \_\_\_\_\_ Linda Pruitt  
 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 \_\_\_\_\_ 08/29/2023  
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
 Jurisdiction Town of Mooresville  
 Allocation Code T55001  
 Allocation Area Name Mooresville TIF 1

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>56,867,360</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>125,871,859</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$182,739,219</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>190,222,814</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,755,899</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>317,300</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>451,630</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>2,418,190</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$183,914,395</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00643</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$57,233,017</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$132,989,797</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u><b>1.00643</b></u>

I, Linda Pruitt Auditor, of Morgan 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) 8/29/23

Linda Pruitt  
 County Auditor (Signature)

Linda Pruitt  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**  
**CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

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[Signature]  
 Commissioner, Department of Local Government Finance

08/29/2023  
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**  
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan  
 Jurisdiction Town of Mooresville  
 Allocation Code T55002  
 Allocation Area Name Mooresville TIF 2

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>4,116,920</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>60,213,026</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$64,329,946</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>69,332,870</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>769,200</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,294,374</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>1,489,300</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$65,779,996</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02254</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$4,209,715</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$65,123,155</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.02254</u></b>

I, Linda Pruitt Auditor, of Morgan 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.

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Linda Pruitt  
 County Auditor (Signature)

Linda Pruitt  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**  
**CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

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08/29/2023

[Signature]  
 Commissioner, Department of Local Government Finance

\_\_\_\_\_  
 Date (month, day, year)





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County Morgan  
Jurisdiction Town of Mooresville  
Allocation Code T55014  
Allocation Area Name 2019 Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>119,000</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$119,000</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>119,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$119,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$119,000</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

I, Linda Pruitt Auditor, of Morgan 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) 8/29/23

Linda Pruitt  
County Auditor (Signature)

Linda Pruitt  
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DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

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[Signature]  
Commissioner, Department of Local Government Finance

08/29/2023  
Date (month, day, year)