

TIF NEUTRALIZATION SUMMARY

Tipton County, Indiana

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2022 Neutral Factor</u>	<u>Pay 2022 Pass-through AV</u>
US 31 & SR 28 East #1	T80003	1.257	\$0
US 31 & SR 28 West #2	T80002	1.00441	0
US 31 & SR 28 Area 1	T80001	0.9500	0



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 Tipton
Jurisdiction Tipton County
Allocation Code T80003
Allocation Area Name US 31 & SR 28 East #1 Allocation Area

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Value. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (344,129), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (13,476), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$357,605), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (366,510), 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 (83,000), 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 (\$449,510), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.25700), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$432,570), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$66,060), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.6723), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$1,105), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (1.6723). Final row: 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.25700).

I, Gregg Townsend Auditor, of Tipton 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)

County Auditor (Signature)

Gregg Townsend
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

08/02/2021
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 Tipton
Jurisdiction Tipton County
Allocation Code T80002
Allocation Area Name US 31 & SR 28 West #2 Allocation Area

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Value. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (624,226), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (2,485,559), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$3,109,785), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (4,580,505), 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (1,457,000), 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 (\$3,123,505), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00441), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$626,979), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$3,953,526), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.6186), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$63,992), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (1.6186), 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00441)

I, Gregg Townsend Auditor, of Tipton 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)

County Auditor (Signature) Gregg Townsend 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

08/02/2021
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 Tipton
Jurisdiction Tipton County
Allocation Code T80001
Allocation Area Name US 31 & SR 28 Area 1 Allocation Area

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Value. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (285,503), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (32,723,597), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$33,009,100), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (31,358,800), 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 (\$31,358,800), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.95000), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$271,228), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$31,087,572), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.6723), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$519,877), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (1.6723). Final row: 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.95000).

I, Gregg Townsend Auditor, of Tipton 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)

County Auditor (Signature)

Gregg Townsend 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

08/02/2021 Date (month, day, year)