



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 DeKalb
Jurisdiction DeKalb County
Allocation Code T17071
Allocation Area Name American Heritage Village

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total values include \$9,208,405 and \$9,389,840.

I, Susan Sleeper Auditor, of DeKalb 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 8/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Ashley Town
Allocation Code T17172
Allocation Area Name Ashley ERA No. 2

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total values include \$5,205,000 and \$5,346,500.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Edley Brant
Commissioner, Department of Local Government Finance

08/15/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Ashley Town
Allocation Code T17173
Allocation Area Name Ashley ERA No. 3

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

Table with 3 columns: Description, Value, Total. Rows include 2021 Pay 2022 Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2021 Pay 2022 Total, 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, 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, 2022 Pay 2023 Tax Rate, 2022 Pay 2023 Incremental Tax Revenue, 2021 Pay 2022 Tax Rate, and 2022 Pay 2023 Base Neutralization Factor.

I, Susan Sleeper Auditor, of DeKalb 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 08/22/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Ashley Town
Allocation Code T17174
Allocation Area Name Ashley ERA No. 4

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total values include \$163,200, \$190,300, and 1.16605.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Wesley Brant
Commissioner, Department of Local Government Finance

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Ashley Town
Allocation Code T17175
Allocation Area Name Ashley ERA No. 5

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, net assessed values, and neutralization factors. Total values include \$72,400 and 0.94061.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Edney B. Burt
Commissioner, Department of Local Government Finance

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Ashley Town
Allocation Code T17176
Allocation Area Name Family Dollar

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

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

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Edley Beant
Commissioner, Department of Local Government Finance

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Garrett City
Allocation Code T17261
Allocation Area Name Garrett - Original

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

Table with 3 columns: Description, Value, and Total. 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, Susan Sleeper Auditor, of DeKalb 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) 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Edmund Bryant
Commissioner, Department of Local Government Finance

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Garrett City
Allocation Code T17262
Allocation Area Name Garrett ERA 2005 Expansion

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, neutralization factors, and tax rates. Total for 2022 Pay 2023 Base Neutralization Factor is 1.00728.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Garrett City
Allocation Code T17263
Allocation Area Name Garrett ERA 2008 Expansion

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rate calculations.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Garrett City
Allocation Code T17264
Allocation Area Name Garrett ERA 2015 Expansion

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

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Adjusted Net Assessed Value.

I, Susan Sleeper Auditor, of DeKalb 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) 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction Waterloo Town
Allocation Code T17311
Allocation Area Name US 6 & I-69 ERA - Waterloo

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total values include \$24,991,594 and \$25,437,290.

I, Susan Sleeper Auditor, of DeKalb 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) 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Edgar Bryant
Commissioner, Department of Local Government Finance

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction DeKalb County
Allocation Code T17152
Allocation Area Name New Millenium ERA

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

Table with 15 rows of financial data including assessed values, tax rates, and neutralization factors. Total 2022 Pay 2023 Adjusted Base Assessed Value is \$7,488,900.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County DeKalb
Jurisdiction DeKalb County
Allocation Code T17151
Allocation Area Name DeKalb Co. ERA No. 1 (SDI)

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

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Adjusted Net Assessed Value.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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.

Edmund Bryant
Commissioner, Department of Local Government Finance

08/15/2022
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 DeKalb
Jurisdiction Hamilton Town
Allocation Code T17291
Allocation Area Name Hamilton

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, net assessed values, growth, and tax rate calculations. Total for 2022 Pay 2023 Base Neutralization Factor is 1.01739.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
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 DeKalb
Jurisdiction Auburn Cuty
Allocation Code T17181
Allocation Area Name Northwest ERA Auburn

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

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a total of \$131,286,580 and a neutralization factor of 1.03779.

I, Susan Sleeper Auditor, of DeKalb 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 08/12/2022
Susan Sleeper
County Auditor (Signature)

Susan Sleeper
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

08/15/2022
Date (month, day, year)