



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023**  
 State Form 56039 (R6 / 5-22)  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 22-Floyd  
 Jurisdiction New Albany City  
 Allocation Code T22001  
 Allocation Area Name Grantline Road

Form Prepared By: Shane Gibson (Tim Berry)  
 Name City of New Albany (Crowe LLP)  
 Unit/Company 812-948-5333 (317-677-1933)  
 Telephone Number sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)  
 E-mail Address

1) 2021 Pay 2022 Base Assessed Value of Allocation Area 14,817  
 2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area 36,004,913  
 3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$36,019,730

4) 2022 Pay 2023 Net Assessed Value of Allocation Area 39,223,240  
 5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 0  
 6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0  
 7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 0  
 8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area 0  
 9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area \$39,223,240

10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.08894

11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) \$16,135  
 12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$39,207,105

13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2.9134  
 14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) \* Line 13) \$1,142,260  
 15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area 2.9134

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.08894

I, Jacqueline Wenning Auditor, of Floyd 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 8-17-2022  
Jacqueline Wenning County Auditor (Signature)  
Jacqueline Wenning 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 Berry 08/18/2022

Commissioner, Department of Local Government Finance \_\_\_\_\_ Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56039 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 22-Floyd
Jurisdiction New Albany City
Allocation Code T22002
Allocation Area Name Park East

Form Prepared By: Shane Gibson (Tim Berry)
Name City of New Albany (Crowe LLP)
Unit/Company 812-948-5333 (317-677-1933)
Telephone Number sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)
E-mail Address

1) 2021 Pay 2022 Base Assessed Value of Allocation Area 39,783,131
2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area 39,343,123
3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$79,126,254

4) 2022 Pay 2023 Net Assessed Value of Allocation Area 85,125,245
5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 0
6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0
7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 0
8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area 0
9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area \$85,125,245

10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.07582

11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) \$42,799,488
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$42,325,757

13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2.0139
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) \* Line 13) \$852,398
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area 2.0139

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Jacqueline Wrenning Auditor, of Floyd 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 8-17-2022

Signature: Jacqueline Wrenning
County Auditor (Signature)

Signature: Jacqueline Wrenning
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature: [Signature]
Commissioner, Department of Local Government Finance

08/18/2022

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 22-Floyd  
 Jurisdiction New Albany City  
 Allocation Code T22003  
 Allocation Area Name State Street

Form Prepared By:  
 Name Shane Gibson (Tim Berry)  
 Unit/Company City of New Albany (Crowe LLP)  
 Telephone Number 812-948-5333 (317-677-1933)  
 E-mail Address sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)

1) 2021 Pay 2022 Base Assessed Value of Allocation Area 37,874,000  
 2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area 50,014,050  
 3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$87,888,050

4) 2022 Pay 2023 Net Assessed Value of Allocation Area 92,259,467  
 5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 301,800  
 6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0  
 7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 0  
 8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area 0  
 9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area \$91,957,667

10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.04630

11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) \$39,627,566  
 12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$52,631,901

13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2.9134  
 14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) \* Line 13) \$1,533,378  
 15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area 2.9134

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.04630

I, Jacqueline Wenning Auditor, of Floyd 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) 8-17-2022  
Jacqueline Wenning County Auditor (Signature)  
Jacqueline Wenning 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.  
Clayton Bryant Commissioner, Department of Local Government Finance  
08/18/2022 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 22-Floyd  
 Jurisdiction New Albany City  
 Allocation Code T22004  
 Allocation Area Name State Street Parking Garage

Form Prepared By:  
 Name Shane Gibson (Tim Berry)  
 Unit/Company City of New Albany (Crowe LLP)  
 Telephone Number 812-948-5333 (317-677-1933)  
 E-mail Address sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)

1) 2021 Pay 2022 Base Assessed Value of Allocation Area	<u>37,064,139</u>
2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area	<u>26,355,314</u>
3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$63,419,453</u>
4) 2022 Pay 2023 Net Assessed Value of Allocation Area	<u>70,771,311</u>
5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,808,600</u>
6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>62,000</u>
7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>
8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area	<u>0</u>
9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area	<u>\$67,024,711</u>
10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.05685</u>
11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$39,171,235</u>
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$31,600,076</u>
13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.9134</u>
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$920,637</u>
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area	<u>2.9134</u>
2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.05685</u>

I, Jacqueline Wenning Auditor, of Floyd 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 8-17-2022  
Jacqueline Wenning County Auditor (Signature)  
Jacqueline Wenning 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 Berry  
 Commissioner, Department of Local Government Finance  
08/18/2022  
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56039 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 22-Floyd
Jurisdiction New Albany City
Allocation Code T22005
Allocation Area Name Charlestown Road

Form Prepared By: Shane Gibson (Tim Berry)
Name City of New Albany (Crowe LLP)
Unit/Company 812-948-5333 (317-677-1933)
Telephone Number sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)
E-mail Address

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, 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, 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, 2022 Pay 2023 Tax Rate, 2022 Pay 2023 Incremental Tax Revenue, 2022 Pay 2023 Tax Rate.

1. Jacqueline Wrenning Auditor, of Floyd 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 8-17-2022
County Auditor (Signature) Jacqueline Wrenning
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 08/18/2022



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 22-Floyd
Jurisdiction New Albany City
Allocation Code T22006
Allocation Area Name Old Monon Corridor

Form Prepared By: Shane Gibson (Tim Berry)
Name City of New Albany (Crowe LLP)
Unit/Company 812-948-5333 (317-677-1933)
Telephone Number sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)
E-mail Address

1) 2021 Pay 2022 Base Assessed Value of Allocation Area 3,309,769
2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area 20,525,631
3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$23,835,400

4) 2022 Pay 2023 Net Assessed Value of Allocation Area 52,572,400
5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 0
6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0
7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 0
8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area 0
9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area \$52,572,400

10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 2.20564

11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) \$7,300,159
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$45,272,241

13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2.9134
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) \* Line 13) \$1,318,961
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area 2.9134

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 2.20564

I, Saqueline Wennm Auditor, of Floyd 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) 8-17-2022
Saqueline Wennm County Auditor (Signature)
Saqueline Wennm 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.

08/18/2022

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 22-Floyd
Jurisdiction New Albany City
Allocation Code T22007
Allocation Area Name Loop Island

Form Prepared By: Shane Gibson (Tim Berry)
Name City of New Albany (Crowe LLP)
Unit/Company 812-948-5333 (317-677-1933)
Telephone Number sgibson@cityofnewalbany.com (Tim.Berry@crowe.com)
E-mail Address

Table with 2 columns: Description and Value. Rows include 2021-2023 Base Assessed Value, Incremental Assessed Value, Total Assessed Value, Net Assessed Value, and Adjusted Net Assessed Value. Total values are \$4,583,780 and \$4,844,590.

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Jacqueline Wenning Auditor, of Floyd 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 8-17-2022
County Auditor (Signature) Jacqueline Wenning
County Auditor (Printed) Jacqueline Wenning

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance
Date 08/18/2022



**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 22-Floyd  
Jurisdiction Floyd County Redevelopment  
Allocation Code T22010  
Allocation Area Name Edwardsville-Highlander Point

Form Prepared By:  
Name Don Lopp (Tim Berry)  
Unit/Company Floyd County (Crowe LLP)  
Telephone Number 812-948-4110 (317-677-1933)  
E-mail Address Dlopp@floydcounty.in.gov (Tim.Berry@crowe.com)

1) 2021 Pay 2022 Base Assessed Value of Allocation Area  
2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area  
3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) 6,553,904  
6,944,981  
\$13,498,885

4) 2022 Pay 2023 Net Assessed Value of Allocation Area  
5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status  
6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status  
7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area  
8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area  
9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area  
19,063,630  
263,400  
0  
0  
0  
\$18,800,230

10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)  
1.39272

11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10)  
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)  
\$9,127,753  
\$9,935,877

13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places)  
14) Estimated 2022 Pay 2023 Incremental Tax Revenue (Line 12/100) \* Line 13)  
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area  
1.26  
\$125,192  
1.26

**2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

I, Sacqueline Wenning Auditor, of Floyd 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 8-17-2022  
Sacqueline Wenning County Auditor (Signature)  
Sacqueline Wenning County Auditor (Printed)

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

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

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

William Crowe  
Commissioner, Department of Local Government Finance

08/18/2022

Date (month, day, year)