



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 29 - Hamilton  
Jurisdiction Town of Sheridan Redevelopment Commission  
Allocation Code T29601  
Allocation Area Name Industrial Park

Form Prepared By:  
Name James P. Higgins  
Unit/Company LWG CPAs & Advisors  
Telephone Number (317) 777-7023  
E-mail Address jim.higgins@lwgcps.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	5,974,026	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	5,556,167	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$11,530,193
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	12,774,846	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	43,100	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	15,500	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	312,620	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$12,434,626
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.07844
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,442,629
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$6,332,217
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.1928	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$202,175	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	3.2928	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.07844

I, Robin M. Mills Auditor, of Hamilton 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) 7/20/2020

Robin M. Mills

County Auditor (Signature)

Robin M. Mills

County Auditor (Printed)

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

Allocation Area Name Sheridan Industrial Park--T29601

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

Commissioner, Department of Local Government Finance

Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 29 - Hamilton  
 Jurisdiction Town of Sheridan Redevelopment Commission  
 Allocation Code T29602  
 Allocation Area Name State Road 47/Mule Barn

Form Prepared By:

Name James P. Higgins  
 Unit/Company LWG CPAs & Advisors  
 Telephone Number (317) 777-7023  
 E-mail Address jim.higgins@lwgcpcpa.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	206,530	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	0	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$206,530
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	216,125	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$216,125
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.04646
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$216,125
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$0
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.1928	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$0	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	3.2928	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.04646

I, Robin M. Mills Auditor, of Hamilton 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) 7/15/2020

Robin M. Mills  
 County Auditor (Signature)

Robin M. Mills  
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name St Rd 47/Mule Barn Road--T29602

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

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

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 29 - Hamilton  
Jurisdiction Town of Sheridan Redevelopment Commission  
Allocation Code T29603  
Allocation Area Name Webster

## Form Prepared By:

Name James P. Higgins  
Unit/Company LWG CPAs & Advisors  
Telephone Number (317) 777-7023  
E-mail Address jim.higgins@lwgcpa.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	139,896	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	64,904	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$204,800
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	182,000	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$182,000
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.88867
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$124,321
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$57,679
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.1928	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$1,842	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	3.2928	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.88867

I, Robin M. Mills Auditor, of Hamilton 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) 7/15/2020

Robin M. Mills  
County Auditor (Signature)

Robin M. Mills  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Webster--T29603

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

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



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 29 - Hamilton  
Jurisdiction Town of Sheridan Redevelopment Commission  
Allocation Code T29604  
Allocation Area Name IAW

## Form Prepared By:

Name James P. Higgins  
Unit/Company LWG CPAs & Advisors  
Telephone Number (317) 777-7023  
E-mail Address jim.higgins@lwgcpc.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$0</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>534,400</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>534,400</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$0</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.1928</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>#VALUE!</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>3.2928</u>	

**2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**

I, Robin M. Mills Auditor, of Hamilton 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) 7/15/2020County Auditor (Signature) Robin M. MillsRobin M. Mills  
County Auditor (Printed)**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name IAW--T29604

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

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