



**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 Warrick  
Jurisdiction Warrick County  
Allocation Code T87019  
Allocation Area Name Epworth Road Corridor  
  
Form Prepared By:  
Name Matt Eckerle  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Matt.Eckerle@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>60,532,794</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>227,321,704</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$287,854,498</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>327,575,828</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>35,711,118</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>3,427,670</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>1,900,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$286,537,040</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99542</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$60,255,554</u>	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$267,320,274</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.6196</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$4,329,519</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>1.6196</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99542</u>

I, Deborah Stevens Auditor, of Warrick 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) 8/6/2020  
Deborah K. Stevens  
County Auditor (Signature)

Deborah K. Stevens  
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 Roberts  
Commissioner, Department of Local Government Finance

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