# TIF NEUTRALIZATION SUMMARY

# Tipton County, Indiana

Allocation Area	Allocation Code/ State TIF Code	2023 Neutral Factor	Pay 2023 Pass-through AV
US 31 & SR 28 Area 1	T80001	1.00000	\$0
US 31 & SR 28 West #2	T80002	1.01674	0
US 31 & SR 28 East #1	T80003	1.08564	0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 28, 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	Tipton			
Jurisdiction	Tipton County		•	
Allocation Code	T80001		•	
Allocation Area Name	US 31 & SR 28 Area 1			
			•	
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, L	LC		
Telephone Number	317-465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com			
U 4044 P				
	ssed Value of Allocation Area		271,228	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area		31,087,572	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		\$31,358,800
4) 2022 Pay 2023 Net Asses	sad Value of Allogation Area		21 250 000	
	sed Value of Anocation Area sed Value Growth in Allocation Area D	luo.	31,358,800	
	a Change in Tax Status	oue .	0	
	sed Value Decrease in Allocation Area l	Due		
to Demolition or a Char		Buc	0	
	sed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		0	
	Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted 1	Net Assessed Value of Allocation Area			
				\$31,358,800
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	_	1.00000
11) 2022 D 2022 A 11 A				
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation A	area (Line 1 * Line 10)		\$271,228
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Are	ea (Line 4 - Line 11)		\$31,087,572
13) Estimated 2022 Pay 2023	B Tax Rate for the Allocation Area (Rou	nd to Favo Davioual Plants		1 5050
14) Estimated 2022 Pay 2023	B Incremental Tax Revenue ((Line 12/10	nd to Four Decimal Places)		1.7078
	ax Rate for the Allocation Area	(a) Line 13)		\$530,914
,	at reaso for the Amounton Anda			1.7078
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	ı	1.00000
		(22.22.20)	,	1.00000
I, Gregg Townsend	Auditor, of	Tipton	County, certify to the	hest of my
knowledge that the above bas	se assessed value calculation is full, true	and complete for the tax increment finance	allocation area	oust of my
identified above.	,	•		
	7/20/2 22			
Dated (month, day, year)	7/28/2022			
M N	,			
Lugg A Townse	n/	Gregg Townsend		
County Auditor (Signature)		County Auditor (Pr	inted)	
		OCAL GOVERNMENT FINANCE		
	CERTIFICATION O	OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
Allocation Area Name				
The base assessed value aline	and if and about it assessed it	and December 11		
The ogo aspessor value advis	as Counted above, is approved by	y the Department of Local Government Fin	ance.	
Cossept / B	rally	07/28/2022		
Commissioner, Department of	f Local Government Fire			
commissioner, Department 0	Local Government rinance	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 INC	LUDE PERSO	NAL PR	OPERTY	Y VALUES.
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County	Tipton			
Jurisdiction	Tipton County			
Allocation Code	T80002			
Allocation Area Name	US 31 & SR 28 West #2			
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) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		619,945	
	al Assessed Value of Allocation Area		3,955,160	
	l) Assessed Value of Allocation Area (Line 1	+ Line 2)		\$4,575,105
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area		5,413,707	
	sed Value Growth in Allocation Area Due		3,125,101	
	a Change in Tax Status		762,000	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Char			0	
	sed Value Growth as a Result of			
Abatement Roll-Off in			0	
Appeals Settlements in	Decrease Due to 2022 Pay 2023			
	Net Assessed Value of Allocation Area		0	
) Lozz ray 2023 ragusted	ver Assessed value of Allocation Area			\$4,651,707
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Fi	ive Decimal Places)		1.01674
11) 2022 Pay 2022 Adjusted	Page Aggregal Value of Allegador Assa (I	: 1 + I : 10)	_	0620.202
	Base Assessed Value of Allocation Area (L ntal Assessed Value of Allocation Area (Lin-		_	\$630,323 \$4,783,384
12) 2022 1 mg 2020 Mereme	rai Assessed value of Anocation Area (Lair	C 4 - Lance 11)		34,763,364
	Tax Rate for the Allocation Area (Round to F			1.6637
	Incremental Tax Revenue ((Line 12/100) * Li	ine 13)		\$79,581
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area			1.6637
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)		1.01674
I, Gregg Townsend	Auditor, of Tip	ton	County, certify to the be	st of my
	e assessed value calculation is full, true and co			st of my
identified above.		1		
Dated (month, day, year)	7/28/2022			
$\mathcal{H}$	0			
Vieg A Toursen	A	Gregg Townsend		
County Auditor (Signature)		County Auditor (Pr	inted)	
terestricina (extreme populare la media procesa per estre per interior		L GOVERNMENT FINANCE		
	CERTIFICATION OF TIF	BASE NEUTRALIZATION		
Allocation Area Name				
The Yasal seed of	ment appartition shows is assessed to it.	Opposition of Land Community of Land		
I ile odso assessed value acqui	ment, a certified above, is approved by the D	•	ance.	
Cossept / Wa	wy	07/28/2022		
Commissioner, Department o	f 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 PROPERT
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County	Tipton			
Jurisdiction	Tipton County		•	
Allocation Code	T80003		-	
Allocation Area Name	US 31 & SR 28 East #1		•	
Form Prepared By:				
Name	Matt Eckerle		_	
Unit/Company	Baker Tilly Municipal Advisors	s, LLC	_	
Telephone Number	317-465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com		•	
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		432,571	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Are	a	26,329	
	al) Assessed Value of Allocation Are			\$458,900
4) 2022 Pay 2022 Not A good	and Value of Allocation Arms		205 100	
4) 2022 Pay 2023 Net Asses	sed Value of Anocation Area sed Value Growth in Allocation Are	a Dua	305,100	
	a Change in Tax Status	a Due	0	
	sed Value Decrease in Allocation Ar	rea Due		
to Demolition or a Cha			193,100	
	sed Value Growth as a Result of		175,100	
Abatement Roll-Off in			0	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation A	rea		
				\$498,200
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Re	ound to Five Decimal Places)	_	1.08564
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocatio	n Area (Line 1 * Line 10)		\$469,616
	ntal Assessed Value of Allocation A			(\$164,516)
13) Estimated 2022 Pay 2023	B Tax Rate for the Allocation Area (F	Pound to Four Decimal Places)		1 7079
	B Incremental Tax Revenue ((Line 12			1.7078 (\$2,810)
	ax Rate for the Allocation Area	2.100) Eme 13)		1.7078
				1.7070
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR	ALLOCATION AREA (LINE 10)		1.08564
I, Gregg Townsend	Auditor, o	f Tipton	County, certify to the be	st of my
knowledge that the above bas	se assessed value calculation is full, t	rue and complete for the tax increment finance	allocation area	,
identified above.	,			
Dated (month, day, year)	7/28/2022			
V	<del>&gt;/,</del>			
Auga A Townse	<b>-</b> 1	Gregg Townsend		
County Auditor (Signature)		County Auditor (Pr	inted)	
	DEPARTMENT	F LOCAL GOVERNMENT FINANCE		
		N OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
41.	201			
The Jast assessed value axius	stment, es certified above, is approve	ed by the Department of Local Government Fin	ance.	
Compile 10	rall f	07/28/2022		
0	07 10		-	
Commissioner, Department o	t Local Government Finance	Date (month, day, year)		