



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET  
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

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) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>13,797,272</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,617,573</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$19,414,845</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>26,266,845</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$26,266,845</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.35293</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$18,666,743</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,600,102</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.35293</u>

I, Diana M Topping 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) 8/25/2023  
Diana M Topping  
 County Auditor (Signature)

Diana M Topping  
 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.

[Signature]  
 Commissioner, Department of Local Government Finance

08/29/2023  
 Date (month, day, year)



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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:  
 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) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>14,909</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>38,684,831</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$38,699,740</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>38,017,340</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$38,017,340</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98237</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,646</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$38,002,694</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.98237</u></b>

I, Diana Topping 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) 8/09/2023  
Diana Topping  
 County Auditor (Signature)

Diana Topping  
 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.

[Signature]  
 Commissioner, Department of Local Government Finance

08/29/2023  
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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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:
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)

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factors. Total values include \$84,082,310 and \$79,774,355.

I, Diana Topping 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) 8/29/2023
County Auditor (Signature) [Handwritten Signature]

County Auditor (Printed) Diana Topping

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.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

08/29/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET  
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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) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>40,157,294</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>51,673,973</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$91,831,267</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>91,748,793</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$91,748,793</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99910</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$40,121,152</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$51,627,641</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.99910</u></b>

I, Diana Topping 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)

8/29/2023

Diana Topping  
 County Auditor (Signature)

Diana Topping  
 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.

[Signature]  
 Commissioner, Department of Local Government Finance

08/29/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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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)

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Neutralization Factor.

I, Diana Topping 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 8/29/2023
County Auditor (Signature) [Handwritten Signature]

County Auditor (Printed) Diana Topping

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.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

08/29/2023
Date (month, day, year)



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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:  
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) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>14,075,238</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>98,597,018</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$112,672,256</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>112,521,531</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,378,000</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$111,143,531</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98643</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$13,884,237</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$98,637,294</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98643</u>

I, Diana Topping 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) 8/29/2023  
Diana Topping  
County Auditor (Signature)

Diana Topping  
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.

[Signature]  
Commissioner, Department of Local Government Finance

08/29/2023  
Date (month, day, year)



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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:
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)

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Neutralization Factor.

I, Diana Topping 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)
Signature of Diana Topping
County Auditor (Signature)

Printed name of Diana Topping
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.

Signature of Commissioner
Commissioner, Department of Local Government Finance

08/29/2023
Date (month, day, year)



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

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)

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Neutralization Factor.

I, Diana Topping 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) 8/29/2023
County Auditor (Signature) Diana Topping

County Auditor (Printed) Diana Topping

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

08/29/2023
Date (month, day, year)