

**TIF NEUTRALIZATION SUMMARY**

**CASS COUNTY**

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2018 Neutral Factor</u>	<u>Pay 2018 Pass-through AV</u>
Airport/Industrial Park	T09271 Washington SE (027)	0.98202	50%
Anderson Ethanol	T09061 Clinton Twp (007)	0.9554	0%
EEG Combined (Consolidated)	T09253 Eel Twp (010)	1.00417	50%
EEG Combined (Consolidated)	T09253 Noble Twp (019)	1.00417	50%
EEG Combined (Consolidated)	T09253 Washington Twp (025)	1.00417	50%
<u>EEG Combined (Consolidated)</u>	<u>T09253 Washington SE (027)</u>	<u>1.00417</u>	<u>50%</u>
<u>EEG TOTAL</u>		<u>1.00417</u>	
Logan's Landing	T09251 Eel Twp (010)	1.00184	0%
Project Outdoor	T09062 Clinton Twp (007)	1.0000	0%

FOR INTERNAL USE ONLY  
PREPARED BY UMBAUGH  
JULY 28, 2017



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Cass
Jurisdiction: Cass County
Allocation Code: T09062
Allocation Area Name: Project Outdoor

Form Prepared By: Jason Semler
Name: H. J. Umbaugh & Associates
Unit/Company:
Telephone Number: (317) 465-1500
E-mail Address: semler@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include 2016 Pay 2017 Base Assessed Value, 2016 Pay 2017 Incremental Assessed Value, 2016 Pay 2017 Total (Real) Assessed Value, 2017 Pay 2018 Net Assessed Value, 2017 Pay 2018 Net Assessed Value Growth, 2017 Pay 2018 Net Assessed Value Decrease, 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements, 2017 Pay 2018 Adjusted Net Assessed Value, 2017 Pay 2018 Neutralization Factor, 2017 Pay 2018 Adjusted Base Assessed Value, 2017 Pay 2018 Incremental Assessed Value, Estimated 2017 Pay 2018 Tax Rate, Estimated 2017 Pay 2018 Incremental Tax Revenue, Actual 2016 Pay 2017 Tax Rate, and 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Cheryl Alcorn Auditor, of Cass 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) July 31, 2017
X Cheryl Alcorn
County Auditor (Signature)

Cheryl Alcorn
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

8/1/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Cass
Jurisdiction: Logansport City
Allocation Code: T09251
Allocation Area Name: Logan's Landing

Form Prepared By: Jason Semler
Name: H. J. Umbaugh & Associates
Unit/Company: (317) 465-1500
Telephone Number: semler@umbaugh.com
E-mail Address:

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2016 and 2017, net assessed values, growth, and adjustments, leading to a final neutralization factor of 1.00184.

I, Cheryl Alcorn Auditor, of Cass 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) July 31, 2017

X Cheryl Alcorn
County Auditor (Signature)

Cheryl Alcorn
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

8/1/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Cass
Jurisdiction: Logansport City
Allocation Code: T09253
Allocation Area Name: EEG Combined (Consolidated)

Form Prepared By: Jason Semler
Name: H. J. Umbaugh & Associates
Unit/Company: (317) 465-1500
Telephone Number: semler@umbaugh.com
E-mail Address:

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, net assessed values, growth, and tax rates. Total 2017 Pay 2018 Base Neutralization Factor is 1.00417.

I, Cheryl Alcorn Auditor, of Cass 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) July 31, 2017
Signature of Cheryl Alcorn

Cheryl Alcorn
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 Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/11/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Cass
Jurisdiction Cass County
Allocation Code T09061
Allocation Area Name Anderson Ethanol

Form Prepared By:
Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2017 Pay 2018 Base Neutralization Factor is 0.95543.

I, Cheryl Alcorn Auditor, of Cass 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) July 31, 2017
Cheryl Alcorn
County Auditor (Signature)

Cheryl Alcorn
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

8/1/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Cass
Jurisdiction: Logansport City
Allocation Code: T09271
Allocation Area Name: Airport/Industrial Park

Form Prepared By: Jason Semler
Name: H. I. Umbaugh & Associates
Unit/Company: (317) 465-1500
Telephone Number: semler@umbaugh.com
E-mail Address:

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, net assessed values, growth, and neutralization factors. Total 2017 Pay 2018 Base Neutralization Factor is 0.98202.

I, Cheryl Alcorn Auditor, of Cass County, of 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) July 31, 2017
Signature of Cheryl Alcorn

Cheryl Alcorn
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 Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/1/17
Date (month, day, year)