

HANCOCK COUNTY, INDIANA

Auditor's Certificate of Adjustment to the
Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed January 1, 2019 for 2020

July 22, 2019





TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30001
Allocation Area Name Greenfield Combined Areas #1, 2 and 6

Form Prepared By:
Name Greg Guerretaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgrcorp.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, and neutralization factors. Total 2019 Pay 2020 Base Neutralization Factor is 1.00421.

I, Debra Carnes Auditor, of Hancock County 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 22, 2019
Debra Carnes
County Auditor (Signature)

Debra Carnes
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

7/22/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30008
Allocation Area Name Greenfield Downtown

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, and neutralization factors. Total 2019 Pay 2020 Adjusted Net Assessed Value is \$23,552,451. Neutralization Factor is 1.01782.

I, Debra Carnes Auditor, of Hancock County 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 22, 2019
Debra Carnes
County Auditor (Signature)

Debra Carnes
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

7/22/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Hancock County
Allocation Code T30004
Allocation Area Name Mount Comfort Economic Development Area

Form Prepared By:
Name Greg Guerretaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, growth factors, and neutralization factors. Total 2019 Pay 2020 Base Neutralization Factor is 0.99498.

I, Debra Carnes Auditor, of Hancock County 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 23, 2019
Debra Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

7/22/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Hancock County
Jurisdiction: Town of McCordsville
Allocation Code: T30003
Allocation Area Name: McCordsville (Combined) Economic Development Area

Form Prepared By:
Name: Greg Guerretiaz
Unit/Company: Financial Solutions Group, Inc.
Telephone Number: 317-837-4933
E-mail Address: greg@fsgcorp.com

Table with 2 columns: Description and Value. Rows include assessed values for 2018 and 2019, growth factors, and neutralization factors. Total values include \$2,896,886 and \$2,714,500.

I, Debra Carnes Auditor, of Hancock County 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 23, 2019
Debra Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

7/22/19
Date (month, day, year)



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State Form 56059 (RJ / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of Fortville
Allocation Code T30002
Allocation Area Name Fortville Economic Development Area

Form Prepared By:
Name Greg Guerretaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, growth factors, and neutralization factors. Total 2019 Pay 2020 Base Neutralization Factor is 1.01431.

I, Debra Carnes Auditor, of Hancock County 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 22, 2018
Debra Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

7/22/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30009
Allocation Area Name McCordsville Broadway Development Area

Form Prepared By:
Name Greg Guerrettaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Value. Rows include assessed values for 2018 and 2019, growth, and neutralization factors. Total values include \$13,594,500 and 0.99993.

I, Debra Carnes, Auditor, of Hancock County, 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 22, 2019
Debra Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30005
Allocation Area Name McCordsville HRH Development Area

Form Prepared By:
Name Greg Guerretaz
Unit/Company Financial Solutions Group, Inc.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include 1) 2018 Pay 2019 Base Assessed Value of Allocation Area (0), 2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (8,750,500), 3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (8,750,500), 4) 2019 Pay 2020 Net Assessed Value of Allocation Area (8,815,100), 5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area (0), 9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area (8,815,100), 10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00738), 11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (50), 12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (8,815,100), 13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.54), 14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13) (223,904), 15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area (2.5332). Summary: 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00738).

I, Debra Carnes Auditor, of Hancock County 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 22, 2019
Debra Carnes
County Auditor (Signature)

Debra Carnes
County Auditor (Printed)

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