

HANCOCK COUNTY, INDIANA

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

TIF Neutralization Assessed January 1, 2017 for 2018

August 2, 2017

A handwritten signature in black ink, appearing to read "FSG", is centered on the page.

Financial
Solutions
Group,
Inc.



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

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

Table with 2 columns: Description and Value. Rows include assessed values for 2016 and 2017, net assessed values, growth, and neutralization factors. Total values include \$72,336,608 and \$72,695,390.

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017

Robin D. Lowder County Auditor (Signature)

Robin D. Lowder County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name GREENFIELD COMBINED AREAS #1, 2 + 6

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma Commissioner, Department of Local Government Finance

8/3/17 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Hancock County
Jurisdiction City of Greenfield
Allocation Code T30008
Allocation Area Name Greenfield North Economic Development Area #8

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 15 rows of financial data including assessed values, growth, and tax rates. Key values include \$21,203,078, \$254,370, \$21,952,527, \$256,400, \$21,696,127, \$1,01112, \$21,438,856, \$513,671, \$2,4800, \$12,739, and \$2,4707.

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.01112

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017

Robin D. Lowder County Auditor (Signature)

Robin D. Lowder County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name GREENFIELD NORTH ECONOMIC DEVELOPMENT AREA #8

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma Commissioner, Department of Local Government Finance

8/3/17 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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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 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 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and various tax revenue calculations. Total values are \$167,825,019 and \$167,853,119.

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017
Robin D. Lowder
County Auditor (Signature)

Robin D. Lowder
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Mount Comfort EDA

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/3/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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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 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 2016 and 2017, net assessed values, growth, and neutralization factors. Total 2017 Pay 2018 Adjusted Base Assessed Value is \$1,126,765.

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017

Robin D. Lowder County Auditor (Signature)

Robin D. Lowder County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name McCordsville (Combined) EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma Commissioner, Department of Local Government Finance

8/3/17 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 Hancock County
Jurisdiction Town of Fortville
Allocation Code T30002
Allocation Area Name Fortville Economic 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 Amount. Rows include 1) 2016 Pay 2017 Base Assessed Value of Allocation Area (\$32,151,789), 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (\$5,863,978), 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (\$38,015,767), 4) 2017 Pay 2018 Net Assessed Value of Allocation Area (\$39,597,455), 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (\$826,300), 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status, 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area, 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area, 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area (\$38,771,155), 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.01987), 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$32,790,645), 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$6,806,810), 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) (3.0000), 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$204,204), 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area (3.1832). Summary: 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.01987).

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017

Robin D. Lowder
County Auditor (Signature)

Robin D. Lowder
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name FORTVILLE EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Shaafsma
Commissioner, Department of Local Government Finance

8/3/17
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 Hancock County
Jurisdiction Town of McCordsville
Allocation Code T30009
Allocation Area Name McCordsville New Economic 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 Amount. Rows include assessed values for 2016 and 2017, net assessed values, growth, and neutralization factors. Total 2017 Pay 2018 Adjusted Net Assessed Value is \$5,881,600. Neutralization Factor is 0.92137.

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017

Robin D. Lowder
County Auditor (Signature)

Robin D. Lowder
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name McCordsville New EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/3/17
Date (month, day, year)



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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 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 Amount. Rows include assessed values for 2016 and 2017, neutralization factor, and tax rate calculations. Total amounts are \$3,461,200 and \$8,658,300.

I, Robin D. Lowder Auditor, of Hancock 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) 8/2/2017

Robin D. Lowder
County Auditor (Signature)

Robin D. Lowder
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.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/3/17
Date (month, day, year)