



**PERRY
COUNTY**
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Perry County Auditor

Pamela L. Goffinet

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August 2, 2016

Mr. Dan Jones
Assistant Budget Director
Department of Local Government Finance
Indiana Government Center North
100 North Senate Avenue N 1058(B)
Indianapolis, IN 46204

Dear Dan:

Following please find the completed and signed TIF neutralization forms for Perry County, for the four TIF districts located in the county. The forms have been completed with the assistance of Umbaugh & Associates.

Thanks in advance for your cooperation, and if you have any questions please contact me.

Sincerely,

Pamela L. Goffinet
Perry County Auditor



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017
 State Form 56059 (5-16)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Perry County
 Jurisdiction Perry County
 Allocation Code T62001
 Allocation Area Name TIF#1 - Courthouse

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

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>6,849,560</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>8,658,424</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$15,507,984</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>16,072,839</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>381,570</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u> </u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u> </u>	
8) Estimated 2016 Pay 2017 Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u> </u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$15,691,269</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01182</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,930,522</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$9,142,317</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.1293</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$286,091</u>	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>3.1293</u>	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01182</u>

I, Pamela L. Goffinet Auditor, of Perry 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) 8-1-16
Pamela L. Goffinet
 County Auditor (Signature)

Pamela Goffinet
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name TIF#1 - Courthouse

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

8-2-16
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017
 State Form 56059 (5-16)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Perry County
 Jurisdiction Perry County
 Allocation Code T62003
 Allocation Area Name TIF#3 - Waupaca

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

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>13,437,000</u>
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$13,437,000</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>13,533,200</u>
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>0</u>
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	<u>\$13,533,200</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.00716</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$13,533,200</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.2067</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$298,637</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.2067</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00716

I, Pamela L. Goffinet Auditor, of Perry 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) 8-1-16
Pamela L. Goffinet
 County Auditor (Signature)

Pamela Goffinet
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name TIF#3 - Waupaca

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

Christy Schaafsma
 Commissioner, Department of Local Government Finance

8-2-16
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017
 State Form 56059 (5-16)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Perry County
 Jurisdiction Perry County
 Allocation Code T62004
 Allocation Area Name TIF#4 - Webb Wheel

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

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>0</u>
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>2,963,400</u>
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$2,963,400</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>3,007,600</u>
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u></u>
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u></u>
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u></u>
8) Estimated 2016 Pay 2017 Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u></u>
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area	<u>\$3,007,600</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.01492</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$3,007,600</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.2067</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$66,369</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.2067</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.01492</u>

I, Pamela L. Goffinet Auditor, of Perry 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) 8-1-16
Pamela L. Goffinet
 County Auditor (Signature)

Pamela Goffinet
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name TIF#4 - Webb Wheel

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

8-2-16
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017
 State Form 56059 (5-16)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Perry County
 Jurisdiction Perry County
 Allocation Code T62005
 Allocation Area Name TIF#5 - Riverview

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

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>115,200</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$115,200</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>212,500</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>97,300</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u></u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u></u>	
8) Estimated 2016 Pay 2017 Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u></u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$115,200</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$115,200</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$97,300</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.2067</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$2,147</u>	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.2067</u>	

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00000

I, Pamela L. Goffinet Auditor, of Perry 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) 8-1-16
Pamela L. Goffinet
 County Auditor (Signature)

Pamela Goffinet
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name TIF#5 - Riverview

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

8-2-16
 Date (month, day, year)