



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 67 Putnam
Jurisdiction City of Greencastle
Allocation Code T-67-901
Allocation Area Name Greencastle Economic Development Area

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2015 and 2016, growth and decrease, and neutralization factor.

I, Lorie Hallett Auditor, of Putnam 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) 8/19/16
Lorie Hallett / s County Auditor (Signature)
Lorie Hallett County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Greencastle Economic Development Area

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

Commissioner, Department of Local Government Finance
Date (month, day, year) 8-22-16

## Greencastle Economic Development Area - 2015 pay 2016

### Adjustments to Incremental Assessed Value

#### Demolition

Dominos Pizza - Demo 6/23/2015	Demo complete by 1/1/2016	37,500
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TOTAL DEMOLITION	37,500
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#### New Construction

Letreco - 11 South Indiana	Check 2017 pay 2018	0
Farm Credit - 1050 Ballard Lane		888,000
Heartland Dental		689,700
Manpower Office		46,500

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TOTAL NEW CONSTRUCTION	1,624,200
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#### Abatement Roll Off - Pay 16 to Pay 17

Crown Equipment		557,805
Cuatro LLC (Phoenix)		628,578
F B Distro		135,990
Garmong Development -1		68,098
Garmong Development -2		96,004

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TOTAL ROLL OFF	1,486,475
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#### Adjustments for Pending Appeals

Wal-Mart Sublot 2	AV = \$827,000	165,000
Wal-Mart Sublot 3	AV = \$563,000	113,000

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NET ADJUSTMENT FOR APPEALS	278,000
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**Change in Tax Status**

	Increase	Decrease
J Properties - License Brance		0
City of Greencastle - Moose Lot		492,000
Modesitt Et.AL. - NRCS Office		21,400
		323,000
		<hr/> <hr/>
<b>TOTAL TAX STATUS</b>	<b>0</b>	<b>836,400</b>

**Personal Property - Designated Taxpayers (for reference)**

Crown Equipment	7,449,880
Wal-Mart Distribution	15,914,760
Phoenix Closures	3,310,180
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<b>TOTAL PERSONAL PROPERTY</b>	<b>26,674,820</b>



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-902
Allocation Area Name Crossroads USA Arena and Exposition, Inc. Economic Dev. Area

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 15 rows of financial data including assessed values, growth, and tax rates. Total values include \$1,598,300 and \$1,596,900.

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99912

I, Lorie Hallett Auditor, of Putnam 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) 8/19/16

Lorie Hallett / e.v. County Auditor (Signature)

Lorie Hallett County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Crossroads USA Arena and Exposition, Inc. Economic Dev. Area

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

Commissioner, Department of Local Government Finance (Signature)

8-22-16 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 67 Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-904
Allocation Area Name Cloverdale Economic Development Area - Allocation Area A

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 2 columns: Description and Value. Rows include 1) 2015 Pay 2016 Base Assessed Value of Allocation Area (1,088,502), 2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (0), 3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (\$1,088,502), 4) 2016 Pay 2017 Net Assessed Value of Allocation Area (1,109,300), 5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (33,200), 6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status, 7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area, 8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area, 9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (\$1,076,100), 10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (0.98861), 11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$1,076,104), 12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$33,196), 13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.3037), 14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$765), 15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area (2.3037).

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.98861

I, Lorie Hallett Auditor, of Putnam 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) 8/19/16
Lorie Hallett
County Auditor (Signature)

Lorie Hallett
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Cloverdale Economic Development Area - Allocation Area A

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

8-22-16
Date (month, day, year)

**Cloverdale Economic Development Area - 2016 pay 2017**

**Allocation Area A**

**Adjustments to Incremental Assessed Value**

**Demolition**

No demolition for 2016 pay 2017	0
	<hr/> <hr/>
TOTAL DEMOLITION	0

**New Construction**

Putnam Plastics - New Warehouse	33,200
Carpet Store - Check 17 pay 18	0
	<hr/> <hr/>
TOTAL NEW CONSTRUCTION	33,200

**Abatement Roll Off - Pay 16 to Pay 17**

No Abatement Roll Off	0
	<hr/> <hr/>
TOTAL ROLL OFF	0

**Adjustments for Pending Appeals**

Add or Delete For Appeals	0
	<hr/> <hr/>
NET ADJUSTMENT FOR APPEALS	0

**Change in Tax Status**

	Increase	Decrease
No changes in tax status	0	0
	<hr/> <hr/>	<hr/> <hr/>
TOTAL TAX STATUS	0	0



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County 67 Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-905
Allocation Area Name Cloverdale Economic Development Area - Allocation Area B

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, and Total. Rows include 2015 Pay 2016 Base Assessed Value, 2016 Pay 2017 Net Assessed Value, and 2016 Pay 2017 Neutralization Factor.

I, Lorie Hallett Auditor, of Putnam 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) 8/19/16
Lorie Hallett (Signature)
County Auditor (Signature)

Lorie Hallett
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Cloverdale Economic Development Area - Allocation Area B

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

Commissioner, Department of Local Government Finance (Signature)

8-22-16
Date (month, day, year)

**Cloverdale Economic Development Area - 2016 pay 2017**  
**Allocation Area B**  
**Adjustments to Incremental Assessed Value**

**Demolition**

No demolition for 2016 pay 2017 0

TOTAL DEMOLITION 0

**New Construction**

No new construction 0

TOTAL NEW CONSTRUCTION 0

**Abatement Roll Off - Pay 16 to Pay 17**

No Abatement Roll Off 0

TOTAL ROLL OFF 0

**Adjustments for Pending Appeals**

Add or Delete For Appeals 0

NET ADJUSTMENT FOR APPEALS 0

**Change in Tax Status**

Increase      Decrease

No changes in tax status 0      0

TOTAL TAX STATUS 0      0





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County 67 Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-906
Allocation Area Name Cloverdale Economic Development Area - Allocation Area C

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 15 rows of calculations for assessed values, growth, and tax rates. Includes values like 8,883,389 and 8,727,870.

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.98249

I, Lorie Hallett Auditor, of Putnam 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) 8/19/16
Lorie Hallett /ew
County Auditor (Signature)

Lorie Hallett
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Cloverdale Economic Development Area - Allocation Area C

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

Commissioner, Department of Local Government Finance

8-22-16
Date (month, day, year)

**Cloverdale Economic Development Area - 2016 pay 2017**  
**Allocation Area C**  
**Adjustments to Incremental Assessed Value**

**Demolition**

No demolition for 2016 pay 2017 0

TOTAL DEMOLITION 0

**New Construction**

Lumber Yard - Check 17 pay 18 0

TOTAL NEW CONSTRUCTION 0

**Abatement Roll Off - Pay 16 to Pay 17**

No Abatement Roll Off 0

TOTAL ROLL OFF 0

**Adjustments for Pending Appeals**

Add or Delete For Appeals 0

NET ADJUSTMENT FOR APPEALS 0

**Change in Tax Status**

Increase                      Decrease

No changes in tax status 0                      0

TOTAL TAX STATUS 0                      0