



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 Randolph
Jurisdiction Randolph County
Allocation Code T68110
Allocation Area Name Cardinal Energy Park

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 3 columns: Description, Value, Total. Rows include 1) 2015 Pay 2016 Base Assessed Value of Allocation Area (0), 2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (11,802,800), 3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (\$11,802,800), 4) 2016 Pay 2017 Net Assessed Value of Allocation Area (14,945,840), 5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (1,840,000), 6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (1,301,340), 8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area (0), 9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area (\$11,804,500), 10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00014), 11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$0), 12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$14,945,840), 13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.6800), 14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$251,090), 15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area (1.6800), 2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00014)

I, Mary Ann Lenkendorf Auditor, of Randolph 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) 7/27/16
Mary Ann Lenkendorf
County Auditor (Signature)

Mary Ann Lenkendorf
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Cardinal Energy Park

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

7-28-16
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph
 Jurisdiction City of Union City
 Allocation Code T68117
 Allocation Area Name Union City TIF

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>9,684,750</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>(2,098,750)</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,586,000</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>7,573,700</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>\$7,573,700</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99838</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$9,669,061</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$2,095,361)</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>5.4358</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>(\$113,900)</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>5.4358</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99838</u>

I, Mary Ann Lenkensdofer Auditor, of Randolph 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) 7/27/16
Mary Ann Lenkensdofer
 County Auditor (Signature)

Mary Ann Lenkensdofer
 County Auditor (Printed)

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

Allocation Area Name Union City TIF

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

7-28-16
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T65211
Allocation Area Name: East US 27

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 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, Mary Ann Lenkendorf Auditor, of Randolph 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) 7/27/16
Mary Ann Lenkendorf
County Auditor (Signature)

Mary Ann Lenkendorf
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: East US 27

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) 7-28-16



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T65212
Allocation Area Name: Vision Park

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 values include \$1,611,500, \$1,613,900, and a neutralization factor of 1.00149.

I, Mary Ann Lenkendofer Auditor, of Randolph 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) 7/27/16
Signature of Mary Ann Lenkendofer
County Auditor (Signature)

Mary Ann Lenkendofer
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Vision Park

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

Signature of Anthony J. Shaafsma
Commissioner, Department of Local Government Finance

Date (month, day, year) 7-28-16



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T65213
Allocation Area Name: Vision Park Expansion

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 tax rates. Total values include \$5,711,485 and 0.93310.

I, Mary Ann Lenkensdofer Auditor, of Randolph 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 7/27/16
Signature of Mary Ann Lenkensdofer

Mary Ann Lenkensdofer
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Vision Park Expansion

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

7-28-16
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T65214
Allocation Area Name: Willow Ridge

Form Prepared By: 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 2016 Pay 2017 Adjusted Net Assessed Value is \$3,870,820. Neutralization Factor is 1.01082.

I, Mary Ann Lenkendorf Auditor, of Randolph 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) 7/27/16
Mary Ann Lenkendorf
County Auditor (Signature)

Mary Ann Lenkendorf
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Willow Ridge

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

Commissioner, Department of Local Government Finance

7-28-16
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph
 Jurisdiction Winchester City
 Allocation Code T68215
 Allocation Area Name Randolph Central Driver

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	0	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	0	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$0
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	0	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$0
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.6571	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)	#VALUE!	
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	3.6571	

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

I, Mary Ann Lenkensdofer Auditor, of Randolph 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) 7/27/16
Mary Ann Lenkensdofer
 County Auditor (Signature)

Mary Ann Lenkensdofer
 County Auditor (Printed)

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

Allocation Area Name Randolph Central Driver

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

7-28-16
 Date (month, day, year)