



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68211
Allocation Area Name: East US 27

Form Prepared By:
Name: Jason G. 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 2017 Pay 2018 Base Assessed Value, 2018 Pay 2019 Net Assessed Value, and 2018 Pay 2019 Neutralization Factor.

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) 7-9-18
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: 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) 7/9/18



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68212
Allocation Area Name: Vision Park

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2017 and 2018, net assessed values, and neutralization factors. Total 2018 Pay 2019 Adjusted Base Assessed Value is \$1,507,390.

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) 7-9-18
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

Vision Park

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

Commissioner, Department of Local Government Finance

7/9/18
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68213
Allocation Area Name: Vision Park Expansion

Form Prepared By:
Name: Jason G. 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 2017 Pay 2018 Base Assessed Value, 2018 Pay 2019 Net Assessed Value, and 2018 Pay 2019 Neutralization Factor.

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) 7-9-18
Mary Ann Lenkendofer (Signature)
Mary Ann Lenkendofer (Printed)
County Auditor (Signature)
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.
Commissioner, Department of Local Government Finance
Date (month, day, year) 7/9/18



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68214
Allocation Area Name: Willow Ridge

Form Prepared By: Jason G. Semler
Name: Jason G. 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 2017 Pay 2018 Base Assessed Value, 2018 Pay 2019 Net Assessed Value, and 2018 Pay 2019 Adjusted Net Assessed Value. Total: 2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) = 1.01203

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) 7-9-18
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: 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
Date (month, day, year) 7/9/18



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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 G. Semler  
 Unit/Company H. J. Umbaugh & Associates  
 Telephone Number (317) 465-1500  
 E-mail Address semler@umbaugh.com

1) 2017 Pay 2018 Base Assessed Value of Allocation Area	0.	
2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area	1,903,500	
3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$1,903,500
4) 2018 Pay 2019 Net Assessed Value of Allocation Area	1,930,200	
5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area	0	
9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area		\$1,930,200
10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01403
11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$0
12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,930,200
13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places)		4.0721
14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$78,600
15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area		4.0721
<b>2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b>1.01403</b>

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) 7-9-18  
Mary Ann Lenkensdofer  
 County Auditor (Signature)

Mary Ann Lenkensdofer  
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF THE 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.

Commissioner, Department of Local Government Finance

7/9/18  
 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 G. Semler
Unit/Company: H. J. Umbaugh & Associates
Telephone Number: (317) 465-1500
E-mail Address: semler@umbaugh.com

Table with 2 columns: Description and Value. Rows include 2017 Pay 2018 Base Assessed Value, 2018 Pay 2019 Net Assessed Value, and various adjustments leading to a final factor of 1.00454.

I, Mary Ann Lenkensdofe 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) 7-9-18
Mary Ann Lenkensdofe (Signature)
Mary Ann Lenkensdofe (Printed)
County Auditor (Signature)
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.
Commissioner, Department of Local Government Finance
Date: 7/9/18



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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 G. Semler
Unit/Company: H. J. Umbaugh & Associates
Telephone Number: (317) 465-1500
E-mail Address: semler@umbaugh.com

Table with 15 rows of calculations for TIF base neutralization, including assessed values, growth, and tax rates, culminating in a neutralization factor of 0.99361.

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 7-9-18
Mary Ann Lenkendorf (Signature)
Mary Ann Lenkendorf (Printed)
County Auditor (Signature)
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.

Commissioner, Department of Local Government Finance

7/9/18
Date (month, day, year)