



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 SHELBY
Jurisdiction MORRISTOWN
Allocation Code T73001
Allocation Area Name CENTRA SOYA

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 3 columns: Description, Value, and Total. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and 2017 Pay 2018 Neutralization Factor.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017

Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Centra Soya

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

Commissioner, Department of Local Government Finance

7-18-17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73002
Allocation Area Name KROGER

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 3 columns: Description, Value, and Total. Rows include 2016 Pay 2017 Base Assessed Value, 2016 Pay 2017 Incremental Assessed Value, 2016 Pay 2017 Total, 2017 Pay 2018 Net Assessed Value, 2017 Pay 2018 Net Assessed Value Growth, 2017 Pay 2018 Net Assessed Value Decrease, 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2017 Pay 2018 Net Assessed Value Decrease Due to Appeals Settlements, 2017 Pay 2018 Adjusted Net Assessed Value, 2017 Pay 2018 Neutralization Factor, 2017 Pay 2018 Adjusted Base Assessed Value, 2017 Pay 2018 Incremental Assessed Value, 2017 Pay 2018 Tax Rate, 2017 Pay 2018 Incremental Tax Revenue, and 2017 Pay 2018 Actual Tax Rate.

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99697

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Kroger

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

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73003
Allocation Area Name KROGER 1999

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 15 rows of financial data including assessed values, growth, and tax rates. Total 2017 Pay 2018 Adjusted Base Assessed Value is \$2,000,200. Neutralization Factor is 1.04618.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Signature of Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Kroger 1999

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

Signature of Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

7-18-17
Date (month, day, year)



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County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73004
Allocation Area Name KROGER 2000

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 15 rows of calculations for assessed values, growth, and neutralization factors. Includes totals for 2016 and 2017 assessed values and a final neutralization factor of 1.00000.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Krager 2000

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

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73005
Allocation Area Name EASTSIDE

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 2 columns: Description and Amount. Rows include 1) 2016 Pay 2017 Base Assessed Value of Allocation Area (637,024), 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (15,538,576), 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$16,175,600), 4) 2017 Pay 2018 Net Assessed Value of Allocation Area (16,201,900), 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area (0), 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area (\$16,201,900), 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00163), 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$638,062), 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$15,563,838), 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.9250), 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$455,242), 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area (2.8675), and 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00163).

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Eastside

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

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73006
Allocation Area Name KNAUF

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 3 columns: Description, Value, and Total. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and 2017 Pay 2018 Neutralization Factor.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Knauf

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

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction MORRISTOWN
Allocation Code T73007
Allocation Area Name SOYA EXPANSION

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 3 columns: Description, Value, and Total. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and 2017 Pay 2018 Neutralization Factor.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Soya Expansion

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

Courtney Shaafema
Commissioner, Department of Local Government Finance

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE BRANDYWINE
Allocation Code T73008
Allocation Area Name FAIRLAND

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 2 columns: Description and Amount. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, Neutralization Factor, etc.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Fairland

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

7/18/17
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73009
Allocation Area Name MICHIGAN ROAD

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 15 rows of financial data including assessed values, growth, and tax rates. Total neutralization factor is 3.69596.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Michigan Rd

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

Courtney L. Shaafsma
Commissioner, Department of Local Government Finance

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction MORRISTOWN
Allocation Code T73010
Allocation Area Name MORRISTOWN 2013

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 15 rows of financial data including assessed values, growth, and tax rates. Total 2017 Pay 2018 Base Neutralization Factor is 0.26390.

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Morristown 2013

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

7/18/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County SHELBY
Jurisdiction SHELBYVILLE ADDISON
Allocation Code T73011
Allocation Area Name MTINTMTL

Form Prepared By:
Name AMY GLACKMAN
Unit/Company SHELBY COUNTY DEPUTY AUDITOR
Telephone Number 317-392-6310
E-mail Address aglackman@co.shelby.in.us

Table with 2 columns: Description and Amount. Rows include 1) 2016 Pay 2017 Base Assessed Value of Allocation Area (473,860), 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (2,513,960), 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$2,987,820), 4) 2017 Pay 2018 Net Assessed Value of Allocation Area (3,093,090), 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area (0), 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area (\$3,093,090), 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.03523), 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$490,554), 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$2,602,536), 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.3340), 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$60,743), 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area (1.9450).

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.03523

I, MARY JO PHARES Auditor, of SHELBY 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) 7/17/2017
Mary Jo Phares
County Auditor (Signature)

Mary Jo Phares
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name MTINTMTL

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

7/18/17
Date (month, day, year)