PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Knox
Jursidiction	Knox County Redevelopment Commission
Allocation Area Code	T42264
Allocation Area Name	PSI

Form Prepared By:

Name	Brian Colton
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	colton@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$1,653,392	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	6,925,048	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$8,578,440
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	11,155,290	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	1,026,200	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	3,595,150	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$8,586,340
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**1.00092**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$1,654,913
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$9,500,377
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.2249
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$116,370
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00092

I, Lisa Madden, Auditor of Knox 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: 10/29/15

Lisa G Madden

County Auditor (Signature)

Lisa Madden

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name PSI

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

Courtney L Zwagsma

Commissioner, Department of Local Government Finance

10-29-15

Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Knox
Jursidiction	Vincennes Redevelopment Commission
Allocation Area Code	T42273
Allocation Area Name	Vincennes - City II

Form Prepared By:

Name	Brian Colton
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	colton@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$1,233,029	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	13,954,581	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$15,187,610
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	15,072,100	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	106,300	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	66,550	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$15,111,850
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99501**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$1,226,876
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$13,845,224
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.3506
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$463,898
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99501

I, Lisa Madden, Auditor of Knox 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 10/29/15

County Auditor (Signature)

Lisa Madden
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Vincennes - City II

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

Commissioner, Department of Local Government Finance

10-29-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Knox
Jursidiction	Vincennes Redevelopment Commission
Allocation Area Code	T42221
Allocation Area Name	Vincennes - City I

Form Prepared By:	
Name	Brian Colton
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	colton@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$42,265,893	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	43,317,983	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$85,583,876
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	85,360,263	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,099,726	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	1,562,137	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	38,830	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$84,783,844
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99065**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$41,870,707
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$43,489,556
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.7668
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$1,638,165
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99065

I, Lisa Madden, Auditor of Knox 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 10/29/15

County Auditor (Signature)

Lisa Madden
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Vincennes - City I

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

Commissioner, Department of Local Government Finance

10-29-15
Date

BASE NEUTRALIZATION SUMMARY

Knox County

Allocation Area	State TIF Code	Taxing District	Pay 2015 Net AV	Pay 2015 Base AV	Pay 2015 Incremental AV	2016 Neutral Factor	Pay 2016 Net AV	Pay 2016 Base AV	Pay 2016 Incremental AV	Pay 2016 Pass Through	Pay 2016 Captured	Pass Through %
Vincennes - City I	T42221	Vincennes City I	$68,118,125	$25,047,210	$43,070,915	0.99065	$68,473,067	$24,813,019	$43,660,048		$43,660,048	
Vincennes - City I Expansion	T42221	Vincennes City I	17,465,751	17,218,683	247,068	0.99065	16,887,196	17,057,688	0		0	
Totals			$85,583,876	$42,265,893	$43,317,983		$85,360,263	$41,870,707	$43,660,048		$43,660,048	N/A
Vincennes - City II	T42273	Vincennes City II	$15,187,610	$1,233,029	$13,954,581	0.99501	$15,072,100	$1,226,876	$13,845,224		$13,845,224	N/A
PSI	T42264	Vigo Central Township	$8,578,440	$1,633,392	$6,925,048	1.00002	$11,155,290	$1,654,913	$9,500,377	$5,225,207	$4,275,170	55%
Grand Total			$109,349,926	$45,152,314	$64,197,612		$111,587,653	$44,752,496	$67,005,649	$5,225,207	$61,780,442	

Summary by Taxing District

Taxing District	Pay 2016 Net AV	Pay 2016 Base AV	Pay 2016 Incremental AV	Pay 2016 Pass Through	Pay 2016 Captured
Vincennes City I	$85,360,263	$41,870,707	$43,660,048	$0	$43,660,048
Vincennes City II	15,072,100	1,226,876	13,845,224	0	13,845,224
Vigo Central Township	11,155,290	1,654,913	9,500,377	5,225,207	4,275,170
Totals	$111,587,653	$44,752,496	$67,005,649	$5,225,207	$61,780,442