PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Starke
Jurisdiction	Starke County
Allocation Area Code	T75005
Allocation Area Name	Sysco EDA

Form Prepared By:

Name	Jason Semler
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	semler@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$314,393	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	189,207	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$503,600
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	503,100	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$503,100
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99901**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$314,082
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$189,018
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.5685
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$2,965
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99901

I, KATHERINE CHAFFINS, Auditor of Starke 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 7/24/15

Katherine Chaffins
County Auditor (Signature)

Kay Chaffins KATHERINE CHAFFINS
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Sysco EDA

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

7-29-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Starke
Jurisdiction	City of Knox
Allocation Area Code	T75018
Allocation Area Name	Knox Redevelopment Area

Form Prepared By:

Name	Jason Semier
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	semier@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$7,637,735	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	2,772,723	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$10,410,458
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	10,281,995	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	98,500	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$10,183,495
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.97820**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$7,471,232
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$2,810,763
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.3280
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$93,542
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.97820

I, KATHERINE CHAFFINS, Auditor of Starke 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 7/29/15

Katherine Chaffins
County Auditor (Signature)

~~Kay Chaffins~~ KATHERINE CHAFFINS
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Knox Redevelopment Area

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

Courtney L. Chaafsma
Commissioner, Department of Local Government Finance

7-29-15
Date