

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Wayne
 Jurisdiction City of Richmond
 Allocation Area Code T89002
 Allocation Area Name Richmond Allocation Area No. 1

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	<u>\$121,618,591</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>72,852,731</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$194,471,322</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>196,804,326</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,941,500</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,479,500</u>	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,173,729</u>	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		<u>\$193,168,597</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99330</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$120,803,746</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$76,000,580</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.4543</u>
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$2,625,288</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99330</u>

I, Robert Coddington, Auditor of Wayne 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 8/25/15

 County Auditor (Signature)

Robert Coddington
 County Auditor (Printed)

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

Allocation Area Name Richmond Allocation Area No. 1

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


 Commissioner, Department of Local Government Finance

8-25-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Wayne
 Jurisdiction City of Richmond
 Allocation Area Code T89001
 Allocation Area Name Johns Manville Allocation Area

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	<u>\$3,379,403</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>48,597</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$3,428,000</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>3,439,500</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		<u>\$3,439,500</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00335</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,390,724</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$48,776</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.3116</u>
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1.615</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00335</u>

I, Robert Coddington, Auditor of Wayne 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 8/24/15

 County Auditor (Signature)

Robert Coddington
 County Auditor (Printed)

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

Allocation Area Name Johns Manville Allocation Area

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


 Commissioner, Department of Local Government Finance

8-25-15
 Date