



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (RS / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Benton
Jurisdiction Town of Boswell
Allocation Code T04001
Allocation Area Name Hub Ag

Form Prepared By:
Name Jason Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, net assessed values, growth, and neutralization factors. Total values include \$188,400 and \$190,000.

I, Audrey Freeland Auditor, of Benton 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) 7/28/2021
Audrey Freeland
County Auditor (Signature)

Audrey Freeland
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

07/28/2021
Date (month, day, year)

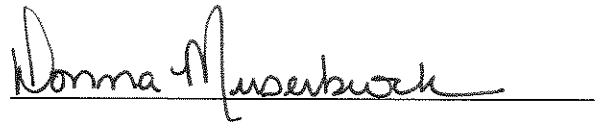
April 12, 2021

To Whom It May Concern:

RE: Hub Ag Economic Development Area

In accordance with IC 36-7-14-39(b)(4)(B) (the "Act"), the Boswell Redevelopment Commission (the "Commission") is hereby notifying you of the following determination that it has made concerning its Tax Allocation Areas for 2021 taxes payable 2022. The Commission has determined that there is no "excess assessed value" that may be allocated to the overlapping taxing units in the manner prescribed in LC. §36-7-14-39(b).

Sincerely,

A handwritten signature in black ink that reads "Donna Musenbrock". The signature is written in a cursive style and is positioned above a solid horizontal line.

Donna Musenbrock

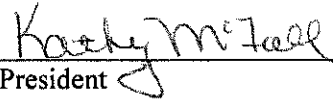
June 15, 2021

Re: Boswell Redevelopment Commission

To Whom It May Concern:

The Boswell Redevelopment Commission (the "Commission") has previously established Allocation Areas (the "TIF Allocation Areas") for purposes of capturing tax increment revenues pursuant to IC 36-7-14-39 and IC 36-7-14-39.3 (the "TIF Revenues"). This is to notify you pursuant to IC 36-7-14-39 and 50 IAC 8-2-4, on behalf of the Commission, that the Commission has determined that, for budget year 2022, the Commission will need to capture all of the incremental assessed value from the TIF Allocation Areas in order to generate TIF Revenues sufficient to meet the Commission's outstanding debt service obligations, to pay for projects that are located in or directly serve or benefit the TIF Allocation Area, and to meet other purposes permitted by IC 36-7-14-39(b)(3). Therefore, the Commission has determined that (a) there is no excess assessed value from the TIF Allocation Areas that may be allocated to the respective taxing units for budget year 2022 pursuant to IC 36-7-14-39(b)(4), and (b) all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the TIF Allocation Areas in 2022 shall be captured assessment (as defined in 50 IAC 8-1-10).

Sincerely,


President

Boswell Redevelopment Commission

Benton County Auditor, the unit's fiscal body (City, Town or County Council), and to each taxing unit that is wholly or partly located within each such Allocation Area, and also (in an electronic format) to the Indiana Department of Local Government Finance, in the manner set forth in IC 36-7-14-39(b)(4)(B).]

April 9, 2019

Town of Boswell
Attn: Donna Musenbrock, Clerk-Treasurer
P.O. Box 223
Boswell, IN 47921

Barce & Redlin
c/o Jud Barce
P.O. Box 252
Fowler, IN 47944

Benton County
c/o Audrey Freeland, Benton County Auditor
706 E. 5th St., Suite 21
Fowler, IN 47944

Benton County Council
c/o Audrey Freeland, Benton County Auditor
706 E. 5th St., Suite 21
Fowler, IN 47944

Members of the Grant Township Board
P.O. Box 491
Boswell, IN 47921

Benton Community School Corporation
P.O. Box 512
Fowler, IN 47944

Boswell Public Library Board
c/o Library Director
P.O. Box 315
Boswell, IN 47921

Benton County Solid Waste District
c/o Ms. Marla Maffett, Manager
P.O. Box 731
Monticello, IN 47960

TIF Extract

| County | Parcel Number | Property Type Code | Taxpayer Name | Gross Assessed Value | Net Assessed Value | Base AV | Incremental AV |
|--------|--------------------------|--------------------|------------------------------------|----------------------|--------------------|---------|----------------|
| 4 | 04-13-19-200-021.000-007 | R | Cook Harriet L Revocable Living Tr | 27300 | 27300 | 20250 | 7050 |
| 4 | 04-13-19-300-028.000-007 | R | Town Of Boswell | 0 | 0 | 0 | 0 |
| 4 | 04-13-19-900-022.001-007 | R | Cook Harriet L Trust 1/9/1996 Har | 202500 | 202500 | 151230 | 51270 |

| PROPERTY NUMBER DEEDED OWNER NAME PARTY NAME OWNER ADDRESS LEGAL DESCRIPTION TAX SET ALT PIN | ASSESSMENTS | | Standard | Mortgage | Veterans | Age | Blind/Disabled | Energy | Abate/ERA | Govt/Non-Tax | Other | Total Deduct | Net AV |
|--|---------------|------------------|----------|----------|----------|-----|----------------|--------|-----------|--------------|-------|--------------|--------|
| | Gross AV | | | | | | | | | | | | |
| | 1%Cap Land | 1%Cap Improv | | | | | | | | | | | |
| | 2%Cap Land | 2%Cap Improv | | | | | | | | | | | |
| | 3%Cap Land | 3%Cap Improv | | | | | | | | | | | |
| | LA Fixed Pen | LA Calc Pen | | | | | | | | | | | |
| | BPPE Late Pen | BPPE Ord Fee | | | | | | | | | | | |
| O&G Late Pen | O&G Cal Pen | | | | | | | | | | | | |
| Parcel Count: | 7,802 | Deduction Count: | 2,649 | 1,519 | 60 | 163 | 73 | 23 | 13 | 98 | 6 | | |

| | |
|-----------------------------------|-------------|
| Total Of Assessments | 880,351,800 |
| Total Of Deductions | 209,925,938 |
| Total Count of LA Fixed Penalty | 0 |
| Total Count LA Calc Penalty | 0 |
| Total Count BPPE Late Penalty | 0 |
| Total Count BPPE Ordinance Fee | 0 |
| Total Count O and G Fixed Penalty | 0 |
| Total Count O and G Calc Penalty | 0 |

Operator: Beth

Report was based on: Deeded Owner = ; Property Number = ; Property Subtypes = Real

* indicates over written amount

TIF District Listing

Benton 2020 Pay 2021

| Property Number | Owner Name | Homestead Land | Homestead Improv | Non-Homestead Land | Non-Homestead Improv | Comm Apt. Land | Comm Apt. Improv | Mobile Home Land | Non Res Land | Non Res Improv | LTC Land | LTC Improv | Agr. Land | Gross AV | Base AV |
|---|---|----------------|------------------|--------------------|----------------------|----------------|------------------|------------------|--------------|----------------|----------|------------|----------------|----------------|----------------|
| TIF Code : T04001 State Code : T04001 | | | | | | | | | | | | | | | |
| 04-13-19-200-021.000-007 | Cook Harriet L Revocable Living Trust 01/09/1996 & | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,400 | 22,400 | 16,600 |
| 04-13-19-300-028.000-007 | Town Of Boswell | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 04-13-19-900-022.001-007 | Cook Harriet L Trust 1/9/1996 Harriet L Cook Trust | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 166,000 | 166,000 | 123,980 |
| TIF Code T04001 TIF Total: | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 188,400 | 188,400 | 140,580 |
| TIF Grand Total: | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 188,400 | 188,400 | 140,580 |

* Indicates a Government Exempt Property. Government Exempt Properties are not included in the totals.
H =Represent properties with homestead and non-homestead land and improvements.
Operator:Beth
Report was based on: Tif Code = T04001

TIF Valuation Work Sheet For Real Property

Benton
2021 pay 2022

| Property Number | Deeded Owner | Neutralization | | | Current NAV | AV Growth | AV Loss | Restored Loss | Restored Base | Potential Captured AV | Pass Thru AV | Captured AV | Final Adjusted Base AV |
|--|--|----------------|--------|--------------|-------------|-----------|---------|---------------|---------------|-----------------------|--------------|-------------|------------------------|
| | | PRE Base AV | Factor | Post Base AV | | | | | | | | | |
| TIF Code: T04001 State Code: T04001 | | | | | | | | | | | | | |
| 007 BOSWELL | | | | | | | | | | | | | |
| 04-13-19-200-021.000-007 | Cook Harriet L Revocable Living Trust 01/09/1996 & Harriet L Cook Trustee | | | 16,600 | 22,600 | 6,000 | 0 | 0 | 16,600 | 6,000 | 0 | 6,000 | 16,600 |
| 04-13-19-300-028.000-007 | Town Of Boswell | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 04-13-19-900-022.001-007 | Cook Harriet L Trust 1/9/1996 Harriet L Cook Trustee | | | 123,980 | 167,400 | 43,420 | 0 | 0 | 123,980 | 43,420 | 0 | 43,420 | 123,980 |
| | 007 BOSWELL Total: | | | 140,580 | 190,000 | 49,420 | 0 | 0 | 140,580 | 49,420 | 0 | 49,420 | 140,580 |
| TIF Code: T04001 State Code: T04001 Total: | | | | 140,580 | 190,000 | 49,420 | 0 | 0 | 140,580 | 49,420 | 0 | 49,420 | 140,580 |
| Grand Total: | | | | 140,580 | 190,000 | 49,420 | 0 | 0 | 140,580 | 49,420 | 0 | 49,420 | 140,580 |

* - Residential Parcel. Base Adjusted to equal Total Net AV.

Report was based on: Tif Code = T04001