



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

FILED
JUL 16 2021

JENNIFER ANDEL
 AUDITOR MONTGOMERY COUNTY

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Montgomery
 Jurisdiction Montgomery County
 Allocation Code T54004
 Allocation Area Name Nucor Road

Form Prepared By:
 Name Nichole Franklin
 Unit/Company Peters Municipal Consultants, LTD
 Telephone Number 317-535-1128
 E-mail Address nfranklin@petersmunicipalconsultants.com

1) 2020 Pay 2021 Base Assessed Value of Allocation Area 110,685,326
 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 24,213,240
 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$134,898,566

4) 2021 Pay 2022 Net Assessed Value of Allocation Area 137,125,344
 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 2,975,735
 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 169,800
 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area _____
 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area _____
 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 112,261

10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 0.99487

11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) \$110,117,510
 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$27,007,834

13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 1.6348
 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) \$441,524
 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area 1.6348

2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99487

I, Jennifer Andel Auditor, of Montgomery 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 7/16/2021
Jennifer Andel County Auditor (Signature)
Jennifer Andel 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.
Colby Stewart 07/29/2021

Commissioner, Department of Local Government Finance _____ Date (month, day, year)

TIF NEUTRALIZATION SUMMARY

CRAWFORDSVILLE (INDIANA) REDEVELOPMENT COMMISSION

Allocation Area	Allocation Code/ State TIF Code	2022	Pay 2022 Pass-through AV
		Neutral Factor	
Area 33 - Crawfordsville Square	T54001	0.95507	\$0
Area 41 - Pace	T54002	1.00000	0
Area 40 - Commerce Park	T54003	0.95964	0
Area 30 - Power Plant EDA	T54005	1.00000	0
Area 43 - Ben Hur Allocation Area	T54007	1.00000	0
Area 44 - South Industrial Allocation Area	T54008	0.98188	0

F I L L E D
JUL 29 2021

JENNIFER ANDEL
AUDITOR MONTGOMERY COUNTY

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 29, 2021



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

F I L E D
JUL 29 2021

County Montgomery
 Jurisdiction City of Crawfordsville
 Allocation Code T34001
 Allocation Area Name Crawfordsville Square

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

JENNIFER ANDEL
AUDITOR MONTGOMERY COUNTY

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	0
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	27,597,670
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$27,597,670</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	27,524,090
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	257,920
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	908,480
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area	<u>\$26,357,690</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>0.95507</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$27,524,090</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.4968
14) Estimated 2021 Pay 2022 Incremental Tax Revenue (Line 12/100) * Line 13)	\$962,462
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area	3.4968
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>0.95507</u>

I, Jennifer Andel, Auditor, of Montgomery 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 7/29/2021
Jennifer Andel
 County Auditor (Signature)
 Jennifer Andel
 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.
Edy P. P. P.
 Commissioner, Department of Local Government Finance
 07/29/2021
 Date (month, day, year)



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F I L E D
JUL 29 2021

County Montgomery
 Jurisdiction City of Crawfordsville
 Allocation Code T34002
 Allocation Area Name Kroger Pace Dairy

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

JENNIFER ANDEL
AUDITOR MONTGOMERY COUNTY

1) 2020 Pay 2021 Base Assessed Value of Allocation Area 0
 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 2,232,700
 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$2,232,700

4) 2021 Pay 2022 Net Assessed Value of Allocation Area 2,232,700
 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 0
 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0
 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 0
 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 0
 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area \$2,232,700

10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.00000

11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) \$0
 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$2,232,700

13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 3.1749
 14) Estimated 2021 Pay 2022 Incremental Tax Revenue (Line 12/100) * Line 13) \$70,886
 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area 3.1749

2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00000

I, Jennifer Andel _____ Auditor, of Montgomery 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 7/29/2021
Jennifer Andel
 County Auditor (Signature)

Jennifer Andel
 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.

Edw. J. Bryant
 Commissioner, Department of Local Government Finance
07/29/2021
 Date (month, day, year)



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F I L L E D
 JUL 29 2021

County Montgomery
 Jurisdiction City of Crawfordsville
 Allocation Code T34003
 Allocation Area Name Commerce Park

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

JENNIFER ANDEL
 AUDITOR MONTGOMERY COUNTY

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	4,282,386
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	21,640,214
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$25,922,600</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	25,916,300
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	538,800
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	501,140
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area	<u>\$24,876,360</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>0.95964</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$4,109,549
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$21,806,751</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.1749
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$692,343
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area	3.1749
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>0.95964</u>

I, Jennifer Andel, Auditor, of Montgomery 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 7/29/2021
Jennifer Andel
 County Auditor (Signature)

Jennifer Andel
 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.

Edy P. P. P.
 Commissioner, Department of Local Government Finance
 Date 07/29/2021
 Date (month, day, year)



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F I L L E D
 JUL 29 2021

County Montgomery
 Jurisdiction City of Crawfordsville
 Allocation Code T34005
 Allocation Area Name Power Plant

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

JENNIFER ANDEL
 AUDITOR MONTGOMERY COUNTY

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	0
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	1,010,100
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$1,010,100
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	1,051,700
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	41,600
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	0
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area	\$1,010,100
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.00000
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,051,700
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.4968
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$36,776
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area	3.4968
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00000

I, Jennifer Andel, Auditor, of Montgomery 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 7/29/2021
Jennifer Andel
 County Auditor (Signature)

Jennifer Andel
 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.

Walter Bryant

07/29/2021

Commissioner, Department of Local Government Finance _____

Date (month, day, year)



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FILED
 JUL 29 2021

County Montgomery
 Jurisdiction City of Crawfordsville
 Allocation Code T54007
 Allocation Area Name Ben Hur

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

JENNIFER ANDEL
AUDITOR MONTGOMERY COUNTY

1) 2020 Pay 2021 Base Assessed Value of Allocation Area 72,200
 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 0
 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) \$72,200

4) 2021 Pay 2022 Net Assessed Value of Allocation Area 72,200
 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 0
 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0
 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 0
 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 0
 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area \$72,200

10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 1.00000

11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) \$72,200

12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) \$0

13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 3.4968

14) Estimated 2021 Pay 2022 Incremental Tax Revenue (Line 12/100) * Line 13) \$0

15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area 3.4968

2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00000

I, Jennifer Andel _____ Auditor, of Montgomery 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 7/29/2021
Jennifer Andel
 County Auditor (Signature)

Jennifer Andel
 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.

Wendy Bryant

07/29/2021
 Date (month, day, year)

Commissioner, Department of Local Government Finance _____



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FILED
JUL 29 2021

County Montgomery
 Jurisdiction City of Crawfordsville
 Allocation Code T157008
 Allocation Area Name South Industrial

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

JENNIFER ANDEL
AUDITOR MONTGOMERY COUNTY

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	14,297,300
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	0
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$14,297,300
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	14,038,300
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	0
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area	\$14,038,300
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.98188
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$14,038,233
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$67
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.4968
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$2
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area	3.4968
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.98188

I, Jennifer Andel _____ Auditor, of Montgomery 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 7/29/2021
Jennifer Andel
 County Auditor (Signature)

Jennifer Andel
 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.

Colleen Wheat
 Commissioner, Department of Local Government Finance

07/29/2021

Date (month, day, year)