

TIF NEUTRALIZATION SUMMARY

PERRY COUNTY (INDIANA) REDEVELOPMENT COMMISSION

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2022 Neutral Factor</u>	<u>Pay 2022 Pass-through AV</u>
TIF #1 Courthouse	T62001	1.01134	\$7,877,359
TIF #3 Waupaca	T62003	1.00290	0
TIF #4 Webb Wheel	T62004	1.00168	0
TIF #5 Riverview	T62005	0.96916	0
TIF #6 TC1	T62006	1.02657	0
TIF #7 TC2	T62007	1.01287	0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
August 4, 2021



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Perry
Jurisdiction Perry County
Allocation Code TIF #1 Courthouse
Allocation Area Name T62001

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

Table with 3 columns: Description, Value, Total. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (7,150,360), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (8,779,016), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$15,929,376), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (16,498,926), 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (463,960), 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (75,092), 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 (\$16,110,058), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.01134), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$7,231,445), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$9,267,481), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (3.1143), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$288,617), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (3.1143), 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.01134)

I, Pam Goffinet Auditor, of Perry 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) 8-4-21
Signature of Pamela Goffinet
County Auditor (Signature)

Pam Goffinet
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.

Signature of Commissioner
Commissioner, Department of Local Government Finance

08/04/2021
Date (month, day, year)



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County Perry
Jurisdiction Perry County
Allocation Code TIF #3 Waupaca
Allocation Area Name T62003

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, neutralization factor, and tax rate calculations.

I, Pam Goffinet Auditor, of Perry 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 8-4-21
Signature of Pamela Goffinet
County Auditor (Signature)

Pam Goffinet
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.

Signature of Commissioner
Commissioner, Department of Local Government Finance

08/04/2021
Date (month, day, year)



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County Perry
Jurisdiction Perry County
Allocation Code TIF #4 Webb Wheel
Allocation Area Name T62004

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

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Pam Goffinet Auditor, of Perry 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) 8-4-21
Signature of Pamela Goffinet
County Auditor (Signature)

Pam Goffinet
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Signature of Commissioner
Commissioner, Department of Local Government Finance

08/04/2021
Date (month, day, year)



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County Perry
Jurisdiction Perry County
Allocation Code TIF #5 Riverview
Allocation Area Name T62005

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

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value (117,050), 2020 Pay 2021 Incremental Assessed Value (19,150), 2021 Pay 2022 Net Assessed Value (132,000), and 2021 Pay 2022 Neutralization Factor (0.96916).

I, Pam Goffinet Auditor, of Perry 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 8-4-21
Pamela Goffinet
County Auditor (Signature)

Pam Goffinet
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

08/04/2021
Date (month, day, year)



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County Perry
Jurisdiction Perry County
Allocation Code TIF #6 TC1
Allocation Area Name T62006

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

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value (293,600), 2021 Pay 2022 Net Assessed Value (301,400), and 2021 Pay 2022 Neutralization Factor (1.02657).

I, Pam Goffinet Auditor, of Perry 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 8-4-21
Pamela Goffinet
County Auditor (Signature)

Pam Goffinet
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
Date 08/04/2021



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Perry
Jurisdiction Perry County
Allocation Code TIF #7 TC2
Allocation Area Name T62007

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

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value (54,400), 2021 Pay 2022 Net Assessed Value (55,100), and 2021 Pay 2022 Neutralization Factor (1.01287).

I, Pam Goffinet Auditor, of Perry 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 8-4-21
Signature of Pamela Goffinet
County Auditor (Signature)

Pam Goffinet
County Auditor (Printed)

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