TIF NEUTRALIZATION SUMMARY

PETERSBURG (INDIANA) REDEVELOPMENT COMMISSION

		2022	
Allocation	Allocation Code/	Neutral	Pay 2022
Area	State TIF Code	Factor	Pass-through AV
Main Street	T63001	1.01705	\$0



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	Pike		
Jurisdiction	City of Petersburg		-
Allocation Code	T63001		
Allocation Area Name	Main Street		
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LL	C	•
Telephone Number	(317) 465-1520		- :
E-mail Address	matt.eckerle@bakertilly.com		-
1) 2020 Pay 2021 Base Ass	sessed Value of Allocation Area		8,079,343
2) 2020 Pay 2021 Incremen	ntal Assessed Value of Allocation Area		3,009,733
3) 2020 Pay 2021 Total (Re	eal) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)	\$11,089,076
4) 2021 Pay 2022 Net Asse	essed Value of Allocation Area		11,342,323
	essed Value Growth in Allocation Area Due		
	or a Change in Tax Status		211,400
	essed Value Decrease in Allocation Area Du	ue	
to Demolition or a Ch			147,200
Abatement Roll-Off in	essed Value Growth as a Result of		0
	ue Decrease Due to 2021 Pay 2022		<u> </u>
Appeals Settlements i	7		0
	Net Assessed Value of Allocation Area		
-,,,,,			\$11,278,123
10) 2021 Pay 2022 Neutra	alization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	1.01705
11) 2021 Pay 2022 Adjuste	ed Base Assessed Value of Allocation Are	ea (Line 1 * Line 10)	\$8,217,096
	ental Assessed Value of Allocation Area		\$3,125,227
13) Estimated 2021 Pay 202	22 Tax Rate for the Allocation Area (Round	d to Four Decimal Places)	4.2148
	22 Incremental Tax Revenue ((Line 12/100		\$131,722
	Γax Rate for the Allocation Area	,	4.2148
2021 PAV 2022 BASE NE	UTRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	1.01705
			<u> </u>
I, Judith Gumbel	Auditor, of	Pike	County, certify to the best of my
knowledge that the above be identified above.	ase assessed value calculation is full, true as	nd complete for the tax increment finance	e allocation area
SERVICE OF THE	H/n-1-		
Dated (month, day, year)	1/29/21		
	7/29/21 9 Humbel	La dide Course al	
Platth &	Mintel	Judith Gumbel	
County Auditor (Signature)		County Auditor (P.	rintea)
		OCAL GOVERNMENT FINANCE F TIF BASE NEUTRALIZATION	
Allocation Area Name			
	1972 19 10 10 10 10 10 10 10 10 10 10 10 10 10		
The pase assessed value di	ustment, as certified above, is approved by	the Department of Local Government Fin	nance.
Odskal XIZ.	*	07/29/2021	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	_

TIF NEUTRALIZATION SUMMARY

PIKE COUNTY (INDIANA) REDEVELOPMENT COMMISSION

Allocation Area	Allocation Code/ State TIF Code	2022 Neutral Factor	Pay 2022 Pass-through AV
Pike Crossing	T63002	0.99679	
Mega-Site	T63003	1.01787	



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	Pike			
Jurisdiction	Pike County			
Allocation Code	T63002			
Allocation Area Name	Pike Crossing			
Form Prepared By:	M " P I I			
Name	Matt Eckerle	IIC		
Unit/Company	Baker Tilly Municipal Advisors,	, LLC	-	
Telephone Number	(317) 465-1520		and an artist of the second	
E-mail Address	matt.eckerle@bakertilly.com		Annual Control of the	
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		8,053,580	
	al Assessed Value of Allocation Area	ı	616,670	
	al) Assessed Value of Allocation Area			\$8,670,250
	(77.1 - 6.11 - 2.)		0.042.002	
4) 2021 Pay 2022 Net Assess	sed Value of Allocation Area sed Value Growth in Allocation Area	Due	8,942,882	
	a Change in Tax Status	i Due	376,855	
	sed Value Decrease in Allocation Are	ea Due	370,033	
to Demolition or a Char			76,400	
	sed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		0	
8) Estimated Assessed Value	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			0	
9) 2021 Pay 2022 Adjusted I	Net Assessed Value of Allocation Are	ea		¢9.642.427
				\$8,642,427
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Ro	ound to Five Decimal Places)		0.99679
11) 2021 Pay 2022 Adjusted	l Base Assessed Value of Allocation	Area (Line 1 * Line 10)		\$8,027,728
	ntal Assessed Value of Allocation A			\$915,154
111) 110111 1111 11111		,		
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (R	tound to Four Decimal Places)		2.6365
	2 Incremental Tax Revenue ((Line 12	/100) * Line 13)		\$24,128
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area			2.6365
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR A	ALLOCATION AREA (LINE 10)		0.99679
I. Judith Gumbel	Auditor, of	f Pike	County, certify to the	best of my
		rue and complete for the tax increment fin		*
identified above.	20-chtebricker - Friche W. Frichelstein Germanner 1997 (Frieder 1997)	•		
FOIC 8	7/201			
Dated (month, day, year)	1/29/21			
6, -	-71/29/21 Gunvel	Indiah Comb	J	
Gulley /	Vunvel	Judith Gumbe County Audito		
County Auditor (Signature)		County Audito	r (Printea)	
	DEPARTMENT O	F LOCAL GOVERNMENT FINANCI	E	
	CERTIFICATION	N OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adiv	stment, as certified above, is approve	d by the Department of Local Governmen	it Finance.	
Todal XI		07/29/20	21	
Commissioner Department of	of Local Government Finance	Date (month, day,		



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 PERSONA	AL PROPERTY VALUES.
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County	Pike		_	
Jurisdiction	Pike County			
Allocation Code	T63003			
Allocation Area Name	Mega-Site			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, L	LC		
Telephone Number	(317) 465-1520			
E-mail Address	matt.eckerle@bakertilly.com		-	
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		10,778,918	
	tal Assessed Value of Allocation Area		(597,737)	
	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		\$10,181,181
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		16,310,176	
5) 2021 Pay 2022 Net Asses	ssed Value Growth in Allocation Area D	ue		
	r a Change in Tax Status		5,947,090	
	ssed Value Decrease in Allocation Area I	Due		
to Demolition or a Cha			0	
	ssed Value Growth as a Result of		EXCLUSION STATE	
Abatement Roll-Off in			0	
Appeals Settlements in	e Decrease Due to 2021 Pay 2022		0	
8.4	Net Assessed Value of Allocation Area			
3) 2021 Lay 2022 Aujustou	14ct /155055cd 4 dide of / Mioculion / Mod			\$10,363,086
10) 2021 Pay 2022 Neutra	lization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		1.01787
11) 2021 Pay 2022 Adjusta	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$10,971,537
	ental Assessed Value of Allocation Are			\$5,338,639
12) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Rou	and to Four Decimal Places)		2.6681
	2 Incremental Tax Revenue ((Line 12/10			\$142,440
	ax Rate for the Allocation Area	20) Ellie 13)		2.6681
			_	
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	L	1.01787
I, Judith Gumbel	Auditor, of	Pike	County, certify to the be	est of my
knowledge that the above ba	se assessed value calculation is full, true	and complete for the tax increment finan	ce allocation area	
identified above.	7. 4			
Dated (month, day, year)	7/29/21			
\	11			
Seulth Ste	mbel	Judith Gumbel		
County Auditor (Signature)		County Auditor	(Printed)	
	DED DEMENT OF I	LOCAL COVERNMENT FINANCE		
		LOCAL GOVERNMENT FINANCE OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed fall adju	istment as certified above is annroyed b	by the Department of Local Government	Finance.	
The assessed and adj	astingit, as confined above, is approved to			
Ussept / Wran	γ	07/29/202	1	
Commissioner Department	of Local Government Finance	Date (month, day, ye.	ar)	