TIF NEUTRALIZATION SUMMARY

Tipton County, Indiana

Allocation Area	Allocation Code/ State TIF Code	2022 Neutral Factor	Pay 2022 Pass-through AV
US 31 & SR 28 East #1	T80003	1.257	\$0
US 31 & SR 28 West #2	T80002	1.00441	0
US 31 & SR 28 Area 1	T80001	0.9500	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	Tipton			
Jurisdiction	Tipton County			
Allocation Code	T80003			
Allocation Area Name	US 31 & SR 28 East #1 Allocation Area			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2020 Pay 2021 Base As	sessed Value of Allocation Area		344,129	
•	ntal Assessed Value of Allocation Area		13,476	
•	eal) Assessed Value of Allocation Area (Line 1	+ Line 2)		\$357,605
4) 2021 Pay 2022 Net Ass	essed Value of Allocation Area		366,510	
•	essed Value Growth in Allocation Area Due		500,510	
•	or a Change in Tax Status		0	
	essed Value Decrease in Allocation Area Due			
to Demolition or a C			83,000	
	essed Value Growth as a Result of		05,000	
Abatement Roll-Off			0	
	ue Decrease Due to 2021 Pay 2022		0	
Appeals Settlements	-		0	
**	l Net Assessed Value of Allocation Area		0	
<i>y) 2021 Tuy 2022 Hujuste</i>	The reseased value of refocution recu			\$449,510
10) 2021 Pay 2022 Neutr	alization Factor (Line 9 / Line 3) (Round to 1	Five Decimal Places)		1.25700
11) 2021 Pay 2022 Adjus	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$432,570
	nental Assessed Value of Allocation Area (Li			(\$66,060)
13) Estimated 2021 Pay 20	22 Tax Rate for the Allocation Area (Round to	Four Decimal Places)		1.6723
14) Estimated 2021 Pay 20	22 Incremental Tax Revenue ((Line 12/100) * 1	Line 13)		(\$1,105)
15) Actual 2020 Pay 2021	Tax Rate for the Allocation Area			1.6723
2021 PAY 2022 BASE NI	UTRALIZATION FACTOR FOR ALLOC.	ATION AREA (LINE 10)		1.25700
I, Gregg Townsend	Auditor, of Tir	oton	County, certify to the best	of my
	ase assessed value calculation is full, true and c		• •	5
identified above.				
Dated (month, day, year)				
		Gregg Townsend		
County Auditor (Signature)		nted)	
County Autor (Signature	,	County Auditor (Pri	nicu)	
		AL GOVERNMENT FINANCE F BASE NEUTRALIZATION		

Allocation Area Name

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

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08/02/2021

Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Tipton		
Jurisdiction	Tipton County		
Allocation Code	T80002		
Allocation Area Name	US 31 & SR 28 West #2 Allocation Area		
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1520		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2020 Pay 2021 Base A	ssessed Value of Allocation Area	624,226	
•	ental Assessed Value of Allocation Area	2,485,559	
, ,		2,465,559	\$2 100 785
5) 2020 Pay 2021 Total (F	Real) Assessed Value of Allocation Area (Line 1 + Line 2)	-	\$3,109,785
4) 2021 Pay 2022 Net Ass	sessed Value of Allocation Area	4,580,505	
5) 2021 Pay 2022 Net Ass	sessed Value Growth in Allocation Area Due		
to New Construction	or a Change in Tax Status	1,457,000	
6) 2021 Pay 2022 Net Ass	sessed Value Decrease in Allocation Area Due		
to Demolition or a C	hange in Tax Status	0	
7) 2021 Pay 2022 Net Ass	sessed Value Growth as a Result of		
Abatement Roll-Off	in Allocation Area	0	
8) Estimated Assessed Va	lue Decrease Due to 2021 Pay 2022		
Appeals Settlements	in Allocation Area	0	
9) 2021 Pay 2022 Adjuste	d Net Assessed Value of Allocation Area		
· · ·		-	\$3,123,505
10) 2021 Pay 2022 Neutr	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Places	i)	1.00441
11) 2021 Pay 2022 Adjus	ted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$626,979
12) 2021 Pay 2022 Increm	nental Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$3,953,526
, .		-	
13) Estimated 2021 Pay 20	22 Tax Rate for the Allocation Area (Round to Four Decimal Places	3)	1.6186
14) Estimated 2021 Pay 20	22 Incremental Tax Revenue ((Line 12/100) * Line 13)	-	\$63,992
	Tax Rate for the Allocation Area	-	1.6186
2021 PAY 2022 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LIN	NE 10)	1.00441
I, Gregg Townsend	Auditor, of Tipton	County, certify to the b	best of my
	base assessed value calculation is full, true and complete for the tax i		2
identified above.	·····		
Dated (month, day, year)			
	Gre	egg Townsend	
County Auditor (Signature		unty Auditor (<i>Printed</i>)	
	,		
	DEPARTMENT OF LOCAL GOVERNMENT	FINANCE	

CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The we also as each whe adjustment, as cer

e soustment, as certified above, is approved by the Department of Local Government Finance.

08/02/2021

Commissioner, Department of Local Government Finance

Date (month, day, year)



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	Tipton				
Jurisdiction	Tipton County				
Allocation Code	T80001				
Allocation Area Name	US 31 & SR 28 Area 1 Allocation Ar	rea			
Form Prepared By:					
Name	Matt Eckerle				
Unit/Company	Baker Tilly Municipal Advisors, LLC	2			
Telephone Number	317-465-1520				
E-mail Address	Matt.Eckerle@bakertilly.com				
1) 2020 Pay 2021 Base Ass	essed Value of Allocation Area			285,503	
	tal Assessed Value of Allocation Area			32,723,597	
· ·	eal) Assessed Value of Allocation Area ((Line 1 + Line 2)		52,723,377	\$33,009,100
4) 2021 Pay 2022 Net Asse	ssed Value of Allocation Area			31,358,800	
· ·	ssed Value Growth in Allocation Area I	Due		51,550,000	
· ·	or a Change in Tax Status	Jue		0	
	ssed Value Decrease in Allocation Area	Due			
to Demolition or a Ch		Due		0	
	ssed Value Growth as a Result of			0	
Abatement Roll-Off in				0	
	ne Decrease Due to 2021 Pay 2022			0	
Appeals Settlements in	•			0	
				0	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area				\$31,358,800
10) 2021 Pay 2022 Nautra	lization Factor (Line 9 / Line 3) (Rou	nd to Five Decimal P	(sase)		0.95000
10) 2021 I ay 2022 Watta	inzation Factor (Line 97 Line 5) (Rou	nu to Five Decimari	laces)		0.75000
11) 2021 Pay 2022 Adjuste	ed Base Assessed Value of Allocation	Area (Line 1 * Line 1	10)		\$271,228
12) 2021 Pay 2022 Increm	ental Assessed Value of Allocation Ar	rea (Line 4 - Line 11)			\$31,087,572
13) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Ro	und to Four Decimal F	Places)		1.6723
14) Estimated 2021 Pay 202	22 Incremental Tax Revenue ((Line 12/1	.00) * Line 13)			\$519,877
15) Actual 2020 Pay 2021 T	ax Rate for the Allocation Area				1.6723
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR AI	LLOCATION AREA	(LINE 10)	Ľ	0.95000
I, Gregg Townsend	Auditor, of	Tipton	C	County, certify to the be	est of my
	ase assessed value calculation is full, tru			• •	2
Dated (month, day, year)					
			Gregg Townsend		
County Auditor (Signature)			County Auditor (Prin	ted)	
	DEPARTMENT OF CERTIFICATION	LOCAL GOVERNM OF TIF BASE NEUT			

Allocation Area Name

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

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08/02/2021

Commissioner, Department of Local Government Finance

Date (month, day, year)