



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Putnam
Jurisdiction City of Greencastle
Allocation Code T-67-901
Allocation Area Name Greencastle Economic Development Area

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rate.

I, Kristina Berish Auditor, of Putnam 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) 08/ /2022

Kristina Berish
County Auditor (Signature)

Kristina Berish
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

[Signature]
Commissioner, Department of Local Government Finance

08/08/2022
Date (month, day, year)

# Greencastle Economic Development Area - 2022 pay 2023

## Adjustments to Incremental Assessed Value

T-67-901

### Demolition

No demolitions for the year

TOTAL DEMOLITION

0

### New Construction

Coverd Bridges RE - 2 E. Walnut	67-09-21-201-133.000-008	Completed	015-58011-00
Alamo LLC - 114 N. Indiana	67-09-21-202-051.000-008	Completed	015-523410-00
ELSA Prop - 12 & 14 E Wshington	67-09-21-201-093.000-008	Completed	015-505430-00
Burton Homes LLC Storage	67-09-16-303-091.000-008	Completed	015-522720-00
Old National Bank - 25 E. Washingt Check for new construction 22 pay 23	67-09-21- 201-060.000-008	502,400	015-525010-00
T O Properties - 204 N Vine Check for new construction 22 pay 23	67-09-21-201-020.000-008	5,000	015-523260-00
Archland - 940 Indianapolis Rd Check for new construction 22 pay 23	67-09-22-201-027.000-008	38,900	015-513010-00
Howe - 330 S. Warren Dr. Check for new construction 22 pay 23	67-09-22-104-006.000-008	14,900	015-512500-00
Midland - Putnam Plaza 27 & 35 Check for new construction 22 pay 23	67-09-14-303-001.000-008	91,900	015-505250-00
Servus - 1016 Indianapolis Rd. Check for new construction 22 pay 23	67-09-22-102-008.000-008	8,100	015-516170-00
GC Retail - 1746-1752 Indianapolis R Check for new construction 22 pay 23	67-09-23-500-021.901-008	71,500	015-501459-00
Wal-Mart DC - 333 S Warren Dr. Check for new construction 22 pay 23	67-09-23-600-034.000-008	No Increase	015-501710-00
Indiana St. Trust - 19-25 S, Indiana Check for second floor 22 pay 23	67-09-21-201-127.000-008	5,800	015-516-180-00
Letreco - 11 South Indiana Check for second floor 22 pay 23	67-09-21-201-091.001-008	2,000	015-510631-00

Wal-Mart - 1750 Indianapolis Rd Building Remodel	67-09-23-500-021.001-008	655,500	015-501457-00
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Nedzbedin D. Veseli - Restaurant 1058 Indianapolis Road Building Remodel	67-09-22-102-017.000-008	127,300	015-513080-00
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TOTAL NEW CONSTRUCTION =====  
1,523,300

### Abatement Roll Off

Crown Equipment		484,875	
Crown Equipment - Force Bldg		223,425	
Cuatro LLC (Phoenix)		627,443	
Ascena (F B Distro)	Old Project	COMPLETED	
Ascena (F B Distro)	E-Commerce Renovation	COMPLETED	
Ascena (F B Distro)	E-Commerce Expansion	267,880	
Garmong Development -1		COMPLETED	
Garmong Development -2		33,295	
Chiyoda USA	Paint Building	904,200	

TOTAL ROLL OFF =====  
2,541,118

### Adjustments for Pending Appeals

Hendricks County Hospital 1121 Indianapolis Road Requesting PTBOA conversion to not-for-profit exemption	67-09-15-404-075.000-008	117,100	015-517790-00
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Hendricks County Hospital 1145 Indianapolis Road Requesting PTBOA conversion to not-for-profit exemption	67-09-15-404-064.000-008	574,900	015-504180-00
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Hendricks County Hospital 1151 Indianapolis Road Requesting PTBOA conversion to not-for-profit exemption	67-09-15-404-064.000-008	89,400	015-518560-00
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NET ADJUSTMENT FOR APPEALS =====  
781,400

### Change in Tax Status

Increase Decrease

TOTAL TAX STATUS =====  
0 =====  
0

**Personal Property - Designated Taxpayers (for reference)**

Crown Equipment	67-015-201115-00	7,968,943
Wal-Mart Distribution	67-015-205200-00	11,422,390
Phoenix Closures	67-015-203933-00	10,338,829
<b>TOTAL PERSONAL PROPERTY</b>		<b>29,730,162</b>



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-902
Allocation Area Name Crossroads USA Areaa and Exposition, Inc. Economic Dev. Area

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, Total. Rows include 2021 Pay 2022 Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2022 Pay 2023 Net Assessed Value, etc.

I, Kristina Berish Auditor, of Putnam 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) 08/ /2022

Kristina Berish /ew
County Auditor (Signature)

Kristina Berish
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

08/08/2022
Date (month, day, year)

# Crossroads Economic Development Area - 2022 pay 2023

## Adjustments to Incremental Assessed Value

T-67-902

### Demolition

No demolition for 2019 pay 2020 0

TOTAL DEMOLITION 0

### New Construction

40 x 60 pole barn 24,900

88 x 192 pole barn 139,100

TOTAL NEW CONSTRUCTION 164,000

### Abatement Roll Off

No Abatement Roll Off 0

TOTAL ROLL OFF 0

### Adjustments for Pending Appeals

Add or Delete For Appeals 0

NET ADJUSTMENT FOR APPEALS 0

### Change in Tax Status

Increase

Decrease

No changes in tax status 0 0

TOTAL TAX STATUS 0 0



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County Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-904
Allocation Area Name Cloverdale Economic Development Area - Allocation Area A

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rate calculations.

I, Kristina Berish Auditor, of Putnam 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) 08/ /2022

Kristina Berish (Signature)
County Auditor (Signature)

Kristina Berish
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)
Commissioner, Department of Local Government Finance

08/08/2022
Date (month, day, year)

**Cloverdale Economic Development Area - 2022 pay 2023**

**Allocation Area A**

**T-67-904**

**Adjustments to Incremental Assessed Value**

**Demolition**

No demolition for the year	0
	=====
TOTAL DEMOLITION	0

**New Construction**

No new construction for the year	
	=====
TOTAL NEW CONSTRUCTION	0

**Abatement Roll Off**

No Abatement Roll Off	0
	=====
TOTAL ROLL OFF	0

**Adjustments for Pending Appeals**

Add or Delete For Appeals	0
	=====
NET ADJUSTMENT FOR APPEALS	0

**Change in Tax Status**

	Increase	Decrease
No changes in tax status	0	0
	=====	=====
TOTAL TAX STATUS	0	0





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County Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-905
Allocation Area Name Cloverdale Economic Development Area - Allocation Area B

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, net assessed values, growth, and neutralization factors. Total values are \$11,946,750 and \$12,526,945.

I, Kristina Berish Auditor, of Putnam 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) 08/ /2022

Kristina Berish (Signature)
County Auditor (Signature)

Kristina Berish
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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(Signature)
Commissioner, Department of Local Government Finance

08/08/2022
Date (month, day, year)

**Cloverdale Economic Development Area - 2022 pay 2023**

**Allocation Area B**

**T-67-905**

**Adjustments to Incremental Assessed Value**

**Demolition**

No demolition for the year 0

=====

TOTAL DEMOLITION 0

**New Construction**

DJS297 Corporation 67-12-36-102-004.000-003 0 022-511091-00  
Check new construction for 23 pay 24

Taylor's Hometown Hardware 67-12-36-102-018.002-003 4,600 022-501468-00  
New construction for 22 pay 23

=====

TOTAL NEW CONSTRUCTION 4,600

**Abatement Roll Off**

No Abatement Roll Off 0

=====

TOTAL ROLL OFF 0

**Adjustments for Pending Appeals**

Add or Delete For Appeals 0

=====

NET ADJUSTMENT FOR APPEALS 0

**Change in Tax Status**

Increase Decrease

No changes in tax status 0 0

=====

TOTAL TAX STATUS 0 0



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County Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-906
Allocation Area Name Cloverdale Economic Development Area - Allocation Area C

Form Prepared By:
Name William A. Dory, Jr.
Unit/Company City of Greencastle
Telephone Number 765-653-3100
E-mail Address bdory@cityofgreencastle.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rates.

I, Kristina Berish Auditor, of Putnam 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) 08/ /2022

Kristina Berish (Signature)
County Auditor (Signature)

Kristina Berish
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

08/08/2022
Date (month, day, year)

**Cloverdale Economic Development Area - 2022 pay 2023**

**Allocation Area C**

**T-67-906**

**Adjustments to Incremental Assessed Value**

**Demolition**

No demolition for the year	0
	=====
TOTAL DEMOLITION	0

**New Construction**

No new construction for the year	
	=====
TOTAL NEW CONSTRUCTION	0

**Abatement Roll Off**

No Abatement Roll Off	0
	=====
TOTAL ROLL OFF	0

**Adjustments for Pending Appeals**

Add or Delete For Appeals	0
	=====
NET ADJUSTMENT FOR APPEALS	0

**Change in Tax Status**

	Increase	Decrease
No changes in tax status	0	0
	=====	=====
TOTAL TAX STATUS	0	0