



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET**  
**2023 PAY 2024**  
 State Form 56059 (R4 / 06-23)  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Blackford  
 Jurisdiction Hartford City  
 Allocation Code T05100  
 Allocation Area Name Hartford City EDA

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>1,183,415</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>6,860,013</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,043,428</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>8,366,400</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>369,900</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>55,550</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,940,950</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98726</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,168,338</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,198,062</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.98726</u></b>

I, Sharon Hartley Auditor, of Blackford 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) 8/4/2023

Sharon Hartley  
 County Auditor (Signature)

Sharon Hartley  
 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

08/07/2023  
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Blackford  
 Jurisdiction Hartford City  
 Allocation Code T05500  
 Allocation Area Name Old Town Villas

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>127,945</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,634,455</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,762,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>1,765,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$1,765,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00148</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$128,134</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,636,866</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00148</u>

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Sharon Hartley  
 County Auditor (Signature)

Sharon Hartley  
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 Commissioner, Department of Local Government Finance

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 Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Blackford  
 Jurisdiction City of Montpelier  
 Allocation Code T05302  
 Allocation Area Name Montpelier Main Street TIF District

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>4,849,767</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>(237,422)</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,612,345</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>4,725,792</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>81,000</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>80,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$4,564,792</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98969</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$4,799,766</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$73,974)</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.98969</u></b>

I, Sharon Hartley Auditor, of Blackford 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) 8/4/2023  
Sharon Hartley  
 County Auditor (Signature)

Sharon Hartley  
 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

08/07/2023  
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Blackford  
Jurisdiction City of Montpelier  
Allocation Code T05300  
Allocation Area Name Montpelier Industrial Park

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>13,104,360</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>3,244,040</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,348,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>17,268,700</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>919,900</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$16,348,800</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00002</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$13,104,622</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,164,078</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00002</u>

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Sharon Hartley  
County Auditor (Signature)

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County Auditor (Printed)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Blackford  
 Jurisdiction Hartford City  
 Allocation Code T05203  
 Allocation Area Name Hartford City North

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>32,600</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$32,600</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>150,010</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>126,010</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$24,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.73620</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$150,010</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u><b>0.73620</b></u>

I, Sharon Hartley Auditor, of Blackford 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.

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Sharon Hartley  
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County Blackford  
 Jurisdiction Hartford City  
 Allocation Code T05202  
 Allocation Area Name Hartford City East

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>5,286,316</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>133,184</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,419,500</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,407,400</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$5,407,400</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99777</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,274,528</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$132,872</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.99777</u></b>

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County Blackford  
Jurisdiction Hartford City  
Allocation Code T05200  
Allocation Area Name Blackford Industrial Park Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>6,493,129</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,730,561</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,223,690</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>8,217,330</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>105,140</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>285,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,827,190</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95179</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,180,095</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,037,235</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95179</u>

I, Sharon Hartley Auditor, of Blackford 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.

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Sharon Hartley  
County Auditor (Signature)

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