



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 - 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, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.93009

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) 7/31/2023

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

[Signature]
Commissioner, Department of Local Government Finance

8/1/2023
Date (month, day, year)

Greencastle Economic Development Area - 2023 pay 2024

Adjustments to Incremental Assessed Value

T-67-901

Demolition

No demolitions for the year

TOTAL DEMOLITION

=====
0

New Construction

Old National Bank - 25 E. Washington Check for new construction 22 pay 23	67-09-21-201-060.000-008	COMPLETE	015-525010-00
T O Properties - 204 N Vine Check for new construction 22 pay 23	67-09-21-201-020.000-008	COMPLETE	015-523260-00
Archland - 940 Indianapolis Rd Check for new construction 22 pay 23	67-09-22-201-027.000-008	COMPLETE	015-513010-00
Howe - 330 S. Warren Dr. Check for new construction 22 pay 23	67-09-22-104-006.000-008	COMPLETE	015-512500-00
Midland - Putnam Plaza 27 & 35 Check for new construction 22 pay 23	67-09-14-303-001.000-008	COMPLETE	015-505250-00
Servus - 1016 Indianapolis Rd. Check for new construction 22 pay 23	67-09-22-102-008.000-008	COMPLETE	015-516170-00
GC Retail - 1746-1752 Indianapolis R Check for new construction 22 pay 23	67-09-23-500-021.901-008	COMPLETE	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
Letreco - 19-25 S, Indiana Check for second floor 22 pay 23	67-09-21-201-127.000-008	COMPLETE	015-516-180-00
Letreco - 11 South Indiana Check for second floor 22 pay 23	67-09-21-201-091.001-008	COMPLETE	015-510631-00
Wal-Mart - 1750 Indianapolis Rd Building Remodel	67-09-23-500-021.001-008	COMPLETE	015-501457-00
Nedzbedin D. Veseli - Restaurant 1058 Indianapolis Road Building Remodel	67-09-22-102-017.000-008	COMPLETE	015-513080-00

Wal-Mart - 1750 Indianapolis Rd	67-09-23-500-021.001-008	0	015-501457-00
Building Expansion 7,000 sqft - check 24 pay 25			
JMB FP Invetments	67-09-15-403-030.000-008	0	015-508290-00
New medical office building - check 24 pay 25			
Crown Equip - Old IAC Building	67-09-13-700-027.000-008	0	015-500720-00
Check for new construction 24 pay 25			
Breadworks Real Estate - Church	67-09-21-203-014.000-008	0	015-504820-00
Check for new construction 24 pay 25			
Gracehouse - 16 S Jackson	67-09-21-202-127.000-008	0	015-525870-00
Check for new construction 24 pay 25			

TOTAL NEW CONSTRUCTION ===== 0

Abatement Roll Off

Crown Equipment		COMPLETED	
Crown Equipment - Force Bldg			8,584
Cuatro LLC (Phoenix)		COMPLETED	
Ascena (F B Distro)	Old Project	COMPLETED	
Ascena (F B Distro)	E-Commerce Renovation	COMPLETED	
Ascena (F B Distro)	E-Commerce Expansion		180,530
Garmong Development -1		COMPLETED	
Garmong Development -2		COMPLETED	
Chiyoda USA	Paint Building		363,430

TOTAL ROLL OFF ===== 552,544

Adjustments for Pending Appeals

Wal-Mart DC - 333 S Warren Dr.	67-09-23-600-034.000-008	35,975,100	015-501710-00
Wal-Mart - 1750 Indianapolis Rd	67-09-23-500-021.001-008	9,056,300	015-501457-00
Expected adjustment could be up to 20%		-36,025,120	80% of value

NET ADJUSTMENT FOR APPEALS ===== 9,006,280

Change in Tax Status

Increase

Decrease

TOTAL TAX STATUS

=====

0

=====

0

Personal Property - Designated Taxpayers (for reference)

Crown Equipment	67-015-201115-00	8,255,723
Wal-Mart Distribution	67-015-205200-00	11,050,160
Phoenix Closures	67-015-203933-00	11,585,349
TOTAL PERSONAL PROPERTY		=====
		30,891,232



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 - Putnam
Jurisdiction Town of Cloverdale
Allocation Code T-67-902
Allocation Area Name Crossroads USA Arena 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, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Neutralization Factor.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00181

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) 7/31/2023

Signature of 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 adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/1/2023
Date (month, day, year)

Crossroads Economic Development Area - 2023 pay 2024

Adjustments to Incremental Assessed Value

T-67-902

Demolition

No demolition this year 0

TOTAL DEMOLITION 0

New Construction

40 x 60 pole barn COMPLETE
88 x 192 pole barn COMPLETE

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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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 67 - 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, and Total. Rows include assessed values for 2022 and 2023, net assessed values for 2023 and 2024, and neutralization factors. Total values are \$1,200,300 and \$1,248,200.

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) 7/31/2023

Signature of 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 adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/1/2023 Date (month, day, year)

Cloverdale Economic Development Area - 2023 pay 2024

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 67 - 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 2022 and 2023, net assessed values for 2023 and 2024, and neutralization factors.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99336

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) 7/31/2023

Signature of 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 adjustment, as certified above, is approved by the Department of Local Government Finance.

Signature of Commissioner, Department of Local Government Finance

8/1/2023 Date (month, day, year)

Cloverdale Economic Development Area - 2023 pay 2024

Allocation Area B

T-67-905

Adjustments to Incremental Assessed Value

Demolition

No demolition for the year		0
	<hr/>	
TOTAL DEMOLITION		0

New Construction

DJS297 Corporation	67-12-36-102-004.000-003	No Increase	022-511091-00
Check new construction for 23 pay 24			
Taylor's Hometown Hardware	67-12-36-102-018.002-003	30,200	022-501468-00
New construction for 22 pay 23			
	<hr/>		
TOTAL NEW CONSTRUCTION		30,200	

Abatement Roll Off

No Abatement Roll Off		0
	<hr/>	
TOTAL ROLL OFF		0

Adjustments for Pending Appeals

Add or Delete For Appeals		0
	<hr/>	
NET ADJUSTMENT FOR APPEALS		0

Change in Tax Status

	Increase	Decrease
No changes in tax status	0	0
	<hr/>	<hr/>
TOTAL TAX STATUS	0	0



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County 67 - 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 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2023 Pay 2024 Net Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.08576

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) 7/31/2023

Signature of 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 adjustment as certified above, is approved by the Department of Local Government Finance.

Signature of Commissioner
Commissioner, Department of Local Government Finance

8/1/2023
Date (month, day, year)

