



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 Ripley - 69
Jurisdiction Town of Osgood
Allocation Code T-69171
Allocation Area Name Osgood Business Park

Form Prepared By:
Name Amy Copeland
Unit/Company Ripley County Auditor's Office
Telephone Number 812-689-6311
E-mail Address acopeland@ripleycounty.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factors.

I, Amy Copeland Auditor, of Ripley 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) 7/25/2023
County Auditor (Signature)

Amy Copeland
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

07/28/2023
Date (month, day, year)



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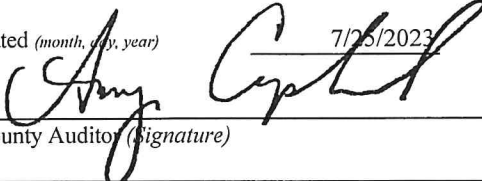
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 69 - Ripley County  
 Jurisdiction Batesville Civil City  
 Allocation Code T69041  
 Allocation Area Name Industrial Park II Allocation Area

Form Prepared By:  
 Name Joe Paulus  
 Unit/Company Reedy Financial Group  
 Telephone Number 317-820-3440  
 E-mail Address jpaulus@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	0	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	0	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$0
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	1,776,500	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,776,500	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	0	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$0
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		

I, Amy Copeland Auditor, of Ripley 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) 7/25/2023  
  
 County Auditor (Signature)

Amy Copeland  
 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

07/28/2023  
 Date (month, day, year)



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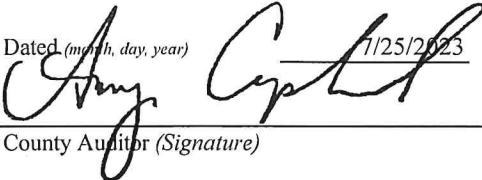
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 69 - Ripley County  
 Jurisdiction Batesville Civil City  
 Allocation Code T69200  
 Allocation Area Name Batesville I-74 Expanded Allocation Area

Form Prepared By:  
 Name Joe Paulus  
 Unit/Company Reedy Financial Group  
 Telephone Number 317-820-3440  
 E-mail Address jpaulus@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>21,655,755</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,308,083</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$26,963,838</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>26,523,309</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>353,425</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$26,169,884</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>0.97055</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$21,017,993</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,505,316</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>0.97055</u>

I, Amy Copeland Auditor, of Ripley 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) 7/25/2023  
  
 County Auditor (Signature)

Amy Copeland  
 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

07/28/2023  
 Date (month, day, year)



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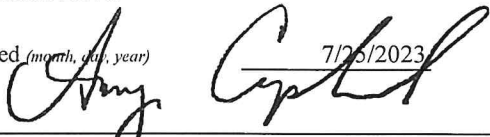
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 69 - Ripley County  
 Jurisdiction Batesville Civil City  
 Allocation Code T69032  
 Allocation Area Name GE Allocation Area

Form Prepared By:  
 Name Joe Paulus  
 Unit/Company Reedy Financial Group  
 Telephone Number 317-820-3440  
 E-mail Address jpaulus@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>9,587,004</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>280,896</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,867,900</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>9,668,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$9,668,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97974</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$9,392,771</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$275,229</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.97974</u></b>

I, Amy Copeland Auditor, of Ripley 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) 7/25/2023  
  
 County Auditor (Signature)

Amy Copeland  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
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Allocation Area Name \_\_\_\_\_

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 Commissioner, Department of Local Government Finance

07/28/2023  
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 69 - Ripley County  
Jurisdiction Batesville Civil City  
Allocation Code T69031  
Allocation Area Name Batesville I-74 Allocation Area

Form Prepared By:  
Name Joe Paulus  
Unit/Company Reedy Financial Group  
Telephone Number 317-820-3440  
E-mail Address jpaulus@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>23,720,088</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>10,156,777</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$33,876,865</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>32,824,017</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>122,500</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>414,185</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$32,287,332</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95308</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$22,607,141</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$10,216,876</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95308</u>

I, Amy Copeland Auditor, of Ripley 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) 7/25/2023

Amy Copeland  
County Auditor (Signature)

Amy Copeland  
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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

07/28/2023  
Date (month, day, year)



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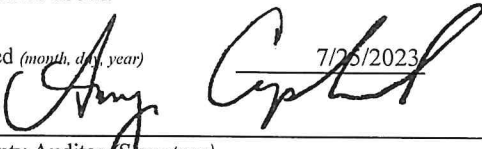
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 69 - Ripley County  
 Jurisdiction Batesville Civil City  
 Allocation Code T69022  
 Allocation Area Name Wood-Mizer Allocation Area

Form Prepared By:  
 Name Joe Paulus  
 Unit/Company Reedy Financial Group  
 Telephone Number 317-820-3440  
 E-mail Address jpaulus@reedyfinancialgroup.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>7,730,900</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,730,900</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>10,930,200</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,199,300</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,730,900</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.00000</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$0</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$10,930,200</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.00000</u></b>

I, Amy Copeland Auditor, of Ripley 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)* 7/28/2023  
  
 County Auditor *(Signature)*

Amy Copeland  
 County Auditor *(Printed)*

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 Commissioner, Department of Local Government Finance

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