



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: Starke
Jurisdiction: City of Knox
Allocation Code: T75001
Allocation Area Name: Knox Redevelopment Area

Form Prepared By:
Name: Jason Semler
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: 317-465-1540
E-mail Address: Jason.Semler@bakertilly.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 Neutralization Factor.

I, Rachel Oesterreich Auditor, of Starke 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 7/27/2023
County Auditor (Signature)

Rachel Oesterreich
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)



**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 Starke  
 Jurisdiction City of Knox  
 Allocation Code T75003  
 Allocation Area Name Knox Industrial Park

Form Prepared By:  
 Name Jason Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number 317-465-1540  
 E-mail Address Jason.Semler@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>16,618,082</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>6,081,108</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$22,699,190</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>23,506,820</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>420,180</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>675,740</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>\$22,410,900</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>0.98730</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$16,407,032</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$7,099,788</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>0.98730</u>

I, Rachel Oesterreich Auditor, of Starke 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) 7/23/2023  
  
 County Auditor (Signature)

Rachel Oesterreich  
 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)

**TIF NEUTRALIZATION SUMMARY**

***KNOX (INDIANA) REDEVELOPMENT COMMISSION***

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2024 Neutral Factor</u>	<u>Pay 2024 Pass-through AV</u>
Knox Redevelopment Area	T75001	1.03570	\$0
Knox Industrial Park	T75003	0.98730	\$0

FOR INTERNAL USE ONLY  
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC  
July 27, 2023