



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	Tipton
Jurisdiction	Tipton County
Allocation Code	T80001
Allocation Area Name	Chrysler Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	271,228	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	31,087,572	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$31,358,800
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	34,665,600	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
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		\$34,665,600
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.10545
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$299,829
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$34,365,771
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.10545

I, Melissa Pickering Auditor, of Tipton 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) 8/1/2023

Melissa D. Pickering
County Auditor (Signature)

Melissa Pickering
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

08/25/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Tipton
Jurisdiction Tipton County
Allocation Code T80002
Allocation Area Name US 31 & SR 28 West #2

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>637,357</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>4,776,350</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,413,707</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>6,257,028</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>733,000</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>\$5,524,028</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02038</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$650,346</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,606,682</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02038</u>

I, Melissa Pickering Auditor, of Tipton 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) 8/1/2023

Melissa D. Pickering
County Auditor (Signature)

Melissa Pickering
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

08/25/2023
Date (month, day, year)



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2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Tipton
Jurisdiction	Tipton County
Allocation Code	T80003
Allocation Area Name	US 31 & SR 28 East #1

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	469,616	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	(164,516)	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$305,100
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	380,420	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
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		\$380,420
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.24687
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$585,550
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$205,130)
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.24687

I, Melissa Pickering Auditor, of Tipton 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) 8/1/2023

Melissa D. Pickering
County Auditor (Signature)

Melissa Pickering
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

08/25/2023
Date (month, day, year)



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2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES,

County	80 - Tipton County
Jurisdiction	Tipton Civil City
Allocation Code	T80004
Allocation Area Name	Jefferson Street Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	700,900	
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)		\$700,900
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	702,600	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	84,600	
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		\$618,000
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.88172
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$617,998
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$84,602
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.88172

I, Melissa Pickering Auditor, of Tipton 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) 8/1/2023

County Auditor (Signature)

Melissa Pickering

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

08/25/2023

Date (month, day, year)



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2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 80 - Tipton County
Jurisdiction Tipton Civil City
Allocation Code T80005
Allocation Area Name Tipton Ford Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>350,200</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$350,200</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>354,700</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>\$354,700</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01285</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$354,700</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01285</u>

I, Melissa Pickering Auditor, of Tipton 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) 8/1/2023

Melissa D. Pickering

County Auditor (Signature)

Melissa Pickering

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

08/25/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	80 - Tipton County
Jurisdiction	Tipton Civil City
Allocation Code	T80006
Allocation Area Name	West Industrial Drive Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	34,400	
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)		\$34,400
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	101,700	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	61,300	
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		\$40,400
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.17442
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$40,400
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$61,300
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.17442

I, Melissa Pickering Auditor, of Tipton 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) 8/1/2023
Melissa D. Pickering

County Auditor (Signature)

Melissa Pickering
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

08/25/2023
Date (month, day, year)



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2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	80 - Tipton County
Jurisdiction	Tipton Civil City
Allocation Code	T80007
Allocation Area Name	Westside Residential Development Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	341,600	
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)		\$341,600
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	397,000	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
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		\$397,000
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.16218
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$397,001
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$1)
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.16218

I, Melissa Pickering Auditor, of Tipton 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) 8/21/2023

Melissa D. Pickering
County Auditor (Signature)

Melissa Pickering
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

08/25/2023
Date (month, day, year)



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2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	80 - Tipton County
Jurisdiction	Tipton Civil City
Allocation Code	T80008
Allocation Area Name	Buttonwood Development Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	543,100	
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)		\$543,100
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	2,198,700	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,172,760	
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	156,760	
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		\$869,180
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.60041
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$869,183
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,329,517
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.60041

I, Melissa Pickering Auditor, of Tipton 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) 8/21/2023

Melissa D. Pickering
County Auditor (Signature)

Melissa Pickering
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

08/25/2023
Date (month, day, year)