



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Morgan County
Jurisdiction: Martinsville Civil City
Allocation Code: T55012
Allocation Area Name: Consolidated Allocation Area

Form Prepared By:
Name: Nichole Franklin
Unit/Company: Peters Municipal Consultants, LTD
Telephone Number: 317-535-1128
E-mail Address: nfranklin@petersmunicipalconsultants.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2019 and 2021, growth, and neutralization factors. Total 2020 Pay 2021 Base Neutralization Factor is 1.14211.

I, _____ Auditor, of _____ 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) 8/20/2020
County Auditor (Signature)

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

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
 Jurisdiction Moorseville Town
 Allocation Code T55001
 Allocation Area Name Moorseville TIF 1

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>53,227,515</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>82,254,273</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$135,481,788</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>142,041,777</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,528,005</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>518,500</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>4,583,155</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>323,950</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$136,125,167</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00475</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$53,480,346</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$88,561,431</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.8641</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue (Line 12/100) * Line 13)		<u>\$1,650,874</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.8641</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00475</u>

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
 County Auditor (Signature)

Dan Bastin
 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.

Ed Shep
 Commissioner, Department of Local Government Finance

Date (month, day, year) _____



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
Jurisdiction Mooresville Town
Allocation Code T55002
Allocation Area Name Mooresville TIF 2

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

Table with 3 columns: Description, Value, and Total. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (3,911,920), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (40,102,032), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (\$44,013,952), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (48,113,434), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (3,218,874), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (318,739), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (182,650), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$44,393,171), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00862), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$3,945,641), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$44,167,793), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.8641), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$823,332), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (1.8641), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00862)

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
County Auditor (Signature) Dan Bastin

Dan Bastin
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

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
 Jurisdiction Moorseville Town
 Allocation Code T55014
 Allocation Area Name 2019 Allocation Area

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	283,700
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	0
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$283,700
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	0
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	283,700
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area	\$283,700
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.00000
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$283,700
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	(\$283,700)
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.8641
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	(\$5,288)
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.8641
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00000

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
 County Auditor (Signature)

Dan Bastin
 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]
 Department of Local Government Finance

 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
 Jurisdiction Morgan County
 Allocation Code T55003
 Allocation Area Name Westpoint

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>156,420</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>65,180</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$221,600</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>192,100</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$192,100</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.86688</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$135,597</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$56,503</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.5965</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$902</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.5965</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.86688</u>

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
 County Auditor (Signature)

Dan Bastin
 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

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4/5-20)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
Jurisdiction Morgan County
Allocation Code T55008
Allocation Area Name Eagle Valley

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

Table with 3 columns: Line Item Description, Value, and Total Value. Includes items 1) through 15) and a final summary row for the 2020 PAY 2021 BASE NEUTRALIZATION FACTOR.

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
County Auditor (Signature)

Dan Bastin
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]
Department of Local Government Finance

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
 Jurisdiction Morgan County
 Allocation Code T55009
 Allocation Area Name Henderson Ford

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>940,560</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>(17,060)</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$923,500</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>788,000</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>59,600</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$847,600</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.91781</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$863,255</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$75,255)</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.2421</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>(\$935)</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.2421</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.91781</u>

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
 County Auditor (Signature)

Dan Bastin
 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

 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
Jurisdiction Morgan County
Allocation Code T55010
Allocation Area Name Old Morgantown

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

Table with 3 columns: Description, Value, and Total. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
County Auditor (Signature)

Dan Bastin
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

Date (month, day, year)



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County Morgan
 Jurisdiction Morgan County
 Allocation Code T55011
 Allocation Area Name Waverly

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>1,351,850</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>(67,010)</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,284,840</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>1,074,925</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>131,885</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>254,400</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$1,197,440</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.93198</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,259,897</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$184,972)</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.2998</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>(\$2,404)</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.2998</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.93198</u>

I, Dan Bastin Auditor, of Morgan 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) 8/20/2020
Dan Bastin
 County Auditor (Signature)

Dan Bastin
 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]
 Director, Department of Local Government Finance

 Date (month, day, year)