



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: Randolph
Jurisdiction: Winchester City
Allocation Code: T68213
Allocation Area Name: Vision Park Expansion

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 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (1,415,324), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (5,034,476), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (\$6,449,800), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (6,253,700), 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 (0), 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 (\$6,253,700), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.96960), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$1,372,298), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$4,881,402), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (4.3329), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$211,506), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (4.3329). Summary: 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.96960).

I, Laura Martin Auditor, of Randolph 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) 7-2-2020
Signature of Laura Martin
County Auditor (Signature)

Laura Martin
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

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph  
 Jurisdiction City of Union City  
 Allocation Code T68117  
 Allocation Area Name Union City TIF

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>9,146,669</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>(2,130,069)</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,016,600</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>8,257,200</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,168,500</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>\$7,088,700</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01028</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$9,240,697</u> <sup>126</sup>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$983,497)</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>6.4456</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>(\$63,392)</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>6.4456</u>
<b>2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.01028</u></b>

I, Laura Martin Auditor, of Randolph 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) 7-2-2020  
Laura Martin  
 County Auditor (Signature)

Laura Martin  
 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)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph  
 Jurisdiction Randolph County  
 Allocation Code T68110  
 Allocation Area Name Cardinal Energy Park

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>0</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>16,145,200</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,145,200</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>16,653,500</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>\$16,653,500</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03148</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$16,653,500</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.9373</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$322,628</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.9373</u>
<b>2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.03148</u></b>

I, Laura Martin Auditor, of Randolph 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) 7-2-2020

Laura Martin  
 County Auditor (Signature)

Laura Martin  
 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)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68214
Allocation Area Name: Willow Ridge

Form Prepared By: Jason G. Semler
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 2 columns: Description and Value. Rows include assessed values for 2019 and 2020, net assessed values, growth, and neutralization factors. Total values include \$4,214,185 and \$4,185,725.

I, Laura Martin Auditor, of Randolph 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) 7-2-2020
Signature of Laura Martin
County Auditor (Signature)

Laura Martin
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

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68212
Allocation Area Name: Vision Park

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 Neutralization Factor.

I, Laura Martin Auditor, of Randolph 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) 7-2-2020
Signature of Laura Martin, County Auditor

Laura Martin
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: \_\_\_\_\_

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Signature of Commissioner, Department of Local Government Finance

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph  
 Jurisdiction Winchester City  
 Allocation Code T68215  
 Allocation Area Name Randolph Central Driver EDA

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>0</u>
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>1,656,500</u>
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$1,656,500</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>1,084,000</u>
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>168,300</u>
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>680,800</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>\$1,596,500</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>0.96378</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$0</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$1,084,000</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>4.3329</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$46,969</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>4.3329</u>
<b>2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>	<b><u>0.96378</u></b>

I, Laura Martin Auditor, of Randolph 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) 7-2-2020

Laura Martin  
 County Auditor (Signature)

Laura Martin  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
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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)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Randolph  
 Jurisdiction Winchester City  
 Allocation Code T68211  
 Allocation Area Name East US 27 EDA

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>3,218,825</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>7,125,790</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$10,344,615</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>10,715,260</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>617,400</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>\$10,097,860</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97615</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,142,056</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,573,204</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.3329</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$328,139</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>4.3329</u>
<b>2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.97615</u></b>

I, Laura Martin Auditor, of Randolph 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) 7.2.2020  
Laura Martin  
 County Auditor (Signature)

Laura Martin  
 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)