

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

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			
	-			_
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		7,624,509	
2) 2020 Pay 2021 Increment	tal Assessed Value of Allocation Area		3,033,312	,
3) 2020 Pay 2021 Total (Re	al) Assessed Value of Allocation Area (Line	1 + Line 2)		\$10,657,821
· •	ssed Value of Allocation Area		10,778,928	•
	ssed Value Growth in Allocation Area Due			
	r a Change in Tax Status		34,100	
	ssed Value Decrease in Allocation Area Due			
to Demolition or a Cha	_		0	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
•	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			62,610	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			
				\$10,682,218
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)		1.00229
			•	
	l Base Assessed Value of Allocation Area (•		\$7,641,969
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area (Li	ne 4 - Line 11)		\$3,136,959
12) Deticante d 2021 Barr 2022	T D-4- S 41 AB41 4 (D 14	Floor Dealine Living		
	Tax Rate for the Allocation Area (Round to	•	-	3.6636
•	2 Incremental Tax Revenue ((Line 12/100) *	Line 13)	-	\$114,926
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area		-	3.6636
2021 PAV 2022 RASE NEU	TRALIZATION FACTOR FOR ALLOC	ATION AREA (LINE 10)	r	1,00229
				1.00227
I, Rachel Oesterreich			ounty, certify to the	best of my
knowledge that the above bas	e assessed value calculation is full, true and o	complete for the tax increment finance a	llocation area	•
identified above.	/ .			
	7/29/2021			
Dated (month, day, year),	118418081			
	III A			
		Rachel Oesterreich		
County Auditor (Signature)		County Auditor (Printe	ed)	
		L GOVERNMENT FINANCE		
	CERTIFICATION OF TI	F BASE NEUTRALIZATION		
Allocation Area Name				
The bate assissed value adjus	ment, as certified above, is approved by the	Department of Local Government Finar	ice,	
10d.1.1X7		07/00/0004		
- Compe / Ws	ally	07/29/2021		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Starke			
Jurisdiction	Starke County			
Allocation Code	T75002			
Allocation Area Name	Sysco EDA			
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) 2020 Pay 2021 Race Acc	sessed Value of Allocation Area		196,646	-
•	ital Assessed Value of Allocation Area		118,654	-
•	cal) Assessed Value of Allocation Area (Line 1 + Line 2)	110,054	- ¢215 200
3) 2020 Pay 2021 Total (RC	at) Assessed value of Allocation Area (Line 1 + Line 2)		\$315,300
4) 2021 Pay 2022 Net Asse	ssed Value of Allocation Area		325,700	-
2021 Pay 2022 Net Asse	ssed Value Growth in Allocation Area D	Due		
to New Construction of	or a Change in Tax Status		0	_
6) 2021 Pay 2022 Net Asse	ssed Value Decrease in Allocation Area	Due		
to Demolition or a Cha	ange in Tax Status		0	_
7) 2021 Pay 2022 Net Asse	ssed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		0	_
Estimated Assessed Valu	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in	n Allocation Area		0	_
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			
				\$325,700
10) 2021 Pay 2022 Neutral	lization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Places)		1.03298
11) 2021 Pay 2022 Adjuste	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$203,131
12) 2021 Pay 2022 Increme	ental Assessed Value of Allocation Are	a (Line 4 - Line 11)		\$122,569
-	2 Tax Rate for the Allocation Area (Rou	-		1.8338
•	2 Incremental Tax Revenue ((Line 12/10	0) * Line 13)		\$2,248
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area			1.8338
2021 PAV 2022 BASE NEI	JTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	1	1.03298
		,		
I, Rachel Oesterreich	Auditor, of		County, certify to the	best of my
_	se assessed value calculation is full, true	and complete for the tax increment finance	allocation area	
identified above.	. / 1			
Dated (month, day of ar)	<u>7/79/2</u> 021			
MMI HA		Rachel Oesterreich		
County Auditor (Signature)		County Auditor (Prin	ted)	
	DEB A DTRAFRIT OF I	OCAL GOVERNMENT FINANCE		
		F TIF BASE NEUTRALIZATION		
Allocation Area Name				
101 /1				
The base issessed value acou	ent as certified above, is approved b	y the Department of Local Government Fina	ince.	
Claster Melan	wy	·		
- 1100	/	07/29/2021		
Commissioner Department of	of Local Government Finance	Date (month, day, year)		



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

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			
				_
	essed Value of Allocation Area		16,260,001	_
2) 2020 Pay 2021 Increment	tal Assessed Value of Allocation Area		6,048,819	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (L	ine 1 + Line 2)	-	\$22,308,820
4) 2021 P 2022 N 4				-
•	ssed Value of Allocation Area		20,445,960	-
	ssed Value Growth in Allocation Area Di	ue		
	r a Change in Tax Status	_	0	-
•	sed Value Decrease in Allocation Area I	Due		
to Demolition or a Cha	nge in Tax Status		1,774,500	
7) 2021 Pay 2022 Net Asses	sed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		421,040	
8) Estimated Assessed Value	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in	Allocation Area		0	
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area			
				\$21,799,420
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round	d to Five Decimal Places)		0.97717
11\ 2021 Boy 2022 Addingted	Done Assessed Volume of Allegation A.	/T i 1 + 7 i 10)		#1.5 000 WO.5
	Base Assessed Value of Allocation A	•		\$15,888,785
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area	(Line 4 - Line 11)		\$4,557,175
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Roun	d to Form Danimed Blaces		2 6125
	Incremental Tax Revenue ((Line 12/100			3.6125
)) * Line 13)		\$164,628
13) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area			3.6125
2021 PAV 2022 BASE NEU	TRALIZATION FACTOR FOR ALI	OCATION AREA (LINE 10)		0.97717
			·	0.51111
I, Rachel Oesterreich	Auditor, of	Starke C	ounty, certify to the	best of my
knowledge that the above base	e assessed value calculation is full, true a	and complete for the tax increment finance a	llocation area	
identified above.				
/	12/00/2012/			
Dated (manth, day, year)	7/29/2021			
// //	141			
MM FF		Rachel Oesterreich		
County Auditor (Signature)		County Auditor (Print	ed)	
	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
411. 41 A ST				
Allocation Area Name				
The base sessed value sing	Ment, as ceptified above is approved by	the Department of Local Government Fina	nce	
101.1.1X	The second is approved by	_	zve.	
Compe/y	rally	07/29/2021		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		

TIF NEUTRALIZATION SUMMARY

Starke County

Allocation Area	Allocation Code/ State TIF Code	2022 Neutral Factor	Pay 2022 Pass-through AV
Knox Redevelopment Area	T75001	1.00229	\$0
Sysco	T75002	1.03298	\$0
Knox Industrial Park	T75003	0.97717	\$0