



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: 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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

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) 7-26-2023
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
Date (month, day, year) 07/26/2023



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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

Table with 3 columns: Description, Value, Total. Rows include 1) 2022 Pay 2023 Base Assessed Value of Allocation Area (0), 2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (603,700), 3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (\$603,700), 4) 2023 Pay 2024 Net Assessed Value of Allocation Area (479,500), 5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (27,500), 6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (151,700), 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 (\$603,700), 10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00000), 11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$0), 12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$479,500), 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00000)

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) 7-26-2023
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.

Commissioner, Department of Local Government Finance

07/26/2023
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: Visual 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 assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factors. Total values include \$2,210,950 and \$2,200,260.

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 7-26-2023
County Auditor (Signature)

Laura Martin
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

07/26/2023
Date (month, day, year)



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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 3 columns: Description, Value, Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and 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) 7-26-2023

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

07/26/2023
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:
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 assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factor calculations.

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) 7-26-2023

Signature of Laura Martin, County Auditor

Printed name: Laura Martin, County Auditor

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 07/26/2023



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: Winchester City
Allocation Code: T68216
Allocation Area Name: Winchester Residential Housing

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, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

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) 7-26-2023
Signature of Laura Martin

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

07/26/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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) 2022 Pay 2023 Base Assessed Value of Allocation Area	0	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	15,297,000	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$15,297,000
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	15,029,500	
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		\$15,029,500
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98251
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$0
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$15,029,500
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98251

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) 7-26-2023

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

07/26/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Randolph
Jurisdiction: City of Union City
Allocation Code: T68118
Allocation Area Name: Governor Isaac Gray Addition

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value (22,800), 2023 Pay 2024 Net Assessed Value (46,100), and 2023 Pay 2024 Adjusted Base Assessed Value (\$22,800).

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) 7-26-2023
Signature of Laura Martin
County Auditor (Signature)

Laura Martin
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name _____

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Signature of Commissioner
Commissioner, Department of Local Government Finance

07/26/2023
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: Heidi L. Amspaugh
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: 317-465-1500
E-mail Address: Heidi.Amspaugh@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 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 7-26-2023
Signature of Laura Martin
County Auditor (Signature)

Laura Martin
County Auditor (Printed)

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Allocation Area Name

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Commissioner, Department of Local Government Finance

07/26/2023
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