

TIF NEUTRALIZATION SUMMARY

Marshall County

Allocation Area	Allocation Code/ State TIF Code	2021 Neutral Factor	Pay 2021 Pass-through AV
<u>Plymouth RDC</u>			
TIF 1: U.S. 30/Oak Road	T50007	0.99111	\$20,000,000
TIF 2: East Jefferson/Central Business District	T50008	0.98770	0
TIF 3: U.S. 30/Pine Road	T50009	0.95178	5,000,000
TIF 4: South Gateway/Western Downtown	T50010	1.00000	0
TIF 5: Western Avenue	T50015	0.99844	0
TIF 6: Plymouth-Goshen Trail	T50016	0.98504	0
TIF 7: Pretzels Expansion Building Air	T50017	1.00000	0
<u>Bremen RDC</u>			
Bremen TIF	T50003	0.97622	0
<u>Argos RDC</u>			
Argos 1	T50001	0.98294	0
Argos 2	T50002	1.00627	0
Argos 3	T50014	1.00000	0
<u>Bourbon RDC</u>			
Bourbon EDA	T50006	0.98907	0
<u>Culver RDC</u>			
TIF 1	T50004	1.01101	0
TIF 2	T50005	1.03553	0



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 Marshall
 Jurisdiction City of Plymouth
 Allocation Code T50007
 Allocation Area Name TIF 1 - U.S. 30/Oak Road

Form Prepared By:
 Name Heidi Amspaugh
 Unit/Company Baker Tilly Municipal Advisors
 Telephone Number (317) 465-1500
 E-mail Address heidi.amspaugh@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	0	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	32,969,916	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$32,969,916</u>	
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	31,552,975	
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	1,123,800	
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		<u>\$32,676,775</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99111</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>\$31,552,975</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.4728</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,095,772</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.4728</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99111</u>

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020

Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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.

Walter D. Beckett
 Commissioner, Department of Local Government Finance

7/31/20
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (RA / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction City of Plymouth
Allocation Code T50008
Allocation Area Name TIF 2 - East Jefferson/Central Business District

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors
Telephone Number (317) 465-1500
E-mail Address heidi.amspaugh@bakertilly.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2020 Pay 2021 Base Neutralization Factor is 0.98770.

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
County Auditor (Signature) Julie A. Fox

Julie A. Fox
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

7/31/20
Date (month/day/year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56050 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Marshall
Jurisdiction City of Plymouth
Allocation Code T50009
Allocation Area Name TIF 3 - U.S. 30/Pine Road

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors
Telephone Number (317) 465-1500
E-mail Address heidi.amspaugh@bakertilly.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2020 Pay 2021 Base Neutralization Factor is 0.95178.

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Julie A. Fox
County Auditor (Signature)

Julie A. Fox
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

7/31/20
Date (month, day, year)



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 Marshall
 Jurisdiction City of Plymouth
 Allocation Code T50010
 Allocation Area Name TIF 4 - South Gateway/Western Downtown

Form Prepared By:
 Name Heidi Amspaugh
 Unit/Company Baker Tilly Municipal Advisors
 Telephone Number (317) 465-1500
 E-mail Address heidi.amspaugh@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	0	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	114,200	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$114,200</u>	
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	2,543,400	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,429,200	
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	<u>\$114,200</u>	
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.00000</u>	
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$2,543,400</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.4728	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$88,327	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	3.4728	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.00000</u>	

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020

Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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

7/31/20
 Date (month, day, year)



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 Marshall
Jurisdiction City of Plymouth
Allocation Code T50015
Allocation Area Name TIF 5 - Western Avenue

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors
Telephone Number (317) 465-1500
E-mail Address heidi.amspaugh@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (2,692,200), 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) (\$2,692,200), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (2,688,000), 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 (\$2,688,000), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.99844), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$2,688,000), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$0), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (3.4728), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$0), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (3.4728), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.99844)

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Julie A. Fox
County Auditor (Signature)

Julie A. Fox
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

7/31/20
Date (month, day, year)



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 Marshall
 Jurisdiction City of Plymouth
 Allocation Code T50016
 Allocation Area Name TIF 6 - Plymouth-Goshen Trail

Form Prepared By:
 Name Heidi Amspaugh
 Unit/Company Baker Tilly Municipal Advisors
 Telephone Number (317) 465-1500
 E-mail Address heidi.amspaugh@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	93,600	
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)		\$93,600
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	92,200	
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		\$92,200
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98504
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$92,200
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$0
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.4621
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$0
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		3.4621
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98504

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020

Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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

7/31/20
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (RA / 5-20)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

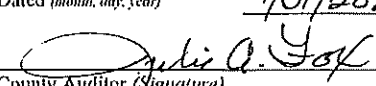
County Marshall
 Jurisdiction City of Plymouth
 Allocation Code T50017
 Allocation Area Name TIF 7 - Pretzels Expansion Building Air

Form Prepared By:
 Name Heidi Amspaugh
 Unit/Company Baker Tilly Municipal Advisors
 Telephone Number (317) 465-1500
 E-mail Address heidi.amspaugh@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	0
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)	\$0
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	6,332,200
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	6,332,200
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	\$0
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.7566
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	#VALUE!
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.7566

2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Julie A. Fox Auditor, of Marshall 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.

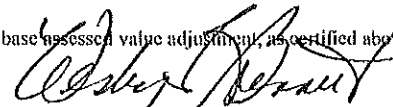
Dated (month, day, year) 7/31/2020

 County Auditor (Signature)

Julie A. Fox
 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

7/31/20
 Date (month, day, year)



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 Marshall County
 Jurisdiction Town of Bremen
 Allocation Code T50003
 Allocation Area Name Bremen TIF

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>3,794,320</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>37,597,382</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$41,391,702</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>43,135,392</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,684,230</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>715,000</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>328,730</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$40,407,432</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97622</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,704,091</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$39,431,301</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.3081</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$910,114</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.3081</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97622</u>

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020

Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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.

Adrian Beaud
 Commissioner, Department of Local Government Finance

7/31/20
 Date (month, day, year)



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 Marshall
Jurisdiction Town of Argos
Allocation Code T50001
Allocation Area Name Argos 1

Form Prepared By:
Name Heidi 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, and Total. Rows include assessed values for 2019 and 2020, growth/decrease factors, and a final neutralization factor of 0.98294.

I, Julie A. Fox Auditor, of Marshall 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 7/31/2020
Julie A. Fox
County Auditor (Signature)

Julie A. Fox
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

7/31/20
Date (month, day, year)



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 Marshall
 Jurisdiction Town of Argos
 Allocation Code T50002
 Allocation Area Name Argos 2

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>67,690</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>586,010</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$653,700</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>678,600</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>20,800</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>\$657,800</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00627</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$68,114</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$610,486</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.61</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$22,039</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.61</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00627</u>

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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.

Wesley Perout
 Commissioner, Department of Local Government Finance

7/31/20
 Date (month, day, year)



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 Marshall
 Jurisdiction Town of Argos
 Allocation Code T50014
 Allocation Area Name Argos 3

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	0	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	177,400	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$177,400
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	1,740,900	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,563,500	
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		\$177,400
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)		\$0
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,740,900
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.6157
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$62,946
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		3.6157
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00000

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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

7/31/20
 Date (month, day, year)



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 Marshall
Jurisdiction Town of Bourbon
Allocation Code T50006
Allocation Area Name Bourbon EDA

Form Prepared By:
Name Heidi 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, and Total. Rows include 2019 Pay 2020 Base Assessed Value, 2019 Pay 2020 Incremental Assessed Value, 2019 Pay 2020 Total (Real) Assessed Value, 2020 Pay 2021 Net Assessed Value, 2020 Pay 2021 Net Assessed Value Growth, 2020 Pay 2021 Net Assessed Value Decrease, 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements, 2020 Pay 2021 Adjusted Net Assessed Value, 2020 Pay 2021 Neutralization Factor, 2020 Pay 2021 Adjusted Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, Estimated 2020 Pay 2021 Tax Rate, Estimated 2020 Pay 2021 Incremental Tax Revenue, Actual 2019 Pay 2020 Tax Rate, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Signature of Julie A. Fox
County Auditor (Signature)

Julie A. Fox
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

7/31/20
Date (month, day, year)



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 Marshall
 Jurisdiction Town of Culver
 Allocation Code T50004
 Allocation Area Name Culver TIF 1

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>8,486,755</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>28,449,245</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$36,936,000</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>38,315,453</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,111,333</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>197,900</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>59,410</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$37,342,610</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01101</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$8,580,194</u>	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$29,735,259</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.6611</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$493,932</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>1.6611</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01101</u>

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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.

Edmund Besant
 Commissioner, Department of Local Government Finance

7/31/20
 Date (month, day, year)



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 Marshall
 Jurisdiction Town of Culver
 Allocation Code T50005
 Allocation Area Name Culver TIF 2

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>197,970</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>4,507,530</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,705,500</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>4,872,700</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>\$4,872,700</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03553</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$205,004</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,667,696</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.6211</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$75,668</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.6211</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03553</u>

I, Julie A. Fox Auditor, of Marshall 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) 7/31/2020
Julie A. Fox
 County Auditor (Signature)

Julie A. Fox
 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.

Adrian Beaudry
 Commissioner, Department of Local Government Finance

7/31/20
 Date (month, day, year)