



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 Morgan
Jurisdiction Town of Mooresville
Allocation Code T55014
Allocation Area Name 2019 Allocation 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

Table with 3 columns: Description, Value, and Total. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (283,700), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (0), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$283,700), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (283,700), 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area (0), 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area (\$283,700), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00000), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$283,700), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$0), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.9337), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$0), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (1.9337), 2021 PAY 2022 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) 8/2/2021
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

08/03/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Morgan
Jurisdiction Town of Mooresville
Allocation Code T55001
Allocation Area Name Mooresville TIF 1

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area is \$143,965,153.

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) 8/2/2021
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.

Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, net assessed value growth, and neutralization factors. Total 2021 Pay 2022 Base Neutralization Factor for Allocation Area (Line 10) is 0.99685.

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) 8/2/2021
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.

Commissioner, Department of Local Government Finance

08/03/2021
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 Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1540
E-mail Address Jason.Semler@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total for Line 10 is 0.94962.

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 8/2/2021
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.

Commissioner, Department of Local Government Finance

08/03/2021

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 Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1540
E-mail Address Jason.Semler@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Total neutralization factor is 1.00968.

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) 8/2/2021
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.

Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

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

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and various adjustments leading to a final factor of 1.04675.

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) 8/2/2021
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

08/03/2021
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 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 Assessed Value of Allocation Area	<u>135,600</u>		
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	<u>56,500</u>		
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$192,100</u>	
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	<u>186,400</u>		
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>		
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>		
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>		
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	<u>0</u>		
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		<u>\$186,400</u>	
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97033</u>	
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$131,577</u>	
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$54,823</u>	
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.4798</u>	
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$811</u>	
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area		<u>1.4798</u>	
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<table border="1"><tr><td>0.97033</td></tr></table>	0.97033
0.97033			

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) 8/2/2021
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

08/03/2021
 Date (month, day, year)



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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 Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1540
E-mail Address Jason.Semler@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Total for 2021 Pay 2022 Base Neutralization Factor is 0.98634.

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)

Handwritten date 8/2/2021 and signature of 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.

Handwritten signature of Commissioner

Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)



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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 nfranklin1724@gmail.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth, and decreases, leading to a total of \$165,274,539 and a neutralization factor of 1.02006.

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) 8/2/2021
County Auditor (Signature) Dan Bastin

County Auditor (Printed) Dan Bastin

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)