



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (RS / 2-21)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison
Jurisdiction: Elwood Civil City
Allocation Code: T48301
Allocation Area Name: Elwood Economic Development Area

Form Prepared By:
Name: Justin Chang
Unit/Company: Reedy Financial Group
Telephone Number: 317-820-3440
E-mail Address: jchang@reedyfinancialgroup.com

FILED

JUL 28 2021

Handwritten signature

Table with 2 columns: Description and Amount. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Total 2021 Pay 2022 Adjusted Net Assessed Value is \$31,110,946.

I, Rick Gardner Auditor, of Madison 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 7/28/2021
County Auditor (Signature)

Rick G Gardner
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

09/15/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison County
Jurisdiction: Town of Lapel
Allocation Code: T48501
Allocation Area Name: Lapel Tax Allocation Area

Form Prepared By: Justin Chang
Name: Justin Chang
Unit/Company: Reedy Financial Group
Telephone Number: 317-820-3440
E-mail Address: jchang@reedyfinancialgroup.com

FILED

JUL 28 2021

Handwritten signature

Table with 2 columns: Description and Amount. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Rick Gardner, Auditor, of Madison 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 7/28/2021
County Auditor (Signature)

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

09/15/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction City of Alexandria
Allocation Code T48201
Allocation Area Name Alexandria TIF Area

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

Table with 2 columns: Description and Amount. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, Neutralization Factor, Adjusted Base Assessed Value, and Tax Rate.

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
Rick Gardner
County Auditor (Signature)

Rick Gardner
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

09/15/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction City of Anderson
Allocation Code T48101
Allocation Area Name Anderson Consolidated Area

Form Prepared By:
Name Brian Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Brian.Colton@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 1.00210.

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
Rick Gardner
County Auditor (Signature)

Rick Gardner
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

09/15/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction City of Anderson
Allocation Code T48102
Allocation Area Name Kroger TIF Area

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

Table with 3 columns: Description, Value, Total. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (420,726), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (2,594,674), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (\$3,015,400), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (3,065,800), 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 (300,540), 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area (\$2,765,260), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.91705), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$385,827), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$2,679,973), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (5.0971), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$136,601), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (5.0971), 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.91705)

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
Rick Gardner
County Auditor (Signature)

Rick Gardner
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

09/15/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction City of Anderson
Allocation Code T48103
Allocation Area Name Nestle TIF Area

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

Table with 2 columns: Description and Amount. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
County Auditor (Signature) [Handwritten Signature]

Rick Gardner
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]
Commissioner, Department of Local Government Finance

09/15/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction City of Anderson
Allocation Code T48104
Allocation Area Name Farm Allocation Area

Form Prepared By:
Name Brian Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Brian.Colton@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 2021 Pay 2022 Adjusted Net Assessed Value.

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
County Auditor (Signature)

Rick Gardner
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

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Town of Ingalls
Allocation Code T48601
Allocation Area Name Ingalls TIF Area

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

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, Neutralization Factor, Adjusted Base Assessed Value, and Tax Rate.

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
County Auditor (Signature)

Rick Gardner
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

09/15/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Pendleton Redevelopment Commission
Allocation Code T48401
Allocation Area Name Pendleton TIF Area

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

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
County Auditor (Signature)

Rick Gardner
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Pendleton Redevelopment Commission
Allocation Code T48403
Allocation Area Name Falls Pointe #1

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

Table with 2 columns: Description and Amount. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Rick Gardner Auditor, of Madison 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) 9/13/2021
Rick Gardner
County Auditor (Signature)

Rick Gardner
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

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09/15/2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Pendleton Redevelopment Commission
Allocation Code T48402
Allocation Area Name Consolidated RDA #1

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

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Adjusted Net Assessed Value.

I, Rick Gardner Auditor, of Madison 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 9/13/2021
County Auditor (Signature)

Rick Gardner
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Elwood Civil City
Allocation Code T48302
Allocation Area Name Bison Ridge

Form Prepared By:
Name Justin Chang
Unit/Company Reedy Financial Group
Telephone Number 317-820-3440
E-mail Address jchang@reedyfinancialgroup.com

FILED

SEP 15 2021

Handwritten signature

Table with 2 columns: Description and Value. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Rick Gardner Auditor, of Madison 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 9/15/2021
Rick Gardner
County Auditor (Signature)

Rick Gardner
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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