

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Adams			
Jurisdiction	Adams County		5	
Allocation Code	T01002		5	
Allocation Area Name	Decatur EDA		€ . ≈	
Form Prepared By:			Ā	
Name	Jason Semler			
			-	
Unit/Company	Baker Tilly Municipal Advisors, LL	C	₹.	
Telephone Number	317-465-1500		-	
E-mail Address	jason.semler@bakertilly.com		•	
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area		85,694,304	
	al Assessed Value of Allocation Area		11,601,683	
	al) Assessed Value of Allocation Area (Li	ine 1 + Line 2)	11,001,003	\$97,295,987
4) 2022 Pay 2023 Net Asses	and Value of Allegation Anna		_	
			100,136,388	
	sed Value Growth in Allocation Area Due a Change in Tax Status	e	2424	
	sed Value Decrease in Allocation Area D		333.300	
to Demolition or a Char		ue	2 80 4 222	
	sed Value Growth as a Result of		3,796,333	
Abatement Roll-Off in			27.010	
	Decrease Due to 2022 Pay 2023		27,810	
Appeals Settlements in			(50,000	
	Net Assessed Value of Allocation Area		650,000	
-, 1 by 1 lagasion 1	value of Amounton Area			\$102,921,611
			· —	4102 ,721,011
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	-0	1.05782
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Are	ea (Line 1 * Line 10)		\$90,649,149
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area	(Line 4 - Line 11)		\$9,487,239
12) Estimated 2022 Ber 2022	T. D. C. d. All.		_	
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round	I to Four Decimal Places)		3.2585
	Incremental Tax Revenue ((Line 12/100)) * Line 13)	_	\$309,142
15) Actual 2021 Pay 2022 1a	x Rate for the Allocation Area			3.2585
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		1.05782
		,	_	1.03702
I, Tony Mellencamp		Adams	County, certify to the be	st of my
knowledge that the above base	e assessed value calculation is full, true ar	nd complete for the tax increment finance	e allocation area	•
identified above.	_ *			
	8-11-22			
Dated (month, day, year)	0 100			
ton1 in	- Marca //			
10101 111	= Hency	Tony Mellencamp		
96unty Auditor (Signature)	()	County Auditor (Pri	inted)	
	DEBA DEMENT OF LO			
/		CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
The backlessess of the		d D		
ase assessed value and s	tment, as certified above, is approved by	the Department of Local Government Fin	nance.	
Odstes (N.)		08/17/2022		
Commissioner, Department of	Local Government Finance	Date (worth day word		



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Q	Adama		
County	Adams Adams County		
Jurisdiction Allocation Code	T01004		
Allocation Code Allocation Area Name	Geneva EDA		
Allocation Area Name	Geneva EDA		
Form Prepared By:			
Name	Jason Semler		
Unit/Company	Baker Tilly Municipal Advisors, LL	.C	
Telephone Number	317-465-1500		
E-mail Address	jason.semler@bakertilly.com		
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area		8.990,606
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area		905,946
•	al) Assessed Value of Allocation Area (L	ine 1 + Line 2)	\$9,896,552
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		11,447,888
•	sed Value Growth in Allocation Area Du	ie	
to New Construction or	r a Change in Tax Status		0
6) 2022 Pay 2023 Net Asses	sed Value Decrease in Allocation Area I	Due	
to Demolition or a Cha	nge in Tax Status		0
7) 2022 Pay 2023 Net Asses	sed Value Growth as a Result of		
Abatement Roll-Off in			1,099,273
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in			160,000
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		\$10.189.C15
			\$10,188,615
10) 2022 Pay 2023 Neutral	lization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	1.02951
11) 2022 Day 2023 Adjusta	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)	\$9,255,919
	ental Assessed Value of Allocation Are		\$2,191,969
12) 2022 1 ay 2023 Increme	Mai Passessea v mae et Paressea van 1	(2.1.0)	
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Roun	nd to Four Decimal Places)	3.5127
	3 Incremental Tax Revenue ((Line 12/10		\$76,997
-	ax Rate for the Allocation Area		3.5127
			_
2022 PAY 2023 BASE NEW	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	1.02951
I, Tony Mellencamp	Auditor, of	Adams	County, certify to the best of my
knowledge that the above ba	se assessed value calculation is full, true	and complete for the tax increment finance	allocation area
identified above.			
	8-16-22		
Dated (month, day, year)	0-10-22		
1 M.			
10M/10	tency)	Tony Mellencamp	
County Auditor (Signature)	(+	County Auditor (Pr	inted)
	V		
		OCAL GOVERNMENT FINANCE	
	CERTIFICATION O	F TIF BASE NEUTRALIZATION	
Allocation Area Name			
The Lee as essed valued in	nations, as certified above, is approved by	by the Department of Local Government Fi	nance.
Todal ATX	2	08/17/2022	
Compile 1	of Local Government Finance	Date (month, day, year)	
Commissioner lengriment	OT LOCAL COVERNMENT PINANCE	LIALS IMONIA day yeari	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Adams			
Jurisdiction	Adams County			
Allocation Code	T01001			
Allocation Area Name	FCC/Downtown EDA			
Form Prepared By:				
Name	Jason Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	jason.semler@bakertilly.com			
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area		8,509,683	
	ital Assessed Value of Allocation Area		8,991,959	
	eal) Assessed Value of Allocation Area (Line	1 + Line 2)		\$17,501,642
4) 2022 Pay 2022 Not Acco	ssed Value of Allocation Area		22.076.740	
· ·	essed Value Growth in Allocation Area Due		22,075,749	
•			2.466.042	
	or a Change in Tax Status		3,465,942	
	ssed Value Decrease in Allocation Area Due		0	
to Demolition or a Cha	_		0	
· ·	ssed Value Growth as a Result of		700.010	
Abatement Roll-Off in	n Anocation Area the Decrease Due to 2022 Pay 2023		392,910	
Appeals Settlements in	•		195,000	
• • •	Net Assessed Value of Allocation Area		125,000	
7) 2022 I ay 2023 Adjusted	Net Assessed value of Allocation Area			\$18,091,897
			-	
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	-	1.03373
11) 2022 Pav 2023 Adjuste	ed Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$8,796,715
	ental Assessed Value of Allocation Area (I	•	-	\$13,279,034
,	<u> </u>	,	-	410,212,001
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to	Four Decimal Places)		3.2721
•	3 Incremental Tax Revenue ((Line 12/100) *	•	-	\$434,503
· ·	ax Rate for the Allocation Area	<i>,</i>		3.2721
,			-	J.2.2.
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	[1.03373
I, Tony Mellencamp	Auditor, of A	dams	County, certify to the	heat of my
	ise assessed value calculation is full, true and			best of my
identified above.	so assessed varie outstantion is run, incoming	complete for the tax increment intance	anocation area	
identified accove.	C 1/22			
Dated (month, day, year)	8-16-22			
Dated (month, day, year)	\overline{a}		_	
7-1001 H	140hoh(n)	Tony Mellencamp		
County Auditor (Signature)	The state of the s		uda di	i
County Auditor (Signature)	\sim	County Auditor (Pri	niea)	
/	DEPARTMENT OF LOCA	AL GOVERNMENT FINANCE		
/	CERTIFICATION OF T	IF BASE NEUTRALIZATION		
/				
Allocation Area Name				
101	1			
The Page a sessed valve and	as certified above, is approved by the	e Department of Local Government Fir	nance.	
(laster N	harry		• •	
000/10	man	08/17/2022		
Commissioner Department	of Local Government Finance	Date (month day year)		

TIF NEUTRALIZATION SUMMARY

ADAMS COUNTY

Allocation Area	Allocation Code/ State TIF Code	2023 Neutral Factor	Pay 2023 Pass-through AV
FCC/Downtown EDA	T01001	1.03373	None
Decatur EDA	T01002	1.05782	None
Geneva EDA	T01004	1.02951	None