TIF NEUTRALIZATION SUMMARY

ADAMS COUNTY

Allocation Area	Allocation Code/ State TIF Code	2024 Neutral Factor	Pay 2024 Pass-through AV
FCC/Downtown EDA	T01001	0.8906	None
Decatur EDA	T01002	0.98778	None
Geneva EDA	T01004	0.99722	None



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	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) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		8,668,348
	tal Assessed Value of Allocation Area	1	12,830,432
•	al) Assessed Value of Allocation Area		\$21,498,780
4) 2022 Day 2024 Net Asset	ssed Value of Allocation Area		19,776,204
	ssed Value Growth in Allocation Area	Due	19,770,204
	or a Change in Tax Status	Due	69,140
	ssed Value Decrease in Allocation Are	ea Due	07,140
to Demolition or a Cha		ea Duc	135,120
	ssed Value Growth as a Result of		155,120
Abatement Roll-Off in			195,406
	te Decrease Due to 2023 Pay 2024		
Appeals Settlements in	_		500,000
	Net Assessed Value of Allocation Are	ea	<u></u>
			\$19,146,778
11) 2023 Pay 2024 Adjuste	lization Factor (Line 9 / Line 3) (Roo d Base Assessed Value of Allocation	Area (Line 1 * Line 10)	0.89060 \$7,720,031
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation A	area (Line 4 - Line 11)	\$12,056,173
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR AI	LLOCATION AREA (LINE 10)	0.89060
T 34 11	. Tr. C		
I, Tony Mellencamp	Auditor, of	Adams	County, certify to the best of my
identified above.	ise assessed value calculation is full, tr	rue and complete for the tax increment finan	ce allocation area
Datadorator			
Dated (month, day, year)			
		Tony Mellencamp	
County Auditor (Signature)		County Auditor (Pr	rinted)
	DEPARTMENT OF	LOCAL GOVERNMENT FINANCE	
		OF TIF BASE NEUTRALIZATION	
Allocation Area Name			
The base assessed value adju	Itment as certified above, is approve	d by the Department of Local Government I	Finance.
	M	08/23/2023	
Commissioner, Department	of Local Government Finance	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

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County	Adams		
Jurisdiction	Adams County		
Allocation Code	T01002		
Allocation Area Name	Decatur EDA		
E D			
Form Prepared By:	Jason Semler		
Name	Baker Tilly Municipal Advisors, LLC		
Unit/Company	317-465-1500		
Telephone Number			
E-mail Address	jason.semler@bakertilly.com		
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area	90,393,90	1
2) 2022 Pay 2023 Incremen	tal Assessed Value of Allocation Area	9,622,08	7
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2	2)	\$100,015,988
1) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area	99,534,304	4
	ssed Value Growth in Allocation Area Due	77,334,30	<u></u>
	or a Change in Tax Status	725,100	0
	ssed Value Decrease in Allocation Area Due	723,100	<u> </u>
to Demolition or a Ch			0
	ssed Value Growth as a Result of		<u>- </u>
Abatement Roll-Off in		15,554	4
8) Estimated Assessed Valu	e Decrease Due to 2023 Pay 2024	<u> </u>	_
Appeals Settlements is	n Allocation Area		0
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		
			\$98,793,650
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Deci	mal Places)	0.98778
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * 1	Line 10)	\$89,289,287
	ental Assessed Value of Allocation Area (Line 4 - Lin		\$10,245,017
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	REA (LINE 10)	0.98778
I, Tony Mellencamp	Auditor, of Adams	County, certify to t	the best of my
knowledge that the above baidentified above.	se assessed value calculation is full, true and complete	for the tax increment finance allocation area	
identified above.			
Dated (month, day, year)			
County Auditor (Signature)		Tony Mellencamp County Auditor (Printed)	
County Auditor (Signature)		County Auditor (Frintea)	
	DEPARTMENT OF LOCAL GOVE	RNMENT FINANCE	
	CERTIFICATION OF TIF BASE N	NEUTRALIZATION	
Allocation Area Name			
	<u> </u>	07 10	
The pase assessed value adj	istmen, as certified above, is approved by the Departm	ent of Local Government Finance.	
		08/23/2023	
C	CI IC IF		
Commissioner, Department	of Local Government Finance	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	Adams			
Jurisdiction	Adams County			
Allocation Code	T01004			
Allocation Area Name	Geneva EDA			
Form Prepared By:				
Name	Jason Semler	C		
Unit/Company	Baker Tilly Municipal Advisors, LL	.C		
Telephone Number	317-465-1500			
E-mail Address	jason.semler@bakertilly.com			
1) 2022 Pay 2023 Base As	sessed Value of Allocation Area		9,024,527	
	ntal Assessed Value of Allocation Area		1,992,661	
3) 2022 Pay 2023 Total (R	eal) Assessed Value of Allocation Area (L	Line 1 + Line 2)		\$11,017,188
4) 2022 Day 2024 Not Agg	agged Value of Allocation Amo		11,988,884	
	essed Value of Allocation Area essed Value Growth in Allocation Area Du	10	11,900,004	
	or a Change in Tax Status	ie	449,600	
	essed Value Decrease in Allocation Area I	Due	447,000	
to Demolition or a Ch			0	
	essed Value Growth as a Result of			
Abatement Roll-Off i	n Allocation Area		152,711	
	ue Decrease Due to 2023 Pay 2024			
Appeals Settlements			400,000	
9) 2023 Pay 2024 Adjusted	d Net Assessed Value of Allocation Area			
				\$10,986,573
10) 2023 Pay 2024 Neutra	alization Factor (Line 9 / Line 3) (Round	l to Five Decimal Places)		0.99722
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation Ar	rea (Line 1 * Line 10)		\$8,999,439
	ental Assessed Value of Allocation Area		_	\$2,989,445
2023 Pay 2024 BASE NEU	UTRALIZATION FACTOR FOR ALLO	OCATION AREA (LINE 10)	L	0.99722
I, Tony Mellencamp	Auditor, of	Adams	County, certify to the be	st of my
_	ase assessed value calculation is full, true	and complete for the tax increment finan	ce allocation area	
identified above.				
D . 1				
Dated (month, day, year)				
		Tony Mellencamp	`	
County Auditor (Signature)		County Auditor (Pr		
country remainer (Signature)		County 11uante1 (17		
		OCAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
	\ <u></u>			
The base assessed value adj	justment, as certified above, is approved by	y the Department of Local Government l	Finance.	
	3/C	08/23/2023		
a	07 10 5		-	
Commissioner, Department	of Local Government Finance	Date (month, day, year)		