

TIF NEUTRALIZATION SUMMARY

Daviess County

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2024 Neutral Factor</u>	<u>Pay 2024 Pass-through AV</u>
GCP/Area 1 Allocation Area	T14001	1.00418	\$0
Westgate Allocation Area	T14002	1.00153	\$0
Southwest Washington	T14003	0.97454	\$0
Southeast Washington	T14004	0.94397	\$0
I-69 Corridor	T14007	1.00702	\$0
Plainville	T14008	0.98368	\$0
Cypress Point	T14009	1.00000	\$0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
[DATE]



**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 Daviess
 Jurisdiction Daviess County
 Allocation Code T14001
 Allocation Area Name GPC/Area 1 Allocation Area

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 Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>18,771,700</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$18,771,700</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>18,850,100</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$18,850,100</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00418</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$18,850,100</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00418</u>

I, Jennifer Welsh Auditor, of Daviess 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)

8/7/23

Jennifer Welsh
 County Auditor (Signature)

Jennifer Welsh
 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

08/07/2023
 Date (month, day, year)



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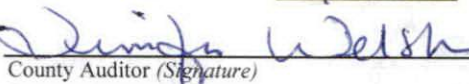
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Daviess
 Jurisdiction Daviess County
 Allocation Code T14002
 Allocation Area Name Westgate Allocation Area

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 Assessed Value of Allocation Area	<u>273,864</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>8,500,036</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,773,900</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>8,925,700</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>114,360</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>24,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$8,787,340</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00153</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$274,283</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$8,651,417</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00153</u>

I, Jennifer Welsh Auditor, of Daviess 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) 8/7/23

 County Auditor (Signature)

Jennifer Welsh
 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

08/07/2023
 Date (month, day, year)



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County Daviess
 Jurisdiction Town of Plainville
 Allocation Code T14008
 Allocation Area Name Plainville Allocation Area

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 Assessed Value of Allocation Area	<u>42,224</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>901,576</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$943,800</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>954,400</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>26,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$928,400</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98368</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$41,535</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$912,865</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98368</u>

I, Jennifer Welsh Auditor, of Daviess 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)

8/7/23

Jennifer Welsh
 County Auditor (Signature)

Jennifer Welsh
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

08/07/2023

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Daviess County
 Jurisdiction City of Washington
 Allocation Code T14003
 Allocation Area Name Southwest Washington Allocation Area

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 Assessed Value of Allocation Area	<u>24,928,331</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>3,131,447</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$28,059,778</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>29,895,736</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,092,980</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>42,600</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>1,500,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$27,345,356</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97454</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$24,293,656</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,602,080</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97454</u>

I, Jennifer Welsh Auditor, of Daviess County 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)

8/7/23

Jennifer Welsh
 County Auditor (Signature)

Jennifer Welsh
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

08/07/2023

Date (month, day, year)



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County Daviess County
 Jurisdiction City of Washington
 Allocation Code T14004
 Allocation Area Name Southeast Washington Allocation Area

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 Assessed Value of Allocation Area	17,186,206	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	4,330,296	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,516,502</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	21,400,532	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	452,700	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	163,100	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	800,000	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$20,310,932</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.94397</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$16,223,263</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,177,269</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.94397</u>

I, Jennifer Welsh Auditor, of Daviess County 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)

8/7/23

Jennifer Welsh
 County Auditor (Signature)

Jennifer Welsh
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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[Signature]
 Commissioner, Department of Local Government Finance

08/07/2023
 Date (month, day, year)



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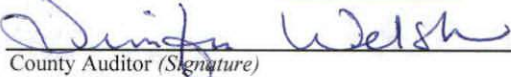
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Daviess County
 Jurisdiction City of Washington
 Allocation Code T14007
 Allocation Area Name I-69 Corridor

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 Assessed Value of Allocation Area	<u>8,912,909</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,605,036</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$14,517,945</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>14,961,992</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>270,100</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>75,900</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>148,000</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$14,619,792</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00702</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,975,478</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,986,514</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00702</u>

I, Jennifer Welsh Auditor, of Daviess County 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) 8/7/23

 County Auditor (Signature)

Jennifer Welsh
 County Auditor (Printed)

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 Commissioner, Department of Local Government Finance

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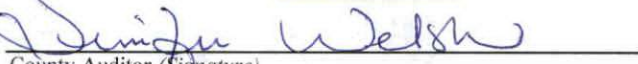
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Daviess County
 Jurisdiction City of Washington
 Allocation Code T14009
 Allocation Area Name Cypress Point

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 Assessed Value of Allocation Area	<u>63,000</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$63,000</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>160,600</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>97,600</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$63,000</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$63,000</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$97,600</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

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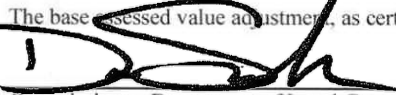
Dated (month, day, year) 8/7/23

 County Auditor (Signature)

Jennifer Welsh
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name _____

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 Commissioner, Department of Local Government Finance

08/07/2023
 Date (month, day, year)