



**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 39 - Jefferson County
 Jurisdiction Madison Civil City
 Allocation Code T39001
 Allocation Area Name North Madison Economic Development Area

Form Prepared By:
 Name Cole Fosbrink
 Unit/Company Reedy Financial Group
 Telephone Number 812-522-9444
 E-mail Address cfosbrink@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>58,920,656</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>58,521,827</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$117,442,483</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>117,096,923</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,782,600</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,543,398</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>\$109,770,925</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.93468</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$55,071,959</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$62,024,964</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.93468</u>

I, Heather Huff Auditor, of Jefferson 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 8/4/23

 County Auditor (Signature)

Heather Huff
 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)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 39 - Jefferson County
 Jurisdiction Madison Civil City
 Allocation Code T39002
 Allocation Area Name City of Madison Madison Plaza Allocation Area

Form Prepared By:
 Name Cole Fosbrink
 Unit/Company Reedy Financial Group
 Telephone Number 812-522-9444
 E-mail Address cfosbrink@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>2,680,194</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>6</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$2,680,200</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>3,015,700</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>338,639</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$2,677,061</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99883</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,677,058</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$338,642</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99883</u>

I, Heather Huff Auditor, of Jefferson 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) 8-4-23
Heather Huff
 County Auditor (Signature)

Heather Huff
 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 39 - Jefferson County
 Jurisdiction Madison Civil City
 Allocation Code T39003
 Allocation Area Name City of Madison Northwest Allocation Area

Form Prepared By:
 Name Cole Fosbrink
 Unit/Company Reedy Financial Group
 Telephone Number 812-522-9444
 E-mail Address cfosbrink@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>8,952,420</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>391,580</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,344,000</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>12,157,100</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,342,000</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$8,815,100</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.94340</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,445,713</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,711,387</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.94340</u>

I, Heather Huff Auditor, of Jefferson 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) 8/4/23
Heather Huff
 County Auditor (Signature)

Heather Huff
 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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County 39 - Jefferson County
 Jurisdiction Madison Civil City
 Allocation Code T39004
 Allocation Area Name City of Madison Presidential/Barr Properties Allocation Area

Form Prepared By:
 Name Cole Fosbrink
 Unit/Company Reedy Financial Group
 Telephone Number 812-522-9444
 E-mail Address cfosbrink@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	6,638,600	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	0	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,638,600
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	6,839,100	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,033	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$6,837,067
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02990
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,837,094
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,006
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02990

I, Heather Huff Auditor, of Jefferson 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) 8-4-23
Heather Huff
 County Auditor (Signature)

Heather Huff
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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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 39 - Jefferson County
 Jurisdiction Madison Civil City
 Allocation Code T39005
 Allocation Area Name City of Madison Venture and Dean Ford Allocation Area

Form Prepared By:
 Name Cole Fosbrink
 Unit/Company Reedy Financial Group
 Telephone Number 812-522-9444
 E-mail Address cfosbrink@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>3,266,400</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>\$3,266,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>3,284,400</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>75,303</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
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>\$3,209,097</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98246</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,209,107</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$75,293</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98246</u>

I, Heather Huff Auditor, of Jefferson 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) 8/4/23
Heather Huff
 County Auditor (Signature)

Heather Huff
 County Auditor (Printed)

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

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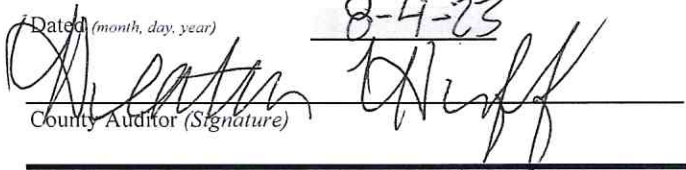
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 39 - Jefferson County
 Jurisdiction Madison Civil City
 Allocation Code T39007
 Allocation Area Name City of Madison Super ATV Allocation Area

Form Prepared By:
 Name Cole Fosbrink
 Unit/Company Reedy Financial Group
 Telephone Number 812-522-9444
 E-mail Address cfosbrink@reedyfinancialgroup.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	3,401,800	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	0	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$3,401,800
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	9,816,000	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	6,414,200	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area		
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$3,401,800
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$3,401,800
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$6,414,200
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00000

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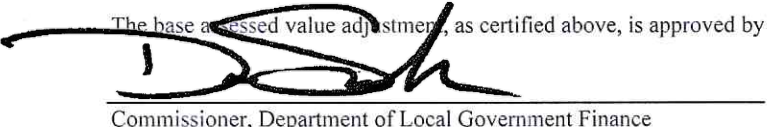
Dated (month, day, year) 8-4-23

 County Auditor (Signature)

Heather Huff
 County Auditor (Printed)

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