

State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	67 - Putnam	
Jurisdiction	City of Greencastle	
Allocation Code	T-67-901	
Allocation Area Name	Greencastle Economic Development Area	
Form Prepared By:		
Name	William A. Dory, Jr.	
Unit/Company	City of Greencastle	
Telephone Number	765-653-3100	
E-mail Address	bdory@cityofgreencastle.com	
1) 2022 D 2022 D A	2.422.265	
•	ssed Value of Allocation Area  3,423,365 al Assessed Value of Allocation Area  138,869,074	
•	al Assessed Value of Allocation Area  138,869,074  al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$142,292,439
3) 2022 Fay 2023 Total (Red	The Assessed Value of Anocation Area (Line 1 + Line 2)	\$172,272,737
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area 141,826,116	
,	sed Value Growth in Allocation Area Due	
•	r a Change in Tax Status	
	sed Value Decrease in Allocation Area Due	
to Demolition or a Cha		
	sed Value Growth as a Result of	
Abatement Roll-Off in		
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024	
Appeals Settlements in	Allocation Area 474,900	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	
		\$132,344,936
	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)  Base Assessed Value of Allocation Area (Line 1 * Line 10)	0.93009
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$138,642,078
2023 PAY 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.93009
I, Kristina Berish	Auditor, of <b>Putnam</b> County, certify to the	est of my
knowledge that the above bas	se assessed value calculation is full, true and complete for the tax increment finance allocation area	
identified above.		
9		
Dated (month, day, year)	7/31/2023	
M. 1.	Sas I	
1 motiona -	Kristina Berish	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allogation Area Nama		
Allocation Area Name		
TI base as seed value adju	stment as certified above, is approved by the Department of Local Government Finance.	
The same adju		
	8/1/2023	
Commissioner, Department of	of Local Government Finance Date (month, day, year)	

### Greencastle Economic Development Area - 2023 pay 2024

### Adjustments to Incremental Assessed Value

T-67-901

### **Demolition**

No demolitions for the year

TOTAL DEMOLITION		0	
<b>New Construction</b>			
Old National Bank - 25 E. Washingto Check for new construction 22 pay 23		COMPLETE	015-525010-00
T O Properties - 204 N Vine Check for new construction 22 pay 23	67-09-21-201-020.000-008	COMPLETE	015-523260-00
Archland - 940 Indianapolis Rd Check for new construction 22 pay 23	67-09-22-201-027.000-008	COMPLETE	015-513010-00
Howe - 330 S. Warren Dr. Check for new construction 22 pay 23	67-09-22-104-006.000-008	COMPLETE	015-512500-00
Midland - Putnam Plaza 27 & 35 Check for new construction 22 pay 23	67-09-14-303-001.000-008	COMPLETE	015-505250-00
Servus - 1016 Indianapolis Rd. Check for new construction 22 pay 23	67-09-22-102-008.000-008	COMPLETE	015-516170-00
GC Retail - 1746-1752 Indianapolis I Check for new construction 22 pay 23		COMPLETE	015-501459-00
Wal-Mart DC - 333 S Warren Dr. Check for new construction 22 pay 23	67-09-23-600-034.000-008	No Increase	015-501710-00
Letreco - 19-25 S, Indiana Check for second floor 22 pay 23	67-09-21-201-127.000-008	COMPLETE	015-516-180-00
Letreco - 11 South Indiana Check for second floor 22 pay 23	67-09-21-201-091.001-008	COMPLETE	015-510631-00
Wal-Mart - 1750 Indianapolis Rd Building Remodel	67-09-23-500-021.001-008	COMPLETE	015-501457-00
Nedzbedin D. Veseli - Restaurant 1058 Indianapolis Road Building Remodel	67-09-22-102-017.000-008	COMPLETE	015-513080-00

Wal-Mart - 1750 Indianapolis Rd Building Expansion 7,000 sqft - check		0	015-501457-00
JMB FP Invetments  New medical office building - check 2	67-09-15-403-030.000-008 24 pay 25	0	015-508290-00
Crown Equip - Old IAC Building Check for new construction 24 pay 25	67-09-13-700-027.000-008	0	015-500720-00
Breadworks Real Estate - Church Check for new construction 24 pay 25	67-09-21-203-014.000-008	0	015-504820-00
Gracehouse - 16 S Jackson Check for new construction 24 pay 25	67-09-21-202-127.000-008	0	015-525870-00
TOTAL NEW CONSTRUCTION	ON	0	
Abatement Roll Off			
Crown Equipment		COMPLETED	
Crown Equipment - Force Bldg		8,584	
Cuatro LLC (Phoenix)		COMPLETED	
Ascena (F B Distro)	Old Project	COMPLETED	
Ascena (F B Distro)	E-Commerce Renovation	COMPLETED	

Crown Equipment		COMIT ELLIED
Crown Equipment - Force Bldg		8,584
Cuatro LLC (Phoenix)		COMPLETED
Ascena (F B Distro)	Old Project	COMPLETED
Ascena (F B Distro)	E-Commerce Renovation	COMPLETED
Ascena (F B Distro)	E-Commerce Expansion	180,530
Garmong Development -1		COMPLETED
Garmong Development -2		COMPLETED
Chiyoda USA	Paint Building	363,430

552,544

# **Adjustments for Pending Appeals**

Expected adjustment could be up to 2	20%	-36,025,120	80% of value
Wal-Mart - 1750 Indianapolis Rd	67-09-23-500-021.001-008	9,056,300	015-501457-00
Wal-Mart DC - 333 S Warren Dr.	67-09-23-600-034.000-008	35,975,100	015-501710-00

NET ADJUSTMENT FOR APPEALS 9,006,280

Change in Tax Status		Increase	Decrease		
TOTAL TAX STATUS		0	0		
Personal Property - Desi	Personal Property - Designated Taxpayers (for reference)				
Crown Equipment	67-015-201115-00	8,255,723			
Wal-Mart Distribution	67-015-205200-00	11,050,160			
Phoenix Closures	67-015-203933-00	11,585,349			

30,891,232

TOTAL PERSONAL PROPERTY



State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	67 - Putnam		
Jurisdiction	Town of Cloverdale		
Allocation Code	T-67-902		
Allocation Area Name	Crossroads USA Arena and Exposition	n, Inc. Economic Dev. Area	
Form Prepared By:			
Name	William A. Dory, Jr.		
Unit/Company	City of Greencastle		
Telephone Number	765-653-3100		
E-mail Address	bdory@cityofgreencastle.com		
1) 2022 Pay 2022 Page Age	pered Volue of Allogation Area		0
-	essed Value of Allocation Area all Assessed Value of Allocation Area	· ·	2,208,900
•	al) Assessed Value of Allocation Area (1	Line 1 + Line 2)	\$2,208,900
3) 2022 1 ay 2023 10tai (Ro	ar) Assessed value of Allocation Area (	Ente 1 · Ente 2)	\$2,200,700
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area		2,212,900
	sed Value Growth in Allocation Area D	lue ——	
	r a Change in Tax Status		0
	sed Value Decrease in Allocation Area		
to Demolition or a Cha			0
	sed Value Growth as a Result of		
Abatement Roll-Off in			0
	e Decrease Due to 2023 Pay 2024		
Appeals Settlements in			0
	Net Assessed Value of Allocation Area		
			\$2,212,900
	ization Factor (Line 9 / Line 3) (Roun d Base Assessed Value of Allocation A		1.00181
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Are	a (Line 4 - Line 11)	\$2,212,900
2023 PAY 2024 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	1.00181
I, Kristina Berish	Auditor, of	Putnam County,	certify to the best of my
knowledge that the above basidentified above.	se assessed value calculation is full, true	e and complete for the tax increment finance allocat	ion area
Dated month, day, year)	7/31/2023		
	0		
To whom I	×:~	Kristina Berish	
County Auditor (Signature)	204	County Auditor (Printed)	
11 (5) (6)		· , ,	
		OCAL GOVERNMENT FINANCE F TIF BASE NEUTRALIZATION	
Allocation Area Name			
The base assessed value adju	stmey, as certified above, is approved by	by the Department of Local Government Finance.	
	M	•	
		8/1/2023	
Commissioner Department of	of Local Government Finance	Date (month, day, year)	

# Crossroads Economic Development Area - 2023 pay 2024

Adjustments to Incremental Assessed Value		T-67-902
Demolition		
No demolition this year		0
TOTAL DEMOLITION		0
New Construction 40 x 60 pole barn 88 x 192 pole barn	COMPLETE COMPLETE	
TOTAL NEW CONSTRUCTION		0
Abatement Roll Off		
No Abatement Roll Off		0
TOTAL ROLL OFF		0
Adjustments for Pending Appeals		
Add or Delete For Appeals		0
NET ADJUSTMENT FOR APPEALS		0
Change in Tax Status	Increase	Decrease
No changes in tax status		0 0
TOTAL TAX STATUS		0 0



State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	67 - Putnam		
Jurisdiction	Town of Cloverdale		
Allocation Code	T-67-904		
Allocation Area Name	Cloverdale Economic Development A	Area - Allocation Area A	
Form Prepared By:			
Name	William A. Dory, Jr.		
Unit/Company	City of Greencastle		
Telephone Number	765-653-3100		
E-mail Address	bdory@cityofgreencastle.com		° 8
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area		1,164,378
2) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area		35,922
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (	(Line 1 + Line 2)	\$1,200,300
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area		1,248,200
•	essed Value Growth in Allocation Area D	Due	
•	or a Change in Tax Status		0
	essed Value Decrease in Allocation Area	Due	
to Demolition or a Ch			0
	essed Value Growth as a Result of		
Abatement Roll-Off in			0
	ue Decrease Due to 2023 Pay 2024		
Appeals Settlements i	-		0
* *	Net Assessed Value of Allocation Area		<del></del> /
.,,,,			\$1,248,200
11) 2023 Pay 2024 Adjusto	elization Factor (Line 9 / Line 3) (Rounded Base Assessed Value of Allocation Arental Assessed Value of Allocation Are	Area (Line 1 * Line 10)	
•		,	-
2023 PAY 2024 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	1.03991
I, Kristina Berish	Auditor, of	Putnam	County, certify to the best of my
*		e and complete for the tax increment finance	
identified above.	and and the factor of the fact	• and complete for the tast moremone inter-	
5 . 1	F/24/2022		
Dated (month, day, year)	7/31/2023		
Lina Bi		Kristina Berish	
County Auditor (Signature)	= =	County Auditor (Pr	·inted)
		LOCAL GOVERNMENT FINANCE OF TIF BASE NEUTRALIZATION	
Allocation Area Name			
	Atmosf or contified these is seened	by the Department of Legal Covers	linanaa
The base esseed value adj	usimers, as certified above, is approved	by the Department of Local Government F	mance.
		8/1/2023	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	

## Cloverdale Economic Development Area - 2023 pay 2024 Allocation Area A Adjustments to Incremental Assessed Value

T-67-904

### **Demolition**

Demondon		
No demolition for the year	0	
TOTAL DEMOLITION	0	
New Construction		
No new construction for the year		
TOTAL NEW CONSTRUCTION	0	
Abatement Roll Off		
No Abatement Roll Off	0	
TOTAL ROLL OFF	0	
Adjustments for Pending Appeals		
Add or Delete For Appeals	0	
NET ADJUSTMENT FOR APPEALS	0	
Change in Tax Status	Increase	Decrease
No changes in tax status	0	0
	******	
TOTAL TAX STATUS	0	0



State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	67 - Putnam		
Jurisdiction	Town of Cloverdale		
Allocation Code	T-67-905		
Allocation Area Name	Cloverdale Economic Development Ar	rea - Allocation Area B	
Form Prepared By:			
Name	William A. Dory, Jr.		
Unit/Company	City of Greencastle		
Telephone Number	765-653-3100		
E-mail Address	bdory@cityofgreencastle.com		
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area	11,131,880	Ē
•	al Assessed Value of Allocation Area	1,399,665	f
•	al) Assessed Value of Allocation Area (L		- \$12,531,545
b) 2022 1 a) 2020 10ta1 (1to	(2		
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area	12,478,500	
-	sed Value Growth in Allocation Area Du		
to New Construction of	r a Change in Tax Status	30,200	
	sed Value Decrease in Allocation Area I	Due	
to Demolition or a Cha	inge in Tax Status	0	
7) 2023 Pay 2024 Net Asses	sed Value Growth as a Result of		
Abatement Roll-Off in	Allocation Area	0	
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024		
Appeals Settlements in	Allocation Area	0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		
			\$12,448,300
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round	d to Five Decimal Places)	0.99336
			*** ***
	d Base Assessed Value of Allocation Ar		\$11,057,964
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area	a (Line 4 - Line 11)	\$1,420,536
2023 PAY 2024 BASE NEU	TRALIZATION FACTOR FOR ALL	LOCATION AREA (LINE 10)	0.99336
I, Kristina Berish	Auditor, of	Putnam County, certify to the	e best of my
_	se assessed value calculation is full, true	and complete for the tax increment finance allocation area	
identified above.			
Dated (month, day, year)	7/31/2023		
101. 3	1		
Juin Di		Kristina Berish	
County Additor (Signature)		County Auditor (Printed)	
	DED A DYMENT OF L	OCAL GOVERNMENT FINANCE	
		F TIF BASE NEUTRALIZATION	
	CERTIFICATION OF	THE DASE NEUTRALIZATION	
Allocation Area Name			
The pase assessed value adju	stmer, as certified above, is approved b	y the Department of Local Government Finance.	
	M		
		8/1/2023	
Commissioner, Department of	of Local Government Finance	Date (month, day, year)	

# Cloverdale Economic Development Area - 2023 pay 2024 Allocation Area B Adjustments to Incremental Assessed Value

T-67-905

0

0

### Demolition

TOTAL TAX STATUS

Demolition		
No demolition for the year	0	
TOTAL DEMOLITION	0	
New Construction		
DJS297 Corporation 67-12-36-102-004.000-003 Check new construction for 23 pay 24	No Increase	022-511091-00
Taylor's Hometown Hardware 67-12-36-102-018.002-003 New construction for 22 pay 23	30,200	022-501468-00
TOTAL NEW CONSTRUCTION	30,200	
Abatement Roll Off		
No Abatement Roll Off	0	
TOTAL ROLL OFF	0	
Adjustments for Pending Appeals		
Add or Delete For Appeals	0	
NET ADJUSTMENT FOR APPEALS	0	
Change in Tax Status	Increase	Decrease
No changes in tax status	0	0



State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	67 - Putnam			
Jurisdiction	Town of Cloverdale		<del></del> #	
Allocation Code	T-67-906			
Allocation Area Name	Cloverdale Economic Development A	rea - Allocation Area C		
Form Prepared By:				
Name	William A. Dory, Jr.			
Unit/Company	City of Greencastle			
Telephone Number	765-653-3100			
E-mail Address	bdory@cityofgreencastle.com			
4) assa B. assa B			0.501.000	
	ssed Value of Allocation Area		8,701,002	
· ·	al Assessed Value of Allocation Area	Time 1   Time 2)	205,313	<b>#0.006.215</b>
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (	Line 1 + Line 2)		\$8,906,315
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area		9,670,140	
•	sed Value Growth in Allocation Area E	Due	3,070,140	
•	r a Change in Tax Status		0	
	sed Value Decrease in Allocation Area	Due		
to Demolition or a Cha			0	
	sed Value Growth as a Result of		<del>-</del> ")	
Abatement Roll-Off in	Allocation Area		0	
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in	Allocation Area		0	
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area			
				\$9,670,140
10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Places)	_	1.08576
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation A	Area (Line 1 * Line 10)		\$9,447,200
	ntal Assessed Value of Allocation Are		-	\$222,940
2023 PAY 2024 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)		1.08576
			-	
I, Kristina Berish	Auditor, of	Putnam	County, certify to the best	of my
_	se assessed value calculation is full, true	e and complete for the tax increment	finance allocation area	
identified above.				
Datadikawa	7/21/2022			
Dated month, day, year)	7/31/2023			
Mil 2.	-1	Kristina Ber	ich	
County Auditor (Signature)		County Audit		
County Fundation (Signature)		County Hudit	or (1 / micay	
<u></u>	DEPARTMENT OF L	OCAL GOVERNMENT FINANC	CE C	
		F TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base as essed value adju	stment, as certified above, is approved	by the Department of Local Governr	nent Finance.	
	An	8/1/2023		
		_		
Commissioner, Department of	f Local Government Finance	Date (month, day	v, year)	

## Cloverdale Economic Development Area - 2023 pay 2024 Allocation Area C Adjustments to Incremental Assessed Value

T-67-906

### **Demolition**

No demolition for the year	0	
TOTAL DEMOLITION	0	
New Construction		
No new construction for this year	0	
TOTAL NEW CONSTRUCTION	0	
Abatement Roll Off		
No Abatement Roll Off	0	
TOTAL ROLL OFF	0	
Adjustments for Pending Appeals		
Add or Delete for Appeals		
NET ADJUSTMENT FOR APPEALS	0	
Change in Tax Status	Increase	Decrease
No changes in tax status		
TOTAL TAX STATUS	0	0