



**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 Warrick  
Jurisdiction Warrick County  
Allocation Code T87019  
Allocation Area Name Epworth Road Corridor

Form Prepared By:  
Name Matt Eckerle  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number 317-465-1500  
E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>67,265,216</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>491,530,836</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$558,796,052</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>585,395,683</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>47,107,076</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>41,533,490</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>2,768,420</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>12,897,803</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$564,155,875</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.00959</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$67,910,289</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$517,485,394</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.00959</u>

I, Michael Dietsch Auditor, of Warrick 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) 8-8-2023  
[Signature]  
County Auditor (Signature)

Michael Dietsch  
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

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



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County Warrick  
Jurisdiction Warrick County  
Allocation Code T87007  
Allocation Area Name Northwest Industrial Park

Form Prepared By:  
Name Matt Eckerle  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number 317-465-1500  
E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>5,411,514</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>13,795,271</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$19,206,785</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>22,229,824</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,061,595</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>817,530</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$20,350,699</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.05956</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$5,733,824</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$16,496,000</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.05956</u>

I, Michael Dietsch Auditor, of Warrick 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) 8-8-2023

Michael Dietsch  
County Auditor (Signature)

Michael Dietsch  
County Auditor (Printed)

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

Allocation Area Name \_\_\_\_\_

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Michael Dietsch  
Commissioner, Department of Local Government Finance

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



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Warrick  
 Jurisdiction Warrick County  
 Allocation Code T87010  
 Allocation Area Name Howard Nevins Corridor

Form Prepared By:  
 Name Matt Eckerle  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number 317-465-1500  
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>61,902,568</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,240,675</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$67,143,243</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>67,638,020</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,858,344</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>5,228,300</u>	
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>\$70,007,976</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04267</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$64,543,951</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,094,069</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.04267</u>

I, Michael Dietsch Auditor, of Warrick 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) 8-8-2023

Michael Dietsch  
 County Auditor (Signature)

Michael Dietsch  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
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Allocation Area Name \_\_\_\_\_

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 Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Warrick  
Jurisdiction Town of Chandler  
Allocation Code T87001  
Allocation Area Name Chandler Town

Form Prepared By:  
Name Matt Eckerle  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number 317-465-1500  
E-mail Address Matt.Eckerle@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>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$0</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>0</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>          </u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>          </u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>          </u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>          </u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$0</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>          </u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>          </u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>          </u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>          </u>

I, Michael Dietsch Auditor, of Warrick 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.

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