



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Pendleton Redevelopment Commission
Allocation Code T48403
Allocation Area Name Falls Pointe #1

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

Table with 2 columns: Description and Value. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 Pay 2021 Neutralization Factor.

2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, Rick Gardner Auditor, of Madison 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 8/16/2020
Rick Gardner
County Auditor (Signature) 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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison County
Jurisdiction: Elwood Civil City
Allocation Code: 148201 748301
Allocation Area Name: Elwood Economic Development Area

Form Prepared By:
Name: Condel Bowen
Uni/Company: Reedy Financial Group
Telephone Number: (317) 820-3440
E-mail Address: cbowen@reedyfinancialgroup.com

Table with 3 columns: Description, Value, and Total. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 Pay 2021 Neutralization Factor.

I, Rick Gardner, Auditor, of Madison 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 8/10/2020
County Auditor (Signature)

Rick G Gardner
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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison County
Jurisdiction Elwood Civil City
Allocation Code T48302
Allocation Area Name Bison Ridge Allocation Area

Form Prepared By:
Name Condel Bowen
Unit/Company Reedy Financial Group
Telephone Number (317) 820-3440
E-mail Address cbowen@reedyfinancialgroup.com

Table with 3 columns: Description, Value, and Total. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR.

I, Rick Gardner Auditor, of Madison 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) 8/10/2020
County Auditor (Signature) Rick Gardner

County Auditor (Printed) Rick G Gardner

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

Date (month, day, year)



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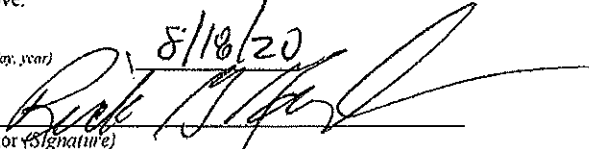
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
 Jurisdiction City of Alexandria
 Allocation Code T48201
 Allocation Area Name Alexandria TIF Area

Form Prepared By:
 Name Brian C. Colton
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Brian.Colton@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>2,581,536</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>2,464,304</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,045,840</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>5,161,650</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>8,730</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$5,152,920</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02122</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,636,316</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,525,334</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.3799</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$110,607</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>4.3799</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02122</u>

I, Rick Gardner Auditor, of Madison 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.

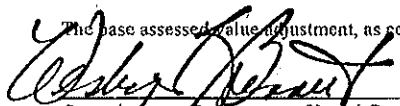
Dated *(month, day, year)* 5/18/20

 County Auditor *(Signature)*

Rick Gardner
 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

 Date *(month, day, year)*



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (8/15-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction City of Anderson
Allocation Code T48101
Allocation Area Name Anderson Consolidated Area

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2019 and 2020, growth factors, and neutralization factor calculations.

I, Rick Gardner Auditor of Madison 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) 8/18/20
Rick Gardner
County Auditor (Signature)

Rick Gardner
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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison
Jurisdiction: City of Anderson
Allocation Code: T48102
Allocation Area Name: Kroger TIF Area

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

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Rick Gardner, Auditor, of Madison 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 8/19/2020
County Auditor (Signature)

Rick Gardner
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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R4 / 5-20)
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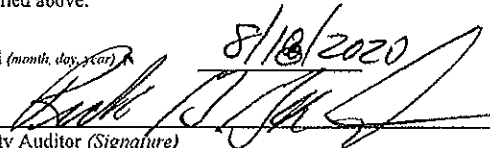
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
 Jurisdiction City of Anderson
 Allocation Code T48103
 Allocation Area Name Nestle TIF Area

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>2,631,825</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>47,078,325</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$49,710,150</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>50,984,700</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>619,750</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$50,364,950</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01317</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,666,486</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$48,318,214</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.6209</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$2,232,736</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>4.6209</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01317</u>

I, Rick Gardner, Auditor of Madison 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 8/18/2020

 County Auditor (Signature)

Rick Gardner
 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

 Date (month, day, year)



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State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison
Jurisdiction: City of Anderson
Allocation Code: T48104
Allocation Area Name: Farm Allocation Area

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

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value, 2019 Pay 2020 Incremental Assessed Value, 2019 Pay 2020 Total (Real) Assessed Value, 2020 Pay 2021 Net Assessed Value, 2020 Pay 2021 Neutralization Factor, 2020 Pay 2021 Adjusted Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, Estimated 2020 Pay 2021 Tax Rate, Estimated 2020 Pay 2021 Incremental Tax Revenue, Actual 2019 Pay 2020 Tax Rate, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Rick Gardner, Auditor, of Madison 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) 8/18/2020
County Auditor (Signature)

Rick Gardner
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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 36059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Town of Ingalls
Allocation Code T48601
Allocation Area Name Ingalls TIF Area

Form Prepared By:
Name Brian C. Colton
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Brian.Colton@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (8,858,350), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (540,959), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (9,399,309), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (9,341,026), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (9,341,026), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.99380), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (8,803,428), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (537,598), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (3.1908), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13) (17,154), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (3.1908), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.99380)

I, Rick Gardner Auditor of Madison 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) 8/18/2020
Rick Gardner
County Auditor (Signature)

Rick Gardner
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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 3-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Pendleton Redevelopment Commission
Allocation Code T48401
Allocation Area Name Pendleton TIF Area

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

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Rick Gardner Auditor of Madison 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 8/19/2020
Rick Gardner
County Auditor (Signature)

Rick Gardner
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

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison
Jurisdiction: Pendleton Redevelopment Commission
Allocation Code: T48402
Allocation Area Name: Consolidated RDA #1

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

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value, 2019 Pay 2020 Incremental Assessed Value, 2019 Pay 2020 Total, 2020 Pay 2021 Net Assessed Value, 2020 Pay 2021 Net Assessed Value Growth, 2020 Pay 2021 Net Assessed Value Decrease, 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2020 Pay 2021 Estimated Assessed Value Decrease, 2020 Pay 2021 Adjusted Net Assessed Value, 2020 Pay 2021 Neutralization Factor, 2020 Pay 2021 Adjusted Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, Estimated 2020 Pay 2021 Tax Rate, Estimated 2020 Pay 2021 Incremental Tax Revenue, Actual 2019 Pay 2020 Tax Rate, and 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Rick Gardner Auditor, of Madison 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)

8/18/2020

County Auditor (Signature)

Handwritten signature of Rick Gardner

Rick Gardner

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

Date (month, day, year)

Handwritten signature of Commissioner



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Madison County
Jurisdiction: Town of Lapel
Allocation Code: T48501
Allocation Area Name: Lapel TIF District

Form Prepared By:
Name: Condel Bowen
Unit/Company: Reedy Financial Group
Telephone Number: (317) 820-3440
E-mail Address: cbowen@reedyfinancialgroup.com

Table with 2 columns: Description and Value. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and various adjustments leading to a 2020 PAY 2021 BASE NEUTRALIZATION FACTOR of 0.86460.

I, Rick Gardner, Auditor, of Madison 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 8/10/2020
County Auditor (Signature)

Rick G. Gardner
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

Date (month, day, year)