PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Carroll County
Jurisdiction	Carroll County
Allocation Area Code	T08001
Allocation Area Name	Carroll County Consolidated EDA

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$3,130,500	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	15,101,266	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$18,231,766
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	18,564,502	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	237,580	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$18,326,922
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**1.00522**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$3,146,841
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$15,417,661
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places		1.4865
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13		$229,184
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00522

I, Vicky F. Snipes, Auditor of Carroll 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 Aug. 27, 2015

Vicky F. Snipes
County Auditor (Signature)

Vicky Snipes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Carroll County Consolidated EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

8-28-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Carroll County
Jurisdiction	City of Delphi
Allocation Area Code	T08002
Allocation Area Name	Delphi EDA

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$15,401,269	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	(381,916)	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$15,019,353
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	15,258,218	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	213,800	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	1,223,000	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$13,821,418
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.92024**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$14,172,864
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$1,085,354
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.1134
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$33,791
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.92024

I, Vicky F. Snipes, Auditor of Carroll 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 Aug 27, 2015

Vicky F. Snipes
County Auditor (Signature)

Vicky Snipes
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Delphi EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Zwiersma
Commissioner, Department of Local Government Finance

8-28-15
Date

BASE NEUTRALIZATION SUMMARY

CARROLL COUNTY

Allocation Area	State TIF Code	Taxing District	Pay 2015 Net AV	Pay 2015 Base AV	Pay 2015 Incremental AV	2016 Neutral Factor	Pay 2016 Net AV	Pay 2016 Base AV	Pay 2016 Incremental AV
Carroll County Consolidated EDA	T08001	Deer Creek Township	$18,231,766	$3,130,500	$15,101,266	1.0052	$18,564,502	$3,146,841	$15,417,661
Delphi EDA	T08002	Deer Creek Township	$3,899,426	$3,957,779	($58,353)	0.9202	$4,057,986	$3,642,107	$415,879
Delphi EDA	T08002	Delphi (Deer Creek)	11,119,927	11,443,490	(323,563)	0.9202	11,200,232	10,530,757	669,475
Total			$15,019,353	$15,401,269	($381,916)		$15,258,218	$14,172,864	$1,085,354
Grand Total			$33,251,119	$18,531,769	$14,719,350		$33,822,720	$17,319,705	$16,503,015

Summary by Taxing District

Taxing District	Pay 2016 Net AV	Pay 2016 Base AV	Pay 2016 Incremental AV
Deer Creek Township	$22,622,488	$6,788,948	$15,833,540
Delphi (Deer Creek)	11,200,232	10,530,757	669,475
Totals	$33,822,720	$17,319,705	$16,503,015