



Town of Whitestown, Indiana

RESOLUTION NO. 2017-21

**A FISCAL POLICY RESOLUTION
FOR ANNEXING CONTIGUOUS TERRITORY
TO THE TOWN OF WHITESTOWN, INDIANA**

Reinhardt Super-Voluntary Annexation

WHEREAS, Ind. Code § 36-4-3-3.1 requires that the municipality has developed a written fiscal plan and has established a definite policy, by resolution of the legislative body that meets the requirements set forth in Ind. Code § 36-4-3-13(d), prior to annexing property under Ind. Code § 36-4-3; and

WHEREAS, it is the desire of the Town Council of the Town of Whitestown, State of Indiana, to provide such written fiscal plan, and comply with Indiana law.

THEREFORE, BE IT RESOLVED by the Town Council of the Town of Whitestown, State of Indiana, that Exhibit A, as attached and incorporated herein, is adopted as the fiscal plan for the "Reinhardt Super-Voluntary Annexation" proposed by Ordinance 2017-17.

BE IT FURTHER RESOLVED THAT the sections, paragraphs, sentences, clauses and phrases of this Resolution and the fiscal plan are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution or the fiscal plan shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution or the fiscal plan.

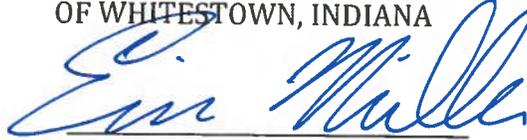
PASSED the 19th day of July 2017.

[Signatures on next page]

ORIGINAL

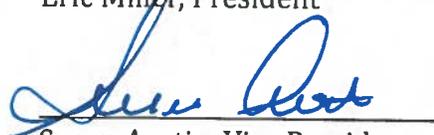
THE TOWN COUNCIL OF THE TOWN
OF WHITESTOWN, INDIANA

YAY/NAY



Eric Miller, President

Yes



Susan Austin, Vice President

Yes



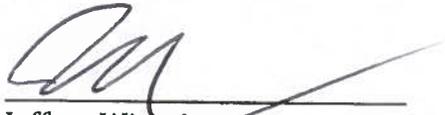
Kevin Russell

YAY



Clinton Bohm

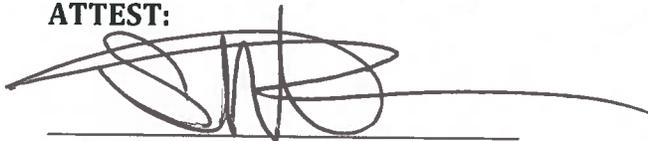
YAY



Jeffrey Wishek

yay

ATTEST:



~~Matt Sumner, Clerk-Treasurer~~
Town of Whitestown, Indiana

Sheri Williams, Deputy Clerk

Contiguity, Population Density & Percent Subdivided

The Super-Voluntary Annexation Area is more than 1/4 contiguous to the existing corporate limits of the Town of Whitestown. The population density of the Annexation Area is less than 3.0 persons per acre. This annexation is being pursued in support of future development.

“Needed & Can Be Used” (IC36-4-3-13(c))

This annexation is undertaken in accordance with IC36-4-3-5.1 (which addresses annexations with consent from 100% of property owners). IC36-4-3-13(c) does not specify the exact nature of the 'needed and can be used' provisions of section 13(c), however, judicial precedent has established broad parameters for addressing the 'needed and can be used' parameter. Therefore, the Reinhardt Annexation Territory is needed and can be used in accordance with IC36-4-3-13(c) by virtue of the expressed interests of the landowner in potentially developing their property in accordance with its highest and best uses, as provided by Indiana statutes related to planning, zoning and development, as well as accepted standards for transportation planning, utility planning, and environmental planning (including stormwater management and groundwater protection). The determination of highest and best use is locally administered through a series of interactive processes by multiple groups, including the Plan Commission, Town Council, Whitestown Utilities, and other organizations with authorities related to the future-proposed uses of the land.

Needed & Can Be Used: Planning Utilities to Serve the Reinhardt Parcels

A lack of adequate water capacity is widely acknowledged as being a developmental constraint in southeastern Boone County, and Whitestown Utilities has undertaken extensive efforts to address this constraint within the Whitestown utility service territory. Similarly, Whitestown is the only feasible provider of sewer and water utility service in the area and has worked extensively to plan and provide capacity for future development such as the potential development of the property considered here.

This Super-voluntary Annexation is therefore 'needed and can be used' by the Town of Whitestown, Whitestown Utilities and the landowners for purposes of planning utility service at quantity and frequency levels necessary to support the future development which is determined to be the highest and best use for this property. While it is possible that utility services could be extended using broad generalities with regard to development intensities, it is in the best interests of both Whitestown and the landowner that the planning for Whitestown Utility extensions be efficiently and effectively planned and designed to assure that service is adequate for the extant property, as well as other property located within the utility service area, or basin, if such utility service were to be proposed for future extension. Such utility service extensions are planned and designed in a manner that seeks to minimize/optimize cost to utility customers, without excess costs that would otherwise increase user rates for the utility.

Needed & Can Be Used: Planning, Zoning & Development Review/Approval

The Reinhardt Annexation is undertaken to provide optimal cooperation with regard to

the review and approval process for consistent and equitable zoning and development as the Reinhardt property is considered for development. Whitestown has established a set of planning, zoning and development standards which are consistent and equitable throughout Whitestown. The Whitestown standards are not necessarily the same as planning, zoning and development standards for other areas, therefore, the annexation is 'needed and can be used' to assure that development types and densities are fairly applied to all landowners, and that future development patterns for the Reinhardt parcels is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Delivering Adequate Public Safety Services

The Reinhardt Annexation is also 'needed and can be used' to assure that the Town of Whitestown can provide adequate, fair, and equitable public safety services to future development on the Reinhardt parcels. In this case, 'public safety services' includes such things as personnel, lighting, telecommunications and other forms of public safety facilities and infrastructure.

Public safety demands are highly idiosyncratic to developmental intensity and design. High density developments clearly require different configurations of public safety services, depending upon the design and occupancy of the future development, especially in a modern era of new forms of threats to public safety. It is in the best interests of both Whitestown and the landowners that public safety issues be addressed cooperatively and with the public interest in the forefront.

A simple, existing example of the need to carefully consider issues related to public safety services is the commonly-seen need for offices and industrial developments to employ police/security personnel during shift changes. These police/security personnel are deemed necessary to enable employees at certain facilities to exit their parking areas in some organized manner which is consistent with basic expectations of public safety.

In other communities, developments which are not carefully scrutinized for public safety issues, including traffic safety often find major increases in traffic accidents and personal injury. By working cooperatively, Whitestown and landowners seek to minimize such public safety impacts.

Needed & Can Be Used: Transportation Infrastructure Planning

Local transportation facilities must be carefully planned to be able to address both normal operative expectations, as well as emergency situations, just as public safety services must be carefully planned to address normal levels of public safety services as well as public safety emergencies. It is therefore necessary for Whitestown and landowners to consider, study, and comprehend the transportation service/capacity requirements necessitated by future development of the Reinhardt parcels, as well as consider, study, and comprehend the roadways, intersections and traffic controls which could be affected by traffic emergencies at or near the Annexation Area. It is in the best interests of both parties to acknowledge and attempt to accommodate such situations.

Needed & Can Be Used: Stormwater, Flood Protection & Aquifer Protection

Agricultural land is generally considered to be close to 'natural state' in terms of runoff, flooding and stormwater, with the exception of agricultural chemicals that are sometimes applied in certain types of agricultural land uses. New development is generally considered to universally increase the speed and volume of stormwater runoff, as well as changing the chemical content of runoff, thereby creating potential stormwater and flooding problems. This Annexation is 'needed and can be used' to afford adjacent property owners certain protections from the impacts of stormwater, flooding and runoff as a result of Whitestown's planning and development standards.

In recent years, increasingly severe and unpredictable weather patterns have increased the amount of attention needed to address issues of stormwater, flooding and runoff, to protect adjacent and downstream properties. The Town of Whitestown addresses a portion of the stormwater issue through its common planning/zoning/development standards review/approval process. Generally, the idea is to capture runoff onsite which thereby minimizes stormwater impacts on adjacent properties.

In some cases, stormwater management facilities can also be planned in a manner that improves flood protection for adjacent properties, as well as addressing flooding issues related to roadway drainage and other drainage issues that might exist in the Area.

Finally, the Reinhardt Annexation enhances the ability of Whitestown to consider measures which might be necessary to protect groundwater and aquifers from pollution emanating from new development. Despite the fact that area groundwater is not available in sufficient quantities to serve large populations, groundwater aquifers still exist and can still be affected by development which does not adequately protect groundwater from new sources of pollution.

This Annexation is determined to be 'needed and can be used' for purposes of managing stormwater, flooding and runoff, as well as for purposes of providing enhanced protection of local groundwater supplies.

Town of Whitestown
Reinhardt Super-Voluntary Annexation Impact Analysis
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May 31, 2017

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Town of Whitestown

Reinhardt Annexation: 5-Year Fiscal Summary for Agricultural Classification

May 31, 2017

	Property Taxes		Income Taxes		Other Revenue		Total Revenues		Total Minimum Costs		Total Maximum Costs		Projected Revenues over Minimum Costs		Projected Revenues over Maximum Costs	
Year 1	-	-	-	-	2,000	2,000	2,000	2,000	600	2,000	2,000	2,000	1,400	-	-	-
Year 2	-	-	-	-	2,000	2,000	2,000	2,000	600	2,000	2,000	2,000	1,400	-	-	-
Year 3	-	-	-	-	2,000	2,000	2,000	2,000	600	2,000	2,000	2,000	1,400	-	-	-
Year 4	-	-	-	-	2,000	2,000	2,000	2,000	600	2,000	2,000	2,000	1,400	-	-	-
Year 5	-	-	-	-	2,000	2,000	2,000	2,000	600	2,000	2,000	2,000	1,400	-	-	-

(1) While classified as agricultural, there is a projected \$0 increase in property taxes.

(2) Per the "Plan to Provide Municipal Services" section of the Annexation Fiscal Plan, existing/budgeting revenues from the Town will be used to provide appropriate municipal services to the undeveloped annexation parcels. The projected "Other Revenues" are shown at the maximum cost level.

(3) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.



Town of Whitestown
Reinhardt Annexation - Tax Impact Agricultural Classification

2016 PAY 2017 PROPERTY TAX IMPACT

Owner Name	Parcel #	Gross Assessed Value	Deductions	Net Assessed Value	UIC Tax Rate	IC Tax Rate	UIC Gross Property Taxes	IC Gross Property Taxes	UIC Net Property Taxes	IC Net Property Taxes	Increase (Decrease) in Tax Bill
1 REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-001-001-018	8,000	-	8,000	1.8252	1.8252	146	146	146	146	-
2 REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-002-000-018	178,700	-	178,700	1.8252	1.8252	3,262	3,262	3,262	3,262	-
Total		186,700	-	186,700			3,408	3,408	3,408	3,408	-
Note (1): "UJC" - Unincorporated											
Note (2): "IC" - Incorporated											



Town of Whitestown
Reinhardt Annexation - Circuit Breaker Agricultural Classification

Parcel #	Residential Land	Residential Improv.	Non-Res. Land	Non-Res. Improv.	Gross AV	Total Deductions	Net AV	UIC Tax Rate	IC Tax Rate	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Additional UIC Taxes due to Referendum		Additional IC Taxes due to Referendum		Post CB/REF UIC Tax Bill	Post CB/REF IC Tax Bill	Increase in Tax Bill	
																Referendum	Referendum	Referendum	Referendum				
1	\$ -	\$ 97,500	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	1.8252	1.8252	\$ 160	\$ 146	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146	\$ 146	\$ -
2	\$ 35,000	\$ 97,500	\$ 4,400	\$ 41,800	\$ 178,700	\$ -	\$ 178,700	1.8252	1.8252	\$ 4,036	\$ 3,262	\$ 3,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,262	\$ 3,262	\$ -
Total:	\$ 35,000	\$ 97,500	\$ 12,400	\$ 41,800	\$ 186,700	\$ -	\$ 186,700			\$ 4,196	\$ 3,408	\$ 3,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,408	\$ 3,408	\$ -

Note (1): "UIC" - Unincorporated
 Note (2): "IC" - Incorporated





**TOWN OF WHITESTOWN - REINHARDT ANNEXATION AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS**

#1 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-03840-01

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 8,000	\$ -	\$ 8,000	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000	
TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000	
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252		
GROSS TAX AMOUNT:	\$ -	\$ 146	\$ -	\$ 146	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ 160	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 18	\$ -	\$ 18	
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 146	\$ -	\$ 146	
				TAX BILL AMOUNT:	\$ 146
					\$ (0)

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 8,000	\$ -	\$ 8,000	
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000	
TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ -	
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000	
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252		
GROSS TAX AMOUNT:	\$ -	\$ 146	\$ -	\$ 146	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ 160	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 18	\$ -	\$ 18	
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 146	\$ -	\$ 146	
				INCREASE IN TAX BILL:	\$ -
				TAX BILL % INCREASE:	0%

*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.



**TOWN OF WHITESTOWN - REINHARDT ANNEXATION AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS**

#2 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-02910-00

		UIC TAX BILL			
TAX CAP %:		1.0%	2.0%	3.0%	Total
HOMESITE LAND	\$	-	\$ 35,000	\$ 4,400	\$ 39,400
HOMESITE IMPROVEMENTS	\$	-	\$ 97,500	\$ 41,800	\$ 139,300
EXCESS ACREAGE	\$	-	\$ -	\$ -	\$ -
NON-HOMESITE IMPROVEMENTS	\$	-	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$	-	\$ 132,500	\$ 46,200	\$ 178,700
TAX CAP AMOUNT:	\$	-	\$ 2,650	\$ 1,386	
DEDUCTIONS:					
	HOMESTEAD	\$	-		
	MORTGAGE	\$	-		
	SUPPLEMENTAL	\$	-		
	OTHER	\$	-		
NET ASSESSED VALUE:	\$	-	\$ 132,500	\$ 46,200	\$ 178,700
TAX RATE:	\$	1.8252	\$ 1.8252	\$ 1.8252	
GROSS TAX AMOUNT:	\$	-	\$ 2,418	\$ 843	\$ 3,262
PROPERTY TAX CAP AMOUNT:	\$	-	\$ 2,650	\$ 1,386	\$ 4,036
VOTER-APPROVED MAX ADJ TO CAP*	\$	-	\$ 294	\$ 102	\$ 396
UIC NET PROPERTY TAXES AFTER CAP:	\$	-	\$ 2,418	\$ 843	\$ 3,262
				TAX BILL AMOUNT:	\$ 3,262
					\$ 0

		IC TAX BILL			
TAX CAP %:		1.0%	2.0%	3.0%	Total
HOMESITE LAND	\$	-	\$ 35,000	\$ 4,400	\$ 39,400
HOMESITE IMPROVEMENTS	\$	-	\$ 97,500	\$ 41,800	\$ 139,300
EXCESS ACREAGE	\$	-	\$ -	\$ -	\$ -
NON-HOMESITE IMPROVEMENTS	\$	-	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$	-	\$ 132,500	\$ 46,200	\$ 178,700
TAX CAP AMOUNT:	\$	-	\$ 2,650	\$ 1,386	
DEDUCTIONS:					
	HOMESTEAD	\$	-		
	MORTGAGE	\$	-		
	SUPPLEMENTAL	\$	-		
	OTHER	\$	-		
NET ASSESSED VALUE:	\$	-	\$ 132,500	\$ 46,200	\$ 178,700
TAX RATE:	\$	1.8252	\$ 1.8252	\$ 1.8252	
GROSS TAX AMOUNT:	\$	-	\$ 2,418	\$ 843	\$ 3,262
PROPERTY TAX CAP AMOUNT:	\$	-	\$ 2,650	\$ 1,386	\$ 4,036
VOTER-APPROVED MAX ADJ TO CAP*	\$	-	\$ 294	\$ 102	\$ 396
IC NET PROPERTY TAXES AFTER CAP:	\$	-	\$ 2,418	\$ 843	\$ 3,262
				INCREASE IN TAX BILL:	\$ -
				TAX BILL % INCREASE:	0%

*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.

Town of Whitestown
 Reinhardt Annexation: 5-Year Fiscal Summary for Non Agricultural Classification
 May 31, 2017

	Property Taxes	Income Taxes	Other Revenue	Total Revenues	Total Minimum		Total Maximum		Projected	
					Costs	Revenues	Costs	Revenues	Minimum Costs	Revenues over Maximum Costs
Year 1	1,018	-	983	2,000	600	2,000	1,400	0		
Year 2	1,048	1,788	105	2,941	600	2,000	2,341	941		
Year 3	1,080	1,842	108	3,030	600	2,000	2,430	1,030		
Year 4	1,112	1,897	111	3,121	600	2,000	2,521	1,121		
Year 5	1,145	1,954	115	3,214	600	2,000	2,614	1,214		

- (1) Projected property tax revenue is subject to approval by the DLGF, and is based on current and future projected net assessed valuations of the annexation area.
- (2) Income taxes and Other Revenue are distributed based on a ratio of property taxes.
- (3) Costs are based on the estimates by Wabash Scientific, Inc located in the "Fiscal Impact Projections" section of the Annexation Fiscal Plan.

LIT Certified Shares Projection:

2017 certified shares	3,430,673
Divided by 2016 property tax levy	4,639,080
% of CS to Prop levy	74%
Times Annexation PT Adjustment	2,418
Equals Annexation CS	1,788

Year 1	Other Revenue:	10% time property tax levy plus \$881 to cover maximum costs
Year 2-5	Other Revenue:	10% times property tax levy



Town of Whitestown
Reinhardt Annexation - Tax Impact Non Agricultural Classification

2016 PAY 2017 PROPERTY TAX IMPACT

Owner Name	Parcel #	Gross Assessed Value	Deductors	Net Assessed Value	UIC Tax Rate	IC Tax Rate	UIC Gross Property Taxes	IC Gross Property Taxes	UIC Net Property Taxes	IC Net Property Taxes	Increase (Decrease) in Tax Bill
1 REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-001-001-018	8,000	-	8,000	1.8252	2.5535	146	204	146	185	39
2 REINHARDT BRET & SHAWNA REYNOLDS	06-07-24-000-002-000-018	178,700	-	178,700	1.8252	2.5535	3,262	4,563	3,262	4,240	979
Total		186,700	-	186,700			3,408	4,767	3,408	4,425	1,018
Note (1): "UIC" - Unincorporated											
Note (2): "IC" - Incorporated											

ORIGINAL

Town of Whitestown
Reinhardt Annexation - Circuit Breaker Non Agricultural Classification

Parcel #	Residential Land	Residential Improv.	Non-Res. Land	Non-Res. Improv.	Gross AV	Total Deductions	Net AV	UIC Tax Rate	IC Tax Rate	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	CS Credit UIC	CS Credit IC	Increase in CB Post Apptax	Additional UIC Taxes due to Referendum	Additional IC Taxes due to Referendum	Post CBREF IC Tax Bill	Post CBREF IC Tax Bill	Increase in Tax Bill	
1	06-07-24-000-001-001-01B	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	1.8252	2.5535	\$ 160	\$ 146	\$ 204	\$ -	\$ 44	\$ 44	\$ -	\$ -	\$ 25	\$ 145	\$ 185	\$ 39
2	06-07-24-000-002-000-01B	\$ 35,000	\$ 4,400	\$ 41,800	\$ 178,700	\$ -	\$ 178,700	1.8252	2.5535	\$ 4,036	\$ 3,262	\$ 4,563	\$ -	\$ 733	\$ 733	\$ -	\$ -	\$ 41	\$ 3,262	\$ 4,240	\$ 973
	Totals:	\$ 35,000	\$ 12,400	\$ 41,800	\$ 186,700	\$ -	\$ 186,700			\$ 4,196	\$ 3,408	\$ 4,767	\$ -	\$ 778	\$ 778	\$ -	\$ -	\$ 436	\$ 3,408	\$ 4,426	\$ 1,018

Note (1): "UIC" - Unincorporated
 Note (2): "IC" - Incorporated





**TOWN OF WHITESTOWN - REINHARDT ANNEXATION NON AG CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS**

#1 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-03640-01

UIC TAX BILL				
TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	\$ -	\$ 8,000	\$ -	\$ 8,000
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000
TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	
DEDUCTIONS:				
HOMESTEAD	\$ -			
MORTGAGE	\$ -			
SUPPLEMENTAL	\$ -			
OTHER	\$ -			
NET ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252	
GROSS TAX AMOUNT:	\$ -	\$ 146	\$ -	\$ 146
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ 160
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 18	\$ -	\$ 18
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 146	\$ -	\$ 146
			TAX BILL AMOUNT:	\$ 146
				\$ (0)

IC TAX BILL				
TAX CAP %:	1.0%	2.0%	3.0%	Total
HOMESITE LAND	\$ -	\$ 8,000	\$ -	\$ 8,000
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000
TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	
DEDUCTIONS:				
HOMESTEAD	\$ -			
MORTGAGE	\$ -			
SUPPLEMENTAL	\$ -			
OTHER	\$ -			
NET ASSESSED VALUE:	\$ -	\$ 8,000	\$ -	\$ 8,000
TAX RATE:	\$ 2.5535	\$ 2.5535	\$ 2.5535	
GROSS TAX AMOUNT:	\$ -	\$ 204	\$ -	\$ 204
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 160	\$ -	\$ 160
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 25	\$ -	\$ 25
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 185	\$ -	\$ 185
			INCREASE IN TAX BILL:	\$ 39
			TAX BILL % INCREASE:	27%

*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.



**TOWN OF WHITESTOWN - REINHARDT ANNEXATION NON AG CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS**

#2 REINHARDT BRET & SHAWNA REYNOLDS: PARCEL 012-02910-00

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 35,000	\$ 4,400	\$ 39,400	
HOMESITE IMPROVEMENTS	\$ -	\$ 97,500	\$ 41,800	\$ 139,300	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX RATE:	\$ 1.8252	\$ 1.8252	\$ 1.8252		
GROSS TAX AMOUNT:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386	\$ 4,036	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 294	\$ 102	\$ 396	
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 2,418	\$ 843	\$ 3,262	
			TAX BILL AMOUNT:	\$ 3,262	
				\$ 0	

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ 35,000	\$ 4,400	\$ 39,400	
HOMESITE IMPROVEMENTS	\$ -	\$ 97,500	\$ 41,800	\$ 139,300	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	
GROSS ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ 132,500	\$ 46,200	\$ 178,700	
TAX RATE:	\$ 2.5535	\$ 2.5535	\$ 2.5535		
GROSS TAX AMOUNT:	\$ -	\$ 3,383	\$ 1,180	\$ 4,563	
PROPERTY TAX CAP AMOUNT:	\$ -	\$ 2,650	\$ 1,386	\$ 4,036	
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ 411	\$ 143	\$ 554	
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ 3,061	\$ 1,180	\$ 4,240	
			INCREASE IN TAX BILL:	\$ 979	
			TAX BILL % INCREASE:	30%	

*Note: Charges not subject to the property tax caps include property tax levies approved by voters through a referendum.

**Town of Whitestown
Reinhardt Annexation
Net Assessed Valuation
May 31, 2017**

Pay 2017 Net Assessed Valuation	\$ 461,592,125
Total Annexation Net AV	\$ 186,700
Annexation Area Net AV to Pay 2017 City Net AV	0.04%



**Town of Whitestown
Maximum Levy Worksheet
May 31, 2017**

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>Pro Forma Annexation</u>
Prior Year Levy	\$ 3,756,018	\$ 4,057,950	\$ 4,371,465	\$ 5,114,440	\$ 5,979,247
Plus:					
Under Max	\$ -	\$ 29	\$ 250	\$ 153	\$ -
Prior year PTRC	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Year levy excess	\$ -	\$ -	\$ 424	\$ -	\$ -
1/2 of Prior Year Unused Property Tax Levy	\$ -	\$ -	\$ -	\$ 77	\$ -
Minus:					
Prior year FIT	\$ 316	\$ 1,821	\$ -	\$ -	\$ -
Prior year Temporary Appeals	\$ -	\$ -	\$ -	\$ -	\$ -
Prior year Misc Changes	\$ -	\$ -	\$ -	\$ -	\$ -
Equals: Sub-total	\$ 3,755,702	\$ 4,056,158	\$ 4,372,139	\$ 5,114,670	\$ 5,979,247
Times: 6 year non farm income factor	1.027	1.026	1.098	1.098	1.098
Equals: Sub-total	\$ 3,857,106	\$ 4,161,618	\$ 4,800,609	\$ 5,615,907	\$ 6,565,214
Plus:					
Ensuing Year FIT	\$ 1,821	\$ 1,629	\$ -	\$ -	\$ -
Ensuing Year Misc Changes	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing year Temporary Appeals	\$ 199,052	\$ 208,892	\$ 313,504	\$ 363,340	\$ 410,767
Automatic 15% Annexation Adjustment	\$ -	\$ -	\$ 480	\$ -	\$ 2,418
Less:					
Ensuing Year PTRC	\$ -	\$ -	\$ -	\$ -	\$ -
Ensuing Year Levy Excess	\$ -	\$ 424	\$ -	\$ -	\$ -
Equals: Ensuing Year Maximum Property Tax Levy	\$ 4,057,979	\$ 4,371,715	\$ 5,114,593	\$ 5,979,247	\$ 6,978,399
Less: Under Max Levy by	\$ 29	\$ 250	\$ 153	\$ -	\$ -
Equals: 1782 Notice	\$ 4,057,950	\$ 4,371,465	\$ 5,114,440	\$ 5,979,247	\$ 6,978,399

ORIGINAL