

ORIGINAL

Town of Whitestown, Indiana

RESOLUTION NO. 2020-09

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

Fishback 3 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

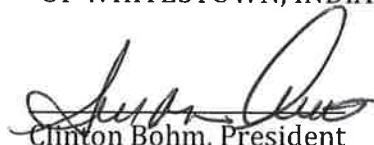
WHEREAS, it is the desire of the Town Council of the Town of Whitestown, State of Indiana, to provide such written fiscal plan, and comply with Indiana law.

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 "Fishback 3 Super-Voluntary Annexation" proposed by Ordinance 2020-11.

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 AND ADOPTED this 8 day of July, 2020, by a vote of 4 in favor and 0 against.

THE TOWN COUNCIL OF THE TOWN
OF WHITESTOWN, INDIANA



Clinton Bohm, President

ATTEST:



Matthew Sumner, Clerk-Treasurer
Town of Whitestown, Indiana

EXHIBIT A

**ANNEXATION FISCAL PLAN
FISHBACK 3 SUPER-VOLUNTARY ANNEXATION**

*Town of Whitestown, Indiana
Boone County*

Annexation Fiscal Plan

May 1, 2020 (final draft)

Fishback 3: Super-Voluntary Annexation **(IC36-4-3-5.1)**

The Fiscal Plan may be reviewed in the office of the Town Manager located in the Whitestown Municipal Complex. Copies of the Fiscal Plan are available immediately at this location for a copying fee of \$0.10 per page (black & white), OR interested parties may obtain a copy of the Fiscal Plan from the internet web page at www.Whitestown.in.gov. For any questions regarding this annexation, the public should contact the Town Manager's office at 317-732-4530.

Policy Narrative Prepared by:

Wabash Scientific, Inc.

Michael R. Shaver, President

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Fiscal Projections Prepare by:

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Eric Reedy, President

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Map #1: Annexation Area Map



Super-Voluntary Annexation (IC36-4-3-5.1)

The proposed annexation of the Super-Voluntary Annexation Area is intended to be 100% voluntary and was requested by the property owner/developer in accordance with the provisions of IC36-4-3-5.1. The Fishback 3 Annexation Area consists of four (4) parcels located along the east side of South CR450E (north of Albert S. White Drive/CR400S), and the Annexation Area is intended by the developer and property owners to be integrated into a future development otherwise located within the corporate boundaries of Whitestown.

The Annexation Area is shown to be ~4.4 acres, consisting of four (4) parcels, depicted as follows on the property record cards:

owner	Parcel #	~ acres
Bright	06-07-23-000-018.000-018	1.99
Greeno	06-07-23-000.017.000-018	1.00
Hackett (#1)	06-07-23-000-016.000-018	1.00
Hackett (#2)	06-07-23-000-016.001-018	0.4
Total (4 parcels)		~4.4 ACRES

The Boone County GIS shows the current Whitestown corporate boundaries to be contiguous with the north property line of the Bright property, as well as the eastern property lines of the Bright, Greeno, Hackett and Hackett properties, thereby creating total contiguity with the existing corporate boundaries of the Town of Whitestown, in excess of statutory requirements per IC36-4-3-1.5.

The research performed as part of this Super-Voluntary Fiscal Plan indicate that the following statutory attributes apply:

- Super-Voluntary Annexation Area (100% of owners):
 - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
 - more than 150 feet wide at its narrowest point;
 - approximately 4.4 acres (+ or -);

Petition for Annexation by Owner

This annexation is undertaken by direct petition of the landowners, under section 5.1 of the statute. The property is currently classified by the Boone County Auditor as residential for tax purposes.

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 and is considered subdivided. The official Boone County Property Record Cards for the parcels shows the Annexation Area as ~4.4 acres. The 'residential' property classification indicates that the Annexation Area will require extended municipal services. .

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

This annexation is undertaken in accordance with IC36-4-3-5.1 (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, this annexation is pursued as a direct result of a petition for annexation by the property owner, and as a result of the landowner's petition, this Fiscal Plan determines that the parcel is needed and can be used for the future development of the Town.

As a result of this annexation, the Annexation Territory will be fully subject to the ordinances and policies of the Town of Whitestown, and the municipal services of Whitestown will be made available to the Annexation Territory in accordance with IC 36-4-3.

Needed & Can Be Used: Planning Utilities to Serve the Fishback 3 Parcels

The parcel is listed on the Property Record Card as being "residential" and as such, non-capital and capital municipal services must be provided in accordance with IC 36-4-3-13. The final configuration of said municipal services shall be determined at such time as the Annexation Area is integrated, or not integrated, into the proposed development adjacent to the Annexation Area. This super-voluntary Annexation therefore meets the statutory parameters of 'needed and can be used' by the Town of Whitestown, Whitestown Utilities, and the landowners for purposes of planning utility service at levels of quantity and frequency necessary to support the future development which is proposed/approved.

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 to serve the extant property, as well as other property located within the utility service area, or basin, if/when 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, overall. In addition, utility service extensions are generally dictated by the configuration of proposed future development, which is projected to affect this Annexation Area.

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

The Fishback 3 Annexation is undertaken with the understanding that the four parcels contained in the Annexation Area are to be directly affected by future development occurring immediately east of the annexation boundary, that efficient provisions for municipal services are to be incorporated into the new development proposal. Changes to the land use are to be approved by the Town in accordance with municipal ordinances and state statutes. The annexation assures that development types and densities are fairly applied to all landowners, and that future development patterns for the Fishback 3 parcel is consistent with and complimentary to the development patterns of the surrounding area.

Needed & Can Be Used: Transportation Infrastructure Planning

The Annexation Territory is located on CR450E, north of Albert S White Drive. Portions

of CR450E are already within Whitestown boundaries, including the portion immediately north of the Annexation Area. The addition of this 550 l.f. section of CR450E to Whistestown's inventory of roads is expected to generate incremental increases in capital and non-capital municipal service costs, while also improving service efficiencies by bringing more of CR450E under municipal jurisdiction.

Needed & Can Be Used: Stormwater, Flood Protection & Aquifer Protection
Rural residential land is generally considered to be close to 'natural state' in terms of runoff, flooding and stormwater. The parcels included in the Annexation Area were approved by county authorities and were determined to meet all development requirements. The Annexation Area is not projected to have an impact on the stormwater utility, or flood protection.

Plan to Provide Municipal Services

Municipal Non-Capital & Capital Services

The Town of Whitestown recognizes the following municipal departments, agencies and offices as providing municipal services to residents of the Town:

- Town Council/Town Administration (non-capital services only)
- Clerk-Treasurer (non-capital services only)
- Fire Department (non-capital and capital services)
- Police Department (non-capital services only)
- Street Department (non-capital & capital services)
- Redevelopment Commission (non-capital services only)
- Plan Commission (non-capital services only)
- Parks Department (non-capital and capital services)
- Whitestown Utilities (non-capital and capital services)
- Street Lighting (capital services)
- Drainage Services (capital services)

This Fiscal Plan is offered for the purpose of informing the public and landowners in the Annexation Area with regard to the extension of municipal services as a result of annexation under statutory sections 4.1 (tax exemption for agricultural property) and 5.1 (100% voluntary annexation). This Fiscal Plan assumes that municipal property tax exemptions of section 4.1 will be offered for any land classified as agricultural, and that property taxes will apply to any/all land classified as residential. If/when the property is developed/redeveloped, any changes to said classification would be applied in accordance with statute.

The Town will therefore provide non-capital municipal services to the undeveloped annexation parcels from existing/budgeted revenues, for at least the period until municipal property tax rates are applied.

With respect to capital expenditures, Whitestown anticipates that the planning and development approval process will assure appropriate cooperation between the Town, the landowners and the developer to provide capital and non-capital services in a manner that is compatible with the Town's policies, as the new development takes place.

Providing Municipal Non-Capital Services

The Town commits that “*...planned services of a noncapital nature, including police protection, fire protection, street and road maintenance, and other noncapital services normally provided within the corporate boundaries, will be provided to the annexed territory within one (1) year after the effective date of annexation and that they will be provided in a manner equivalent in standard and scope to those noncapital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density.*”

The Town will provide municipal non-capital services to the Annexation Area within one year of the date of annexation. Municipal non-capital services include police protection, fire protection, non-capital street department services (including snow removal and road maintenance), parks services, and plan commission services. In addition, residents of the Annexation Area will be eligible to participate in municipal elections as both voters, and candidates for offices.

Providing Municipal Capital Services

The Town commits that “*...services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, will be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services are provided to areas within the corporate boundaries, regardless of similar topography, patterns of land use, and population density, and in a manner consistent with federal, state, and local laws, procedures, and planning criteria.*”

The Town will include the Annexation Area parcels in the planning for extension of capital municipal services, to be provided within three years of the effective date of annexation. Municipal capital services are expected to include capital road/street improvements, potential utility extensions, potential park improvements, potential capital fire services, and potential drainage/stormwater services that are not included in services provided by the County Drainage Board.

Fiscal Impact Projections

Fiscal Impact Projections: Fishback 3 Super-Voluntary Annexation Area				
Municipal Service	type	Service Date	Est. Cost: low	Est. Cost: high
(changes to election/precinct boundaries at County level)				
Elections (precinct maps)	Non-capital	immediately	\$250	\$500
Town Administration & Clerk-Treasurer	Non-capital	2020	\$200	\$400
Town Council	Non-capital	2020	\$250	\$500
(Estimated costs related to annexation ordinance and additional of residents to appear before Council, etc..)				
Building Commissioner & Plan Commission	Non-capital	2020	\$ 0	\$ 0
(Existing land use is rural residential)				
Redevelopment Commission	Non-capital	2020	\$0	\$0
(no impact projected for Redevelopment Commission.)				
Street Department	Non-capital	2020	\$200	\$500
Street Department*	capital	2020	\$500	\$1,000
(Sections of CR450E north of the Annexation are already in town.)				
Police Department	Non-capital	2020	\$200	\$300
(Police already patrol CR500E.)				
Fire Department	Non-capital	2020	n/a	n/a
Fire Department	capital	2020	n/a	n/a
(Whitestown already serves the Area through township fire partnership.)				
Parks Department	Non-capital	2020	n/a	n/a
Parks Department	capital	2020	n/a	n/a
(Rural residential land not expected to generate new parks demand.)				
Sewer Utility	Capital & Non-capital	2020	\$ 0	\$ 0
Water Utility	Capital & Non-Capital	2020	\$ 0	\$ 0
(Rural residential land required to participate in cost of utility extensions, unless otherwise provided.)				
Estimated Annual Total Cost			\$ 1,600	\$ 3,200

Appendix A: Parcels Proposed for Super-Voluntary Annexation
Fishback 3 Parcel List

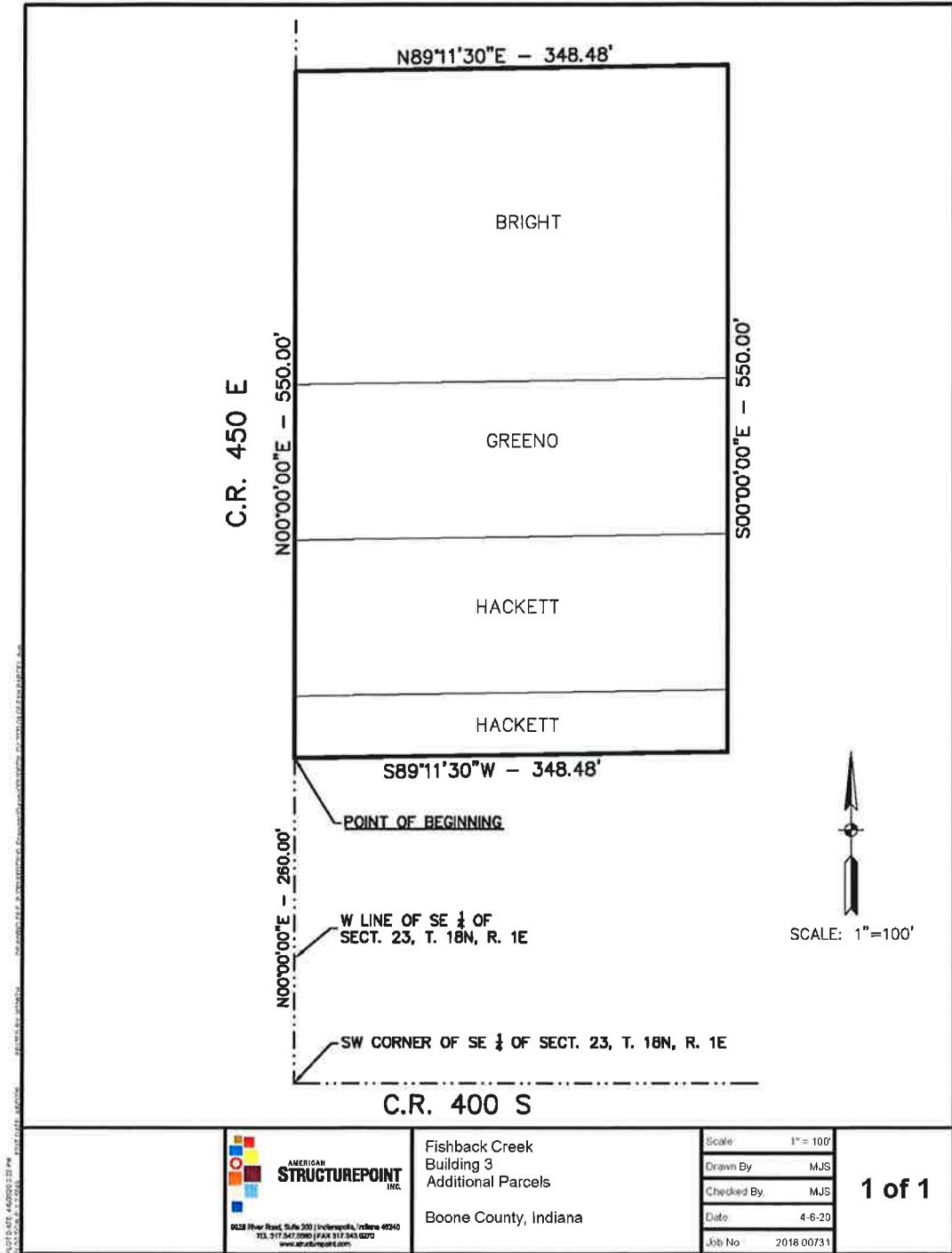
owner	Parcel #	~ acres	Address*
Bright, Rita	06-07-23-000-018.000-018	1.99	3879 S CR450E, Whitestown
Greeno, Jeffery & Kimberly	06-07-23-000.017.000-018	1.00	3825 S CR450E, Whitestown
Hackett, Larry & Violet	06-07-23-000-016.000-018	1.00	3947 S CR450E, Whitestown
Hackett, Larry & Violet	06-07-23-000-016.001-018	0.4	3947 S CR450E, Whitestown
Total (4 parcels)		~4.4 ac	* per property record card

Appendix B: Fishback 3 Legal Description*

Part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds East 260.00 feet along the west line of said Southeast Quarter (assumed basis of bearing) to the southwest corner of a parcel owned by Larry and Violet Hackett, being the POINT OF BEGINNING; thence continue North 00 degrees 00 minutes 00 seconds East 550.00 feet along said west line to the northwest corner of a parcel owned by Rita K. Bright; thence North 89 degrees 11 minutes 30 seconds East 348.48 feet along the north line of Bright to the northeast corner thereof; thence South 00 degrees 00 minutes 00 seconds East 550.00 feet along the east lines of Bright, Greeno and Hackett to the southeast corner of Hackett; thence South 89 degrees 11 minutes 30 seconds West 348.48 feet along the south line of Hackett to the POINT OF BEGINNING. Containing 4.400 acres, more or less.

(* see American Structurepoint drawing, below)



TOWN OF WHITESTOWN

Fishback 3 Super-Voluntary Annexation Impact Analysis

April 20, 2020

Town of Whitestown
Fishback 3 Super-Voluntary Annexation Impact Analysis
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April 20, 2020

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Town of Whitestown

Fishback 3 Super-Voluntary Annexation: 5-Year Fiscal Summary for Agricultural Classification

April 20, 2020

**Reedy Financial Group P.C.**

Real Experience. Real Solutions.

	Property Taxes	Income Taxes	Other Revenue	Total Revenues	Projected	
					Total Minimum Costs	Total Maximum Costs
Year 1	-	-	3,200	3,200	1,600	3,200
Year 2	-	-	3,200	3,200	1,600	3,200
Year 3	-	-	3,200	3,200	1,600	3,200
Year 4	-	-	3,200	3,200	1,600	3,200
Year 5	-	-	3,200	3,200	1,600	3,200

- (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/budgeted 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.



Reedy Financial Group P.C.

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Town of Whitestown

Fishback 3 Super-Voluntary Annexation - Tax Impact Agricultural Classification

2019 PAY 2020 PROPERTY TAX IMPACT											
Owner Name	Parcel #	Waiver 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 BRIGHT, RITA K	06-07-23-000-018-000-018	268,900	120,985	147,915	1.5715	1.5715	2,324	2,324	2,324	2,324	-
2 GREENO, JEFFREY L & KIMBERLY K	06-07-23-000-017-000-018	212,700	98,960	113,740	1.5715	1.5715	1,787	1,787	1,787	1,787	-
3 HACKETT, LARRY LEE & VIOLET JEAN	06-07-23-000-016-000-018	188,800	97,910	90,890	1.5715	1.5715	1,428	1,428	1,428	1,428	-
4 HACKETT, LARRY LEE & VIOLET JEAN	06-07-23-000-016-001-018	2,300	-	2,300	1.5715	1.5715	36	36	36	36	-
Total		672,700	317,855	354,845			5,576	5,576	5,576	5,576	-

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



Reedy Financial Group P.C.

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Town of Whitestown
Fishback 3 Super-Voluntary Annexation - Circuit Breaker Agricultural Classification

	Parcel #	Waiver	Residential Land	Residential Improv.	Gross AV	Total Deductions	Net AV	UIC Tax Rate	IC Tax Rate	Prop. Tax Cap (1.23%)	Voter Approved Adj.	Total Max Tax Cap.	UIC Tax Bill	IC Tax Bill	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Max Tax Cap UIC Tax Bill	Max Tax Cap IC Tax Bill	Increase in Tax Bill
1	06-07-22-400-018-000-0118	\$ 35,000	\$ 227,100	\$ 5,100	\$ 268,900	\$ 120,986	\$ 147,915	1.3715	1.3715	\$ 2,895	\$ 422	\$ 3,224	\$ 2,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2	06-07-22-400-017-000-0118	\$ 34,100	\$ 156,500	\$ -	\$ 212,600	\$ 106,960	\$ 113,740	1.3715	1.3715	\$ 2,569	\$ 324	\$ 2,863	\$ 1,787	\$ -	\$ -	\$ -	\$ -	\$ 1,787	\$ -	
3	06-07-22-400-009-003-0118	\$ 34,500	\$ 153,100	\$ -	\$ 198,600	\$ 97,910	\$ 100,890	1.3715	1.3715	\$ 1,912	\$ 259	\$ 2,171	\$ 1,428	\$ -	\$ -	\$ -	\$ -	\$ 1,428	\$ -	
4	06-07-22-400-016-001-0118	\$ -	\$ 2,300	\$ -	\$ 2,300	\$ +	\$ 2,300	1.3715	1.3715	\$ 36	\$ 76	\$ 36	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ 36	\$ -	
Total:		\$ 103,800	\$ 536,700	\$ 7,400	\$ 25,000	\$ 672,700	\$ 317,056	\$ 354,845		\$ 7,375	\$ 1,012	\$ 8,387	\$ 5,376	\$ 5,376	\$ 5,376	\$ -				
Note [1]: UIC* - Unincorporated																				
Note [2]: IC* - Incorporated																				

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION AGRICULTURAL CLASSIFICATION
 TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 BRIGHT, RITA K : PARCEL 06-07-23-000-018.000-018					
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UIC TAX BILL					
TAX CAP %:		1.0%	2.0%	3.0%	Total
HOMESITE LAND	\$ 35,000	\$ -	\$ -	\$ 35,000	
HOMESITE IMPROVEMENTS	\$ 227,100	\$ -	\$ -	\$ 227,100	
EXCESS ACREAGE	\$ -	\$ -	\$ 5,100	\$ 5,100	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,700	\$ 1,700	
 GROSS ASSESSED VALUE:	\$ 262,100	\$ -	\$ 6,800	\$ 268,900	
 TAX CAP AMOUNT:	\$ 2,621	\$ -	\$ 204		
 DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 72,985				
OTHER	\$ -				
 NET ASSESSED VALUE:	\$ 141,115	\$ -	\$ 6,800	\$ 147,915	
 TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
 GROSS TAX AMOUNT:	\$ 2,218	\$ -	\$ 107	\$ 2,324	
 PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 2,621	\$ -	\$ 204	\$ 2,825	
 VOTER-APPROVED MAX ADJ TO CAP*	\$ 402	\$ -	\$ 19	\$ 422	
 MAX TAX IMPOSED UNDER CAP	\$ 3,023	\$ -	\$ 223	\$ 3,247	
 UIC NET PROPERTY TAXES AFTER CAP:	\$ 2,218	\$ -	\$ 107	\$ 2,324	
			TAX BILL AMOUNT:	\$ 2,324	
				\$ 0	

IC TAX BILL					
TAX CAP %:		1.0%	2.0%	3.0%	Total
HOMESITE LAND	\$ 35,000	\$ -	\$ -	\$ 35,000	
HOMESITE IMPROVEMENTS	\$ 227,100	\$ -	\$ -	\$ 227,100	
EXCESS ACREAGE	\$ -	\$ -	\$ 5,100	\$ 5,100	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,700	\$ 1,700	
 GROSS ASSESSED VALUE:	\$ 262,100	\$ -	\$ 6,800	\$ 268,900	
 TAX CAP AMOUNT:	\$ 2,621	\$ -	\$ 204		
 DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 72,985				
OTHER	\$ -				
 NET ASSESSED VALUE:	\$ 141,115	\$ -	\$ 6,800	\$ 147,915	
 TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
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 PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 2,621	\$ -	\$ 204	\$ 2,825	
 VOTER-APPROVED MAX ADJ TO CAP*	\$ 402	\$ -	\$ 19	\$ 422	
 MAX TAX IMPOSED UNDER CAP	\$ 3,023	\$ -	\$ 223	\$ 3,247	
 IC NET PROPERTY TAXES AFTER CAP:	\$ 2,218	\$ -	\$ 107	\$ 2,324	
			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.

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#2 GREENO, JEFFREY L & KIMBERLY K : PARCEL 06-07-23-000-017.000-018					
UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,100	\$ -	\$ -	\$ 34,100	
HOMESITE IMPROVEMENTS	\$ 156,500	\$ -	\$ -	\$ 156,500	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 22,100	\$ 22,100	
GROSS ASSESSED VALUE:	\$ 190,600	\$ -	\$ 22,100	\$ 212,700	
TAX CAP AMOUNT:	\$ 1,906	\$ -	\$ 663		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 50,960				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 91,640	\$ -	\$ 22,100	\$ 113,740	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 1,440	\$ -	\$ 347	\$ 1,787	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,906	\$ -	\$ 663	\$ 2,569	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 261	\$ -	\$ 63	\$ 324	
MAX TAX IMPOSED UNDER CAP	\$ 2,167	\$ -	\$ 726	\$ 2,893	
UIC NET PROPERTY TAXES AFTER CAP:	\$ 1,440	\$ -	\$ 347	\$ 1,787	
		TAX BILL AMOUNT:	\$ 1,787		
			\$ 0		
IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,100	\$ -	\$ -	\$ 34,100	
HOMESITE IMPROVEMENTS	\$ 156,500	\$ -	\$ -	\$ 156,500	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 22,100	\$ 22,100	
GROSS ASSESSED VALUE:	\$ 190,600	\$ -	\$ 22,100	\$ 212,700	
TAX CAP AMOUNT:	\$ 1,906	\$ -	\$ 663		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 50,960				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 91,640	\$ -	\$ 22,100	\$ 113,740	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 1,440	\$ -	\$ 347	\$ 1,787	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,906	\$ -	\$ 663	\$ 2,569	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 261	\$ -	\$ 63	\$ 324	
MAX TAX IMPOSED UNDER CAP	\$ 2,167	\$ -	\$ 726	\$ 2,893	
IC NET PROPERTY TAXES AFTER CAP:	\$ 1,440	\$ -	\$ 347	\$ 1,787	
		INCREASE IN TAX BILL:	\$ 0		
		TAX BILL % INCREASE:	0%		

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

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION AGRICULTURAL CLASSIFICATION
 TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#3 HACKETT LARRY LEE & VIOLET JEAN : PARCEL 06-07-23-000-016.000-018					
UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,500	\$ -	\$ -	\$ 34,500	
HOMESITE IMPROVEMENTS	\$ 153,100	\$ -	\$ -	\$ 153,100	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,200	\$ 1,200	
GROSS ASSESSED VALUE:	\$ 187,600	\$ -	\$ 1,200	\$ 188,800	
TAX CAP AMOUNT:	\$ 1,876	\$ -	\$ 36		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 49,910				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 89,690	\$ -	\$ 1,200	\$ 90,890	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 1,409	\$ -	\$ 19	\$ 1,428	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,876	\$ -	\$ 36	\$ 1,912	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 256	\$ -	\$ 3	\$ 259	
MAX TAX IMPOSED UNDER CAP	\$ 2,132	\$ -	\$ 39	\$ 2,171	
UIC NET PROPERTY TAXES AFTER CAP:	\$ 1,409	\$ -	\$ 19	\$ 1,428	
		TAX BILL AMOUNT:	\$ 1,428		
			\$ (0)		
IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,500	\$ -	\$ -	\$ 34,500	
HOMESITE IMPROVEMENTS	\$ 153,100	\$ -	\$ -	\$ 153,100	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,200	\$ 1,200	
GROSS ASSESSED VALUE:	\$ 187,600	\$ -	\$ 1,200	\$ 188,800	
TAX CAP AMOUNT:	\$ 1,876	\$ -	\$ 36		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 49,910				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 89,690	\$ -	\$ 1,200	\$ 90,890	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 1,409	\$ -	\$ 19	\$ 1,428	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,876	\$ -	\$ 36	\$ 1,912	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 256	\$ -	\$ 3	\$ 259	
MAX TAX IMPOSED UNDER CAP	\$ 2,132	\$ -	\$ 39	\$ 2,171	
IC NET PROPERTY TAXES AFTER CAP:	\$ 1,409	\$ -	\$ 19	\$ 1,428	
		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.

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION AGRICULTURAL CLASSIFICATION
 TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#4 HACKETT LARRY LEE & VIOLET JEAN : PARCEL 06-07-23-000-016.001-018

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ -	\$ -	\$ -	\$ -
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$ -	\$ -	\$ 2,300	\$ 2,300	\$ 2,300
TAX CAP AMOUNT:	\$ -	\$ -	\$ 69		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ -	\$ 2,300	\$ 2,300	\$ 2,300
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ -	\$ -	\$ 36	\$ 36	\$ 36
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ -	\$ -	\$ 69	\$ 69	\$ 69
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ -	\$ 7	\$ 7	\$ 7
MAX TAX IMPOSED UNDER CAP	\$ -	\$ -	\$ 76	\$ 76	\$ 76
UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ -	\$ 36	\$ 36	\$ 36
			TAX BILL AMOUNT:	\$ 36	
				\$ 0	

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ -	\$ -	\$ -	\$ -
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
GROSS ASSESSED VALUE:	\$ -	\$ -	\$ 2,300	\$ 2,300	\$ 2,300
TAX CAP AMOUNT:	\$ -	\$ -	\$ 69		
DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ -	\$ -	\$ 2,300	\$ 2,300	\$ 2,300
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ -	\$ -	\$ 36	\$ 36	\$ 36
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ -	\$ -	\$ 69	\$ 69	\$ 69
VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ -	\$ 7	\$ 7	\$ 7
MAX TAX IMPOSED UNDER CAP	\$ -	\$ -	\$ 76	\$ 76	\$ 76
IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ -	\$ 36	\$ 36	\$ 36
			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
 Fishback 3 Super-Voluntary Annexation: 5-Year Fiscal Summary for Non Agricultural Classification
 April 20, 2020

Fishback 3 Super-Voluntary Annexation: 5-Year Fiscal Summary for Non Agricultural Classification
 April 20, 2020



	Property Taxes	Income Taxes	Other Revenue	Total Revenues	Total Costs	Total Minimum Costs	Total Maximum Costs	Projected Revenues over Minimum Costs	Projected Revenues over Maximum Costs
Year 1	3,898		390	4,287	1,600	3,200	3,200	2,687	1,087
Year 2	4,014	2,913	401	7,329	1,600	3,200	3,200	5,729	4,129
Year 3	4,135	3,000	413	7,549	1,600	3,200	3,200	5,949	4,349
Year 4	4,259	3,090	426	7,775	1,600	3,200	3,200	6,175	4,575
Year 5	4,387	3,183	439	8,008	1,600	3,200	3,200	6,408	4,808

(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. It assumes a \$4,389 automatic 15% annexation adjustment to the maximum levy. It also assumes a circuit breaker percentage loss of 11.2%.

(2) Income taxes are based on Certified Shares and Public Safety Distribution Increase/(Decrease) projections on pages 18 and 19.

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

Year 1	Other Revenue:	10% times property tax levy
Year 2	Other Revenue:	10% times property tax levy
Year 3	Other Revenue:	10% times property tax levy
Year 4	Other Revenue:	10% times property tax levy
Year 5	Other Revenue:	10% times property tax levy



Reedy Financial Group P.C.

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Town of Whitestown

Fishback 3 Super-Voluntary Annexation - Tax Impact Non Agricultural Classification

2019 PAY 2020 PROPERTY TAX IMPACT									
				Waiver		Gross Assessed Value	Deductions	Net Assessed Value	UIC Tax Rate
									IC Tax Rate
Owner Name	Parcel #								UIC Gross Property Taxes
1 BRIGHT, RITA K	06-07-23-000-016,000-018	268,900	120,985	147,915	1.5715	2,3446	3,468	2,324	3,183
2 GREENHO, JEFFREY L & KIMBERLY K	06-07-23-000-017,000-018	212,700	98,360	113,740	1.5715	2,3446	1,787	2,667	879
3 HACKETT, LARRY LEE & VIOLET JEAN	06-07-23-000-016,000-018	188,800	97,910	90,890	1.5715	2,3446	1,428	2,131	703
4 HACKETT, LARRY LEE & VIOLET JEAN	06-07-23-000-016,001-018	2,300	-	2,300	1.5715	2,3446	36	54	18
Total:		672,700	317,355	354,845		5,576	8,320	5,576	8,034
Note (1): "UIC" - Unincorporated									
Note (2): "IC" - Incorporated									



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Town of Whitestown

Fishback 3 Super-Voluntary Annexation - Circuit Breaker Non Agricultural Classification

Parcel #	Waiver	Residential Land	Residential Improv.	Gross A/V	Total Deductions	Net A/V	UIC Tax Rate	IC Tax Rate	Prop. Tax Cap (1.23%)	Voter Approved Adj.	Total Max Tax Cap	UIC Tax Bill	IC Tax Bill	CB Credit UIC	CB Credit IC	Increase in CB Post Annex.	Max Tax Cap UIC Tax Bill	Max Tax Cap IC Tax Bill	Increase in Tax Bill
1 06-07-23-000-016-000-0118	\$ 30,000	\$ 237,100	\$ 5,100	\$ 1,700	\$ 268,900	\$ 147,915	1.3715	2.3446	\$ 2,825	\$ 3,247	\$ 2,924	\$ 3,368	\$ 285	\$ 285	\$ 3,193	\$ 2,324	\$ 3,193	\$ 859	
2 06-07-23-000-017-000-0118	\$ 34,100	\$ 156,500	\$ -	\$ 22,000	\$ 212,100	\$ 95,960	1.13740	1.5715	\$ 2,9446	\$ 2,9446	\$ 2,689	\$ 324	\$ -	\$ -	\$ -	\$ 1,787	\$ 2,667	\$ 879	
3 06-07-23-000-016-000-0118	\$ 34,300	\$ 153,100	\$ -	\$ 1,200	\$ 188,600	\$ 97,910	1.0890	1.5715	\$ 2,9446	\$ 2,9446	\$ 1,912	\$ 259	\$ 2,131	\$ -	\$ -	\$ 1,428	\$ 2,131	\$ 703	
4 06-07-23-000-016,001-0118	\$ -	\$ -	\$ 2,300	\$ -	\$ 2,300	\$ 2,300	1.5715	2.3446	\$ 69	\$ 69	\$ 76	\$ 36	\$ 54	\$ -	\$ -	\$ 36	\$ 54	\$ 18	
Total:	\$ 103,860	\$ 536,700	\$ 7,400	\$ 25,000	\$ 672,700	\$ 317,855	\$ 354,845	\$ 7,375	\$ 1,012	\$ 8,347	\$ 5,576	\$ 8,320	\$ 285	\$ 285	\$ 5,576	\$ 8,034	\$ 2,458		
Note (1): UIC* = Unincorporated																			
Note (2): IC* = Incorporated																			

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION NON AGRICULTURAL CLASSIFICATION
 TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#1 BRIGHT, RITA K : PARCEL 06-07-23-000-018.000-018					
UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 35,000	\$ -	\$ -	\$ 35,000	
HOMESITE IMPROVEMENTS	\$ 227,100	\$ -	\$ -	\$ 227,100	
EXCESS ACREAGE	\$ -	\$ -	\$ 5,100	\$ 5,100	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,700	\$ 1,700	
GROSS ASSESSED VALUE:	\$ 262,100	\$ -	\$ 6,800	\$ 268,900	
TAX CAP AMOUNT:	\$ 2,621	\$ -	\$ 204		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 72,985				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 141,115	\$ -	\$ 6,800	\$ 147,915	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 2,218	\$ -	\$ 107	\$ 2,324	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 2,621	\$ -	\$ 204	\$ 2,825	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 402	\$ -	\$ 19	\$ 422	
MAX TAX IMPOSED UNDER CAP	\$ 3,023	\$ -	\$ 223	\$ 3,247	
UIC NET PROPERTY TAXES AFTER CAP:	\$ 2,218	\$ -	\$ 107	\$ 2,324	
		TAX BILL AMOUNT:	\$	2,324	
			\$	0	
IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 35,000	\$ -	\$ -	\$ 35,000	
HOMESITE IMPROVEMENTS	\$ 227,100	\$ -	\$ -	\$ 227,100	
EXCESS ACREAGE	\$ -	\$ -	\$ 5,100	\$ 5,100	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,700	\$ 1,700	
GROSS ASSESSED VALUE:	\$ 262,100	\$ -	\$ 6,800	\$ 268,900	
TAX CAP AMOUNT:	\$ 2,621	\$ -	\$ 204		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 72,985				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 141,115	\$ -	\$ 6,800	\$ 147,915	
TAX RATE:	\$ 2.3446	\$ 2.3446	\$ 2.3446		
GROSS TAX AMOUNT:	\$ 3,309	\$ -	\$ 159	\$ 3,468	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 2,621	\$ -	\$ 204	\$ 2,825	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 402	\$ -	\$ 19	\$ 422	
MAX TAX IMPOSED UNDER CAP	\$ 3,023	\$ -	\$ 223	\$ 3,247	
IC NET PROPERTY TAXES AFTER CAP:	\$ 3,023	\$ -	\$ 159	\$ 3,183	
		INCREASE IN TAX BILL:	\$	858	
		TAX BILL % INCREASE:		37%	

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

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION NON AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#2 GREENO, JEFFREY L & KIMBERLY K : PARCEL 06-07-23-000-017.000-018					
UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,100	\$ -	\$ -	\$ 34,100	
HOMESITE IMPROVEMENTS	\$ 156,500	\$ -	\$ -	\$ 156,500	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 22,100	\$ 22,100	
GROSS ASSESSED VALUE:	\$ 190,600	\$ -	\$ 22,100	\$ 212,700	
TAX CAP AMOUNT:	\$ 1,906	\$ -	\$ 663		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 50,960				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 91,640	\$ -	\$ 22,100	\$ 113,740	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 1,440	\$ -	\$ 347	\$ 1,787	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,906	\$ -	\$ 663	\$ 2,569	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 261	\$ -	\$ 63	\$ 324	
MAX TAX IMPOSED UNDER CAP	\$ 2,167	\$ -	\$ 726	\$ 2,893	
UIC NET PROPERTY TAXES AFTER CAP:	\$ 1,440	\$ -	\$ 347	\$ 1,787	
		TAX BILL AMOUNT:	\$ 1,787		
			\$ 0		
IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,100	\$ -	\$ -	\$ 34,100	
HOMESITE IMPROVEMENTS	\$ 156,500	\$ -	\$ -	\$ 156,500	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 22,100	\$ 22,100	
GROSS ASSESSED VALUE:	\$ 190,600	\$ -	\$ 22,100	\$ 212,700	
TAX CAP AMOUNT:	\$ 1,906	\$ -	\$ 663		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 50,960				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 91,640	\$ -	\$ 22,100	\$ 113,740	
TAX RATE:	\$ 2.3446	\$ 2.3446	\$ 2.3446		
GROSS TAX AMOUNT:	\$ 2,149	\$ -	\$ 518	\$ 2,667	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,906	\$ -	\$ 663	\$ 2,569	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 261	\$ -	\$ 63	\$ 324	
MAX TAX IMPOSED UNDER CAP	\$ 2,167	\$ -	\$ 726	\$ 2,893	
IC NET PROPERTY TAXES AFTER CAP:	\$ 2,149	\$ -	\$ 518	\$ 2,667	
		INCREASE IN TAX BILL:	\$ 879		
		TAX BILL % INCREASE:	49%		

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

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION NON AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#3 HACKETT LARRY LEE & VIOLET JEAN : PARCEL 06-07-23-000-016.000-018					
UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,500	\$ -	\$ -	\$ 34,500	
HOMESITE IMPROVEMENTS	\$ 153,100	\$ -	\$ -	\$ 153,100	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,200	\$ 1,200	
GROSS ASSESSED VALUE:	\$ 187,600	\$ -	\$ 1,200	\$ 188,800	
TAX CAP AMOUNT:	\$ 1,876	\$ -	\$ 36		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 49,910				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 89,690	\$ -	\$ 1,200	\$ 90,890	
TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
GROSS TAX AMOUNT:	\$ 1,409	\$ -	\$ 19	\$ 1,428	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,876	\$ -	\$ 36	\$ 1,912	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 256	\$ -	\$ 3	\$ 259	
MAX TAX IMPOSED UNDER CAP	\$ 2,132	\$ -	\$ 39	\$ 2,171	
UIC NET PROPERTY TAXES AFTER CAP:	\$ 1,409	\$ -	\$ 19	\$ 1,428	
		TAX BILL AMOUNT: \$		\$ 1,428	
				\$ (0)	
IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ 34,500	\$ -	\$ -	\$ 34,500	
HOMESITE IMPROVEMENTS	\$ 153,100	\$ -	\$ -	\$ 153,100	
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ -	
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ 1,200	\$ 1,200	
GROSS ASSESSED VALUE:	\$ 187,600	\$ -	\$ 1,200	\$ 188,800	
TAX CAP AMOUNT:	\$ 1,876	\$ -	\$ 36		
DEDUCTIONS:					
HOMESTEAD	\$ 45,000				
MORTGAGE	\$ 3,000				
SUPPLEMENTAL	\$ 49,910				
OTHER	\$ -				
NET ASSESSED VALUE:	\$ 89,690	\$ -	\$ 1,200	\$ 90,890	
TAX RATE:	\$ 2.3446	\$ 2.3446	\$ 2.3446		
GROSS TAX AMOUNT:	\$ 2,103	\$ -	\$ 28	\$ 2,131	
PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ 1,876	\$ -	\$ 36	\$ 1,912	
VOTER-APPROVED MAX ADJ TO CAP*	\$ 256	\$ -	\$ 3	\$ 259	
MAX TAX IMPOSED UNDER CAP	\$ 2,132	\$ -	\$ 39	\$ 2,171	
IC NET PROPERTY TAXES AFTER CAP:	\$ 2,103	\$ -	\$ 28	\$ 2,131	
		INCREASE IN TAX BILL: \$		\$ 703	
				TAX BILL % INCREASE:	49%

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

FISHBACK 3 SUPER-VOLUNTARY ANNEXATION NON AGRICULTURAL CLASSIFICATION
TAX BILL ANALYSIS FOR PARCELS WITH VARIOUS CIRCUIT BREAKER CAPS

#4 HACKETT LARRY LEE & VIOLET JEAN : PARCEL 06-07-23-000-016.001-018

UIC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ -	\$ -	\$ -	\$ -
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
 GROSS ASSESSED VALUE:	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
 TAX CAP AMOUNT:	\$ -	\$ -	\$ -	\$ 69	
 DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
 NET ASSESSED VALUE:	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
 TAX RATE:	\$ 1.5715	\$ 1.5715	\$ 1.5715		
 GROSS TAX AMOUNT:	\$ -	\$ -	\$ -	\$ 36	\$ 36
 PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ -	\$ -	\$ -	\$ 69	\$ 69
 VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ -	\$ -	\$ 7	\$ 7
 MAX TAX IMPOSED UNDER CAP	\$ -	\$ -	\$ -	\$ 76	\$ 76
 UIC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ -	\$ -	\$ 36	\$ 36
			TAX BILL AMOUNT:	\$ 36	
				\$ 0	

IC TAX BILL					
TAX CAP %:	1.0%	2.0%	3.0%	Total	
HOMESITE LAND	\$ -	\$ -	\$ -	\$ -	\$ -
HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
EXCESS ACREAGE	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
NON-HOMESITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
 GROSS ASSESSED VALUE:	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
 TAX CAP AMOUNT:	\$ -	\$ -	\$ -	\$ 69	
 DEDUCTIONS:					
HOMESTEAD	\$ -				
MORTGAGE	\$ -				
SUPPLEMENTAL	\$ -				
OTHER	\$ -				
 NET ASSESSED VALUE:	\$ -	\$ -	\$ -	\$ 2,300	\$ 2,300
 TAX RATE:	\$ 2.3446	\$ 2.3446	\$ 2.3446		
 GROSS TAX AMOUNT:	\$ -	\$ -	\$ -	\$ 54	\$ 54
 PROPERTY TAX CAP (1,2,3 %) AMOUNT:	\$ -	\$ -	\$ -	\$ 69	\$ 69
 VOTER-APPROVED MAX ADJ TO CAP*	\$ -	\$ -	\$ -	\$ 7	\$ 7
 MAX TAX IMPOSED UNDER CAP	\$ -	\$ -	\$ -	\$ 76	\$ 76
 IC NET PROPERTY TAXES AFTER CAP:	\$ -	\$ -	\$ -	\$ 54	\$ 54
			INCREASE IN TAX BILL:	\$ 18	
			TAX BILL % INCREASE:	49%	

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

Town of Whitestown
Fishback 3 Super-Voluntary Annexation
Net Assessed Valuation
April 20, 2020



Pay 2020 Net Assessed Valuation (1)	\$ <u><u>712,983,828</u></u>
Total Annexation Net AV (2)	\$ <u><u>354,845</u></u>
Annexation Area Net AV to Pay 2020 City Net AV	<u><u>0.0498%</u></u>

Note(1): Based on 2020 Whitestown AV from Budget Order

Note(2): Based on 2019 Pay 2020 AV



Town of Whitestown
Maximum Levy Worksheet
April 20, 2020

Real Experience. Real Solutions.

		<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Pro Forma Annexation</u>
Prior Year Levy	\$ 4,057,979	\$ 4,371,465	\$ 5,114,440	\$ 6,070,392	\$ 7,371,103	\$ 8,818,897	
Plus:							
Under Max	\$ -	\$ 250	\$ 153	\$ -	\$ -	\$ -	
Prior year PTRC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Prior Year levy excess	\$ -	\$ 424	\$ -	\$ -	\$ -	\$ -	
1/2 of Prior Year Unused Property Tax Levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Minus:							
Prior year FIT	\$ 1,821	\$ -	\$ -	\$ -	\$ -	\$ -	
Prior year Temporary Appeals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Prior year Misc Changes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equals:	\$ 4,056,158	\$ 4,372,139	\$ 5,114,593	\$ 6,070,392	\$ 7,371,103	\$ 8,818,897	
Times:							
6 year non farm income factor	1.026	1.098	1.100	1.094	1.095	1.095	
Equals:	\$ 4,161,618	\$ 4,800,609	\$ 5,626,052	\$ 6,641,009	\$ 8,071,358	\$ 9,656,692	
Plus:							
Ensuring Year FIT	\$ 1,629	\$ -	\$ -	\$ -	\$ -	\$ -	
Ensuring Year Misc Changes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Ensuring year Temporary Appeals	\$ 208,892	\$ 313,504	\$ 390,329	\$ 724,117	\$ 748,167	\$ -	
Automatic 15% Annexation Adjustment	\$ -	\$ 480	\$ 54,011	\$ 5,977	\$ -	\$ 4,389	
Less:							
Ensuring Year PTRC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Ensuring Year Levy Excess	\$ 424	\$ -	\$ -	\$ -	\$ -	\$ -	
Equals:	\$ 4,371,715	\$ 5,114,593	\$ 6,070,392	\$ 7,371,103	\$ 8,819,525	\$ 9,661,081	
Less:							
Under Max Levy by	\$ 250	\$ 153	\$ 385	\$ 23	\$ 628	\$ -	
Equals:	\$ 4,371,465	\$ 5,114,440	\$ 6,070,007	\$ 7,371,080	\$ 8,818,897	\$ 9,661,081	

Town of Whitestown
 Fishback 3 Annexation: Projected Worth Township Fire Impact
 April 20, 2020

Worth Township - Projected Fire Net Assessed Value Impact				
<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease) in NAV</u>
2020 Net Assessed Value \$	284,072,524	Net Assessed Value \$	284,072,524	Net Assessed Value \$
2020 Fire Net Assessed Value \$	56,633,295	Fire Net Assessed Value \$	56,278,450	Fire Net Assessed Value \$ (354,845)

Worth Township - Projected Fire Property Tax Levy Impact				
<u>Pre-Annexation</u>		<u>Post-Annexation</u>		<u>Increase/(Decrease) in Property Tax Levy</u>
2020 Fire Net Assessed Value \$	56,633,295	Fire Net Assessed Value \$	56,278,450	Fire Net Assessed Value \$ 0.4891
2020 Certified Tax Rate \$	0.4891	Certified Tax Rate \$	0.4891	Certified Tax Rate \$ 0.4891
2020 Certified Levy \$	276,993	Certified Levy \$	275,258	Certified Levy \$ (1,736) (1,736)

Note (1): Based on 2019 Pay 2020 assessed value and tax rates.

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

Town of Whitestown
Fishback 3 Super-Voluntary Annexation: Projected LIT Certified Shares Impact
April 20, 2020

2020 Certified Shares Distribution: \$ 34,717,647

Unit	Unit Name	Attributed Allocation	Certified Shares	Attributed Allocation	Certified Shares	Increase/(Decrease)
0000	BOONE COUNTY	22,466,351	\$ 10,485,336	22,466,351	\$ 10,485,207	\$ (129)
0001	CENTER TOWNSHIP	1,113,074	\$ 519,486	1,113,074	\$ 519,480	\$ (6)
0002	CLINTON TOWNSHIP	19,663	\$ 9,177	19,663	\$ 9,177	\$ (0)
0004	HARRISON TOWNSHIP	22,536	\$ 10,518	22,536	\$ 10,518	\$ (0)
0005	JACKSON TOWNSHIP	84,932	\$ 39,639	84,932	\$ 39,639	\$ (0)
0006	JEFFERSON TOWNSHIP	40,721	\$ 19,005	40,721	\$ 19,005	\$ (0)
0007	MARION TOWNSHIP	37,629	\$ 17,562	37,629	\$ 17,562	\$ (0)
0009	SUGAR GREEK TOWNSHIP	138,284	\$ 64,539	138,284	\$ 64,538	\$ (1)
0011	WASHINGTON TOWNSHIP	30,211	\$ 14,100	30,211	\$ 14,100	\$ (0)
0012	WORTH TOWNSHIP	526,064	\$ 245,521	524,329	\$ 244,708	\$ (813)
0402	LEBANON CIVIL CITY	11,383,111	\$ 5,312,645	11,381,376	\$ 5,311,769	\$ (876)
0536	ADVANCE CIVIL TOWN	213,924	\$ 99,841	213,924	\$ 99,840	\$ (1)
0537	JAMESTOWN CIVIL TOWN	233,960	\$ 109,192	233,960	\$ 109,191	\$ (1)
0538	THORNTON CIVIL TOWN	384,605	\$ 179,500	384,605	\$ 179,498	\$ (2)
0539	ULEN CIVIL TOWN	93,166	\$ 43,482	93,166	\$ 43,481	\$ (1)
0540	WHitestown Civil Town	11,997,099	\$ 5,599,201	12,001,488	\$ 5,601,180	\$ 1,979
0541	ZIONSVILLE CIVIL TOWN	20,239,925	\$ 9,446,234	20,239,925	\$ 9,446,117	\$ (117)
0615	WESTERN BOONE COUNTY SCHOOL CORPORATION	-	\$ -	-	\$ -	-
0630	ZIONSVILLE COMMUNITY SCHOOL CORPORATION	-	\$ -	-	\$ -	-
0665	LEBANON COMMUNITY SCHOOL CORPORATION	-	\$ -	-	\$ -	-
3055	SHERIDAN COMMUNITY SCHOOLS	-	\$ -	-	\$ -	-
0015	LEBANON PUBLIC LIBRARY	2,041,034	\$ 952,577	2,041,034	\$ 952,565	\$ (12)
0016	THORNTON PUBLIC LIBRARY	649,586	\$ 303,170	649,586	\$ 303,166	\$ (4)
0296	HUSSEY-MAYFIELD MEMORIAL LIBRARY	2,671,711	\$ 1,246,922	2,671,711	\$ 1,246,907	\$ (15)
1040	BOONE COUNTY SOLID WASTE MANAGEMENT DIST	-	\$ -	-	\$ -	-
	Total:	74,387,587	\$ 34,717,647	74,388,505	\$ 34,717,647	

Note (1): Based on 2020 Certified Local Income Tax Report

Note (2): This effect is on a per year basis. Projected effect to be similar for 4 years.

	Attributed Allocation	Certified Shares	Attributed Allocation	Certified Shares	Increase/(Decrease)
			22,466,351	\$ 10,485,207	\$ (129)
			1,113,074	\$ 519,480	\$ (6)
			19,663	\$ 9,177	\$ (0)
			22,536	\$ 10,518	\$ (0)
			84,932	\$ 39,639	\$ (0)
			40,721	\$ 19,005	\$ (0)
			37,629	\$ 17,562	\$ (0)
			138,284	\$ 64,538	\$ (1)
			30,211	\$ 14,100	\$ (0)
			526,064	\$ 245,521	\$ (813)
			11,383,111	\$ 5,312,645	\$ (876)
			213,924	\$ 99,841	\$ (1)
			233,960	\$ 109,192	\$ (1)
			384,605	\$ 179,500	\$ (2)
			93,166	\$ 43,482	\$ (1)
			11,997,099	\$ 5,599,201	\$ 1,979
			12,001,488	\$ 5,601,180	
			20,239,925	\$ 9,446,117	\$ (117)



Reedy Financial Group PC

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Town of Whitestown

Fishback 3 Super-Voluntary Annexation: Projected LIT Public Safety Impact

April 20, 2020

2020 Public Safety Distribution Amount: \$ 17,358,823

<u>Unit</u>	<u>Unit Name</u>	Allocation Amount	Public Safety Distribution	<u>Pre-Annexation</u>
0000	BOONE COUNTY	22,466,351	\$ 5,819,682	
0402	LEBANON CIVIL CITY	11,383,111	\$ 2,948,681	
0536	ADVANCE CIVIL TOWN	213,924	\$ 55,415	
0537	JAMESTOWN CIVIL TOWN	233,960	\$ 60,605	
0538	THORNTOWN CIVIL TOWN	384,605	\$ 99,628	
0539	ULEN CIVIL TOWN	93,166	\$ 24,134	
0540	WHITESTOWN CIVIL TOWN	11,997,099	\$ 3,107,728	
0541	ZIONSVILLE CIVIL TOWN	20,239,925	\$ 5,242,950	
				Total:
				67,012,141 \$ 17,358,823

Note (1): Allocation amount is based Attributed Allocation from Certified Shares.

Note (2): Based on 2020 Certified Local Income Tax Report.

Note (3): This effect is on a per year basis. Projected effect to be similar for 4 years.

<u>Post-Annexation</u>			
Allocation Amount	Public Safety Distribution		
22,466,351	\$ 5,819,302		
11,383,111	\$ 2,948,488		
213,924	\$ 55,411		
233,960	\$ 60,601		
384,605	\$ 99,621		
93,166	\$ 24,132		
12,001,488	\$ 3,108,662		
20,239,925	\$ 5,242,606		
67,016,530	\$ 17,358,823		

<u>Increase/(Decrease)</u>	Public Safety Distribution	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$
		(380)
		(193)
		(4)
		(4)
		(7)
		(2)
		934
		(344)

Town of Whitestown
 Whitestown: Overlapping Circuit Breaker Impact
 April 20, 2020



	WHITESTOWN CIVIL TOWN	BOONE COUNTY	WORTH TOWNSHIP	LEBANON COMM SCHOOL	BOONE COUNTY SOLID WASTE
Unit Rate	1.2622	0.211	0.0063	0.8651	0.0000
Divided by: New Taxing District Rate	2.3446	2.3446	2.3446	2.3446	2.3446
Equals: % of Taxing District Rate	53.83%	9.00%	0.27%	36.90%	0.00%
Times: Total Circuit Breaker Increase (1)	285	285	285	285	285
Equals: Increased Share of Circuit Breaker (2,3)	154	26	1	105	-

Note: (1) Equal to "Increase to CB Post Annex" located on "Circuit Breaker - Non Agricultural Classification" (page 10).

Note: (2) The increased share of circuit breaker results in property tax revenue loss.

Note: (3) This effect is on a per year basis. Projected effect to be similar for 4 years.

Town of Whitestown
Pre Annexation versus Post Annexation Tax Rate
April 20, 2020



Pre Annexation Tax Rate (018)	
	2020 Rate
Boone County	0.2110
Worth Township	0.4954
Lebanon Community School	0.8651
Boone County Solid Waste	-
Total:	<u>1.5715</u>

Post Annexation Tax Rate (019)	
	2020 Rate
Boone County	0.2110
Worth Township (2)	0.0063
Lebanon Community School	0.8651
Boone County Solid Waste	-
Whitestown Civil Town (3)	<u>1.2622</u>
Total:	<u>2.3446</u>

Note (1): Based on 2020 Budget Order.

Note (2): Worth Township Post Annexation tax rate does not include fire rates.

Note (3): Post Annexation Tax Rate - Whitestown Civil Town: Excludes Debt Service rate \$0.0605 , Bond #2 rate \$0.0645 , Lease Rental Payment rate \$0.0200 & Park Bond rate \$0.0555.