

**Town of Whitestown, Indiana**

**RESOLUTION NO. 2022-08**

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

**Patch 2022 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 "Patch 2022 Super-Voluntary Annexation" proposed by Ordinance 2022-06.

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 13<sup>th</sup> day of April, 2022, by a vote of \_\_\_\_ in favor and \_\_\_\_ 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  
PATCH 2022 SUPER-VOLUNTARY ANNEXATION**

*Town of Whitestown, Indiana  
Boone County*

# Annexation Fiscal Plan

**(Final) April 6, 2022**

## ***Patch-Hackett 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](http://www.Whitestown.in.gov). For any questions regarding this annexation, the public should contact the Town Manager's office at 317-732-4530.*

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**Map #1: Annexation Area Map**



(Note: Annexation Area shown as hatched area, with contiguity shown as red line.)

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

The proposed annexation of the Patch-Hackett Super-Voluntary Annexation Area consists of two parcels totaling ~52.07 acres. (Note: Legal description describes the area as 53.273 acres.) The parcels are numbered 0120211000 and 0120211001 in the Boone County property records, and as presented in the legal description (attached as Appendix B). The proposed Annexation Area is 100% voluntary and annexation was requested by the property owner. The annexation petition is in accordance with the provisions of IC36-4-3-5.1.

As a matter of growth and development of the Town of Whitestown, the Patch-Hackett Super Voluntary annexation represents a logical and continuous annexation which is concurrent with development of the area east of Exit 133 on I-65 (along Albert S. White Boulevard). This segment of the I-65 corridor, northwest of Indianapolis, is perhaps Indiana's fastest growing area for integrated commercial/industrial development.

The Patch-Hackett parcels are located immediately north of the previous Hackett Super Voluntary Annexation, and contiguous with that previous annexation, which was approved in 2016. The growth pattern represented in the extant case is both methodical and incremental in terms of development sequence.

The Patch-Hackett Super Voluntary Annexation consists of two parcels (parcel numbers 0120211000 and 0120211001) located north of CR 400S (aka Albert S. White Boulevard), between CR 450E and CR500E (see parcel list, Appendix). The Town's core purpose for this annexation is to continue a coordinated effort to plan for and extend municipal services and other infrastructure that will ultimately be necessary to enable the development of the property in this general area, east of Exit 133 on I-65..

- Super-Voluntary Annexation Area:
  - more than 1/8 contiguous to the existing corporate limits of the Town of Whitestown;
  - more than 150 feet wide at its narrowest point.

## **Agricultural Annexation**

This annexation is undertaken at the request of, and in cooperation with, the landowner for the purposes of facilitating future development, and is accordingly treated as an annexation under section 5.1 as opposed to section 4.1 (note that 4.1 annexations do not require a fiscal plan). The property is currently classified as agricultural for property tax purposes. As appears to be contemplated by section 4.1 of the statute, Whitestown will therefore move forward on the basis that that the real property will be exempt from the property tax liability for municipal purposes unless/until the land is re-classified for development purposes. As such, this annexation is expected to have no impact on the property taxes for assessed agricultural property.

While the real property is expected to be exempt from property taxes for municipal purposes, the landowner will continue to pay a full share of county, township and other taxes that are not considered 'municipal' in nature.

Whitestown currently provides fire protection service to all of Worth Township, including this Annexation Area, via an inter-local agreement and the Annexation Area already pays taxes for those services via inter-local agreement. Whitestown is therefore proceeding with the annexation at this time with the understanding, as agreed by the property owner, that the fire tax levy for the property is not to be considered “property tax liability under IC 6-1.1 for municipal purposes,” and that the property will continue to pay property taxes under the fire tax levy even while the real estate remains classified as agricultural. As such the proposed annexation is projected to have \$0 impact on the property tax burden of the landowner until it is reclassified.

## **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 order to enable the Patch-Hackett parcel to be developed in the future, in a manner that is consistent with adjacent development immediately south, and along Albert S. White Boulevard.

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

It is important to note that this annexation is proposed to be undertaken in accordance with IC36-4-3-5.1 (which addresses annexes with consent from 100% of property owners). Judicial precedent has established broad parameters for addressing the 'needed and can be used' provision, and the 'needed and can be used' provisions is met by virtue of the 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 Patch-Hackett Annexation will enable the Annexation Area to be developed in a manner consistent with the development standards of the Town of Whitestown, as already implemented along Albert S. White Boulevard, as well as to provide consistent expansion/extension of utility and transportation infrastructure necessary to address more intense land use patterns.

#### *Needed & Can Be Used: Planning Utilities to Serve the Patch-Hackett Parcels*

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

This super-voluntary annexation is therefore 'needed and can be used' as the basis for the Town of Whitestown, Whitestown Utilities, and the landowner for purposes of planning municipal utility service at 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 densities, 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, without excess costs that would otherwise increase user rates for the utility.

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

The Patch-Hackett Super Voluntary Annexation is undertaken to provide optimal cooperation with regard to the review and approval process for consistent and equitable zoning and development as the Patch-Hackett property is considered for development. Whitestown has established planning, zoning and development standards along the Albert S. White Corridor which are consistent and equitable for this major transportation corridor, adjacent to I-65, and suitable to support large-scale commercial/industrial development. Due to the development potential for the area, the Whitestown development standards for the Albert S. White Corridor 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, densities, and standards are fairly applied to all landowners in comparable circumstances, and that future development patterns for the Patch-Hackett parcels are consistent with and complimentary to the development patterns of the surrounding area, within the jurisdiction of the Town of Whitestown.

*Needed & Can Be Used: Delivering Adequate Public Safety Services*

The Patch-Hackett 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 Patch-Hackett parcels. In this case, 'public safety services' including such things as public safety personnel, lighting, and other forms of public safety facilities.

Public safety demands are highly idiosyncratic and sensitive to development intensity and design. High density developments clearly require unique configurations of public safety services, depending upon the design and occupancy of the future development, especially in a modern era posing new types 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 in order that public safety services can be scaled appropriately with regard to land use intensity and character.

For example, 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 to improve traffic safety. These police/security personnel are deemed necessary to enable employees at certain facilities to safely exit their workplace and safely exit parking areas in an organized manner.

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 at certain times, as well as public safety vulnerabilities when employees are exposed as a group. By working cooperatively, Whitestown and landowners seek to recognize and minimize such public safety risks.

*Needed & Can Be Used: Transportation Infrastructure Planning*

Few communities in Indiana have been confronted with such vast shifts in transportation infrastructure demands as southeastern Boone County along the I-65 corridor. Since 2015, there have been virtually continuous disruptions to the flow of traffic due to construction, accidents, and other disruptions in the vicinity of the I-65 corridor. These disruptions demonstrated the need to plan and develop the capacity of secondary thoroughfares to serve as detours in the event of disruption of I-65 traffic patterns. Albert S. White Boulevard is considered a main secondary thoroughfare, as well as a detour route.

In addition, the Amazon Fulfillment Center creates a need to carefully study potential traffic conflicts, traffic peaks, and intersection-control requirements for the commercial/industrial corridor. While the specific development of the Patch-Hackett parcels has not yet been determined, the location proximate to high-intensity developments, as well as the plans to continue to develop Anson, further requires that issues of transportation and thoroughfare be very carefully considered to protect the public interest, as is intended under the 'needed and can be used' provision.

The Patch-Hackett Annexation area fronts on both CR450E and CR500E, both of which have already been annexed by the Town as a result of previous annexations. As such, the Patch-Hackett Annexation adds 0.0 miles of roadway to the Town's road inventory.

*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. New development is generally considered to universally increase the speed and volume of stormwater runoff, thereby creating potential stormwater and flooding problems. This annexation is 'needed and can be used' to protect adjacent property owners from the impacts of stormwater, flooding, and runoff resulting from new development.

In recent years, increasingly severe and unpredictable weather patterns have increased the amount of attention needed to address issues of controlling 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 and zoning review/approval process. Generally, the idea is to capture runoff resulting from new development onsite, with the intent of minimizing stormwater impacts on adjacent and downstream properties.

In some cases, stormwater management facilities can 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 vicinity.

Finally, the proposed Annexation enhances the ability of Whitestown to consider measures which might be necessary to protect groundwater and aquifers from pollution resulting 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. The Patch-Hackett Annexation is therefore intended to protect existing groundwater through the careful application of development standards.

For these reasons, 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.

## **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 Areas with regard to the extension of municipal services as a result of annexation under section 5.1 (100% voluntary annexation) with the implications of section 4.1 (protecting landowners from municipal property taxes). **The fact that the Annexation Area is assessed as agricultural land means that landowners have no risk of economic impact from the addition of municipal property taxes unless/until the Annexation Area is reclassified for development purposes.**

The Town will therefore provide appropriate municipal services to the undeveloped annexation parcels from existing/budgeted revenues, with the estimates (below) based on existing levels of development (i.e., agricultural use). As the property develops, additional revenue from the development is expected to support the cost of increased services.

With respect to capital expenditures, Whitestown anticipates that it will be ready and able to

serve the property once the owner is prepared to develop it and the development is reviewed and approved in accordance with municipal ordinances. It is anticipated that the developer will be responsible for the cost of extending or improving any capital infrastructure that is needed for the property's development, consistent with other developments within the town. Inasmuch as the developer would be paying for infrastructure extensions, the cost of such extensions would be mitigated for existing land owners and utility customers.

### ***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 Patch-Hackett Annexation will cause an additional segment of CR450E, north of the existing municipal boundaries to be added to the road inventory of the Town of Whitestown. Given that the Town is already responsible for maintenance of CR450E immediately north of Albert S. White Boulevard, the incremental addition of road miles to the inventory is anticipated to be minimal.

### ***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 anticipates that future development of the Annexation Area will require capital improvements to transportation, utility, and public safety systems, depending upon the nature and intensity of the proposed future development. As such, the Town anticipates that the developer will share in the costs of extending such capital services, depending upon the proposed intensity of use of any/all capital services.

# Fiscal Impact Projections

<b>Fiscal Impact Projections: Patch-Hackett Super-Voluntary Annexation Area</b>				
<i>Municipal Service</i>	<i>type</i>	<i>Service Date</i>	<i>Est. Cost: low</i>	<i>Est. Cost: high</i>
Elections	Non-capital	immediately	\$ 0	\$ 0
(No voters/residents in the Area.)				
Town Administration & Clerk-Treasurer	Non-capital	2023	\$500	\$1,000
(Estimated costs related to discussions of development opportunities.)				
Town Council	Non-capital	2023	\$100	\$500
(Council agenda items related to development.)				
Building Commissioner & Plan Commission	Non-capital	2022	\$ 0	\$ 0
(Existing land use is Ag (sec 4.1), requiring no building permits)				
Redevelopment Commission	Non-capital	2022	\$100	\$500
(Costs estimated to be related to development proposals.)				
Street Department	Non-capital	2023	\$0	\$0
(No roadways segments added to municipal inventory)				
Street Department*	capital	2023	n/a	n/a
Police Department	Non-capital	2022	\$1,000	\$2,000
(Police already patrol the Area, including CR450E.)				
Fire Department	Non-capital	2022	\$100	\$500
(Whitestown already serves the Area through township fire partnership.)				
Fire Department	capital	2022	n/a	n/a
Parks Department	Non-capital	2022	n/a	n/a
(Ag land not expected to generate new parks demand.)				
Parks Department	capital	2023	n/a	n/a
Sewer Utility	Capital & Non-capital	2023	\$ 0	\$ 0
(Existing Ag land will not require sewer service.)				
Water Utility	Capital & Non-Capital	2023	\$ 0	\$ 0
(Existing Ag land will not require water service.)				
Estimated Annual Total Cost			\$1,800	\$ 4,500

## Appendix A: Parcels Proposed for Super-Voluntary Annexation

### Parcel List

<u>Parcel ID</u>	<u>Owner</u>	<u>Property Address</u>
0120211000 & 0120211001	HACKETT LARRY LEE & VIOLET JEA PLETCHER NATHANIEL I & TRACIE	3500 S 500 E and 3527 S 450 E, Whitestown, IN 46075

## Appendix B: Legal Description

### Patch-Hackett Super-Voluntary Annexation

#### Legal Description

Survey Description for Properties contained in Deed Book 237, Page 987 & Instrument #2017008501, Inclusive, recorded in the Office of the Recorder of Boone County, Indiana

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

**Beginning** at the northeast corner of said quarter section; thence along the east line of said quarter section South 00 degrees 55 minutes 21 seconds East (grid bearing based on said Indiana State Plane West Zone) 420.20 feet (all distances in this description are horizontal ground distances) to the northeast corner of a tract of land described in Instrument Number 2018001633 recorded in the Office of the Recorder of Boone County, Indiana; thence along the north line of said tract North 35 degrees 28 minutes 56 seconds West 44.95 feet to the northeast corner of a tract of land described in Instrument Number 2020007436 recorded in the Office of said Recorder (the next six courses being along the northerly lines of said tract); (1) thence continuing North 35 degrees 28 minutes 56 seconds West 24.52 feet; (2) thence North 79 degrees 59 minutes 34 seconds West 102.92 feet; (3) thence South 69 degrees 32 minutes 41 seconds West 394.47 feet; (4) thence South 56 degrees 39 minutes 40 seconds West 1,135.54 feet; (5) thence South 27 degrees 42 minutes 39 seconds West 207.69 feet; (6) thence South 60 degrees 22 minutes 06 seconds West 114.15 feet to a northerly corner of a tract of land described in Instrument Number 2020008597 recorded in the Office of said Recorder (the next three course being along the northerly lines of said tract); (1) thence North 89 degrees 34 minutes 47 seconds West 623.98 feet; (2) thence South 72 degrees 21 minutes 44 seconds West 229.39 feet; (3) thence South 35 degrees 21 minutes 30 seconds West 233.69 feet to the west line of said quarter section; thence along said quarter section line North 00 degrees 40 minutes 57 seconds West 531.64 feet to the southwest corner of a tract of land as described in Instrument Number 020281 recorded in the Office of said Recorder; thence along the south line of said tract North 89 degrees 11 minutes 35 seconds East 215.51 feet to the southeast corner of said tract and the center of Fishback Creek the next two courses being along the easterly lines of said tract and the center of Fishback Creek); (1)thence North 26 degrees 28 minutes 32 seconds East 231.95 feet; (2) thence North 53 degrees 37 minutes 26 seconds East 126.97 feet to the northeast corner of said tract and the southeast corner of a tract of land as described in Instrument Number 2020014148 recorded in the Office of said Recorder (the next two courses being along the east and north lines of said tract); (1) thence leaving said center of creek, North 00 degrees 40 minutes 57 seconds West 141.50 feet; (2) thence South 89 degrees 11 minutes 35 seconds West 424.50 feet to the west line of said quarter section; thence along said quarter section line North 00 degrees 40 minutes 57 seconds West 573.50 feet to the northwest corner of said quarter section; thence along the north line of said quarter section North 88 degrees 20 minutes 03 seconds East 2,646.08 feet to the **Point of Beginning**. Containing 53.273 acres more or less.

**Town of Whitestown**

Estimated Assessed Value and Tax Rate Impact from Annexation  
(Assumes first year tax collection from Annexation Area is 2023 payable in 2024)

Assessment Year	Estimated Net Assessed Value Annexation Area (1)	Estimated Town Net Assessed Value (2)	Total Net Assessed Value (3)	Town Levy (4)	Debt Levy (5)	CCD Levy (6)	Total Town Levy	Estimated Corporate Tax Rate (7)	Estimated Debt Tax Rate (5)	Estimated CCD Tax Rate (6)	Estimated Total Corporate Tax Rate (8)
2021 Pay 2022	\$ -	\$ 945,462,205	\$ 945,462,205	\$ 12,709,849	\$ 1,239,501	\$ 229,747	\$ 14,179,097	\$ 1.3443	\$ 0.1311	\$ 0.0243	\$ 1.4997
2022 Pay 2023	\$ -	\$ 1,021,099,181	\$ 1,021,099,181	\$ 13,726,637	\$ 1,239,501	\$ 248,127	\$ 15,214,265	\$ 1.3443	\$ 0.1214	\$ 0.0243	\$ 1.4900
2023 Pay 2024	\$ 271,300	\$ 1,103,058,416	\$ 1,103,329,716	\$ 14,824,768	\$ 1,446,110	\$ 268,109	\$ 16,538,987	\$ 1.3436	\$ 0.1311	\$ 0.0243	\$ 1.4990
2024 Pay 2025	\$ -	\$ 1,191,303,089	\$ 1,191,574,389	\$ 16,010,749	\$ 1,561,798	\$ 289,553	\$ 17,862,100	\$ 1.3437	\$ 0.1311	\$ 0.0243	\$ 1.4991
2025 Pay 2026	\$ -	\$ 1,286,607,336	\$ 1,286,878,636	\$ 17,291,609	\$ 1,686,742	\$ 312,712	\$ 19,291,063	\$ 1.3437	\$ 0.1311	\$ 0.0243	\$ 1.4991

(1) We added the existing assessed value of the Annexation Area in Pay 2024.

(2) Conservative annual growth rate of 8% for the existing assessed value of the Town. The Town's actual growth may exceed this and qualify them to request levy appeal adjustments. This model assumes no additional appeals.

(3) Represents estimated net assessed value of the Town including development in the Annexation Area. Used to calculate estimated tax rates.

(4) Assumes that controlled property tax levy increases to an annual factor of 3.0%. This is the basis for the allowed increases to the controlled property fund levy which includes General, MVH, Fire and Park Funds. We have assumed an additional 5.0% for annual excess levy appeal adjustments.

(5) Assumes the debt tax rate will remain at levels consistent with pay 2022. Although bonds are expected to mature in years 2024 and 2025. It is assumed the Town will reissue additional bonds and the debt tax rate will remain at the same levels.

(6) Cumulative fund levies are not subject to levy control. Amount represents current tax rate of \$0.0243 times the estimated assessed value of the Town including increases in the Annexed Area. The maximum allowed rate for the CCD fund by statute is \$0.05 and the rate can be maintained at this level by annual action of the Town Council. It is assumed that the Town Council will continue to re-establish the fund annually and maintain the same rate as in 2022.

(7) Represents the tax rate which produces the Town Levy with an estimate tax base shown under Total Net Assessed Value.

(8) Total of Town tax rate which includes the General Fund, MVH, Fire, Parks, Debt Service and CCD. Illustration demonstrates that the Corporate tax rate will decrease compared to the current rates with growth in the Town's current area.

NOTE: Worth Township's current tax rate of \$0.4881 / \$100 of assessed value is for fire services provided to Township property outside of the corporate limits. Once the properties are annexed, they will no longer pay this fire tax rate. Therefore, after the initial annexation, the Worth Township tax rate could increase by a fraction of a percent to \$0.4904 / \$100, all other things being equal. All other overlapping taxing units will have no significant impact on revenues due to the annexation area being undeveloped land.

### PARCEL INFORMATION

The Annexation Area consists of two parcels and two owners as shown below.

<u>Parcel ID</u>	<u>Owner</u>	<u>Net Assessed Value</u>	<u>Waiver/Petition</u>
06-07-23-000-011.000-018	Larry Lee & Violet Jean Hackett	\$ 72,500	Yes
06-07-23-000-011.003-018	Nathaniel I & Tracie J Pletcher	\$ 198,800	Yes

## **SUMMARY OF ESTIMATED COSTS DUE TO ANNEXATION**

The Town anticipates any incremental operating costs to provide comparable services to the Annexation Area as already provided to the existing residents of the Town would be minimal and can be covered by the Town's existing budget.