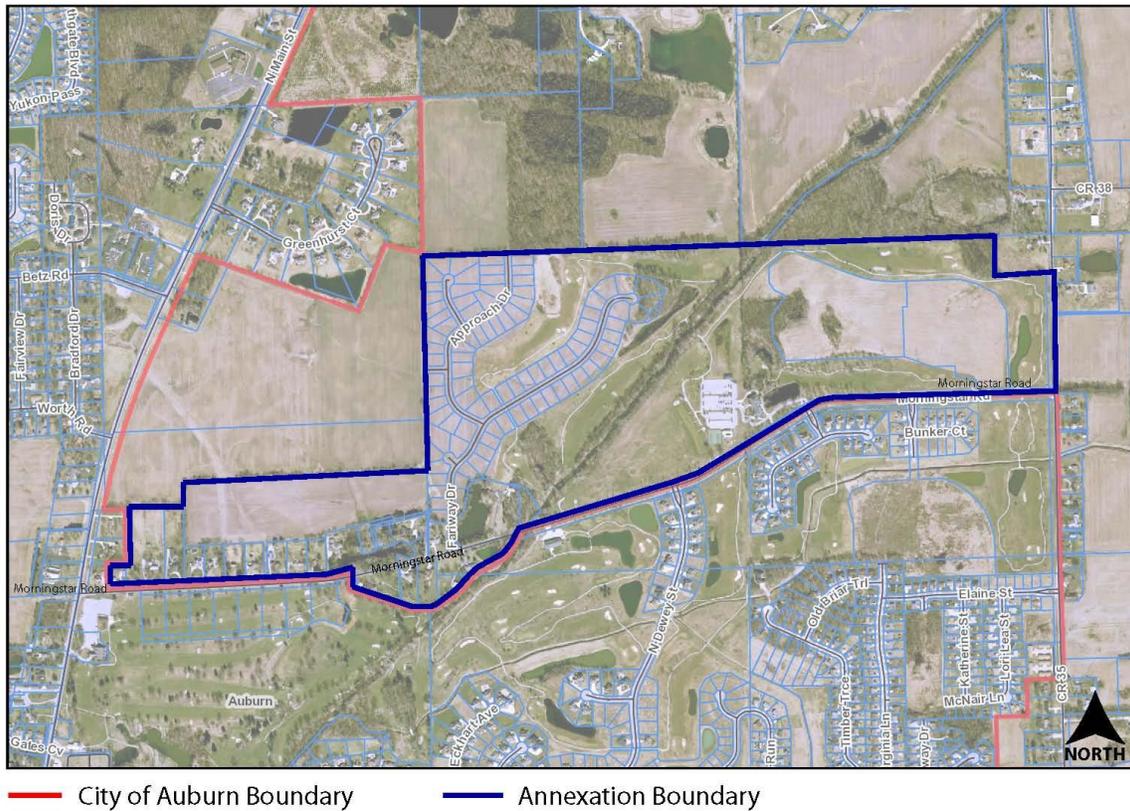


Morningstar Road/Bridgewater North Annexation Fiscal Plan

City of Auburn - Morningstar Road/Bridgewater North Annexation Location Map



City of Auburn, Indiana

August 2019

Morningstar Road/Bridgewater North Annexation Fiscal Plan

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TABLE OF CONTENTS

	PAGE
SECTION ONE: BASIC DATA	1
A. Location	1
B. Size	1
C. Council District	1
D. Population	2
E. Buildings	2
F. Patterns of Land Use	2
G. Zoning	2
H. Assessment	3
SECTION TWO: STATE LAW REQUIREMENTS	4
A. Contiguity	4
B. Fiscal Plan	4
SECTION THREE: NEED FOR ANNEXATION	6
SECTION FOUR: MUNICIPAL SERVICES & EXPENDITURES	7
A. Police Department	9
B. Fire Department	10
C. Solid Waste Disposal	10
D. Streetlights	10
E. Streets	10
F. Parks and Recreation	11
G. Water	11
H. Sanitary Sewer	11
I. Auburn Essential Services	11
J. Auburn Electric	11
K. City Administration	12
L. Liability for Township Debt	12
SECTION FIVE: REVENUE	13
SECTION SIX: FINANCIAL IMPACT	14
SECTION SEVEN: ESTIMATED EFFECTS ON POLITICAL SUBDIVISIONS & TAXPAYERS	15
SECTION EIGHT: RECOMMENDATION	15
APPENDIX A: LEGAL DESCRIPTION	17
APPENDIX B: PARCEL LIST	19
APPENDIX C: ESTIMATED EFFECTS ON POLITICAL SUBDIVISIONS & TAXPAYERS TABLES	23

TABLES

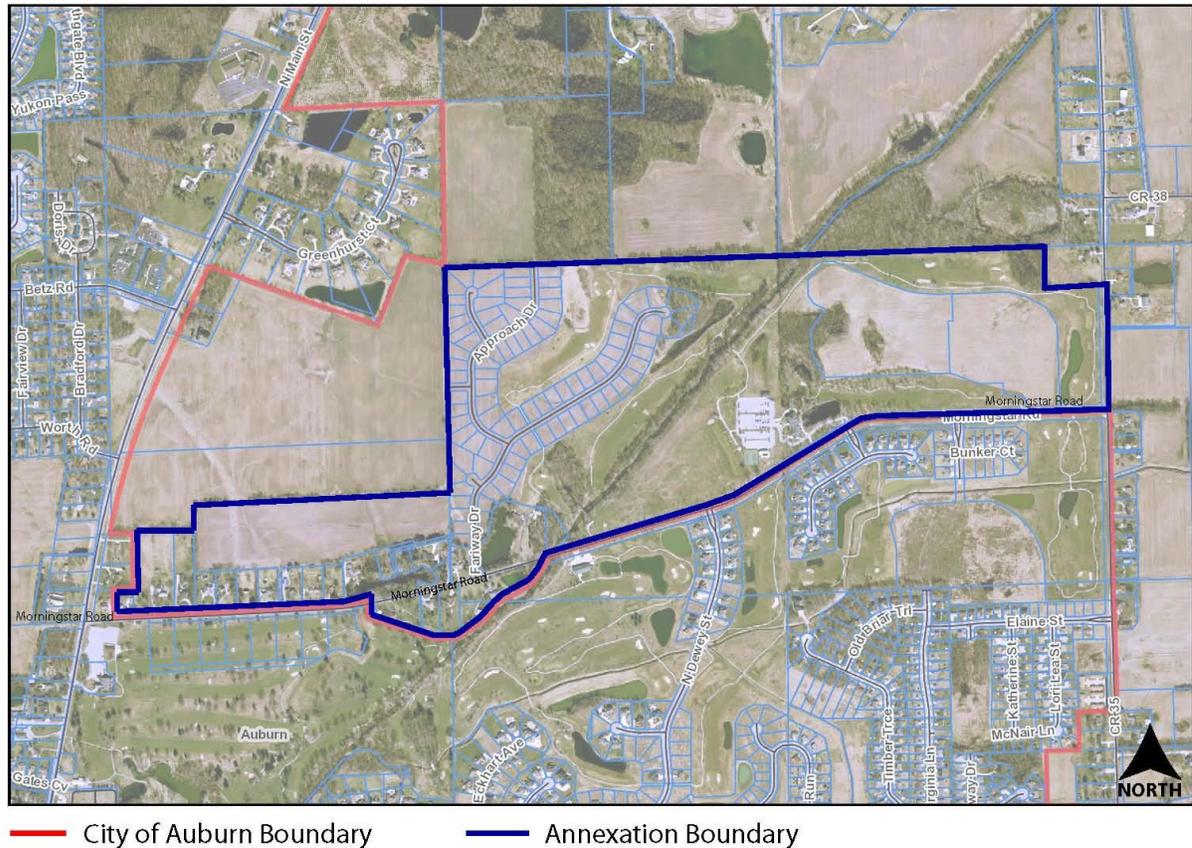
1: Computation of Estimated Property Taxes	3
2: Estimated Non-Capital Costs	8
3: Estimated Capital Costs	9
4: Estimated Revenue Generated	13

SECTION ONE: Basic Data

A. LOCATION

The proposed Morningstar Road/Bridgewater North Annexation area is located in Union Township, DeKalb County, Indiana. The annexation area is located northeast of the City of Auburn. It is adjacent to the City boundary to both the west and south, and to Country Road 35 to the east. The legal description is provided in Appendix A and a parcel listing is in Appendix B.

City of Auburn - Morningstar Road/Bridgewater North Annexation Location Map



B. SIZE

The annexation area contains approximately 262 acres. The current city acreage is 4,905. After annexation the area will comprise 5% of the city's total of 5,167 acres.

C. COUNCIL DISTRICT

The Auburn Common Council consists of seven members, organized as five districts and two at-large seats. The area would be represented by the District One member upon the annexation.

D. POPULATION

The current population is estimated to be 71 persons. The population is based on a 2.38 average persons per household in DeKalb County per the 2010 US Census, then multiplied by the number of households, determined to be 30, within the annexation area. However, given the 78 undeveloped residential lots within the Bridgewater Subdivision, a potential future population of 257 persons is estimated upon full build-out.

E. BUILDINGS

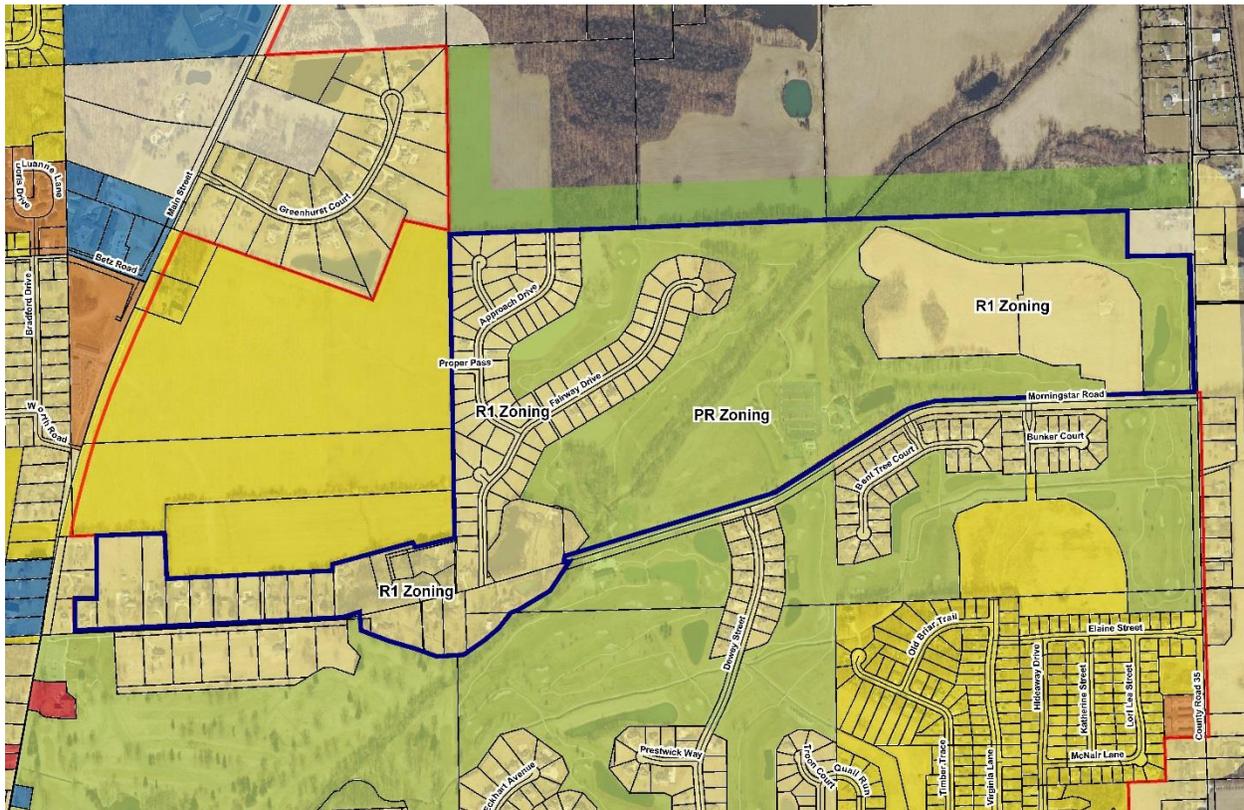
There is currently a total of fifty buildings located within the annexation area. Of those fifty; thirty-eight are single family homes, fifteen are garages, four are sheds, and one is commercial which is part of the Bridgewater Golf Club.

F. PATTERNS OF LAND USE

The land within the annexation area is largely residential, undeveloped residential lots, and open space being used as part of the Bridgewater Golf Course.

G. ZONING

The Morningstar Road/Bridgewater North Annexation area currently contains two zoning classifications established through extraterritorial jurisdiction of the City of Auburn.: R1 – Low-Density Single-Family Residential, and PR – Parks and Recreation. Zoning will not change as a result of annexation.



H. ASSESSMENT

The annexation area includes the Bridgewater subdivision which is currently under development. Table 1 below outlines the estimated gross assessed value of the area and the estimated net assessed value after removing property exemptions, deductions and credits. Eleven out of 89 lots are either constructed or under construction. Based on this estimate, approximately eleven additional homes would be constructed a year for the first six years and twelve homes in year seven.

Table 1: Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Gross Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
Half Year 2020					
2021					
1st Full Year (1)	\$ 12,378,900 (2)	\$ 5,130,785 (3)	\$ 7,248,115	\$ 1.0559 (4)	\$ 76,533
2nd	15,678,900	6,640,535	9,038,365	1.0559	95,436
3rd	18,978,900	8,150,285	10,828,615	1.0559	114,339
4th	22,278,900	9,660,035	12,618,865	1.0559	133,243
5th	25,578,900	11,169,785	14,409,115	1.0559	152,146
6th	28,878,900	12,679,535	16,199,365	1.0559	171,049
7th	32,478,900	14,326,535	18,152,365	1.0559	191,671

- (1) 1st Full Year refers to the first year property taxes will be levied in the annexed area (expected to be 2022).
- (2) Assumes 11 new homes per year for the first 6 years and 12 new homes in the 7th year at an estimated gross assessed value of \$300,000 per home
- (3) Assumes homestead, supplemental homestead and mortgage deductions on all homes
- (4) Assumes the final total City tax rate for taxes payable in 2019

SECTION TWO: State Law Requirements

A. CONTIGUITY

When pursuing an annexation, a municipality must comply with the state law, as established in the statutes at IC 36-4-3-13. This statute sets forth two options which enable a municipality to initiate annexation of territory. An annexing municipality must meet the guidelines of at least one of the options. The options are:

Option 1: The aggregate external boundaries of the territory sought to be annexed are 1/8 (12.5%) contiguous to the boundaries of the municipality, and that either:

- a. The resident population density of the territory is at least 3 persons per acre, or
- b. 60% of the territory is subdivided, or
- c. The area is zoned for commercial, business or industrial uses.

Option 2: The territory must be 1/4 (25%) contiguous to the boundaries of the municipality and, the territory must be needed and can be used by the municipality for its development in the reasonably near future.

Upon the annexation effective date, the proposed annexation area will meet Option 2 by being 46% contiguous to city boundaries. The annexation is also needed and can be used for residential development in the near future. The area is largely a platted residential subdivision and is currently being served by City of Auburn water, sewer, electric, and telecommunication utilities.

B. FISCAL PLAN

Municipalities must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services. This fiscal plan has been prepared to meet this requirement.

This plan must include:

1. The cost estimate of planned services to be furnished to the territory;
2. The method(s) of financing the planned services;
3. The plan for the organization and extension of services;
4. The provision of non-capital services to be provided to the annexed territory within one year after the effective date of annexation and that they be provided in a manner that is equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use and population density;
5. The provision of capital improvements to the annexed territory equal to those furnished within the municipality within three years after the effective date of annexation 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;
6. The estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including expected rates, levies,

expenditure levels, service levels, and annual debt service payments in those political subdivisions for four (4) years after the effective date of the annexation.

7. The estimated effect the proposed annexation will have on municipal finances, including how municipal tax revenues will be affected by the annexation four (4) years after the annexation.
8. Estimated effects on political subdivisions in the county that are not part of the annexation and on taxpayers located in those political subdivisions for four (4) years after the effective date of the annexation.
9. A list of all parcels of property in the annexation territory and the following information on each parcel (name of the owner, parcel identification number, most recent assessed value of the parcel, the existence of a known waiver of the right to remonstrate on the parcel).

SECTION THREE: Need for Annexation

The area proposed for annexation includes the Bridgewater North residential subdivision which is currently under development. The subdivision has 89 lots, 11 of which have been built on or are under construction. Homes that are being constructed within the Bridgewater North subdivision range in value from \$250,000 - \$350,000. This is substantially higher than the average home value in Auburn which is \$112,200 per the 2010 ACS 5-year estimates. The developer of the subdivision signed an annexation non-remonstrance agreement in order to connect to City Water and Sewer Utilities. The non-remonstrance agreement applies to each lot within the Bridgewater North subdivision. This subdivision is urban in nature. The annexation area also includes several residential lots (with metes and bounds descriptions) known as the Morningstar Road properties.

Areas within DeKalb County near the City of Auburn will continue to grow and develop. Allen County, just south of DeKalb County, is the third most populous county in the State of Indiana with a 2010 population of 355,329 per the U.S. Census (7.1% increase since 2000). DeKalb County has a population of 42,223 (4.8% increase since 2000) and the City of Auburn's 2010 population is 13,021 (9% increase since 2000).

According to the Economic Development Section of the *DeKalb County Comprehensive Plan*, "It is in everyone's interest to embed and maintain a business-friendly environment to help ensure a robust and growing economy. The community, therefore, should invoke all reasonable measures that help sustain existing business and encourage growth to create quality employment opportunities. The national transition to a more creative-based economy as well as projected workforce shortages is placing communities in a competitive environment, not only to retain and attract business and industry, but also to retain and attract the workforce to fill the jobs desired. This, coupled with a growing work environment where workers can work remotely, as enabled by technology, creates an elevated need to enhance the attractiveness of communities and regions as great places to live. Throughout DeKalb County, communities are promoting themselves as great places to live, work, and play by capitalizing upon and enhancing their many assets such as downtowns, schools, transportation history, museums, rivers, and trails."

This annexation would add population to the City of Auburn and is one component in continuing to attract talent. The City of Auburn desires to be positioned to be able to positively influence the aesthetics and functionality of residential development to help maximize the quality of life experienced by area residents.

The City currently has an extraterritorial planning jurisdiction that includes a portion of the annexation area which be expanded to encompass the entire area upon annexation. In addition, the city plans to make several improvements including widening Morningstar Road, adding streetlights, and burial of electric lines. This development is guided by the City's comprehensive plan and zoning ordinance to which this annexation is in alignment.

SECTION FOUR: Municipal Services & Expenditures

This section of the Auburn Morningstar Road/Bridgewater North Annexation Fiscal Plan forecasts the non-capital service needs and capital needs for the annexation area. The following section demonstrates how the City will satisfy the requirements of the Indiana State Law in provision and financing of services, in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the annexation area, the costs of providing services, fees received for services and funding sources. Indiana Code (36-4-3-13) states that planned services of a capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries, shall be provided to the annexed territory within one (1) year after the effective date of annexation and that they shall be provided in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries regardless of similar topography, patterns of land use, and population density. Services of a capital improvement nature, including street construction, street lighting, sewer facilities, water facilities, and stormwater drainage facilities, are to be provided to the annexed territory within three (3) years after the effective date of the annexation in the same manner as those services that 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.

For the Morningstar Road/Bridgewater North Annexation, all non-capital services will be provided immediately upon annexation, and all capital improvements will be made within three years after annexation.

Tables 2 and 3 below outline the non-capital and capital costs attributed to service provision within the annexation area.

Table 2: Estimated Non-Capital Costs

	Half Year 2020	2021	1st Full Year (3)	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Police (1)	\$ 13,950	\$ 27,900	\$ 29,369	\$ 40,262	\$ 44,288	\$ 48,717	\$ 53,588	\$ 58,947	\$ 64,842
Fire (2)	-	-	-	-	-	-	-	-	-
Lighting (1)	6,853	13,707	14,428	14,861	15,304	15,766	16,239	16,726	17,228
Fire Hydrants (2)	-	-	-	-	-	-	-	-	-
Streets & Road Maint. (1)	14,829	29,657	31,218	34,340	35,370	36,431	37,524	38,650	39,809
Park (1)	4,068	8,135	8,563	9,420	9,702	9,993	10,293	10,602	10,920
<u>Admin. & General Dpts. (1)</u>									
City Council	77	154	162	178	183	189	195	200	206
Clerk Office	463	926	975	1,073	1,105	1,138	1,172	1,207	1,243
Planning and Zoning	114	228	240	264	272	280	288	297	306
Mayor	482	963	1,014	1,116	1,149	1,184	1,219	1,256	1,293
Information Systems	2,235	4,470	4,705	5,176	5,331	5,491	5,656	5,825	6,000
City Buildings	1,051	2,102	2,212	2,433	2,506	2,582	2,659	2,739	2,821
General Government	8,736	17,472	18,392	20,231	20,838	21,463	22,107	22,770	23,454
Total Non-Capital Costs	\$ 52,857	\$ 105,715	\$ 111,279	\$ 129,353	\$ 136,049	\$ 143,233	\$ 150,941	\$ 159,220	\$ 168,123

(1) Assumes allocation of the specific budget; in the event further information, please contact the City.

(2) No additional cost is estimated to be incurred.

(3) 1st Full Year refers to the first year property taxes will be levied in the annexed area (expected to be 2022).

General Notes

- Five years is considered a standard planning period for annexation analysis.
- The City expects to incur expenses prior to the 1st Full Year. These expenses will be paid from the City's General Fund balance.

Table 3: Estimated Capital Costs

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

Estimated Capital Costs

	Half Year 2020	2021	1st Full Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year
Street Department	\$ 66,667	\$ 66,667	\$ 66,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting	46,667	46,667	46,667	-	-	-	-	-	-
Wastewater (1)	-	-	-	-	-	-	-	-	-
Water (1)	-	-	-	-	-	-	-	-	-
Electric (1)	-	-	-	-	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-	-	-	-	-
Cumulative Fire (1)	-	-	-	-	-	-	-	-	-
Total Capital Costs	\$ 113,333	\$ 113,333	\$ 113,333	\$ -					

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

A. POLICE DEPARTMENT

The services provided by the Auburn Police Department include the preservation of life and property, prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day to day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security within the community. The Department is involved in legal work and the protection of constitutional rights. The Department also performs traffic control, promotes civil order, and provides educational and technical assistance in the area of crime prevention and neighborhood services.

The police department patrols the boundaries of the city on a daily basis and responds to all alarm calls. The police department does not distinguish between different areas of the city, and therefore, the same services are provided throughout the city. The area will be included in Police Zone #2 upon annexation. On average, the City has three (3) officers patrolling this zone at any time.

Currently the annexation area is primarily used for residential and golf course purposes. There will be increases in personnel time and operational expenses to service the residential areas starting with \$29,369 the first full year. The area being annexed currently has an estimate of 3 calls annually. The remaining residential development is estimated to be developed by 2026. An additional call is anticipated annually as development increases with ten calls per year and annual costs at \$64,842 by year seven.

Additional costs will be paid for through the General Fund with a year-end cash balance as of 12/31/18 of \$6,079,220.

B. FIRE DEPARTMENT

The Auburn Fire Department is currently part of a Fire Territory that includes all of Union Township. The department is responsible for providing fire suppression, emergency medical response, hazardous material response, and technical rescue (confined space, low angle rope rescue, ice rescue). Services will remain the same upon annexation.

The department has two fire stations. Fire Station #1 is the primary response station and is located approximately 1.5 miles from the area. Due to the proximity of the department, response time is approximately three minutes. Secondary response is provided by Fire Station #2 located approximately 3.5 miles away with an approximate 4-minute response time.

The department has two fire engines, one 75-ft. quint, one 2,000-gallon tender, one squad, one hazmat response trailer, one utility pick-up truck, and one brush truck. According to the Auburn Fire Chief, the proposed annexation area brings 5 calls per year to the golf course and existing residential homes. As the area develops, minimal increases in calls for service will likely occur at an estimated rate of 1 call per year.

Additional costs will be paid for through the Fire Territory Fund with cash balances as of 12/31/18 at \$2,536,507.23 for the Fire Territory Fund and \$940,549.87 for the Cumulative Fire Equipment Fund. These costs would occur regardless of the annexation due to the fire territory being in place so are not accounted for in Table 2: Estimated Non-Capital Costs.

C. SOLID WASTE DISPOSAL

Currently, solid waste disposal services are not provided to the annexation area. Upon annexation, all residents would receive weekly garbage collection as well as, bi-weekly recycle collection. The City contracts with Republic Services for this service. This service will be paid for through a monthly fee of to each residence which will be added to the water bill. The rate for 2019 is \$11.76. The city does not anticipate any extra costs for providing this service.

D. STREETLIGHTS

Some additional street lighting will be installed as part of the annexation, including: Morningstar Rd. (west of Cedar Creek)– 20 antique lights and poles and along Morningstar Rd. (east of Cedar Creek)– 24 standard lights for a total of \$140,000. There is an estimated cost of \$14,428 the first year to maintain and operate the new streetlights for this area, with costs increasing by 3% each year.

The completion is dependent upon final annexation and will be paid for through the General fund which had a year-end cash balance as of 12/31/18 of \$6,079,220.

E. STREETS

The Auburn Street Department will be responsible for the general maintenance of existing and new streets within the annexation area within one year of the effective annexation date. This general maintenance includes snow and ice removal, surface maintenance and street cleaning. The provision of these services to the annexation area will not require additional personnel or equipment. The estimated maintenance cost will be similar to those services already being provided in the city.

If future development takes place that requires public streets, the maintenance costs will be similar to those services already being provided in the City of Auburn. The City currently has approximately 83.86 miles of streets for city maintenance. It is estimated that the 2018 annual street maintenance cost per mile

is \$28,619 based on a 2018 budget with property tax impacts of \$2,400,000 divided by 83.86 miles. The first full year of annexation, the estimated cost is \$31,218. The City of Auburn will be responsible for maintaining the approximately 1.01 new miles of public roads added by the annexation area. The source of funding for street maintenance for this area will be generated from the City's Motor Vehicle Highway (MVH) and Local Roads and Streets (LR&S) programs. The 2018 end of year balances for these two accounts were \$1,438,411.45 and \$170,315.74 respectively.

In addition, within the first three years of annexation, the City of Auburn plans on widening portions of Morningstar Road so that the entire road is a minimum of 24 ft. to allow for 12 ft. driving lanes. The road will also be resurfaced. The estimated cost for this improvement is \$200,000 to be paid for within the first three years of annexation. This will likely be paid for with funds from the City's Cumulative Capital Development Funds or CEDIT Funds. The 2018 end of year balances for these two accounts were \$3,786,059.22 and \$4,129,781.41 respectively.

F. PARKS AND RECREATION

The proposed annexation area will be served by the Auburn Parks and Recreation Department. Assets and amenities include thirteen parks with facilities such as playground equipment, basketball courts, public pools, and picnic areas. Increases for service will be covered by the Parks and Recreation Department Fund and Parks Capital. The 2018 end of year balances for these two accounts were \$518,233.63 and \$119,190.63 respectively.

G. WATER

Within the planned annexation area water services are mostly already being provided by the City of Auburn. It has been indicated that no future plans or improvements have been identified at this moment. Property owners that are not currently hooked up to water will not be required to do so. If a property owner seeks to obtain city water, they can follow the normal application process and pay any related fees which would be assessed the same way as any other resident would receive. The 2018 operations and maintenance end of year balances for these this account was \$ \$208,470.11.

H. SANITARY SEWERS

Within the planned annexation area, sanitary sewer services are already being provided by the City of Auburn. It has not been indicated that any future plans or improvements have not been identified at this moment. The utility currently imposes a 25% surcharge on out-of-city customers. On-going new development in the area will offset any minimal loss in revenue for the City Sewer Utility in the near term. The 2018 operations and maintenance end of year balances for these this account was \$289,024.55.

I. AUBURN ESSENTIAL SERVICES (AES)

Currently all AES services are being provided to the potential annexation area. No change will occur in terms of pricing or revenue for service. AES is currently redesigning and rebuilding the aerial plant that is currently in place on Morningstar Road between N. Main Street and Cedar Creek. This project is taking place jointly with the Auburn Electric 3 Phase Underground Project and will be complete prior to the effective date of the annexation. No other capital improvement needs are projected. Auburn Essential Services had a 2018 year-end balance for operations and maintenance of \$4,465,080.57.

J. AUBURN ELECTRIC (AE)

Auburn Electric currently provides services to the area, with Bridgewater North infrastructure completed in 2016. Some capital improvements are planned as a new 3 Phase underground circuit from Main

Street/Morningstar Road to the Bridgewater North entrance will have to be constructed for system redundancy. Additional single-phase underground is planned to be installed to service the proposed annexed lots on Morningstar Road that are currently being serviced from the aerial line. The project will be funded with success-based capitol on by the end of 2022. Given the project already within the Auburn Electric service territory, this project is considered outside the capital improvements resulting from the annexation. Auburn Electric had a 2018 year-end balance for operations and maintenance of \$9,881,652.58.

K. CITY ADMINISTRATION

Administrative and general costs continue to increase, on an annual basis, as a result of cost increase and an increased burden put on the community by growth. As a result of the acreage in the annexation area, the City's's personnel time, materials and overhead will be utilized in the annexation area. Therefore, an allocated share of administrative and general costs should be estimated and distributed in this fiscal plan to reflect the estimated fully allocated costs of those services provided to the annexation area. The itemized estimated costs for each of the administrative and general departments shown on Table 2 have been computed by charging to the annexation area a pro-rata share of the estimated costs of these departments. The share charged to the annexation area is the percentage of each department's projected budget as a percentage estimated by the fiscal plan Consultant, adjusted for an estimated fixed and variable component. These services are provided for through the General Fund. The General Fund had a year-end cash balance as of 12/31/18 of \$6,079,220.

L. LIABILITY FOR TOWNSHIP DEBT

According to the Indiana Department of Local Government Finance (DLGF), Township Debt Service is still an obligation of the Township even though the City of Auburn has annexed part of that Township. The DLGF will include a debt service rate for the Township that still includes the assessed valuation of the annexed area because those residents or property owners still have a responsibility for that debt that was incurred before the proposed annexation. It will be a rate on the Township side and not the responsibility of the City of Auburn. The DLGF will use the annexed area's assessed valuation in calculating the debt service rate for the Township, and spread that over the taxpayer's bill of the annexed area. According to the DeKalb County Auditor's Office, Union Township currently does not have any debt service.

SECTION FIVE: Revenue

Table 4 below provides estimates in regard to property tax, income tax, excise tax, and Motor Vehicle Highway/Local Roads and Streets revenue. Estimated net assessed value, tax rates and property tax revenue are shown as was determined in Table 1. The table also reflects circuit breaker reductions.

Table 4: Estimated Revenue Generated

	<u>Half Year 2020</u>	<u>2021</u>	<u>1st Full Year (1)</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>6th Year</u>	<u>7th Year</u>
Net Assessed Value			\$ 7,248,115	\$ 9,038,365	\$ 10,828,615	\$ 12,618,865	\$ 14,409,115	\$ 16,199,365	\$ 18,152,365
Property Tax Revenue			76,533	95,436	114,339	133,243	152,146	171,049	191,671
Income Tax - LIT			-	46,552	58,050	69,548	81,046	92,544	104,042
Excise Tax/CVET			4,643	5,790	6,937	8,084	9,231	10,378	11,629
Circuit Breaker Reduction (2)			(554)	(691)	(827)	(964)	(1,101)	(1,238)	(1,387)
MVH/Local Roads & Street	-	-	-	7,593	7,593	7,593	7,593	7,593	7,593
Total Revenue	\$ -	\$ -	\$ 80,622	\$ 154,600	\$ 186,091	\$ 217,503	\$ 248,915	\$ 280,326	\$ 313,548

(1) 1st Full Year refers to the first year property taxes will be levied in the annexed area (expected to be 2022).

(2) Estimated Circuit Breaker reduction based upon Pay 2019 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Census occurs or a Special Census is prepared.

SECTION SIX: Financial Impact

The Seven Year Summary shows the projected revenue vs. expenditures expected in the Morningstar Road/Bridgewater Annexation area for the first seven years after it is incorporated into the City of Auburn.

The annexation effective date is estimated to be June 30, 2020. Since property tax revenues are not collected for one year after the effective date of annexation, the City would not receive revenue for tax year 2021 until 2022. Table 5 details the revenues minus the expenses for the annexation area overall for the seven-year period.

Table 5: Fiscal Plan Summary

	Half Year 2020	2021	1st Full Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	Total
Revenue	\$ -	\$ -	\$ 80,622	\$ 154,680	\$ 186,091	\$ 217,503	\$ 248,915	\$ 280,326	\$ 313,548	\$ 1,481,685
Non-Capital Costs	52,857	105,715	111,279	129,353	136,049	143,233	150,941	159,220	168,123	1,156,770
Capital Costs	113,333	113,333	113,333	-	-	-	-	-	-	340,000
Net	\$ (166,190)	\$ (219,048)	\$ (143,990)	\$ 25,327	\$ 50,042	\$ 74,270	\$ 97,974	\$ 121,106	\$ 145,425	\$ (15,085)
Percentage	N/A	N/A	72.5%	119.6%	136.8%	151.9%	164.9%	176.1%	186.5%	128.1%

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance
- The City expects to incur expenses prior to the 1st Full Year. These expenses will be paid from the City's General Fund balance.

**SECTION SEVEN:
Estimated Effects on Political Subdivisions and Taxpayers**

Estimated effects on taxpayers within the annexation area is provided based on type of property in Appendix C. In addition, other taxing districts that are part of the Union Township District are detailed and include an analysis of financial impacts of this annexation.

SECTION EIGHT: Recommendation

This fiscal plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the proposed annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor of Auburn, this area should be annexed by the City of Auburn on or before June 30, 2020.

APPENDIX A: Legal Description

Part of the Southeast Quarter of Section 20, part of the Southwest Quarter and part of the Southeast Quarter of Section 21, part of the Northwest Quarter of Section 28, and part of the Northeast Quarter of Section 29, all in Township 34 North, Range 13 East, Union Civil Township, DeKalb County, Indiana, and more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 20; thence Northerly along the West line of said Southeast Quarter of Section 20 to the Northerly right-of-way line of Morningstar Road and being the True Point of Beginning of the tract herein described; thence continuing Northerly along said West line of the Southeast Quarter of Section 20 to the Northerly line of a tract of real estate described to William E. Kaufman and Jane E. Kaufman in Deed Record 226 at page 591 in the Office of the Recorder of DeKalb County, Indiana; thence Easterly along the Northerly line of said "Kaufman" tract to the Westerly line of a tract of real estate described to David L. Southern and Mary E. Southern in Document No. 20400891 in said recorder's office; thence Northerly along the Westerly line of said "Southern" tract to the Northwest corner thereof; thence Easterly along the Northerly line of said "Southern" tract to the Northeast corner thereof; thence Southerly along the Easterly line of said "Southern" tract to the Northwest corner of a tract of real estate described to Charles A. VanHorne in Document No. 201202731 in said recorder's office; thence Easterly along the Northerly line of said "VanHorne" tract to the Westerly line of a tract of real estate described to Bridgewater Development Group, Inc. in Deed Record 235 at page 583 in said recorder's office; thence Northerly along the Westerly line of said "Bridgewater Development Group, Inc." tract to the Northwest corner thereof; thence Easterly along the Northerly line of said "Bridgewater Development Group, Inc." tract to the East line of said Southeast Quarter of Section 20, also being the West line of the Southwest Quarter of Section 21; thence Northerly along said West line of the Southwest Quarter of Section 21 to the Northwest corner of said Southwest Quarter of Section 21; thence Easterly along the North line of said Southwest Quarter and Southeast Quarter of Section 21 to the Northwest corner of a tract of real estate described to James P. Martin and Beth A. Martin in Document No. 20806231 in said recorder's office; thence Southerly along the Westerly line of said "Martin" tract to the Southwest corner thereof; thence Easterly along the Southerly line of said "Martin" tract and the easterly extension thereof to the Easterly right-of-way line of County Road 35; thence Southerly along said Easterly right-of-way line to a point that is 40.00 feet north of the point of intersection of the easterly extended centerline of Morningstar Road (also known as County Road 40) and said Easterly right-of-way line of County Road 35; thence Westerly and 40.00 feet normal to said centerline of Morningstar Road the following courses and distances:

North 89 degrees 45 minutes 08 seconds West, 1812.26 feet;

Southwesterly on and along a tangent curve concave to the Southeast, having an arc length of 337.46 feet and a chord bearing and length of South 75 degrees 08 minutes 33 seconds West, 333.56 feet;

South 60 degrees 02 minutes 14 seconds West, 943.06 feet;

Southwesterly on and along a tangent curve concave to the Northwest, having an arc length of 214.96 feet and a chord bearing and length of South 67 degrees 56 minutes 50 seconds West, 214.28 feet;

South 75 degrees 51 minutes 27 seconds West, 602.97 feet; and

South 75 degrees 06 minutes 26 seconds West, 778.92 feet;

thence South 14 degrees 53 minutes 34 seconds East, 40.00 feet normal to said centerline of Morningstar Road to the centerline of Morningstar Road, and also being the Northeast corner of that real estate described to Kenneth H. Olson and Carolyn M. Olson as Co-Trustees of the Joint Revocable Trust Agreement of Kenneth H. Olson and Carolyn M. Olson dated October 2, 2013 in Document No. 20806231 in said recorder's office; thence Southwesterly along the Southerly line of said "Olson" tract the following courses and distances:

South 56 degrees 18 minutes 56 seconds West, 103.29 feet;
South 64 degrees 07 minutes 40 seconds West, 211.90 feet;
South 41 degrees 06 minutes 42 seconds West, 140.06 feet;
South 51 degrees 09 minutes 33 seconds West, 122.48 feet; and

South 58 degrees 17 minutes 54 seconds West, 170.76 feet to the Southwest corner thereof, and also being the Southeast corner of Lot 1 in Sonntag Addition, an addition to DeKalb County, Indiana, as recorded in Plat Book 5 at page 229 in said recorder's office; thence Westerly along the Southerly line of said Sonntag Addition to the Southwest corner of Lot 3 in said Sonntag Addition, and also being the Southeast corner of a tract of real estate described to Richard L. Gartner and Kristine S. Bercaw in Document No. 201100975 in said recorder's office; thence Westerly along the Southerly line of said "Gartner and Bercaw" tract to the Southwest corner thereof; thence Northerly along the Westerly line of said "Gartner and Bercaw" tract and the northerly extension thereof to the Northerly right-of-way line of Morningstar Road; thence Westerly along said Northerly right-of-way line of Morningstar Road to the Point of Beginning.

The above described annexation legal description containing 262 acres, more or less.

CITY OF AUBURN, INDIANA

Appendix B: Parcel Listing - Pay 2019 Assessed Value

Parcel ID	Owner Name	Owner Address	Waiver of Remonstrance	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Other Deduction	Net Assessed Value
1	14-06-20-451-003	Kaufman, William & Jane		\$ 193,000	\$ -	\$ 100	\$ 193,100	\$ 45,000	\$ 51,800	\$ 3,000	\$ -	\$ 93,300
2	14-06-20-451-005	Southern, David & Mary		210,300	-	17,400	227,700	45,000	57,855	3,000	-	127,900
3	14-06-20-451-006	Vanhorne, Charles	x	208,800	-	46,500	255,300	45,000	57,330	3,000	-	149,445
4	14-06-20-451-007	Brines, Donald & Jacqueline	x	271,900	-	35,000	306,900	45,000	79,415	-	-	182,485
5	14-06-20-451-008	Lightner, Zachary		259,600	-	1,500	261,100	45,000	75,110	-	-	140,990
6	14-06-20-451-009	Kennedy, Marisa		128,400	-	2,100	130,500	45,000	29,190	3,000	-	53,310
7	14-06-20-451-010	O'Brien, Mark & Ellen		249,800	-	41,400	291,200	45,000	71,680	3,000	-	171,520
8	14-06-20-476-001	Bridgewater Development Group Inc.	x	-	21,000	-	21,000	-	-	-	-	21,000
9	14-06-20-476-003	Titler, Phillip & Kathy		207,100	-	10,100	217,200	45,000	56,735	-	-	115,465
10	14-06-20-476-004	Laurie, Charles		228,200	-	19,500	247,700	45,000	64,120	-	-	138,580
11	14-06-20-476-005	Voelkel, Robert & Rosanne		196,800	-	1,500	198,300	45,000	53,130	-	-	100,170
12	14-06-20-476-016	Good, John & Allison		281,400	-	62,500	343,900	45,000	82,740	3,000	-	213,160
13	14-06-20-476-007	Good, John & Allison		-	-	2,500	2,500	-	-	-	-	2,500
14	14-06-20-476-011	Hayes, K. Michael		-	-	1,200	1,200	-	-	-	-	1,200
15	14-06-20-476-008	Hayes, K. Michael		117,400	-	-	117,400	-	-	-	-	117,400
16	14-06-20-476-013	Hayes, Sandra		-	-	1,300	1,300	-	-	-	-	1,300
17	14-06-20-476-009	Hayes, Sandra	x	267,600	-	38,300	305,900	45,000	77,910	-	-	182,990
18	14-06-20-476-012	Hayes, Sandra	x	-	-	4,800	4,800	-	-	-	-	4,800
19	14-06-20-476-010	Schlosser, Lorna		-	-	700	700	-	-	-	-	700
20	14-06-29-200-093	Grimm, Jacob M. & Allyson		-	-	1,100	1,100	-	-	-	-	1,100
21	14-06-29-200-010	Grimm, Jacob M. & Allyson		408,000	-	33,700	441,700	45,000	127,050	3,000	41,800	224,850
22	14-06-29-200-009	Sanderson, Todd R.		301,000	-	-	301,000	45,000	89,600	-	-	166,400
23	14-06-29-200-102	Sanderson, Todd R.		-	-	100	100	-	-	-	-	100
24	14-06-29-200-008	Bassett, Jeffrey & Kathleen		252,500	-	-	252,500	45,000	72,625	-	-	134,875
25	14-06-29-200-101	Grimm, Jacob M. & Allyson		-	-	100	100	-	-	-	-	100
26	14-06-28-101-002	Revocable Trust - Olson, Kenneth & Carolyn		-	-	24,100	24,100	-	-	-	-	24,100
27	14-06-21-300-007	Revocable Trust - Olson, Kenneth & Carolyn		193,800	-	13,200	207,000	45,000	52,080	-	-	109,920
28	14-06-21-300-003	Schlosser, Lorna		156,100	-	7,500	163,600	45,000	38,885	3,000	-	76,715
29	14-06-21-300-011	Bridgewater Development Group Inc.	x	3,200	-	-	3,200	-	-	-	-	3,200
30	14-06-21-300-012	Bridgewater Development Group Inc.	x	3,100	-	-	3,100	-	-	-	-	3,100
31	14-06-21-300-013	Bridgewater Development Group Inc.	x	3,100	-	-	3,100	-	-	-	-	3,100
32	14-06-21-300-014	Bridgewater Development Group Inc.	x	3,200	-	-	3,200	-	-	-	-	3,200
33	14-06-21-300-015	Bridgewater Development Group Inc.	x	3,400	-	-	3,400	-	-	-	-	3,400
34	14-06-21-300-016	Bridgewater Development Group Inc.	x	3,600	-	-	3,600	-	-	-	-	3,600
35	14-06-21-300-017	Bridgewater Development Group Inc.	x	3,800	-	-	3,800	-	-	-	-	3,800
36	14-06-21-300-018	Bridgewater Development Group Inc.	x	4,500	-	-	4,500	-	-	-	-	4,500
37	14-06-21-300-019	Bridgewater Development Group Inc.	x	4,900	-	-	4,900	-	-	-	-	4,900
38	14-06-21-300-020	Bridgewater Development Group Inc.	x	3,600	-	-	3,600	-	-	-	-	3,600
39	14-06-21-300-021	Bridgewater Development Group Inc.	x	3,400	-	-	3,400	-	-	-	-	3,400
40	14-06-21-300-022	Bridgewater Development Group Inc.	x	3,400	-	-	3,400	-	-	-	-	3,400

CITY OF AUBURN, INDIANA

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Parcel ID	Owner Name	Owner Address	Waiver of Remonstrance	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Other Deduction	Net Assessed Value	
41	14-06-21-300-023	Bridgewater Development Group Inc.	2003 Approach Drive	x	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000
42	14-06-21-300-024	Bridgewater Development Group Inc.	2005 Approach Drive	x	4,100	-	-	4,100	-	-	-	-	4,100
43	14-06-21-300-067	Bridgewater Development Group Inc.	2007 Approach Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
44	14-06-21-300-068	Marley, Roger T. & Jamie C.	2009 Approach Drive	x	245,400	-	-	245,400	45,000	70,140	3,000	-	127,260
45	14-06-21-300-069	Bridgewater Development Group Inc.	2011 Approach Drive	x	3,400	-	-	3,400	-	-	-	-	3,400
46	14-06-21-300-070	Bridgewater Development Group Inc.	2013 Approach Drive	x	3,600	-	-	3,600	-	-	-	-	3,600
47	14-06-21-300-071	Bridgewater Development Group Inc.	2003 Bogey Court	x	2,700	-	-	2,700	-	-	-	-	2,700
48	14-06-21-300-072	Bridgewater Development Group Inc.	2005 Bogey Court	x	3,200	-	-	3,200	-	-	-	-	3,200
49	14-06-21-300-073	Bridgewater Development Group Inc.	2007 Bogey Court	x	3,100	-	-	3,100	-	-	-	-	3,100
50	14-06-21-300-074	Bridgewater Development Group Inc.	2009 Bogey Court	x	2,500	-	-	2,500	-	-	-	-	2,500
51	14-06-21-300-075	Skelton, Carolyn S.	2011 Bogey Court	x	274,200	-	-	274,200	45,000	80,220	3,000	-	145,980
52	14-06-21-300-076	Bridgewater Development Group Inc.	2012 Bogey Court	x	4,200	-	-	4,200	-	-	-	-	4,200
53	14-06-21-300-077	Bridgewater Development Group Inc.	2010 Bogey Court	x	4,600	-	-	4,600	-	-	-	-	4,600
54	14-06-21-300-078	Bridgewater Development Group Inc.	2008 Bogey Court	x	4,200	-	-	4,200	-	-	-	-	4,200
55	14-06-21-300-079	Bridgewater Development Group Inc.	2006 Bogey Court	x	2,900	-	-	2,900	-	-	-	-	2,900
56	14-06-21-300-080	Bridgewater Development Group Inc.	2004 Bogey Court	x	3,500	-	-	3,500	-	-	-	-	3,500
57	14-06-21-300-081	Bridgewater Development Group Inc.	2002 Bogey Court	x	3,300	-	-	3,300	-	-	-	-	3,300
58	14-06-21-300-082	Bridgewater Development Group Inc.	2017 Approach Drive	x	3,600	-	-	3,600	-	-	-	-	3,600
59	14-06-21-300-083	Bridgewater Development Group Inc.	2019 Approach Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
60	14-06-21-300-084	Bridgewater Development Group Inc.	2021 Approach Drive	x	2,700	29,300	-	32,000	-	-	-	-	32,000
61	14-06-21-300-085	Bridgewater Development Group Inc.	2023 Approach Drive	x	2,700	-	-	2,700	-	-	-	-	2,700
62	14-06-21-300-086	Bridgewater Development Group Inc.	2025 Approach Drive	x	3,000	-	-	3,000	-	-	-	-	3,000
63	14-06-21-300-087	Bridgewater Development Group Inc.	2030 Approach Drive	x	3,300	-	-	3,300	-	-	-	-	3,300
64	14-06-21-300-088	Bridgewater Development Group Inc.	2028 Approach Drive	x	2,600	-	-	2,600	-	-	-	-	2,600
65	14-06-21-300-089	Bridgewater Development Group Inc.	2026 Approach Drive	x	3,000	-	-	3,000	-	-	-	-	3,000
66	14-06-21-300-090	Schaab, Thomas A. Jr & Rebecca K.	2024 Approach Drive	x	330,600	-	-	330,600	45,000	-	-	99,960	185,640
67	14-06-21-300-091	Bridgewater Development Group Inc.	2022 Approach Drive	x	3,300	-	-	3,300	-	-	-	-	3,300
68	14-06-21-300-092	Bridgewater Development Group Inc.	2020 Approach Drive	x	3,300	-	-	3,300	-	-	-	-	3,300
69	14-06-21-300-093	Bridgewater Development Group Inc.	2018 Approach Drive	x	2,900	-	-	2,900	-	-	-	-	2,900
70	14-06-21-300-094	J. Nine Builders, LLC Lot 84	2016 Approach Drive	x	51,800	-	-	51,800	-	-	-	-	51,800
71	14-06-21-300-095	Bridgewater Development Group Inc.	2014 Approach Drive	x	2,600	-	-	2,600	-	-	-	-	2,600
72	14-06-21-300-096	Bridgewater Development Group Inc.	2012 Approach Drive	x	2,600	-	-	2,600	-	-	-	-	2,600
73	14-06-21-300-097	Bridgewater Development Group Inc.	2010 Approach Drive	x	2,900	-	-	2,900	-	-	-	-	2,900
74	14-06-21-300-098	Bridgewater Development Group Inc.	2008 Approach Drive	x	2,800	-	-	2,800	-	-	-	-	2,800
75	14-06-21-300-099	Stuckey, Joyce E	2006 Approach Drive	x	236,600	-	-	236,600	45,000	67,060	-	-	124,540
76	14-06-21-300-025	Post, Steven & Nicki	2004 Approach Drive	x	388,400	-	-	388,400	45,000	-	-	120,190	223,210
77	14-06-21-300-026	Bridgewater Development Group Inc.	2002 Approach Drive	x	4,000	-	-	4,000	-	-	-	-	4,000
78	14-06-21-300-027	Shuherk, Michel L & Anne C	1904 Approach Drive	x	79,100	-	-	79,100	-	-	-	-	79,100
79	14-06-21-300-028	Bridgewater Development Group Inc.	1802 Approach Drive	x	4,000	-	-	4,000	-	-	-	-	4,000
80	14-06-21-300-029	Bridgewater Development Group Inc.	1909 Fairway Drive	x	3,600	-	-	3,600	-	-	-	-	3,600

CITY OF AUBURN, INDIANA

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Parcel ID	Owner Name	Owner Address	Waiver of Remonstrance	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Other Deduction	Net Assessed Value	
81	14-06-21-300-030	Bridgewater Development Group Inc.	2001 Fairway Drive	x	\$ 3,400	\$ -	\$ -	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ 3,400
82	14-06-21-300-031	Bridgewater Development Group Inc.	2003 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
83	14-06-21-300-032	Bridgewater Development Group Inc.	2005 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
84	14-06-21-300-033	Bridgewater Development Group Inc.	2007 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
85	14-06-21-300-034	Bridgewater Development Group Inc.	2009 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
86	14-06-21-300-035	Bridgewater Development Group Inc.	2011 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
87	14-06-21-300-036	Bridgewater Development Group Inc.	2013 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
88	14-06-21-300-037	Bridgewater Development Group Inc.	2015 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
89	14-06-21-300-038	Bridgewater Development Group Inc.	2017 Fairway Drive	x	3,000	-	-	3,000	-	-	-	-	3,000
90	14-06-21-300-039	Bridgewater Development Group Inc.	2019 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
91	14-06-21-300-040	Bridgewater Development Group Inc.	2021 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
92	14-06-21-300-041	Bridgewater Development Group Inc.	2023 Fairway Drive	x	3,800	-	-	3,800	-	-	-	-	3,800
93	14-06-21-300-042	Bridgewater Development Group Inc.	2025 Fairway Drive	x	5,100	-	-	5,100	-	-	-	-	5,100
94	14-06-21-300-043	Bridgewater Development Group Inc.	2027 Fairway Drive	x	5,100	-	-	5,100	-	-	-	-	5,100
95	14-06-21-300-044	Felke, Steven A. & LaDonna R.	2029 Fairway Drive	x	81,800	-	-	81,800	-	-	-	-	81,800
96	14-06-21-300-045	Bridgewater Development Group Inc.	2030 Fairway Drive	x	4,200	-	-	4,200	-	-	-	-	4,200
97	14-06-21-300-046	Miller, Lester & Laurretta	2028 Fairway Drive	x	372,700	-	-	372,700	45,000	114,695	3,000	-	210,005
98	14-06-21-300-047	Bridgewater Development Group Inc.	2026 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
99	14-06-21-300-048	Bridgewater Development Group Inc.	2024 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
100	14-06-21-300-049	Bridgewater Development Group Inc.	2022 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
101	14-06-21-300-050	Bridgewater Development Group Inc.	2020 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
102	14-06-21-300-051	Bridgewater Development Group Inc.	2018 Fairway Drive	x	3,400	-	-	3,400	-	-	-	-	3,400
103	14-06-21-300-052	Bridgewater Development Group Inc.	2016 Fairway Drive	x	3,300	-	-	3,300	-	-	-	-	3,300
104	14-06-21-300-053	Straughn, Karen E	2014 Fairway Drive	x	65,500	-	-	65,500	-	-	-	-	65,500
105	14-06-21-300-054	Mann, T Brett & Gina M	2012 Fairway Drive	x	254,700	-	-	254,700	45,000	73,395	3,000	-	133,305
106	14-06-21-300-055	Crouch, John & Debra	2010 Fairway Drive	x	281,400	-	-	281,400	45,000	82,740	3,000	24,960	125,700
107	14-06-21-300-056	Mercer, Walter S. & Phyllis J.	2008 Fairway Drive	x	294,200	-	-	294,200	45,000	87,220	-	-	161,980
108	14-06-21-300-057	James, Frederick C.	2006 Fairway Drive	x	299,600	-	-	299,600	45,000	89,110	3,000	37,080	125,410
109	14-06-21-300-058	Velpel, George & Gloria	2004 Fairway Drive	x	250,400	-	-	250,400	45,000	71,890	3,000	-	130,510
110	14-06-21-300-059	Monk, Philip W. & Jugenia A.	2002 Fairway Drive	x	3,400	-	-	3,400	-	-	-	-	3,400
111	14-06-21-300-060	Majestic Custom Homes of Lafayette	1912 Fairway Drive	x	3,400	-	-	3,400	-	-	-	-	3,400
112	14-06-21-300-061	Bridgewater Development Group Inc.	1910 Fairway Drive	x	2,900	-	-	2,900	-	-	-	-	2,900
113	14-06-21-300-062	Howard, Michael L. & Cynthia A.	1908 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
114	14-06-21-300-063	Bridgewater Development Group Inc.	1906 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
115	14-06-21-300-064	Schiffli, James Michael & Marilyn Camille	1904 Fairway Drive	x	3,700	-	-	3,700	-	-	-	-	3,700
116	14-06-21-300-065	Bridgewater Development Group Inc.	1902 Fairway Drive	x	3,100	-	-	3,100	-	-	-	-	3,100
117	14-06-21-300-066	Bridgewater Development Group Inc.	1806 Fairway Drive	x	3,200	-	-	3,200	-	-	-	-	3,200
118	14-06-21-300-100	Bridgewater Development Group Inc.	Morningstar Road	x	-	-	-	-	-	-	-	-	-
119	14-06-21-300-005	Collins, Buck & Lisa	1180 Morningstar Road		174,600	-	31,200	205,800	45,000	45,360	3,000	24,960	87,480
120	14-06-21-300-101	Bridgewater Development Group Inc.	Morningstar Road	x	-	100	-	100	-	-	-	-	100

CITY OF AUBURN, INDIANA

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121	14-06-21-400-057	Collins, Buck & Lisa		Morningstar Road								
				\$ -	\$ -	\$ 3,300	\$ 3,300	\$ -	\$ -	\$ -	\$ -	\$ 3,300
122	14-06-21-400-003	Auburn Golf Limited		1818 Morningstar Road								
				-	-	533,500	533,500	-	-	-	-	533,500
123	14-06-21-400-001	Bridgewater Development Group Inc.	x	County Road 40								
				-	16,400	-	16,400	-	-	-	-	16,400
124	14-06-21-400-039	Bridgewater Development Group Inc.	x	Morningstar Road								
				-	16,500	-	16,500	-	-	-	-	16,500
125	18-06-21-400-006	City of Auburn - RW	(1)	Morningstar Road								
				-	-	-	-	-	-	-	-	-
126	18-06-22-301-005	Trust - Sommers, Todd & Bonnie	(1)	County Road 35								
				-	-	-	-	-	-	-	-	-
127	14-06-22-301-003	Trust - Sommers, Todd & Bonnie	(1)	County Road 35								
				-	-	-	-	-	-	-	-	-
128	14-06-22-326-002	Johnson, Donald & Lenora	(1)	County Road 35								
				-	-	-	-	-	-	-	-	-
129	14-06-22-326-001	Trust - Sommers, Todd & Bonnie	(1)	County Road 35								
				-	-	-	-	-	-	-	-	-
130	14-06-22-301-004	Dunn, Damian & Cassie	(1)	3937 County Road 35								
				-	-	-	-	-	-	-	-	-
131	14-06-22-301-001	Rowe, Michael & Nancy	(1)	3923 County Road 35								
				-	-	-	-	-	-	-	-	-
132	14-06-21-400-005	City of Auburn - RW	(1)	County Road 35								
				-	-	-	-	-	-	-	-	-
				Totals								
				\$ 8,061,400	\$ 83,300	\$ 934,200	\$ 9,078,900	\$ 1,305,000	\$ 1,919,085	\$ 48,000	\$ 348,950	\$ 5,463,395

(1) These parcels only incorporate the meters and bounds portion of the property and therefore do not include any assessed value.

Appendix C: Estimated Effects on Other Political Subdivisions and Taxpayers

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"
DeKalb County, Indiana

Calculation of Estimated District Tax Rate Impact

	Union Twp.	Auburn City
<u>District Tax Rate Impact - Year 1 of Annexation</u>		
Estimated District Tax Rate (1)	\$ 2.0997	\$ 2.7729
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.0997	\$ 2.7729
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.0997	\$ 2.7729
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.0997	\$ 2.7729
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 5	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 5	0.00%	0.00%

- (1) Based upon certified Pay 2019 tax rates plus an estimated 3.7% Statewide growth factor
(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2020 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
DeKalb County (including Airport)	\$ 0.4707	\$ 0.4707	\$ 0.4707	\$ 0.4707	\$ 0.4707
Union Township	0.0145	0.0145	0.0145	0.0145	0.0145
Eckhart Library	0.1524	0.1524	0.1524	0.1524	0.1524
DeKalb Co. Central School District	1.0270	1.0270	1.0270	1.0270	1.0270
NE Solid Waste District	0.0133	0.0133	0.0133	0.0133	0.0133
Fire Territory	0.4217	0.4217	0.4217	0.4217	0.4217
Total	\$ 2.0997	\$ 2.0997	\$ 2.0997	\$ 2.0997	\$ 2.0997
<u>After Annexation</u>	Estimated Pay 2020 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
DeKalb County (including Airport)	0.4707	0.4707	0.4707	0.4707	0.4707
Union Township	0.0145	0.0145	0.0145	0.0145	0.0145
Eckhart Library	0.1524	0.1524	0.1524	0.1524	0.1524
DeKalb Co. Central School District	1.0270	1.0270	1.0270	1.0270	1.0270
NE Solid Waste District	0.0133	0.0133	0.0133	0.0133	0.0133
City of Auburn	1.0950	1.0950	1.0950	1.0950	1.0950
Total	\$ 2.7729	\$ 2.7729	\$ 2.7729	\$ 2.7729	\$ 2.7729

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2021 Total Taxes (Year 1)</u>	<u>Estimated 2020 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Union Township	\$ 100,000.00	\$ 709.70	\$ 709.70	\$ -	0.00%
City of Auburn	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2021 Total Taxes (Year 1)</u>	<u>Estimated 2020 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Union Township	\$ 242,000.00	\$ 4,840.00	\$ 4,840.00	\$ -	0.00%
City of Auburn	242,000.00	4,840.00	4,840.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Commercial

Taxing District	Property Value	Estimated 2021 Total Taxes (Year 1)	Estimated 2020 Total Taxes	Dollar Increase/ (Decrease)	Percentage Increase/ (Decrease)
Union Township	\$ 500,000.00	\$ 10,498.59	\$ 10,498.59	\$ -	0.00%
City of Auburn	500,000.00	13,864.69	13,864.69	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2018	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
DeKalb County	\$ 433,939	\$ 432,917	\$ (1,022)	\$ 431,642	\$ (1,274)	\$ 430,116	\$ (1,527)	\$ 428,336	\$ (1,779)
Butler Township	4,290	4,280	(10)	4,268	(13)	4,253	(15)	4,235	(18)
Concord Township	4,357	4,347	(10)	4,334	(13)	4,319	(15)	4,301	(18)
Fairfield Township	3,031	3,024	(7)	3,015	(9)	3,004	(11)	2,992	(12)
Franklin Township	3,655	3,647	(9)	3,636	(11)	3,623	(13)	3,608	(15)
Grant Township	10,019	9,995	(24)	9,965	(29)	9,930	(35)	9,889	(41)
Jackson Township	14,844	1,049	(35)	1,005	(44)	953	(52)	892	(61)
Keyser Township	1,672	1,668	(4)	1,663	(5)	1,657	(6)	1,650	(7)
Newville Township	490	489	(1)	487	(1)	486	(2)	484	(2)
Richland Township	2,162	2,157	(5)	2,151	(6)	2,143	(8)	2,134	(9)
Smithfield Township	2,418	1,531	(6)	1,524	(7)	1,515	(9)	1,505	(10)
Spencer Township	6,954	6,938	(16)	6,917	(20)	6,893	(24)	6,864	(29)
Stafford Township	4,848	4,836	(11)	4,822	(14)	4,805	(17)	4,785	(20)
Troy Township	5,115	3,461	(12)	3,446	(15)	3,428	(18)	3,407	(21)
Union Township	2,296	2,290	(5)	2,284	(7)	2,275	(8)	2,266	(9)
Wilmington Township	7,533	7,516	(18)	7,494	(22)	7,467	(27)	7,436	(31)
Altona	1,520	1,516	(4)	1,512	(4)	1,507	(5)	1,500	(6)
Ashley	24,590	24,532	(58)	24,460	(72)	24,373	(87)	24,273	(101)
Auburn	95,338	99,981	4,643	105,771	5,790	112,708	6,937	120,792	8,084
Butler	38,484	42,534	(91)	42,421	(113)	42,285	(135)	42,128	(158)
Corunna	5,416	5,403	(13)	5,387	(16)	5,368	(19)	5,346	(22)
Garrett	81,352	81,160	(192)	80,921	(239)	80,635	(286)	80,301	(334)
Hamilton	100	100	(0)	99	(0)	99	(0)	99	(0)
St. Joe	1,371	1,367	(3)	1,363	(4)	1,359	(5)	1,353	(6)
Waterloo	36,530	36,444	(86)	36,337	(107)	36,208	(129)	36,058	(150)
DeKalb County Central Schools	423,748	422,750	(998)	421,505	(1,245)	420,014	(1,491)	418,277	(1,738)
DeKalb County Eastern Schools	308,652	307,925	(727)	307,018	(907)	305,932	(1,086)	304,667	(1,266)
Garrett-Keyser-Butler Schools	268,143	267,512	(632)	266,724	(788)	265,780	(944)	264,681	(1,100)
Hamilton Schools	36,564	36,478	(86)	36,370	(107)	36,242	(129)	36,092	(150)
Auburn Library	10,654	10,629	(25)	10,597	(31)	10,560	(37)	10,516	(44)
Butler Library	9,428	9,406	(22)	9,378	(28)	9,345	(33)	9,306	(39)
Garrett Library	42,203	42,103	(99)	41,979	(124)	41,831	(148)	41,658	(173)
Waterloo Library	28,384	28,317	(67)	28,234	(83)	28,134	(100)	28,017	(116)
NE Indiana Solid Waste	15,969	15,932	(38)	15,885	(47)	15,829	(56)	15,763	(65)
DeKalb County Airport	35,385	35,302	(83)	35,198	(104)	35,073	(125)	34,928	(145)

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Summary of Estimated Impact on LIT - Old County Adjusted Gross Income Taxes

Government Unit	Certified 2019 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
DeKalb County	\$ 4,290,633	\$ 4,290,633	\$ -	\$ 4,278,150	\$ (12,483)	\$ 4,262,584	\$ (15,566)	\$ 4,243,935	\$ (18,649)
Butler Township	16,070	16,070	-	16,023	(47)	15,965	(58)	15,895	(70)
Concord Township	26,182	26,182	-	26,106	(76)	26,011	(95)	25,897	(114)
Fairfield Township	26,599	26,599	-	26,522	(77)	26,425	(96)	26,310	(116)
Franklin Township	21,913	21,913	-	21,849	(64)	21,770	(79)	21,675	(95)
Grant Township	32,142	32,142	-	32,048	(94)	31,932	(117)	31,792	(140)
Jackson Township	31,556	31,556	-	31,464	(92)	31,350	(114)	31,213	(137)
Keyser Township	8,048	8,048	-	8,025	(23)	7,995	(29)	7,960	(35)
Newville Township	6,473	6,473	-	6,454	(19)	6,431	(23)	6,403	(28)
Richland Township	16,467	16,467	-	16,419	(48)	16,359	(60)	16,288	(72)
Smithfield Township	21,416	21,416	-	21,354	(62)	21,276	(78)	21,183	(93)
Spencer Township	27,985	27,985	-	27,904	(81)	27,802	(102)	27,680	(122)
Stafford Township	5,911	5,911	-	5,894	(17)	5,872	(21)	5,847	(26)
Troy Township	5,435	5,435	-	5,419	(16)	5,399	(20)	5,376	(24)
Union Township	33,712	33,712	-	33,614	(98)	33,492	(122)	33,345	(147)
Wilmington Township	25,241	25,241	-	25,168	(73)	25,076	(92)	24,966	(110)
Altona	9,562	9,562	-	9,534	(28)	9,499	(35)	9,458	(42)
Ashley	170,197	170,197	-	169,702	(495)	169,084	(617)	168,345	(740)
Auburn	2,164,869	2,164,869	-	2,195,128	30,259	2,232,860	37,732	2,278,066	45,206
Butler	529,745	529,745	-	528,204	(1,541)	526,282	(1,922)	523,979	(2,303)
Corunna	30,717	30,717	-	30,628	(89)	30,516	(111)	30,383	(134)
Garrett	734,664	734,664	-	732,527	(2,137)	729,861	(2,665)	726,668	(3,193)
Hamilton	9,313	9,313	-	9,286	(27)	9,252	(34)	9,212	(40)
St. Joe	33,970	33,970	-	33,871	(99)	33,748	(123)	33,600	(148)
Waterloo	318,265	318,265	-	317,339	(926)	316,184	(1,155)	314,801	(1,383)
DeKalb County Central Schools	343,519	343,519	-	342,520	(999)	341,273	(1,246)	339,780	(1,493)
DeKalb County Eastern Schools	237,241	237,241	-	236,551	(690)	235,690	(861)	234,659	(1,031)
Garrett-Keyser-Butler Schools	182,347	182,347	-	181,816	(531)	181,155	(662)	180,362	(793)
Hamilton Schools	32,919	32,919	-	32,823	(96)	32,704	(119)	32,561	(143)
Auburn Library	309,581	309,581	-	308,680	(901)	307,557	(1,123)	306,212	(1,346)
Butler Library	74,514	74,514	-	74,297	(217)	74,027	(270)	73,703	(324)
Garrett Library	194,363	194,363	-	193,798	(565)	193,092	(705)	192,248	(845)
Waterloo Library	84,244	84,244	-	83,999	(245)	83,693	(306)	83,327	(366)
NE Indiana Solid Waste	105,504	105,504	-	105,197	(307)	104,814	(383)	104,356	(459)
DeKalb County Airport	239,262	239,262	-	238,566	(696)	237,698	(868)	236,658	(1,040)

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Summary of Estimated Impact on LIT - Old County Economic Development Income Taxes

Government Unit	Certified 2019 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
DeKalb County	\$ 1,434,975	\$ 1,434,975	\$ -	\$ 1,430,644	\$ (4,331)	\$ 1,425,243	\$ (5,401)	\$ 1,418,772	\$ (6,471)
Butler Township	-	-	-	-	-	-	-	-	-
Concord Township	-	-	-	-	-	-	-	-	-
Fairfield Township	-	-	-	-	-	-	-	-	-
Franklin Township	-	-	-	-	-	-	-	-	-
Grant Township	-	-	-	-	-	-	-	-	-
Jackson Township	-	-	-	-	-	-	-	-	-
Keyser Township	-	-	-	-	-	-	-	-	-
Newville Township	-	-	-	-	-	-	-	-	-
Richland Township	-	-	-	-	-	-	-	-	-
Smithfield Township	-	-	-	-	-	-	-	-	-
Spencer Township	-	-	-	-	-	-	-	-	-
Stafford Township	-	-	-	-	-	-	-	-	-
Troy Township	-	-	-	-	-	-	-	-	-
Union Township	-	-	-	-	-	-	-	-	-
Wilmington Township	-	-	-	-	-	-	-	-	-
Altona	2,849	2,849	-	2,840	(9)	2,830	(11)	2,817	(13)
Ashley	50,629	50,629	-	50,476	(153)	50,286	(191)	50,057	(228)
Auburn	642,070	642,070	-	649,984	7,914	659,852	9,868	671,675	11,823
Butler	157,064	157,064	-	156,590	(474)	155,999	(591)	155,290	(708)
Corunna	9,112	9,112	-	9,084	(28)	9,050	(34)	9,009	(41)
Garrett	217,808	217,808	-	217,151	(657)	216,331	(820)	215,349	(982)
Hamilton	2,794	2,794	-	2,786	(8)	2,775	(11)	2,762	(13)
St. Joe	10,087	10,087	-	10,057	(30)	10,019	(38)	9,973	(45)
Waterloo	94,463	94,463	-	94,178	(285)	93,822	(356)	93,396	(426)
DeKalb County Central Schools	-	-	-	-	-	-	-	-	-
DeKalb County Eastern Schools	-	-	-	-	-	-	-	-	-
Garrett-Keyser-Butler Schools	-	-	-	-	-	-	-	-	-
Hamilton Schools	-	-	-	-	-	-	-	-	-
Auburn Library	-	-	-	-	-	-	-	-	-
Butler Library	-	-	-	-	-	-	-	-	-
Garrett Library	-	-	-	-	-	-	-	-	-
Waterloo Library	-	-	-	-	-	-	-	-	-
NE Indiana Solid Waste	-	-	-	-	-	-	-	-	-
DeKalb County Airport	-	-	-	-	-	-	-	-	-

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Summary of Estimated Impact on LIT - Old County Public Safety Income Taxes

Government Unit	Certified 2019 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
DeKalb County	\$ 1,369,725	\$ 1,369,725	\$ -	\$ 1,365,311	\$ (4,414)	\$ 1,359,806	\$ (5,504)	\$ 1,353,212	\$ (6,595)
Butler Township	-	-	-	-	-	-	-	-	-
Concord Township	-	-	-	-	-	-	-	-	-
Fairfield Township	-	-	-	-	-	-	-	-	-
Franklin Township	-	-	-	-	-	-	-	-	-
Grant Township	-	-	-	-	-	-	-	-	-
Jackson Township	-	-	-	-	-	-	-	-	-
Keyser Township	-	-	-	-	-	-	-	-	-
Newville Township	-	-	-	-	-	-	-	-	-
Richland Township	-	-	-	-	-	-	-	-	-
Smithfield Township	-	-	-	-	-	-	-	-	-
Spencer Township	-	-	-	-	-	-	-	-	-
Stafford Township	-	-	-	-	-	-	-	-	-
Troy Township	-	-	-	-	-	-	-	-	-
Union Township	-	-	-	-	-	-	-	-	-
Wilmington Township	-	-	-	-	-	-	-	-	-
Altona	2,941	2,941	-	2,932	(9)	2,920	(12)	2,906	(14)
Ashley	52,336	52,336	-	52,167	(169)	51,957	(210)	51,705	(252)
Auburn	665,708	665,708	-	674,087	8,379	684,536	10,449	697,055	12,519
Butler	162,899	162,899	-	162,374	(525)	161,719	(655)	160,935	(784)
Corunna	9,446	9,446	-	9,416	(30)	9,378	(38)	9,332	(45)
Garrett	225,912	225,912	-	225,184	(728)	224,276	(908)	223,188	(1,088)
Hamilton	2,864	2,864	-	2,855	(9)	2,843	(12)	2,829	(14)
St. Joe	10,446	10,446	-	10,412	(34)	10,370	(42)	10,320	(50)
Waterloo	97,868	97,868	-	97,553	(315)	97,159	(393)	96,688	(471)
DeKalb County Central Schools	-	-	-	-	-	-	-	-	-
DeKalb County Eastern Schools	-	-	-	-	-	-	-	-	-
Garrett-Keyser-Butler Schools	-	-	-	-	-	-	-	-	-
Hamilton Schools	-	-	-	-	-	-	-	-	-
Auburn Library	-	-	-	-	-	-	-	-	-
Butler Library	-	-	-	-	-	-	-	-	-
Garrett Library	-	-	-	-	-	-	-	-	-
Waterloo Library	-	-	-	-	-	-	-	-	-
NE Indiana Solid Waste	-	-	-	-	-	-	-	-	-
DeKalb County Airport	-	-	-	-	-	-	-	-	-

CITY OF AUBURN, INDIANA "MORNINGSTAR ROAD"

DeKalb County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2019	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
DeKalb County	\$ 95,730	\$ 95,842	\$ 112	\$ 95,988	\$ 146	\$ 96,177	\$ 189	\$ 96,423	\$ 246
Butler Township	73	73	-	73	-	73	-	73	-
Concord Township	193	193	-	193	-	193	-	193	-
Fairfield Township	153	153	-	153	-	153	-	153	-
Franklin Township	98	98	-	98	-	98	-	98	-
Grant Township	2,906	2,906	-	2,906	-	2,906	-	2,906	-
Jackson Township	159	159	-	159	-	159	-	159	-
Keyser Township	446	446	-	446	-	446	-	446	-
Newville Township	15	15	-	15	-	15	-	15	-
Richland Township	292	292	-	292	-	292	-	292	-
Smithfield Township	298	298	-	298	-	298	-	298	-
Spencer Township	180	180	-	180	-	180	-	180	-
Stafford Township	38	38	-	38	-	38	-	38	-
Troy Township	13	13	-	13	-	13	-	13	-
Union Township	609	612	3	617	4	623	6	630	8
Wilmington Township	39	39	-	39	-	39	-	39	-
Altona	296	296	-	296	-	296	-	296	-
Ashley	1,456	1,456	-	1,456	-	1,456	-	1,456	-
Auburn	46,232	46,786	554	47,476	691	48,304	827	49,268	964
Butler	8,414	8,414	-	8,414	-	8,414	-	8,414	-
Corunna	6,592	6,592	-	6,592	-	6,592	-	6,592	-
Garrett	89,842	89,842	-	89,842	-	89,842	-	89,842	-
Hamilton	13	13	-	13	-	13	-	13	-
St. Joe	790	790	-	790	-	790	-	790	-
Waterloo	140,326	140,326	-	140,326	-	140,326	-	140,326	-
DeKalb County Central Schools	133,444	133,688	244	134,006	318	134,419	413	134,956	537
DeKalb County Eastern Schools	8,951	8,951	-	8,951	-	8,951	-	8,951	-
Garrett-Keyser-Butler Schools	90,053	90,053	-	90,053	-	90,053	-	90,053	-
Hamilton Schools	891	891	-	891	-	891	-	891	-
Auburn Library	6,659	6,695	36	6,742	47	6,804	61	6,883	80
Butler Library	1,463	1,463	-	1,463	-	1,463	-	1,463	-
Garrett Library	15,603	15,603	-	15,603	-	15,603	-	15,603	-
Waterloo Library	18,404	18,404	-	18,404	-	18,404	-	18,404	-
NE Indiana Solid Waste	2,878	2,881	3	2,885	4	2,891	5	2,898	7
DeKalb County Airport	6,318	6,324	6	6,333	8	6,343	11	6,357	14

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth