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# Madison RDC

## Decrement Analysis

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Prepared by: Reedy Financial Group, P.C.

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March 30, 2023

## Madison RDC: Decrement Analysis

### Decrement Summary

Provided within this document is the decrement analysis performed by Reedy Financial Group "RFG". This analysis would amend Madison's Allocation Areas by removing the recommended parcels within this report and simultaneously expanding the Madison Consolidated Allocation Area. This expansion would include the recently removed parcels and would be given a base assessment date of 1/1/2023 and an expiration date 25 years after the finalization of the expansion. To move forward with the decrement process, resolutions will be drafted in order to amend the current TIF allocation area.

#### Decremental Assessed Value:

	Decrement AV	Lost Revenues
All Decremental Parcels	\$ (3,547,536)	\$ (105,489)

2023 Estimated AV & TIF Revenues	Current AV & Revenue	Post AV & Revenue
<i>All Allocation Areas</i>		
Assessed Value*	\$ 56,928,495	\$ 60,476,030
TIF Collections	\$ 1,692,804	\$ 1,798,293

**Madison RDC: Decrement Analysis**  
Madison Allocation Areas

North Madison Parcels					
Parcel Number	Owner Name	Current Base AV	Current Net AV	Decrement Amount	
39-08-23-200-024.000-007	Regency Madison LLC	\$ 2,485,010	\$ 1,678,600	\$	(806,410)
39-08-23-200-016.000-007	Regency Madison LLC	\$ 2,712,842	\$ 2,279,300	\$	(433,542)
39-08-23-200-029.000-007	B & K Assets LLC	\$ 83,272	\$ -	\$	(83,272)
39-08-22-223-010.000-007	Ventures and Real Estate (70%) MYS Investment Co (30%)	\$ 722,582	\$ 656,900	\$	(65,682)
39-08-22-222-005.000-007	Kemp Paul Family LLC Cont: C Kemp Family LLC	\$ 185,002	\$ 120,600	\$	(64,402)
39-08-21-100-004.000-007	HEITZ PATRICK H	\$ 148,116	\$ 119,800	\$	(28,316)
39-08-22-224-001.001-007	TWICKENHAM COMMERCIAL LENDING INC	\$ 356,989	\$ 332,200	\$	(24,789)
39-08-23-200-005.001-007	Ohio Valley Opportunities Inc	\$ 24,421	\$ -	\$	(24,421)
39-08-23-200-002.000-007	Regency Madison LLC	\$ 26,307	\$ 8,600	\$	(17,707)
39-08-22-000-038.000-007	MKM Holdings LLC	\$ 14,440	\$ 5,300	\$	(9,140)
39-08-23-200-003.000-007	Regency Madison LLC	\$ 1,702,466	\$ 1,694,500	\$	(7,966)
39-08-22-000-036.000-007	Madison Kangaroos LLC	\$ 5,462	\$ -	\$	(5,462)
39-08-22-000-037.000-007	Madison Kangaroos LLC	\$ 4,902	\$ -	\$	(4,902)
39-08-22-000-034.000-007	MKM Holdings LLC	\$ 5,462	\$ 2,000	\$	(3,462)
39-08-22-000-035.000-007	MKM Holdings LLC	\$ 4,627	\$ 1,700	\$	(2,927)
39-08-23-200-051.101-007	M & T HOLDINGS LLC	\$ 264,885	\$ 262,100	\$	(2,785)
39-08-21-100-007.001-007	Venture Out Business Center Foundation Inc	\$ 2,672	\$ -	\$	(2,672)
39-08-16-000-016.003-007	CITY OF MADISON	\$ 1,837	\$ -	\$	(1,837)
39-08-23-200-008.000-007	CLOVERLEAF PROPERTY GROUP LLC	\$ 25,786	\$ 24,800	\$	(986)
39-08-22-114-035.000-007	Armand Ralph & Ann Irrevocable Trust	\$ 1,130	\$ 800	\$	(330)
North Madison Expansion Parcels					
39-13-02-241-019.000-007	K-Q LLC	\$ 227,036	\$ -	\$	(227,036)
39-13-02-214-023.000-007	Scott Lynch Realty Inc	\$ 527,413	\$ 369,500	\$	(157,913)
39-13-02-241-005.000-007	Frazier Properties LLC	\$ 223,254	\$ 74,700	\$	(148,554)
39-13-02-241-006.000-007	Frazier Properties LLC	\$ 216,152	\$ 91,200	\$	(124,952)
39-13-02-212-033.000-007	ELLES BRIAN K JR AND ELLES ANGELA N	\$ 181,900	\$ 85,985	\$	(95,915)
39-13-02-214-008.000-007	Axline Scott C & Maria	\$ 137,800	\$ 57,320	\$	(80,480)
39-13-02-213-027.000-007	Jake Enterprises LLC	\$ 163,175	\$ 96,400	\$	(66,775)
39-13-02-214-037.000-007	IRVINE JOAN O	\$ 101,400	\$ 36,660	\$	(64,740)
39-13-02-224-018.000-007	Keating Rebecca CONT to Woolley Rachel	\$ 77,500	\$ 21,125	\$	(56,375)
39-13-02-214-092.000-007	Sorvino Denessa Benkie	\$ 136,600	\$ 81,988	\$	(54,612)
39-13-02-214-031.000-007	INDIANA TELEPHONE CORP	\$ 247,488	\$ 193,500	\$	(53,988)
39-13-02-133-014.000-007	MADISON COAL & SUPPLY	\$ 37,692	\$ -	\$	(37,692)
39-13-02-214-071.000-007	HOUEZ ROBERT L & DAWN M	\$ 115,178	\$ 81,400	\$	(33,778)
39-13-02-132-008.000-007	DAVIS THOMAS C & BECKY S	\$ 58,694	\$ 29,500	\$	(29,194)
39-13-02-213-006.000-007	MFDF Inc	\$ 133,233	\$ 106,600	\$	(26,633)
39-13-02-132-009.000-007	SCHNAITTER SPENCER J	\$ 55,737	\$ 33,400	\$	(22,337)
39-13-03-142-001.000-007	MADISON COAL & SUPPLY	\$ 20,275	\$ -	\$	(20,275)
39-13-02-244-028.000-007	MADISON COAL & SUPPLY	\$ 19,254	\$ -	\$	(19,254)
39-13-02-244-027.000-007	MADISON COAL & SUPPLY	\$ 19,175	\$ -	\$	(19,175)
39-13-02-214-079.000-007	Folkner Larry	\$ 58,596	\$ 41,300	\$	(17,296)
39-13-02-132-012.000-007	Pruett James D	\$ 47,545	\$ 33,100	\$	(14,445)
39-13-02-213-039.000-007	Penni-Lane Properties LLC	\$ 65,600	\$ 52,500	\$	(13,100)
39-13-02-213-045.000-007	Fletcher Michelle Lappie	\$ 12,171	\$ 800	\$	(11,371)
39-13-02-214-021.000-007	Scott Lynch Realty INC	\$ 15,108	\$ 5,300	\$	(9,808)
39-13-02-214-082.000-007	BURLESON JEFFERY	\$ 124,108	\$ 114,400	\$	(9,708)
39-13-02-214-024.000-007	Jones Josh W & Kasey A	\$ 267,744	\$ 258,100	\$	(9,644)
39-13-02-212-020.000-007	JONES DOROTHY J	\$ 6,929	\$ -	\$	(6,929)
39-13-02-134-041.000-007	Bennett Marine LLC	\$ 144,206	\$ 137,300	\$	(6,906)
39-13-02-214-043.000-007	Friends of the Ohio Theatre Inc	\$ 122,634	\$ 115,900	\$	(6,734)
39-13-02-134-034.000-007	Martin Joseph A	\$ 8,099	\$ 2,198	\$	(5,901)
39-13-02-213-014.000-007	Greves Ronald E & Evangeline M Joint Revocable Trust	\$ 80,168	\$ 74,500	\$	(5,668)
39-13-02-214-050.000-007	Crossridge LLC	\$ 163,273	\$ 158,800	\$	(4,473)
39-13-02-214-035.000-007	Place Works LLC	\$ 6,572	\$ 3,000	\$	(3,572)
39-13-02-212-023.000-007	Fox Richard & Sandy	\$ 17,992	\$ 14,992	\$	(3,000)
39-13-02-213-046.000-007	HISTORIC MADISON FOUNDATION	\$ 17,472	\$ 14,472	\$	(3,000)
39-13-02-212-011.000-007	McGee Richard Y Jr & Melinda K	\$ 78,130	\$ 75,130	\$	(3,000)
39-13-02-213-005.000-007	Childress Michelle R	\$ 59,200	\$ 56,200	\$	(3,000)
39-13-03-000-003.000-007	Power Efficiency Systems LLC	\$ 246,742	\$ 244,100	\$	(2,642)
39-13-02-244-010.000-007	Leatherbury Susan M Trustee of the Susan M Leatherbury Trust	\$ 11,817	\$ 9,635	\$	(2,182)
39-13-02-132-011.000-007	Pruett James D	\$ 46,435	\$ 45,000	\$	(1,435)
39-13-02-213-057.000-007	Fountain Holdings LLC	\$ 56,759	\$ 56,100	\$	(659)
Madison Plaza Parcels					
39-08-23-200-045.000-007	Sita Management LLC	\$ 336,756	\$ 324,100	\$	(12,656)
39-08-22-114-025.000-007	MURR BRENDA ANN (1/2) AND LUCAS GEORGE M SR	\$ 441,290	\$ 430,800	\$	(10,490)
39-08-23-300-084.000-007	Madison Plaza Group LLC	\$ 595,015	\$ 586,100	\$	(8,915)
39-08-23-200-057.000-007	WALTZ PROPERTIES LLC	\$ 277,477	\$ 270,900	\$	(6,577)
Madison Northwest Parcels					
39-08-21-000-005.000-007	Vehicle Service Group LLC	\$ 3,455,018	\$ 3,267,400	\$	(187,618)
39-08-21-000-009.000-007	Grote Mfg Company	\$ 4,686,682	\$ 4,517,900	\$	(168,782)
Presidential - Barr Parcels					
39-08-14-333-038.000-007	Madison Acquisition North LLC	\$ 797,573	\$ 795,600	\$	(1,973)
39-08-22-000-001.000-007	BARR PROPERTIES LLC	\$ 2,179,060	\$ 2,179,000	\$	(60)
Ventures & Dean Ford Parcels					
39-08-22-224-004.000-007	SHRI AUM INC ZAVERI GIRISH K	\$ 529,215	\$ 507,300	\$	(21,915)
39-08-22-222-006.000-007	Clifty Warehouse & Storage LLC	\$ 552,581	\$ 529,700	\$	(22,881)
39-08-22-223-005.000-007	WRE Madison LLC	\$ 694,558	\$ 665,800	\$	(28,758)
39-08-22-222-007.000-007	Clifty Warehouse & Storage LLC	\$ 8,449	\$ 6,700	\$	(1,749)
<b>Totals:</b>		<b>\$ 27,688,141</b>	<b>\$ 24,140,605</b>	<b>\$</b>	<b>(3,547,536)</b>