

Overview

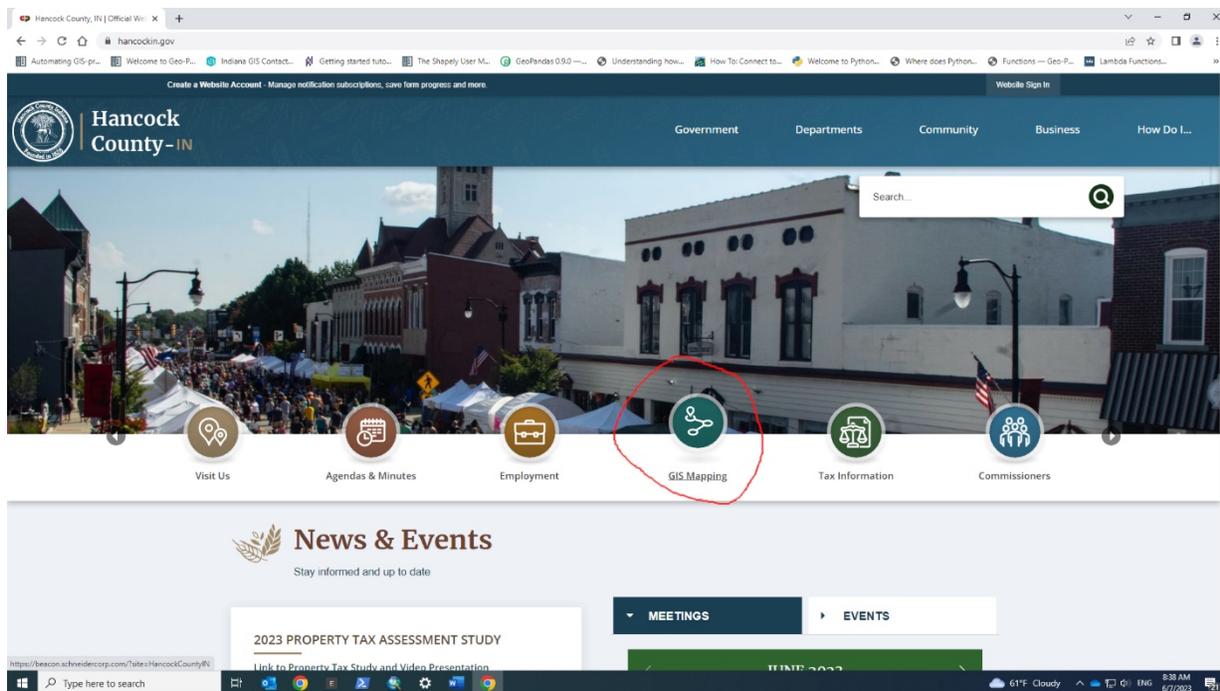
It's the intent of this document to provide training on how to utilize Hancock County's Development Tracker layer hosted on beacon to learn more about Tax Increment Financing (TIF) districts and tax abated properties in the county. The Development Tracker layer is a GIS layer composed of all tax parcels that are inside TIF districts and includes all properties with tax abatements. Much of the information contained inside the layer is highly dynamic and while care is taken to keep the layer up to date it's recommended you confirm information with the county office that maintains it. Which government office maintains what information is detailed in the property report which will be described later in the document. Please direct any general questions on how to use beacon or querying the Development Tracker layer to the Surveyor's office (317-477-1150, ask for GIS).

The Basics

The Hancock County beacon GIS portal hosted by Schneider Geospatial is available at

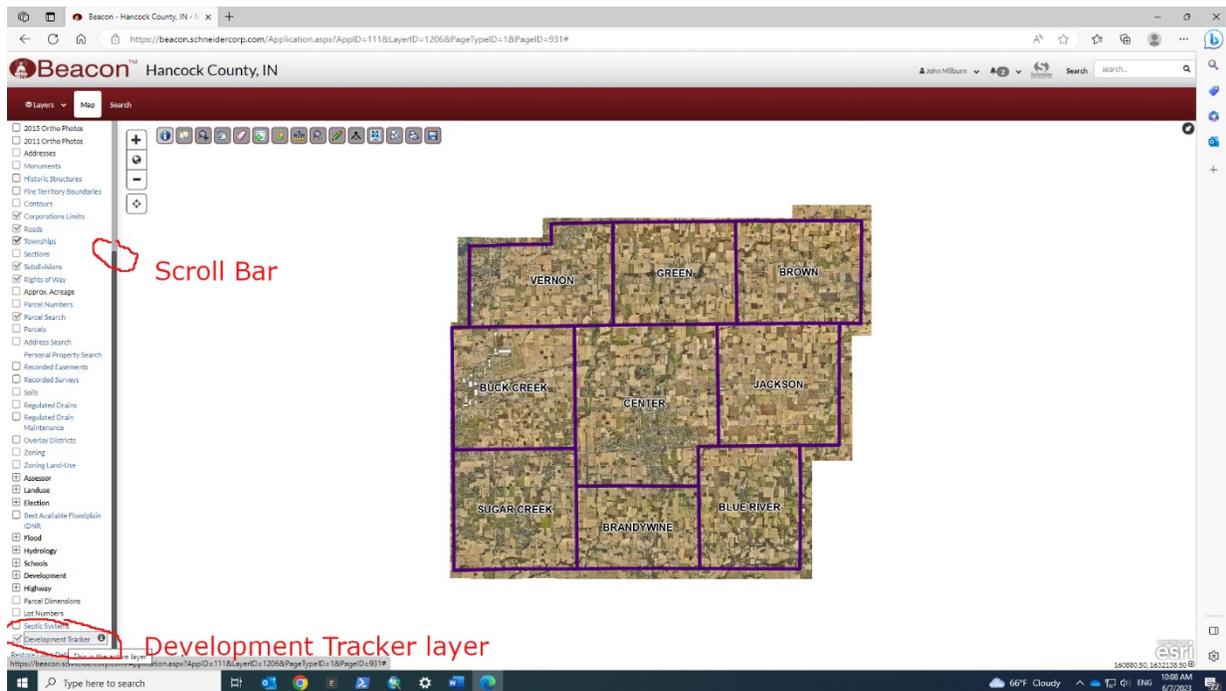
<https://beacon.schneidercorp.com/?site=HancockCountyIN>

or can be accessed from the Hancock County website, <https://www.hancockin.gov/>, by clicking the 'GIS Mapping' button on the front page.



*Please note, the website will scroll through buttons at a predetermined interval so if the GIS Mapping button isn't visible you can either click on one of the arrows to either side of the buttons until it appears or simply wait a few seconds for the buttons to scroll.

Once you've navigated to the Hancock County beacon GIS portal click 'View Map'. If this is your first time visiting, then you'll be presented with the disclaimer. After reading the disclaimer and clicking 'Agree' continue to the map.

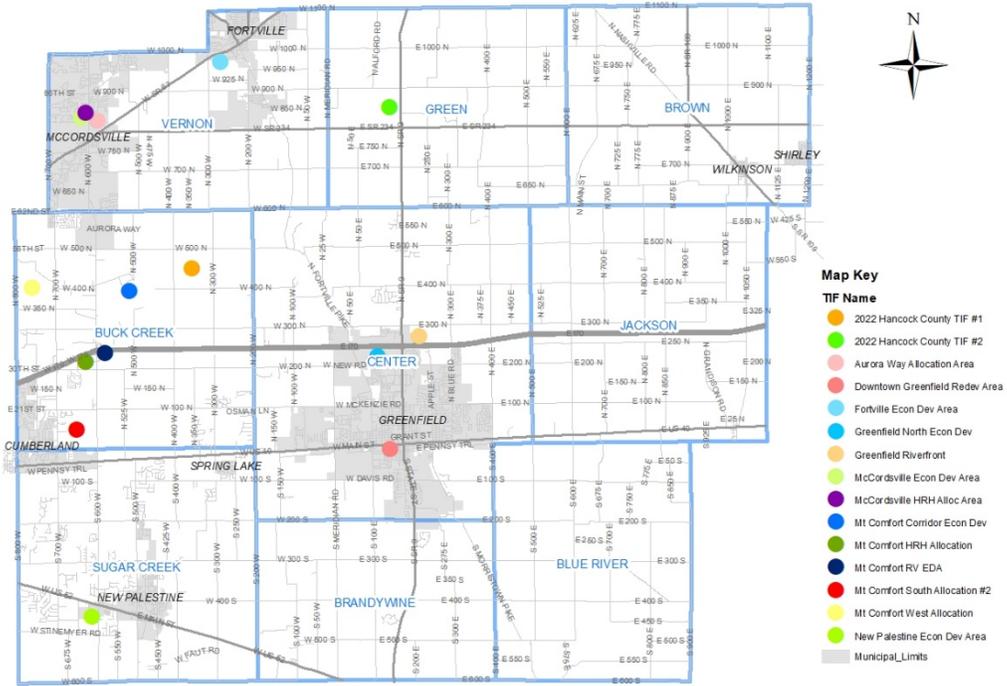


The Development Tracker layer is located at the bottom of the Layers list on the left-hand side of your screen. You may need to use the scroll bar to scroll to the bottom of the layers list to see it. Click the checkbox beside the layer to turn it on. Click on the text beside the checkbox to make this the activate layer. The text will be surrounded by a rectangular box with an ‘i’ symbol to the right of the text after it’s active. By default, Hancock County’s beacon site makes the ‘Parcel Search’ layer the active layer. When a different layer is made the activate layer the parcel report will no longer be available. If you’d like to view a parcel report, be sure to click the ‘Parcel Search’ text to make this the active layer. Only one layer can be active at a time.

The Development Tracker layer is divided into different colors with each color representing a single TIF district. Do note, however, that the layer also contains tax abated properties that aren’t in a TIF district. These will be labeled with the text, “Not in TIF but has abatement” on the map and can be searched by typing “Not in TIF” in the TIF search box detailed on the next page. Depending on how closely you’ve zoomed into the map, the Development Tracker layer may not be visible. If you don’t see the layer, it may be because you’re zoomed too far out or there isn’t a TIF area or abated property in that location. If you’re unsure where a TIF is located, a map detailing the general TIF locations and the name of the TIF Areas in Hancock County is provided on the next page.

Once the Development Tracker layer is active, the search and reporting functionality associated with the layer should be accessible. To access the search function, click the ‘Search’ tab right above the Layer List. If you have a specific TIF area you’d like to research, then entering the TIF name in the TIF Name search box will pull up all the properties in that specific TIF. If you only want to see the tax abated properties inside that TIF then also entering a ‘Y’ (for yes) in the Abated search box would only return all tax abated properties in that specific TIF district after you click on the blue Search button.

Hancock County General TIF Locations



If you'd like to see a list of all properties that have a tax abatement in Hancock County, you can type a 'Y' in the Abated search box and leave all the other boxes blank then click the blue Search box. All properties that are returned in a search will be highlighted yellow on the map (regardless of the zoom level). There's a hard limit of 500 search results that can be returned on beacon. Clicking the numeric text under 'View Report' will provide a more detailed report of a property.

Search Categories

Search Boxes

Information

Hancock County, IN
 1118 N. River
 Greenfield, IN 46540
 Website

Assessor
 Chris Boller
 (317) 477-1100

Auditor
 Debra Carnes
 (317) 477-1109

GIS Coordinator
 John O'Leary
 (317) 477-1150

Hancock County Economic Development Council
 Sarah Howell
 (317) 477-7241

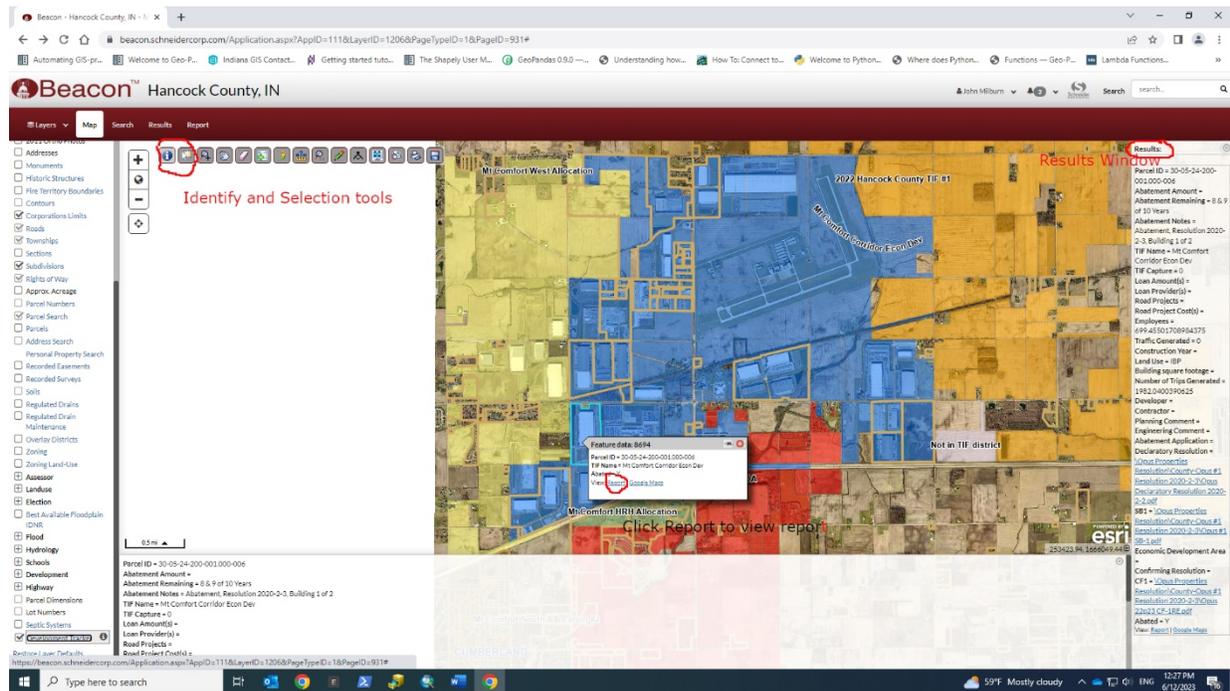
Surveyor
 Chad Coulter
 (317) 477-1180

Treasurer
 John Schmitt
 (317) 477-1152

Recorder
 Marla Jones
 (317) 477-1142

Who are you? beacon online

Instead of using the search options for TIF and tax abated properties, a user can also click on the Development Tracker layer displaying on the map and use either the Identify or Select tool. The information appearing in the Results section to the right of the screen and on the bottom under the map is the same information contained in the report. The report can also be accessed by clicking on the 'View: Report' text in the popup box that will appear on top of a Development Tracker property.



From the report window, you can access supporting documentation associated with tax abated properties. These include documents such as the declaratory resolution, abatement application, SB-1 and others. Please note, at the end of the report you can click on the text 'Click for supporting documentation' and you'll be provided with a brief description of what each field in the report details. For your convenience this information is also provided below. To verify the information that's contained in a field is accurate, it's recommended you contact the county office that maintains the information (in italics).

Development Tracker Fields Overview

- PARCEL_ID (Auditor): The unique State tax number associated with a parcel.
- Abatement Amount (Auditor): The total amount of the tax abatement granted.
- Abatement Remaining (Auditor): The amount of the tax abatement remaining.
- Abatement Notes (Auditor): Auditor's office notes associated with a tax abated property.
- TIF Name (Auditor): The name of the Tax Increment Financing district the parcel is inside.
- TIF Capture (Auditor): The amount of tax income captured by the property.

Loan Amount(s) (Auditor): The dollar amount of loans associated with the property and/or structures on it.

Loan Provider(s) (Auditor): The provider of loans associated with the property.

Road Projects (Highway): Road projects associated with a property.

Road Project Cost(s) (Highway): The dollar amount of road projects associated with the property.

Number of Employees (Auditor): The estimated number of employees employed at the business on a property.

Traffic Generated (Highway): The estimated amount of traffic generated by a business on a property.

Construction Year (Auditor): The year a facility on a property was constructed.

Land Use (Planning): The zoning associated with a property if it's within the jurisdiction of the county Planning Department.

Building square footage (Auditor): The square footage of a buildings on a property.

Number of Trips Generated (Highway): The estimated number of trips generated by businesses on a property.

Developer (Auditor): The developer who purchased and developed the property.

Contractor (Auditor): The contractor who constructed facilities on a property.

Planning Comment (Planning): Comments from the Hancock County Planning Department related to the property.

Engineering Comment (Highway): Comments from the Highway Department related to the property.

Abatement Application (Auditor): If the property has a tax abatement, then clicking the link will provide a PDF copy of the abatement application.

Declaratory Resolution (Auditor): If the property has a tax abatement, then clicking the link will provide a PDF copy of the Declaratory Resolution.

SB1 (Auditor): If the property has a tax abatement, then clicking the link will provide a PDF copy of the SB1.

Economic Development Agreement (Auditor): If the property has a tax abatement, then clicking the link will provide a PDF document describing the Economic Development Agreement.

Confirming Resolution (Auditor): If the property has a tax abatement, then clicking the link will provide a PDF copy of the Confirming Resolution.

CF-1 (Auditor): If the property has a tax abatement, then clicking the link will provide a PDF copy of the CF-1.

Abated (Auditor): If the value is 'Y' then the property has a tax abatement. If the value is 'N' then it doesn't. It's commonly used to narrow down search results to only tax abated properties. For example,

in the Abated search box selecting 'is' 'like' and entering Y for the String will return all tax abated properties in Hancock County. Clicking on the map tab will then show all the tax abated parcels highlighted in yellow on the map.

Please note, much of the information contained inside the layer is highly dynamic and while care is taken to keep the layer up to date it's recommended you confirm information with the county office that maintains it, either the Auditor's office (317-477-1105), Highway Department (317-477-1130) or Planning Department (317-477-1134). Please direct any general questions related to how to use beacon or querying the Development Tracker layer to the Surveyor's office (317-477-1150, ask for GIS).

Disclaimer

The information provided in the Development Tracker layer is for convenience only and is compiled from other public records and data. In the preparation of this map layer, extensive efforts have been made to offer the most current, correct, and clearly expressed information possible. However, inadvertent errors can occur, and information entered in the Development Tracker layer is not intended to replace any official source. The public primary information sources should be consulted for **verification of the information provided on these pages. Users are advised that their use of any of this information is at their own risk.** Hancock County assumes no legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Hancock County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights. Hancock County will not be liable for any actions, claims, damages, or judgments of any nature whatsoever arising out of the use or misuse of the information contained in the Development Tracker layer. Independent verification of all information contained on this Web Site should be obtained by any user. Hancock County, its employees, agents, and personnel, disclaims, and shall not be held liable for, any and all damage, loss or liability, whether direct, indirect, or consequential which arises or may arise from this Web Site information or the use thereof by any person or entity.