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Abstract

This study examines... areas are designated... growth in assessed... from 2004 to 2013... values than the average property in a similarly situated non-TIF area. While both TIF and non-TIF properties tended to grow over time, the average property in a TIF area may grow by slightly more than its non-TIF counterpart. We also found that TIF does not statistically significantly affect employment or employment growth over time. While there does not appear to be a multiplicative effect of the presence of enterprise zones and TIF on employment, TIF works with property tax abatements in incentivizing job creation. Our analysis of the effect of TIF on economic development outcomes informs policy makers of the likelihood that a given area will adopt TIF in the context of the “but-for” question.

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Appendices

Appendix Descriptive Statistics of Matched Outcomes

Outcome	Non-TIF		TIF	
	Mean	Standard deviation	Mean	Standard deviation
AV	206,732	983,007.8	290,873.8	1,829,710
Change in AV	3.723	62.694	4.014	139.5188
Jobs	15.849	62.761	25.896	85.087
Change in jobs	-0.107	2.393	0.071	2.688

Note. AV = assessed valuation; TIF = tax increment financing.

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Biographies

Anita Yadavalli is the program director of city fiscal policy at the National League of Cities (NLC). She leads the NLC's public sector retirement initiative. Her areas of research are economic development, including enterprise zones and tax increment financing, and educational finance. She received her PhD in agricultural economics from Purdue University.

Jim Landers is the director of the Office of Fiscal and Management Analysis, Indiana Legislative Services Agency. His areas of research include gaming taxes and state lottery, individual income tax,

corporate income tax, and economic development programs. Jim received his PhD in public policy from the Ohio State University.

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