

TIF NEUTRALIZATION SUMMARY

LAGRANGE COUNTY

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2022 Neutral Factor</u>	<u>Pay 2022 Pass-through AV</u>
Topeka - Eden TIF	T44089	1.01008	\$0
Newbury 3	T44003	1.00068	\$0
Milford 4	T44004	1.02125	\$0
North TIF (18)	T44099	1.02502	\$0
South TIF (15)	T44098	1.00617	\$0
ERA #2	T44002	1.00707	\$0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
August 3, 2021



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44003
Allocation Area Name Newbury 3

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, net assessed values, and neutralization factor.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/3/2021
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction Topeka Civil Town
Allocation Code T44089
Allocation Area Name Topeka - Eden TIF

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, net assessed values, and neutralization factors.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/3/2021
County Auditor (Signature) Kathryn Hopper
County Auditor (Printed) Kathryn Hopper

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance
Date (month, day, year) 08/03/2021



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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County LaGrange
Jurisdiction LaGrange County
Allocation Code T44004
Allocation Area Name Milford 4

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and adjustments, leading to a neutralization factor of 1.02125.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/3/2021

Handwritten signature of Kathryn Hopper, County Auditor (Signature)

Kathryn Hopper County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Handwritten signature of Commissioner, Department of Local Government Finance

08/03/2021

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44099
Allocation Area Name North TIF (18)

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factor calculations.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/3/2021
County Auditor (Signature) [Handwritten Signature]

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44098
Allocation Area Name South TIF (15)

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Net Assessed Value Growth, etc.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/3/2021
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustments, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44002
Allocation Area Name ERA #2

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/3/2021

Signature of Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Signature of Commissioner

08/03/2021

Commissioner, Department of Local Government Finance

Date (month, day, year)

TOWN OF SHIPSHEWANA, INDIANA

LaGrange County

Auditor's Certificate of Adjustment to the
Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed January 1, 2021 for 2022

July 26, 2021





TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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County LaGrange
Jurisdiction Town of Shipshewana
Allocation Code T44094
Allocation Area Name Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)

Form Prepared By:
Name Greg Guerrettaz
Unit/Company FINANCIAL SOLUTIONS GROUP, INC.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include 1) 2020 Pay 2021 Base Assessed Value of Allocation Area (9,900,487), 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (23,922,948), 3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$33,823,435), 4) 2021 Pay 2022 Net Assessed Value of Allocation Area (34,506,200), 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (500,900), 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area (0), 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area (\$34,005,300), 10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00538), 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$9,953,752), 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$24,552,448), 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.32), 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$569,617), 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (2.3161), 2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00538)

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/3/21
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

08/03/2021
Date (month, day, year)