



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: Noble
Jurisdiction: City of Albion
Allocation Code: T57002
Allocation Area Name: Albion - Jefferson/Dexter Allocation Area

Form Prepared By: Nichole Franklin
Name: Nichole Franklin
Unit/Company: Peters Municipal Consultants, LTD
Telephone Number: 317-535-1128
E-mail Address: nfranklin@petersmunicipalconsultants.com

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and various adjustments leading to a total of \$8,472,648.

2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.08245

I, Tonya Jones Auditor, of Noble 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 8-10-21
County Auditor (Signature): [Signature]

County Auditor (Printed): Tonya Jones

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

08/10/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Albion
Allocation Code T57001
Allocation Area Name Albion-Albion Allocation Area

Form Prepared By:
Name Nichole Franklin
Unit/Company Peters Municipal Consultants, LTD
Telephone Number 317-535-1128
E-mail Address nfranklin@petersmunicipalconsultants.com

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total (Real) Assessed Value, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Net Assessed Value Growth, 2021 Pay 2022 Net Assessed Value Decrease, 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements, 2021 Pay 2022 Adjusted Net Assessed Value, 2021 Pay 2022 Neutralization Factor, 2021 Pay 2022 Adjusted Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, Estimated 2021 Pay 2022 Tax Rate, Estimated 2021 Pay 2022 Incremental Tax Revenue, Actual 2020 Pay 2021 Tax Rate, and 2021 Pay 2022 Base Neutralization Factor for Allocation Area (Line 10).

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) [Signature]

County Auditor (Printed) Tonya Jones

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]
Commissioner, Department of Local Government Finance

08/10/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Albion
Allocation Code T57003
Allocation Area Name Albion North Allocation Area

Form Prepared By:
Name Nichole Franklin
Unit/Company Peters Municipal Consultants, LTD
Telephone Number 317-535-1128
E-mail Address nfranklin@petersmunicipalconsultants.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, net assessed value growth, and neutralization factor.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) [Signature]

County Auditor (Printed) Tonya Jones

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]
Commissioner, Department of Local Government Finance

08/10/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction Town of Avilla
Allocation Code T57004
Allocation Area Name Avilla Allocation Area

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, net assessed values, and neutralization factors.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/10/2021
Date (month, day, year)



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NOTE. DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Ligonier
Allocation Code T57007
Allocation Area Name Ligonier Warren Allocation Area

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, net assessed values, growth, and decrease, and neutralization factors.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/10/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Ligonier
Allocation Code T57008
Allocation Area Name Guardian Allocation Area

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth, decrease, and neutralization factor.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/10/2021
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Ligonier
Allocation Code T57011
Allocation Area Name Ligonier TIF 3 (Tenneco)

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

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and various adjustments.

2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00775

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/10/2021
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Rome City
Allocation Code T57009
Allocation Area Name Rome City Area No. 1

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, growth and decrease factors, and a final neutralization factor of 0.98809.

I, Tonya Jones Auditor, of Noble 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 8-10-21
Signature of Tonya Jones
County Auditor (Signature)

Tonya Jones
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
Commissioner, Department of Local Government Finance

08/10/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Noble
Jurisdiction: City of Kendallville
Allocation Code: T57006
Allocation Area Name: Kendallville - Walmart Allocation Area

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

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and Neutralization Factor.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/10/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Kendallville
Allocation Code T57005
Allocation Area Name Kendallville Wayne Allocation Area

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

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2020 and 2021, net assessed values, and neutralization factor.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Kendallville
Allocation Code T57013
Allocation Area Name Kendallville Wayne Expansion Allocation Area

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

Table with 2 columns: Description and Amount. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Tonya Jones Auditor, of Noble 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) 8-10-21
County Auditor (Signature) Tonya Jones

Tonya Jones
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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