



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90401
Allocation Area Name Adams Street #1

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final neutralization factor of 1.02134.

I, Lisa McCormick Auditor, of Wells 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 7/27/22
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

07/27/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90402
Allocation Area Name Adams Street #2

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various tax rate and revenue calculations. Total 2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) is 1.03801.

I, Lisa McCormick Auditor, of Wells 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) 7/27/22
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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]
Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90403
Allocation Area Name MidLand

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final factor of 1.00000.

I, Lisa McCormick Auditor, of Wells 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 7/27/22
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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.
07/27/2022

Commissioner, Department of Local Government Finance

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90404
Allocation Area Name Adams Street #3

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final factor of 1.03428.

I, Lisa McCormick Auditor, of Wells 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) 7/27/22
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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.

Ed Dept
Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90405
Allocation Area Name Midland Allocation Area 2

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Lisa McCormick Auditor, of Wells 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) 7/27/22
Signature of Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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
Date 07/27/2022
Commissioner, Department of Local Government Finance
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90111
Allocation Area Name Lancaster

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

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

I, Lisa McCormick Auditor, of Wells 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) 7/27/22
Signature of Jim McCormick
County Auditor (Signature)

Lisa McCormick
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

07/27/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Markle Redevelopment Commission
Allocation Code T90171
Allocation Area Name Markle Residential Allocation Area

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 1) 2021 Pay 2022 Base Assessed Value of Allocation Area (\$0), 2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (\$0), 3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (\$0), 4) 2022 Pay 2023 Net Assessed Value of Allocation Area (\$0), 5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (\$0), 6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (\$0), 7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (\$0), 8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area (\$0), 9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area (\$0), 10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00000), 11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$0), 12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$0), 13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.4021), 14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$0), 15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area (2.4021), 2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00000)

I, Lisa McCormick Auditor, of Wells 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) 7/27/22
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

07/27/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Ossian Redevelopment Commission
Allocation Code T90901
Allocation Area Name Ossian Industrial Park

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rate calculations.

I, Lisa McCormick Auditor, of Wells 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 7/27/22
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

07/27/2022
Date (month, day, year)