

TIF NEUTRALIZATION SUMMARY

ELKHART COUNTY

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2024 Neutral Factor</u>	<u>Pay 2024 Pass-through AV</u>
City of Elkhart - Downtown Pre '95	T20750	0.98789	
NE Corridor - Pre '95	T20770	1.00324	
Nappanee Westside	T20790	1.02553	
Nappanee Downtown	T20800	0.98631	
Middlebury East	T20860	0.97567	
Middlebury Southeast	T20950	1.02294	
Goshen River Race	T20970	1.00723	
Elkhart Southwest Industrial	T20980	1.03317	
Nappanee Senior Housing	T20100	0.97689	
Elkhart Aeroplex	T20102	1.04547	
Keystone I	T20104	1.03111	
Keystone II	T20105	0.92911	
Century Drive	T20106	1.01211	
Sterling East	T20111	1.01370	
Western Gateway	T20112	0.99958	
North Baugo	T20114	1.04810	
North US 33	T20115	0.97771	
Pierre Moran	T20117	0.92635	
Cassopolis	T20118	0.99716	
South Benton	T20121	1.01190	
Northwest Gateway	T20122	0.96438	
Technology Park	T20126	1.04257	
Goshen Downtown	T20128	0.99840	
South State Road 15	T20130	1.03114	
North State Road 15	T20132	1.02583	
Elroy Drive Industrial Park	T20134	0.99260	
South Main Street Gateway	T20136	0.95797	
Southeast EDA	T20138	1.01618	
Consolidated River Race/US 33	T20139	1.02411	
Consolidated South Elkhart	T20141	1.02100	
State Road 19 Corridor	T20145	1.02738	
State Road 13 Interchange	T20147	1.00983	
Bristol EDA	T20148	1.05066	
Consolidated Nappanee Union	T20153	1.07760	
Consolidated Nappanee Locke	T20154	1.01964	
Millersburg Forest River	T20161	0.98765	
Syracuse Technology Park	T20162	1.02904	
Downtown Middlebury	T20163	0.96537	
Loves Elkhart Northeast Corridor	T20164	1.00000	
Easy Shoppe Plaza	T20751	1.02403	
Lippert/Dierdorff	T20170	0.99901	
GGT Economic Development Area	T20171	1.08138	
College Avenue EDA	T20175	1.01624	
Downtown EDA Allocation #2	T20177	0.99480	
Seahawk Allocation Area	T20178	1.00000	
AMZ Allocation Area	T20179	1.00000	
Valmont Newmark/ Thor Industries	T20180	1.00058	
Indiana Avenue Allocation Area	T20181	1.00000	
Rail Park Allocation Area	T20182	1.14286	



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20750
 Allocation Area Name Elkhart Downtown

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>54,721,057</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>87,790,368</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$142,511,425</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>144,404,284</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>13,339,998</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>13,658,602</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>436,700</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>3,500,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$140,786,188</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98789</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$54,058,385</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$90,345,899</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98789</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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]

08/18/2023

Commissioner, Department of Local Government Finance

Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20770
 Allocation Area Name Northeast Corridor

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>52,063,627</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>186,742,212</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$238,805,839</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>294,858,851</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>43,895,394</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>6,302,795</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>2,367,398</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>15,320,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$239,578,854</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00324</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$52,232,313</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$242,626,538</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00324</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

08/18/2023
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Nappanee
Allocation Code T20790
Allocation Area Name Nappanee Westside

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>19,621,797</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>47,278,603</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$66,900,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>72,875,100</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,552,400</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>796,000</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>3,510,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$68,608,700</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02553</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$20,122,741</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$52,752,359</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02553</u>

I, Patricia A. Pickens Auditor, of Elkhart 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.

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08/17/2023

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
Commissioner, Department of Local Government Finance

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Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Nappanee
 Allocation Code T20800
 Allocation Area Name Nappanee Downtown

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>12,668,139</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>9,380,080</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$22,048,219</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>22,784,016</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>503,626</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>143,200</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>27,104</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>650,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$21,746,486</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98631</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$12,494,712</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$10,289,304</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98631</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name _____

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 Commissioner, Department of Local Government Finance

08/18/2023
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20860
 Allocation Area Name Middlebury East

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>12,760,597</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>48,076,688</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$60,837,285</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>69,008,040</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>6,126,525</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>165,300</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>3,690,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$59,356,815</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97567</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$12,450,132</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$56,557,908</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97567</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



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2023 PAY 2024**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20950
Allocation Area Name Middlebury Southeast

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>7,976,387</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>18,613,558</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$26,589,945</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>38,331,130</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>11,001,190</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>130,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$27,199,940</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02294</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,159,365</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$30,171,765</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02294</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20970
 Allocation Area Name Goshen River Race

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>77,232,714</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>36,800,274</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$114,032,988</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>117,276,320</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,433,759</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,745,000</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>730,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$114,857,561</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00723</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$77,791,107</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$39,485,213</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00723</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Elkhart
Jurisdiction: City of Elkhart
Allocation Code: T20980
Allocation Area Name: Elkhart Southwest Industrial

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Signature of Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

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Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Nappanee
 Allocation Code T20100
 Allocation Area Name Nappanee Senior Housing

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>17,460,032</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>7,167,613</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$24,627,645</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>24,354,740</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>490,090</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>213,800</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>20,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$24,058,450</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97689</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$17,056,531</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$7,298,209</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97689</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023

Date (month, day, year)



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County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20102
 Allocation Area Name Elkhart Aeroplex

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>247,103</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>16,016,997</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,264,100</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>20,424,400</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,455,600</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>134,800</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>100,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$17,003,600</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04547</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$258,339</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$20,166,061</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04547</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20104
 Allocation Area Name Keystone I

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>21,936,378</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>96,233,322</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$118,169,700</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>131,481,600</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,953,900</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>548,200</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>6,230,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$121,845,900</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03111</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$22,618,819</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$108,862,781</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03111</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20105
Allocation Area Name Keystone II

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>6,287,500</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$6,287,500</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>6,491,800</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>650,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$5,841,800</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.92911</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$6,491,800</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.92911</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20106
Allocation Area Name Century Drive

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>1,399,639</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>60,326,161</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$61,725,800</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>68,326,100</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,156,400</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>543,500</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>5,240,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$62,473,200</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01211</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,416,589</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$66,909,511</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01211</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Elkhart
Jurisdiction: City of Elkhart
Allocation Code: T20111
Allocation Area Name: Sterling East

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20112
Allocation Area Name Western Gateway

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Signature of Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023

Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20114
 Allocation Area Name North Baugo

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>2,607,493</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>4,380,607</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$6,988,100</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>7,594,200</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>270,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,324,200</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04810</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,732,913</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,861,287</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04810</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20115
Allocation Area Name North US 33

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>39,958,302</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>42,096,098</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$82,054,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>80,723,600</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,011,700</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>1,510,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$80,225,300</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97771</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$39,067,631</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$41,655,969</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97771</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20117
Allocation Area Name Pierre Moran

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Signature of Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023

Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20118
 Allocation Area Name Cassopolis

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>160,869,147</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>121,522,971</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$282,392,118</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>307,877,196</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>21,044,480</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>2,746,200</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>7,990,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$281,588,916</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99716</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$160,412,279</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$147,464,917</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99716</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20121
Allocation Area Name South Benton

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20122
 Allocation Area Name Northwest Gateway

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>6,028,285</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>31,479,285</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$37,507,570</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>42,731,712</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>4,245,600</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>255,300</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>2,570,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$36,171,412</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96438</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,813,557</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$36,918,155</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.96438</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/18/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20126
Allocation Area Name Technology Park

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20128
Allocation Area Name Goshen Downtown

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Bristol
Allocation Code T20130
Allocation Area Name South State Road 15

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>44,189,325</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>54,911,260</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$99,100,585</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>109,604,140</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,097,400</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>5,320,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$102,186,740</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03114</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$45,565,381</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$64,038,759</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03114</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Bristol
 Allocation Code T20132
 Allocation Area Name North State Road 15

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>12,091,001</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>(551,391)</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$11,539,610</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>12,323,120</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>442,415</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>146,945</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>190,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$11,837,650</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02583</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$12,403,312</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$80,192)</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02583</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Middlebury
Allocation Code T20134
Allocation Area Name Elroy Drive Industrial Park

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20136
Allocation Area Name South Main Street Gateway

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	67,428,178	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	13,141,320	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$80,569,498
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	84,807,383	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	4,310,933	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	466,916	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	3,780,000	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$77,183,366
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95797
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$64,594,172
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$20,213,211
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95797

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20138
Allocation Area Name Southeast EDA

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20139
Allocation Area Name Consolidated River Race/US 33

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, and 2023 Pay 2024 Incremental Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20141
 Allocation Area Name Consolidated South Elkhart EDA

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>6,619,866</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,013,534</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,633,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>8,185,200</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>391,500</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,793,700</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02100</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,758,883</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,426,317</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02100</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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] 08/18/2023
 Commissioner, Department of Local Government Finance Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Wakarusa
 Allocation Code T20145
 Allocation Area Name SR 19 Corridor

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>60,773,183</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>27,755,197</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$88,528,380</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>98,359,780</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>6,918,190</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>280,375</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>770,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$90,951,965</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02738</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$62,437,153</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$35,922,627</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02738</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20147
Allocation Area Name State Road 13 Interchange

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Bristol
Allocation Code T20148
Allocation Area Name Bristol East EDA

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Nappanee
Allocation Code T20153
Allocation Area Name Consolidated Nappanee Union

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA.

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Nappanee
Allocation Code T20154
Allocation Area Name Consolidated Nappanee Locke

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA.

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Signature of Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023

Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Millersburg
 Allocation Code T20161
 Allocation Area Name Millersburg Forest River

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>5,350,692</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,857,908</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$11,208,600</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>12,280,200</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>1,210,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$11,070,200</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98765</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,284,611</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$6,995,589</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98765</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Syracuse
 Allocation Code T20162
 Allocation Area Name Syracuse Technology Park

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,921,310</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,921,310</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>3,778,100</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,550,100</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>250,890</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$1,977,110</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02904</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,778,100</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02904</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Middlebury
Allocation Code T20163
Allocation Area Name Downtown Middlebury

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20164
Allocation Area Name Loves Elkhart Northeast Corridor

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA.

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20169
 Allocation Area Name Easy Shoppe Plaza

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>3,212,494</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>18,433,906</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,646,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>22,375,600</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>209,100</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$22,166,500</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02403</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,289,690</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$19,085,910</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02403</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)* 08/17/2023
Patricia A. Pickens
 County Auditor *(Signature)*

Patricia A. Pickens
 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

08/18/2023
 Date *(month, day, year)*



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Goshen
Allocation Code T20170
Allocation Area Name Lippert/Dierdorff

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Town of Bristol
Allocation Code T20171
Allocation Area Name GGT Economic Development Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>10,921,400</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$10,921,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>11,920,200</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>110,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$11,810,200</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.08138</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$11,920,200</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.08138</u>

I, Patricia A. Pickens Auditor, of Elkhart 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)

08/17/2023

Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Goshen
Allocation Code T20175
Allocation Area Name College Avenue Economic Development Area

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2023 Pay 2024 Net Assessed Value, etc.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Elkhart
Jurisdiction: City of Elkhart
Allocation Code: T20177
Allocation Area Name: Downtown Redevelopment Area Allocation #2

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Town of Bristol
 Allocation Code T20178
 Allocation Area Name Seahawk Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>45,858</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>15,679,042</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$15,724,900</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>33,763,600</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>18,038,700</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$15,724,900</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$45,858</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$33,717,742</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 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

08/18/2023
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20179
Allocation Area Name AMZ Allocation Area

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Town of Bristol
Allocation Code T20180
Allocation Area Name Valmont Newmark/Thor Industries

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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA.

I, Patricia A. Pickens Auditor, of Elkhart 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 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Elkhart
Jurisdiction: Goshen
Allocation Code: T20181
Allocation Area Name: Indiana Avenue Allocation Area

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
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

08/18/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Town of Bristol
 Allocation Code T20182
 Allocation Area Name Rail Park Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>85,400</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$85,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,276,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,178,400</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$97,600</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.14286</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$97,600</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,178,400</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.14286</u>

I, Patricia A. Pickens Auditor, of Elkhart 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) 08/17/2023
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

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 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

08/18/2023
 Date (month, day, year)