



**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 Miami  
Jurisdiction Miami County  
Allocation Code T52002  
Allocation Area Name Grissom Aeroplex

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>658,200</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>75,324,900</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$75,983,100</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>80,375,900</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>4,805,200</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>\$75,570,700</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>0.99457</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$654,626</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$79,721,274</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>0.99457</u>

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

Dated (month, day, year) 8/2/2023  
Mary Brown  
County Auditor (Signature)

Mary Brown  
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

08/02/2023  
Date (month, day, year)



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County Miami  
Jurisdiction Peru Civil Town  
Allocation Code T52003  
Allocation Area Name U.S. 24/31 Corridor Economic Development Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>23,868,455</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>3,207,146</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$27,075,601</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>27,987,604</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>198,295</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>62,900</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,059,200</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>\$26,793,009</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98956</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$23,619,268</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,368,336</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.98956</u></b>

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

Dated (month, day, year)

8/2/2023

Mary Brown  
County Auditor (Signature)

Mary Brown  
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

08/02/2023  
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Peru Civil Town  
Allocation Code T52004  
Allocation Area Name Peru West End Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>7,359,700</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>2,098,800</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,458,500</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>9,580,500</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>400,600</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>\$9,179,900</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97055</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$7,142,957</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,437,543</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.97055</u></b>

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

Dated (month, day, year) 8/2/2023  
Mary Brown  
County Auditor (Signature)

Mary Brown  
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

08/02/2023  
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Peru Civil Town  
Allocation Code T52005  
Allocation Area Name Peru Industrial Park Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>5,442,880</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>2,824,375</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,267,255</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>7,959,555</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>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,959,555</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96278</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,240,296</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,719,259</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>0.96278</u></b>

I, Mary Brown Auditor, of Miami 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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Mary Brown  
County Auditor (Signature)

Mary Brown  
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**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
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Allocation Area Name \_\_\_\_\_

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[Signature]  
Commissioner, Department of Local Government Finance

08/02/2023  
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Miami  
Jurisdiction Converse Civil Town  
Allocation Code T52006  
Allocation Area Name Converse Residential Economic Development Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</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>\$0</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>0</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>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$0</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.00000</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$0</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$0</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.00000</u>

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Dated (month, day, year) 8/2/2023  
Mary Brown  
County Auditor (Signature)

Mary Brown  
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[Signature]  
Commissioner, Department of Local Government Finance

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County Miami  
Jurisdiction Converse Civil Town  
Allocation Code T52001  
Allocation Area Name Downtown Allocation Area

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>1,863,410</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>3,448,710</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,312,120</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,273,980</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>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$5,273,980</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>0.99282</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$1,850,031</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$3,423,949</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>0.99282</u>

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

Dated (month, day, year)

8/2/2023

Mary Brown  
County Auditor (Signature)

Mary Brown  
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

08/02/2023  
Date (month, day, year)