



**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 Steuben  
Jurisdiction Angola Civil City  
Allocation Code T76003  
Allocation Area Name Angola

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>7,972,340</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>8,499,560</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,471,900</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>19,749,700</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,199,060</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>205,200</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
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>\$16,655,840</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01117</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,061,391</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$11,688,309</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01117</u>

I, Kelli Johnson Auditor, of Steuben 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) 8/30/23  
Kelli Johnson  
County Auditor (Signature)

Kelli Johnson  
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

08/31/2023  
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET  
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Slate Form 56059 (R4 / 06-23)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben  
 Jurisdiction Town of Ashley  
 Allocation Code T76005  
 Allocation Area Name Ashley

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>105,260</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,488,550</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,593,810</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>1,855,920</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>256,710</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>\$1,599,210</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00339</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$105,617</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,750,303</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00339</u>

I, Kelli Johnson Auditor, of Steuben 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) 8/30/23

Kelli Johnson  
 County Auditor (Signature)

Kelli Johnson  
 County Auditor (Printed)

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

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[Signature]  
 Commissioner, Department of Local Government Finance

08/31/2023  
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben  
 Jurisdiction Town of Hamilton  
 Allocation Code T76004  
 Allocation Area Name Hamilton

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>20,298,140</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,008,400</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$25,306,540</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>27,675,340</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,176,940</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>                    </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>120,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$26,378,400</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.04236</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$21,157,969</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$6,517,371</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.04236</u>

I, Kelli Johnson Auditor, of Steuben 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) 8/30/23  
Kelli Johnson  
 County Auditor (Signature)

Kelli Johnson  
 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

08/31/2023  
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben
Jurisdiction Town of Hudson
Allocation Code T76002
Allocation Area Name Hudson

Form Prepared By:
Name Jason Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address jason.semmler@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 Neutralization Factor.

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

Dated 8/30/23
Kelli Johnson
County Auditor (Signature)

Kelli Johnson
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

08/31/2023
Date (month, day, year)



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County Steuben  
 Jurisdiction Town of Orland  
 Allocation Code T76006  
 Allocation Area Name Orland

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>6,793,538</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>4,506,846</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$11,300,384</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>11,756,188</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>81,235</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>52,130</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>\$11,622,823</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02853</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,987,358</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,768,830</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.02853</u></b>

I, Kelli Johnson Auditor, of Steuben 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) 8/30/23  
Kelli Johnson  
 County Auditor (Signature)

Kelli Johnson  
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**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
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 Commissioner, Department of Local Government Finance

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County Steuben  
Jurisdiction Town of Fremont  
Allocation Code T76001  
Allocation Area Name Fremont EDA

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>24,963,000</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>22,780,341</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$47,743,341</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>52,350,080</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,331,129</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>674,160</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>175,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$49,169,791</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.02988</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$25,708,894</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$26,641,186</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.02988</u>

I, Kelli Johnson Auditor, of Steuben 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) 8/30/23

Kelli Johnson  
County Auditor (Signature)

Kelli Johnson  
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