

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash		
Jurisdiction	Wabash County Redevelopment Commission		
Allocation Code	T85106		
Allocation Area Name	Cinergy MetroNet Allocation Area - Wabash Cour	nty Portion	
Form Prepared By:			
Name	Jim Higgins		
Unit/Company	LWG CPAs & Advisors		
Telephone Number	(317) 777-7023		
E-mail Address	Jim.Higgins@lwgcpa.com		
1) 2022 Pay 2022 Page Agge	ssed Value of Allocation Area	1,181,478	ī:
	al Assessed Value of Allocation Area	611,072	_
3) 2022 Pay 2023 Total (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2)	)	\$1,792,550
,			
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area	1,789,260	4
	sed Value Growth in Allocation Area Due a Change in Tax Status	0	
	sed Value Decrease in Allocation Area Due	-	
to Demolition or a Cha		0	<u> </u>
	sed Value Growth as a Result of		
Abatement Roll-Off in		0	<u>(L</u>
	Decrease Due to 2023 Pay 2024	0	
Appeals Settlements in	Net Assessed Value of Allocation Area	V	-
9) 2023 Fay 2024 Adjusted I	THE ASSESSED VALUE OF AHOURS IN THE		\$1,789,260
10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decim	nal Places)	0.99816
44) 2022 B 2024 A disease	Proc Assessed Value of Allogation Area (Line 1 * I	ine 10)	\$1,179,304
	Base Assessed Value of Allocation Area (Line 1 * L ntal Assessed Value of Allocation Area (Line 4 - Line		\$609,956
2022 D 2024 D 4 CE NIE II	CDALIZATION EACTOD FOR ALLOCATION AD	DEA (LINE 10)	0.99816
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AR	CEA (EINE 10)	0.55010
I, MARCIE SHE knowledge that the above bas identified above.	Auditor, of WAB		ne best of my
Dated (month, day, year)	7/28/23		
Marcio S	hepherd	MARCIE SHEPHERD	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVER	RNMENT FINANCE	
	CERTIFICATION OF TIF BASE NI		
Allocation Area Name			
	sment as certified above, is approved by the Departmen	ent of Local Government Finance	
The base assessed value adju	aniengas ceruneu above, is approved by the Departine	in of Local Government i mance.	
		7/31/2023	
Commissioner, Department of	f Local Government Finance	Date (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	85 - Wabash Wabash County Redevelopment Comm T85201 POET Allocation Area	nission		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jim Higgins LWG CPAs & Advisors (317) 777-7023 Jim.Higgins@lwgcpa.com		•	
2) 2022 Pay 2023 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line	e 1 + Line 2)	6,168,500	\$6,168,500
<ul> <li>5) 2023 Pay 2024 Net Assest to New Construction o</li> <li>6) 2023 Pay 2024 Net Assest to Demolition or a Chamber 2023 Pay 2024 Net Assest Abatement Roll-Off in</li> </ul>	sed Value Growth as a Result of Allocation Area e Decrease Due to 2023 Pay 2024	<del>)</del>	6,107,000 0 0 0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area ization Factor (Line 9 / Line 3) (Round to	o Five Decimal Places)	_	\$6,107,000
12) 2023 Pay 2024 Increme	Base Assessed Value of Allocation Area ntal Assessed Value of Allocation Area (I	Line 4 - Line 11)	=	\$0 \$6,107,000 0.99003
I, MARCIE SHO knowledge that the above ba identified above.	se assessed value calculation is full, true and	WabasH	County, certify to the bace allocation area	
Dated (month, day, year)  (a) Ci  County Auditor (Signature)	_7/28/23_ Vuphad	County Auditor (Pr	SHEDHERD inted)	
		AL GOVERNMENT FINANCE IF BASE NEUTRALIZATION		
Allocation Area Name The base assessed value adju-	ement as certified above, is approved by the	he Department of Local Government I	Finance.	
Commissioner, Department of	of Local Government Finance	7/31/2023  Date (month, day, year)	-	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash	
Jurisdiction	Wabash County Redevelopment Commission	
Allocation Code	T85202	
Allocation Area Name	Wabash AgriProducts Allocation Area	
Form Prepared By:		
Name	Jim Higgins	
Unit/Company	LWG CPAs & Advisors	
Telephone Number	(317) 777-7023	
E-mail Address	Jim.Higgins@lwgcpa.com	
1) 2022 Day 2022 Dage Acce	ssed Value of Allocation Area 216,560	
2) 2022 Pay 2023 Dase Asset 2) 2022 Pay 2023 Increment	al Assessed Value of Allocation Area 79,840	
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$296,400
4) 2002 Per 2024 Net Acces	sed Value of Allocation Area 375,500	
4) 2023 Pay 2024 Net Asses	sed Value Growth in Allocation Area Due	
	r a Change in Tax Status	
	sed Value Decrease in Allocation Area Due	
to Demolition or a Cha		
7) 2023 Pay 2024 Net Asses	sed Value Growth as a Result of	
Abatement Roll-Off in		
	e Decrease Due to 2023 Pay 2024 Allocation Area	
Appeals Settlements in	Amounton Area	
9) 2023 Pay 2024 Adjusted I	Net Assessed Value of Allocation Area	\$375,500
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.26687
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$274,353
12) 2023 Pay 2024 Adjusted 12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$101,147
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.26687
	Auditor, of WABASH County, certify to the se assessed value calculation is full, true and complete for the tax increment finance allocation area	best of my
identified above.		
Dated (month, day, year)	7/28/23	
1 dasais	Shephind MARCIE SHEPHERD	
County Auditor (Signature)	County Auditor (Printed)	
	THE STATE OF A COLUMN TO THE PART OF THE STATE OF THE STA	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
	No. 1 Comment Finance	
The base eccessed value adju	stment/as certified above, is approved by the Department of Local Government Finance.	
	7/31/2023	
Commissioner, Department of	of Local Government Finance Date (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	85 - Wabash North Manchester Redevelopment Commission			
Allocation Code	T85105			
Allocation Area Name	Cinergy MetroNet Allocation Area - Town of Nort	h Manchester Portion		
Allocation Area Name	Cincing Westorics Anocasion Area - Town of Tron	in ividatellester i eriteri		
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023			
E-mail Address	Jim.Higgins@lwgcpa.com			
E-man rudiess	VIII. I SSIII S I S I S I S I S I S I S I			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		2,762,649	
	al Assessed Value of Allocation Area		2,715,971	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)			\$5,478,620
	sed Value of Allocation Area		5,381,535	
	sed Value Growth in Allocation Area Due		0	
	r a Change in Tax Status		0	
	sed Value Decrease in Allocation Area Due		0	
to Demolition or a Cha			0	
,	sed Value Growth as a Result of		0	
Abatement Roll-Off in	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			0	
	Net Assessed Value of Allocation Area			
), 2025 Tay 2021 Hagastea	110000000 7 41400 01 7 11400 01 1140000 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400 01 11400			\$5,381,535
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decim	al Places)	_	0.98228
11) 2023 Pay 2024 Adjusted 12) 2023 Pay 2024 Increme	l Base Assessed Value of Allocation Area (Line 1 * Li ntal Assessed Value of Allocation Area (Line 4 - Line	ne 10) 11)	_	\$2,713,695 \$2,667,840
2023 Pay 2024 BASE NEU	FRALIZATION FACTOR FOR ALLOCATION AR	EA (LINE 10)		0.98228
I, MARCIE SA knowledge that the above ba identified above.	Auditor, of Se assessed value calculation is full, true and complete for		County, certify to the leallocation area	pest of my
Dated (month, day, year)	7/28/23			
	Shepherd		SHEPHERD	
County Auditor (Signature)	•	County Auditor (Prin	ntea)	
	DEPARTMENT OF LOCAL GOVER	NMENT FINANCE		
	CERTIFICATION OF TIF BASE NE			
Allocation Area Name				
The base assessed value adju	stment as certified above, is approved by the Departmen	nt of Local Government Fi	nance.	
	<b>3</b> //	7/31/2023		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash			
Jurisdiction	Wabash Redevelopment Commission			
Allocation Code	T85101			
Allocation Area Name	Cinergy MetroNet Allocation Area -	City of Wabash Portion		
Form Prepared By:				
Name	Jim Higgins			
Unit/Company	LWG CPAs & Advisors			
Telephone Number	(317) 777-7023			
E-mail Address	Jim.Higgins@lwgcpa.com			
2) 2022 Pay 2023 Increme	sessed Value of Allocation Area ntal Assessed Value of Allocation Area eal) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)	18,149,172 37,977,332	\$56,126,504
1) 2023 Pay 2024 Net Ass	essed Value of Allocation Area		53,855,596	
	essed Value Growth in Allocation Area Due	•		
	or a Change in Tax Status		482,600	
	essed Value Decrease in Allocation Area Du	ie		
to Demolition or a Cl	nange in Tax Status		270,792	
	essed Value Growth as a Result of			
Abatement Roll-Off i			0	
	ue Decrease Due to 2023 Pay 2024		64,200	
Appeals Settlements:	in Allocation Area I Net Assessed Value of Allocation Area		04,200	
9) 2023 Pay 2024 Adjusted	Thet Assessed value of Affocation Area			\$53,579,588
11) 2023 Pay 2024 Adjust	alization Factor (Line 9 / Line 3) (Round ed Base Assessed Value of Allocation Are ental Assessed Value of Allocation Area	a (Line 1 * Line 10)	=	\$17,325,563 \$36,530,033
2023 Pay 2024 BASE NE	UTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)		0.95462
I, MARCIE Si knowledge that the above be identified above.	Auditor, of ease assessed value calculation is full, true a	MABASH and complete for the tax increment final	County, certify to the bace allocation area	est of my
Dated (month, day, year)	7/28/23			
1 / mais	Shepherd	1 APPRIE	SHEPHERA	
County Auditor (Signature,	Stapiane	County Auditor (P	rinted)	
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	ΓΙ <b>F BASE NEUTRALIZATION</b>		
Allocation Area Name				
The base assessed value ad	justment as certified above, is approved by	the Department of Local Government	Finance.	
	M	7/31/2023		
Commissioner, Department	of Local Government Finance	Date (month, day, year)	Ī	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash	
Jurisdiction	Wabash Redevelopment Commission	
Allocation Code	T85102	
Allocation Area Name	Ford Meter Box Allocation Area	
Form Prepared By:		
Name	Jim Higgins	×
Unit/Company	LWG CPAs & Advisors	
Telephone Number	(317) 777-7023	
E-mail Address	Jim.Higgins@lwgcpa.com	
2) 2022 Pay 2023 Increme	ssessed Value of Allocation Area ental Assessed Value of Allocation Area Real) Assessed Value of Allocation Area (Line 1 + Line 2)	5,014,700 284,700 \$5,299,400
4) 2022 B 2024 N A	sessed Value of Allocation Area	5,129,500
	sessed Value Growth in Allocation Area Due	5,127,500
	or a Change in Tax Status	0
6) 2023 Pay 2024 Net As	sessed Value Decrease in Allocation Area Due	
to Demolition or a C		0
7) 2023 Pay 2024 Net As	sessed Value Growth as a Result of	
Abatement Roll-Off		0
	lue Decrease Due to 2023 Pay 2024	0
Appeals Settlements	In Allocation Area	
9) 2023 Pay 2024 Adjuste	d Net Assessed Value of Allocation Area	\$5,129,500_
10) 2023 Pay 2024 Neutr	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.96794
11) 2023 Pay 2024 Adjus 12) 2023 Pay 2024 Incre	ted Base Assessed Value of Allocation Area (Line 1 * Line 10) nental Assessed Value of Allocation Area (Line 4 - Line 11)	\$4,853,929 \$275,571
2023 Pay 2024 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.96794
I, MARCIE SA knowledge that the above identified above.	Auditor, of WABASH base assessed value calculation is full, true and complete for the tax increment finance.	County, certify to the best of my ce allocation area
Dated (month, day, year)	7/28/23	
Marcie	Shepherd MARCIE	SHEPHERD
County Auditor (Signature	County Auditor (Pro	inted)
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
TIL	djustment, as certified above, is approved by the Department of Local Government F	inance
The base assessed value as		mano.
	7/31/2023	
Commissioner, Departmen	at of Local Government Finance Date (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	85 - Wabash	
Jurisdiction	Wabash Redevelopment Commission	
Allocation Code	T85103	
Allocation Area Name	Miami and Market Streets Allocation Area	
Amount on Aneu Tume	ATAIGHT MICH TANALLY STATES THE STATES OF TH	
Form Prepared By:		
Name	Jim Higgins	
Unit/Company	LWG CPAs & Advisors	
Telephone Number	(317) 777-7023	
E-mail Address	Jim.Higgins@lwgcpa.com	
1) 2022 P 2022 P 4	137.1 of Allereties Asso	0
	essed Value of Allocation Area	1,317,900
	tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$1,317,900
3) 2022 Pay 2023 Total (Rea	al) Assessed value of Affocation Area (Line 1+ Line 2)	<b>\$1,011,300</b>
4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area	1,310,600
	sed Value Growth in Allocation Area Due	
	r a Change in Tax Status	0
6) 2023 Pay 2024 Net Asses	sed Value Decrease in Allocation Area Due	
to Demolition or a Cha		0
· -	ssed Value Growth as a Result of	0
Abatement Roll-Off in		0
	e Decrease Due to 2023 Pay 2024	0
Appeals Settlements in	Net Assessed Value of Allocation Area	<u> </u>
9) 2023 Pay 2024 Adjusted	Net Assessed value of Anocation Area	\$1,310,600
,	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places) d Base Assessed Value of Allocation Area (Line 1 * Line 10)	0.99446
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,310,600
2023 Pay 2024 RASE NELL	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99446
2020 I dy 2021 Dilos 1120	,	
	Se assessed value calculation is full, true and complete for the tax increment finance allocations are seasonable to the tax increment finance are seasonable to the t	r, certify to the best of my ation area
Dated (month, day, year)	7/28/23	
1 Courses	Thonhesd MARCIE SH	IEPHERL)
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The base assessed value adju	stment, as certified above, is approved by the Department of Local Government Finance.	
	7/31/2023	
Commissioner, Department of	of Local Government Finance Date (month, day, year)	