

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.semler@bakertilly.com		
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area	6,651,665	
•	tal Assessed Value of Allocation Area	7,711,340	
3) 2021 Pay 2022 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		\$14,363,005
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area	16,571,915	
5) 2022 Pay 2023 Net Asse	ssed Value Growth in Allocation Area Due		
	or a Change in Tax Status	1,599,780	
	ssed Value Decrease in Allocation Area Due		
to Demolition or a Cha		128,395	
	ssed Value Growth as a Result of	0	
Abatement Roll-Off in		0	
Appeals Settlements in	e Decrease Due to 2022 Pay 2023	1,300,000	
11	Net Assessed Value of Allocation Area	1,500,000	
<i>y) 2022</i> Fuy 2025 Hajusted		_	\$13,800,530
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96084
11) 2022 Pay 2023 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,391,186
12) 2022 Pay 2023 Increm	ental Assessed Value of Allocation Area (Line 4 - Line 11)	_	\$10,180,729
	23 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.1168
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$215,506	
15) Actual 2021 Pay 2022 T	fax Rate for the Allocation Area		2.1168
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.96084

I, Kim Meyers 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, County Auditor

Kim Meyers

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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stment, as certified above, is approved by the Department of Local Government Finance.

07/29/2022

Commissioner, Department of Local Government Finance



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.semler@bakertilly.com		
1) 2021 Pay 2022 Base A	ssessed Value of Allocation Area	104,920	
•	ental Assessed Value of Allocation Area	788,920	
	Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$893,840
4) 2022 Pay 2023 Net As	sessed Value of Allocation Area	1,593,810	
5) 2022 Pay 2023 Net As	sessed Value Growth in Allocation Area Due		
	n or a Change in Tax Status	697,070	
	sessed Value Decrease in Allocation Area Due		
	Change in Tax Status	0	
	sessed Value Growth as a Result of		
Abatement Roll-Off		0	
	alue Decrease Due to 2022 Pay 2023	0	
Appeals Settlements	ed Net Assessed Value of Allocation Area	0	
9) 2022 Fay 2025 Aujust	eu Net Assessed value of Anocation Area		\$896,740
10) 2022 Pay 2023 Neut	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.00324
11) 2022 Pay 2023 Adjus	sted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$105,260
12) 2022 Pay 2023 Incre	mental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,488,550
	023 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.275
	023 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$33,865
15) Actual 2021 Pay 2022	2 Tax Rate for the Allocation Area		2.275
2022 PAY 2023 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00324

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County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name as centified above, is approved by the Department of Local Government Finance. The b 07/29/2022

Commissioner, Department of Local Government Finance



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.semler@bakertilly.com		
1) 2021 Pay 2022 Base As	sessed Value of Allocation Area	18,173,240	
•	ntal Assessed Value of Allocation Area	5,010,694	
3) 2021 Pay 2022 Total (R	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		\$23,183,934
4) 2022 Pay 2023 Net Asso	essed Value of Allocation Area	25,306,540	
5) 2022 Pay 2023 Net Asso	essed Value Growth in Allocation Area Due		
	or a Change in Tax Status	345,800	
	essed Value Decrease in Allocation Area Due		
to Demolition or a Ch		0	
	essed Value Growth as a Result of		
Abatement Roll-Off i		0	
	ue Decrease Due to 2022 Pay 2023		
Appeals Settlements		1,200,000	
9) 2022 Pay 2023 Adjusted	d Net Assessed Value of Allocation Area		\$23,760,740
10) 2022 Pay 2023 Neutra	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02488
11) 2022 Pay 2023 Adjust	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$18,625,390
12) 2022 Pay 2023 Increm	ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$6,681,150
	23 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.4919
	23 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$99,676
15) Actual 2021 Pay 2022	Tax Rate for the Allocation Area		1.4919
2022 PAY 2023 BASE NE	CUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02488

I, Kim Meyers 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

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Kim Meyers

County Auditor (Printed)

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

Allocation Area Name t, as pertified above, is approved by the Department of Local Government Finance.

07/29/2022 Date (month, day, year)

Commissioner, Department of Local Government Finance



NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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.semler@bakertilly.com		
1) 2021 Pay 2022 Base A	ssessed Value of Allocation Area	22,287,876	
	ental Assessed Value of Allocation Area	19,471,802	
	Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$41,759,678
4) 2022 Pay 2023 Net As	sessed Value of Allocation Area	48,274,246	
5) 2022 Pay 2023 Net As	sessed Value Growth in Allocation Area Due		
	n or a Change in Tax Status	2,914,130	
	sessed Value Decrease in Allocation Area Due		
	Change in Tax Status	26,774	
	sessed Value Growth as a Result of	202 (00	
Abatement Roll-Off		293,690	
	alue Decrease Due to 2022 Pay 2023	1 800 000	
Appeals Settlements		1,800,000	
9) 2022 Pay 2023 Adjust	ed Net Assessed Value of Allocation Area	_	\$43,293,200
10) 2022 Pay 2023 Neut	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.03672
11) 2022 Pay 2023 Adju	sted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$23,106,287
	mental Assessed Value of Allocation Area (Line 4 - Line 11)		\$25,167,959
13) Estimated 2022 Pay 2	023 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.5001
14) Estimated 2022 Pay 2	023 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$377,545
15) Actual 2021 Pay 2022	2 Tax Rate for the Allocation Area	-	1.5001
2022 PAY 2023 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	C	1.03672
I, Kim Meyers	Auditor, of Steuben	County, certify to the b	est of my

I, Kim Meyers Auditor, of knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (minth. day, County Auditor (Signate

Kim Meyers

County Auditor (Printed)

# DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The

ent, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/29/2022



## 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.semler@bakertilly.com		
1) 2021 Pay 2022 Base As	ssessed Value of Allocation Area	1,244,680	
	ental Assessed Value of Allocation Area	6,636,786	
	Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,881,466
4) 2022 Pay 2023 Net Ass	sessed Value of Allocation Area	9,727,800	
	sessed Value Growth in Allocation Area Due		
to New Construction	or a Change in Tax Status	339,857	
6) 2022 Pay 2023 Net Ass	sessed Value Decrease in Allocation Area Due		
to Demolition or a C	hange in Tax Status	0	
7) 2022 Pay 2023 Net Ass	sessed Value Growth as a Result of		
Abatement Roll-Off		166,110	
	lue Decrease Due to 2022 Pay 2023		
Appeals Settlements		816,430	
9) 2022 Pay 2023 Adjuste	ed Net Assessed Value of Allocation Area		\$8,405,403
10) 2022 Pay 2022 Nout	ralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.06648
10) 2022 Pay 2023 Neutr	anzation Factor (Line 97 Line 3) (Round to Five Decimal Flaces)		1.00040
11) 2022 Pay 2023 Adjus	ted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$1,327,426
12) 2022 Pay 2023 Increm	mental Assessed Value of Allocation Area (Line 4 - Line 11)	_	\$8,400,374
13) Estimated 2022 Pay 20	023 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.5587
	023 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$130,937
15) Actual 2021 Pay 2022	Tax Rate for the Allocation Area	_	1.5587
2022 PAY 2023 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.06648

Steuben County, certify to the best of my I, Kim Meyers Auditor, of knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above. 1 1

lucinifica above.	
Dated (month, day, year)	7/28/22
4.71	
Thm //l	kro
County Auditor (Signature	1-
•	

Kim Meyers

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name	
The bas are sed value adjusting it, as certified above, is approved by the	Department of Local Government Finance.
addier Herry	07/29/2022
Commissioner, Department of Local Government Finance	Date (month, day, year)

Commissioner, Department of Local Government Finance



## NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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.semler@bakertilly.com		
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area	7,057,724	
	tal Assessed Value of Allocation Area	1,068,167	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$8,125,891
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area	11,166,434	
5) 2022 Pay 2023 Net Asses	ssed Value Growth in Allocation Area Due		
	r a Change in Tax Status	2,660,300	
	ssed Value Decrease in Allocation Area Due		
to Demolition or a Cha		0	
, , , , , , , , , , , , , , , , , , , ,	ssed Value Growth as a Result of	20.020	
Abatement Roll-Off in		20,930	
	e Decrease Due to 2022 Pay 2023	1.025.000	
Appeals Settlements in		1,025,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		\$7,460,204
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	0.91808
11) 2022 Pay 2023 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,479,555
	ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,686,879
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.0292
14) Estimated 2022 Pay 202	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$95,106
15) Actual 2021 Pay 2022 T	ax Rate for the Allocation Area		2.0292
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.91808

I, <u>Kim Meyers</u> knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month dav. vea

County Auditor (Signature

Kim Meyers

County Auditor (Printed)

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

Allocation Area Name certified above, is approved by the Department of Local Government Finance. The b 07/29/2022

Commissioner, Department of Local Government Finance

# TIF NEUTRALIZATION SUMMARY

# Steuben County, Indiana

Allocation	Allocation Code/	2023 Neutral	Pay 2023
Area	State TIF Code	Factor	Pass-through AV
		T ACIO	
Angola			
Angola City (012)	T76003	0.96084	\$0
Ashley			
Ashley Town (018)	T76005	1.00324	\$0
l la mailte n			
Hamilton	T76004	1.02488	02
Hamilton Town (010)	T76004		\$0 ©
Ostego Township (009)	T76004	1.02488	\$0
Fremont			
Fremont Corp (004)	T76001	1.03672	\$0
Fremot Township (022)	T76001	1.03672	\$0
Hudson			
Hudon Town - Salem Township (015)	T76002	1.06648	\$0
Hudson Town - Steuben Township (019)	T76002	1.06648	\$0
Orland			
Orland Town (008)	T76006	0.91808	\$0

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