

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells		_	
Jurisdiction	Bluffton Redevelopment Commissi	ion	-	
Allocation Code	T90401		<u></u>	
Allocation Area Name	Adams Street #1			
Form Prepared By:				
Name	Matt Eckerle		_	
Unit/Company	Baker Tilly Municipal Advisors, L.	LC	_	
Telephone Number	(317) 465-1520		_	
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		28,966,189	
•	tal Assessed Value of Allocation Area		25,854,981	
3) 2020 Pay 2021 Total (Re	al) Assessed Value of Allocation Area (L	Line 1 + Line 2)		\$54,821,170
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		58,656,460	
5) 2021 Pay 2022 Net Asses	ssed Value Growth in Allocation Area D	ne		
	r a Change in Tax Status		4,089,500	
	ssed Value Decrease in Allocation Area I	Due	2 (00	
to Demolition or a Cha			3,600	
, ,	ssed Value Growth as a Result of		57,420	
Abatement Roll-Off in	e Decrease Due to 2021 Pay 2022		37,420	
Appeals Settlements in			0	
	Net Assessed Value of Allocation Area			
-,			_	\$54,513,140
10) 2021 Pay 2022 Neutra	lization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Places)	_	0.99438
14) 2021 Pay 2022 Adjuste	d Base Assessed Value of Allocation A	area (Line 1 * Line 10)		\$28,803,399
12) 2021 Pay 2022 Increme	ental Assessed Value of Allocation Are	ea (Line 4 - Line 11)	***	\$29,853,061
13) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Rou	and to Four Decimal Places)		1.724
14) Estimated 2021 Pay 202	2 Incremental Tax Revenue ((Line 12/10	00) * Line 13)	·	\$514,667
	ax Rate for the Allocation Area			1.724
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	· [0.99438
I, Lisa McCormick	Auditor, of	Wells	County, certify to the b	est of my
knowledge that the above ba		and complete for the tax increment finance	e allocation area	
identified above.				
Dated (mabit, day, fear)	07/21/2021 Y) G 22 well			
	1 Coman	Lisa McCormick		
County Auditor (Signature)		County Auditor (F	rinted)	
		LOCAL GOVERNMENT FINANCE OF TIF BASE NEUTRALIZATION		
Altocation Area Name				
4.0	Zerone as contified above is conserved to	by the Department of Local Government F	inance	
The base assessed value and	asunent, as cerunea above, is approved t	•	mano.	
Clasty / July	au Y	07/21/21		
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Commission			
Allocation Code	T90402			
Allocation Area Name	Adams Street #2			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
E-Hall Fiduress				
1) 2020 Pay 2021 Base A	ssessed Value of Allocation Area		2,544,672	
2) 2020 Pay 2021 Incress	ental Assessed Value of Allocation Area		3,333,889	¢¢ 070 541
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line	1 + Line 2)	_	\$5,878,561
	1711 - CAllegration Amon		5,887,243_	
4) 2021 Pay 2022 Net As	sessed Value of Allocation Area			
5) 2021 Pay 2022 Net As	ssessed Value Growth in Allocation Area Due		0	
to New Constructio	n or a Change in Tax Status			
6) 2021 Pay 2022 Net As	ssessed Value Decrease in Allocation Area Due		0	
to Demolition of a	Change in Tax Status ssessed Value Growth as a Result of			
7) 2021 Pay 2022 Net At	f in Allocation Area		11,080	
Abatement Ron-Or	alue Decrease Due to 2021 Pay 2022			
Anneals Settlement	s in Allocation Area		0	
9) 2021 Pay 2022 Adjus	ted Net Assessed Value of Allocation Area			\$5,876,163
				0,99959
10) 2021 Pay 2022 Neu	tralization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)		0.99939
(1) 2021 Day 2022 Adia	isted Base Assessed Value of Allocation Area	(Line 1 * Line 10)	_	\$2,543,629
12) 2021 Pay 2022 Adje	emental Assessed Value of Allocation Area (1	Line 4 - Line 11)	*****	\$3,343,614
				1.6666
13) Estimated 2021 Pay	2022 Tax Rate for the Allocation Area (Round t	() Four Decimal Flaces)	_	\$55,725
14) Estimated 2021 Pay	2022 Incremental Tax Revenue ((Line 12/100)	· Life (3)		1.6666
15) Actual 2020 Pay 202	1 Tax Rate for the Allocation Area		_	
2021 PAY 2022 BASE	NEUTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	<u></u>	0,99959
I, Lisa McCormick	Auditor, of	Wells	County, certify to the b	est of my
Inouladge that the above	e base assessed value calculation is full, true and	d complete for the tax increment finance	e allocation area	
identified above.	C Otto tipotibed Title Control	•		
Idollinou do o o	1 1			
Dated (mpuh, day sear)	01/21/2021			
212	Millon il	Lisa McCormick		
(/XXL)	11 Comule	County Auditor (F		
County Auditor (Signati	rre)	County Addition (1	Timeay	
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessideance	adjustment as certified above, is approved by t	he Department of Local Government F	inance.	
Today	CALLY TO THE STATE OF THE STATE	07/21/21		
Commissioner Departm	pent of Local Government Finance	Date (month, day, year		
A ORDINASIONAL DEDICATION	ICH OLDOOR WOLVERSON LINES			



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Commission			
Allocation Code	T90403			
Allocation Area Name	MidLand			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
	ssed Value of Allocation Area		1,651,320	
2) 2020 Pay 2021 Increment	al Assessed Value of Allocation Area		4,749,111	06.400.401
3) 2020 Pay 2021 Total (Rea	d) Assessed Value of Allocation Area (Line 1	+ Line 2)	_	\$6,400,431
D. 2021 Dec. 2022 Met Assess	and Malus of Affanotion Area		7,727,473	
4) 2021 Pay 2022 Net Asses	sed Value of Affication Area sed Value Growth in Allocation Area Due			
	r a Change in Tax Status		1,154,202	
	sed Value Decrease in Allocation Area Due		1,101,202	
to Demolition or a Cha			0	
	sed Value Growth as a Result of			
Abatement Roll-Off in			172,840	
8) Estimated Assessed Value	Decrease Due to 2021 Pay 2022			
Appeals Settlements in	Allocation Area		0	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			04 100 121
			Accessed	\$6,400,431
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)		1.00000
11) 2021 Pay 2022 Adjuste 12) 2021 Pay 2022 Increme	d Base Assessed Value of Allocation Area (ntal Assessed Value of Allocation Area (Li	Line 1 * Line 10) ne 4 - Line 11)	<u>-</u>	\$1,651,320 \$6,076,153
14) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Round to 2 Incremental Tax Revenue ((Line 12/100) *	Four Decimal Places) Line 13)		1.7341 \$105,367 1.7341
15) Actual 2020 Pay 2021 1	ax Rate for the Allocation Area		_	1,7541
2021 PAY 2022 BASE NEU	JTRALIZATION FACTOR FOR ALLOC	CATION AREA (LINE 10)		1.00000
I, Lisa McCormick	Auditor, of W	'ells	County, certify to the b	est of my
knowledge that the above ba identified above.	se assessed value calculation is full, true and o	complete for the tax increment finance	allocation area	
Dated (month, day, yelf)	07/21/2021 NGC OSmill	Lisa McCormick		
County Auditor (Signature)	11 Wykuk	County Auditor (Pr	rinted)	
county ritation (ingiliarity		· ·		
		AL GOVERNMENT FINANCE IF BASE NEUTRALIZATION		
Allocation Area Name				
The bake as lessed value at the	istment, as certified above, is approved by the	Department of Local Government Fir	nance.	
Claster N.	asimon, as common above, is approved by the	07/21/21		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Commiss	ion		
Allocation Code	T90404			
Allocation Area Name	Adams Street #3			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, L.	LC		
Telephone Number	(317) 465-1520			
E-mail Address	Matt, Eckerle@bakertilly.com			
			10.277.100	
•	essed Value of Allocation Area		12,366,402	
•	tal Assessed Value of Allocation Area	in 1 (I in 2)	0	\$12.266.402
3) 2020 Pay 2021 Total (Re	al) Assessed Value of Allocation Area (L	Line (+ Line 2)	_	\$12,366,402
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		12,525,571	
•	ssed Value Growth in Allocation Area D	ne.	11,010,071	
•	r a Change in Tax Status		377,050	
	ssed Value Decrease in Allocation Area I	Oue		
to Demolition or a Cha		- 	148,600	
	ssed Value Growth as a Result of		,	
Abatement Roll-Off in			0	
	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			0	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			
			-	\$12,297,121
				0.00110
10) 2021 Pay 2022 Neutral	lization Factor (Linc 9 / Linc 3) (Roun	d (o Five Decimal Places)	←	0.99440
441 A0A4 Y ADAA I II 4	157 1 . 64 11	(1) 1 & 1 (10)		£10 007 160
	d Base Assessed Value of Allocation A		-	\$12,297,150
12) 2021 Pay 2022 Increme	ental Assessed Value of Allocation Are	a (Line 4 - Line 11)	_	\$228,421
12) Retimeted 2021 Pay 202	2 Tax Rate for the Allocation Area (Rou	nd to Four Decimal Places)		1.6994
	2 Incremental Tax Revenue ((Line 12/10			\$3,882
	ax Rate for the Allocation Area	Line (3)		1,6994
15) Actual 2020 Lay 2021 L	the reaction received received		_	.,,,,,
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)		0.99440
I, Lisa McCormick	Auditor, of		County, certify to the b	est of my
	se assessed value calculation is full, true	and complete for the tax increment finance	allocation area	
identified above.				
	07/21/2021			
Dated (month, day, rear)	CITIZITADA!			
7/1/	William il	Lisa McCormick		
	111 COUNCIL	County Auditor (Pr	t	
County Auditor (Signature)		County Auditor (Pr	inteat	
	NED A DEMENTE OF L	OCAL GOVERNMENT FINANCE		
		OF TIF BASE NEUTRALIZATION		
	obkiii isiisi.			
Allocation Area Name				
The base assessed while saje	istment, as certified above, is approved b	y the Department of Local Government Fin	ance.	
(Odster X)		07/21/21		
Comp / Bra	41			
Commissioner Department	of Local Government Finance	Date (worth day year)		



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Commission			
Allocation Code	T90111			
Allocation Area Name	Lancaster			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2020 Pay 2021 Base Ass	essed Value of Allocation Area		6,739,325	
	ital Assessed Value of Allocation Area		0	
	eal) Assessed Value of Allocation Area (Line 1 + Lin	ne 2)		\$6,739,325
4) 2021 Pay 2022 Net Asse	ssed Value of Allocation Area		6,821,870	
	ssed Value Growth in Allocation Area Due			
•	or a Change in Tax Status		0	
6) 2021 Pay 2022 Net Asso	ssed Value Decrease in Allocation Area Due			
to Demolition or a Ch	ange in Tax Status		0	
7) 2021 Pay 2022 Net Asset	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
•	ie Decrease Due to 2021 Pay 2022			
Appeals Settlements i			0	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			\$6,821,870
10) 2021 Pay 2022 Neutra	dization Factor (Line 9 / Line 3) (Round to Five I	Decimal Places)	_	1.01225
	ed Base Assessed Value of Allocation Area (Line			\$6,821,882
12) 2021 Pay 2022 Increm	ental Assessed Value of Allocation Area (Line 4 -	· Line 11)	سسسنم	(\$12)
13) Estimated 2021 Pay 202	22 Tax Rate for the Allocation Area (Round to Four	Decimal Places)		1.7341
14) Estimated 2021 Pay 202	22 Incremental Tax Revenue ((Line 12/100) * Line 1	13)	**********	\$0
15) Actual 2020 Pay 2021	l'ax Rate for the Allocation Area			1.7341
2021 PAY 2022 BASE NE	CUTRALIZATION FACTOR FOR ALLOCATE	ON AREA (LINE 10)		1.01225
I, Lisa McCormick	Auditor, of Wells	Cour	ity, certify to the be	est of my
knowledge that the above b	ase assessed value calculation is full, true and compl	ete for the tax increment finance alloca	ation area	·
identified above.	, ,			
Dated (month, day, year)	07/21/2021			
	Mar 1			
	111 Comule	Lisa McCormick		
County Auditor (Signature,		County Auditor (Printed)	l	
	DEPARTMENT OF LOCAL G			
	CERTIFICATION OF TIF BA	SE NEUTRALIZATION		
Allocation Area Name				
The logse Issessed while M	ustment, as certified above, is approved by the Depa	irtment of Local Government Finance.		
adster XV	w	07/21/21		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Ossian Redevelopment Commission			
Allocation Code	T90901			
Allocation Area Name	Ossian Industrial Park			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LL	C		
Telephone Number	(317) 465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2020 Pay 2021 Base As	sessed Value of Allocation Area		16,823,346	
	ntal Assessed Value of Allocation Area		2,960,489	
·	eal) Assessed Value of Allocation Area (Li	ne 1 + Line 2)		\$19,783,835
4) 2021 Pay 2022 Net Ass	essed Value of Allocation Area		20,911,930	
•	essed Value Growth in Allocation Area Due	e	\$1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,	
	or a Change in Tax Status		152,100	
6) 2021 Pay 2022 Net Ass	essed Value Decrease in Allocation Area De	ue	<u></u>	
to Demolition or a Cl	nange in Tax Status		0	
	essed Value Growth as a Result of			
Abatement Roll-Off			331,890	
	ue Decrease Due to 2021 Pay 2022			
Appeals Settlements			228,580	
9) 2021 Pay 2022 Adjuste	d Net Assessed Value of Allocation Area			\$20,199,360
10) 2021 Pay 2022 Neutr	alization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)		1.02100
11) 2021 Pay 2022 Adjust	ed Base Assessed Value of Allocation Are	ea (Line 1 * Line 10)		\$17,176,636
12) 2021 Pay 2022 Incren	nental Assessed Value of Allocation Area	(Line 4 - Line 11)	_	\$3,735,294
13) Estimated 2021 Pay 20	22 Tax Rate for the Allocation Area (Round	d to Four Decimal Places)	_	1,571
14) Estimated 2021 Pay 20	22 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$58,681
15) Actual 2020 Pay 2021	Tax Rate for the Allocation Area			1.571
2021 PAY 2022 BASE NI	EUTRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	Г	1.02100
7 1 1 34-Committee	A., 15,	Walla	<u>-</u>	
I, Lisa McCormick	Auditor, of asse assessed value calculation is full, true a		County, certify to the b	est of any
identified above.	rase assessed value calculation is full, title at	nd complete for the tax increment imance a	anocanon area	
Dated (month, day, year)	07/21/2021			
Zin	Melosmill	Lisa McCormick		
County Auditor (Signature	CII CO CHUR	County Auditor (Prin	nted)	
18		·		
		OCAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION		
Allocation Area Name	Administration 1			
The base assessed value as	jusyment, as certified above, is approved by	the Department of Local Government Fina	nnce.	
Todal TX	34	07/21/21		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		