



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90401
Allocation Area Name Adams Street #1

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2020 and 2021, net assessed values, growth, and neutralization factors. Total 2021 Pay 2022 Adjusted Net Assessed Value is \$54,513,140.

I, Lisa McCormick Auditor, of Wells 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) 07/21/2021
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

07/21/21
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	<u>2,544,672</u>	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	<u>3,333,889</u>	
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,878,561</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	<u>5,887,243</u>	
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>11,080</u>	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		<u>\$5,876,163</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99959</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,543,629</u>
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,343,614</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.6666</u>
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$55,725</u>
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area		<u>1.6666</u>
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99959</u>

I, Lisa McCormick Auditor, of Wells 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)* 07/21/2021
Lisa McCormick
 County Auditor *(Signature)*

Lisa McCormick
 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.

Adrian Bernard
 Commissioner, Department of Local Government Finance

07/21/21
 Date *(month, day, year)*



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2020 and 2021, growth, and neutralization factors. Total 2021 Pay 2022 Adjusted Base Assessed Value is \$6,400,431.

I, Lisa McCormick Auditor, of Wells 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 07/21/2021
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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.

Commissioner, Department of Local Government Finance

07/21/21
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90404
Allocation Area Name Adams Street #3

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2020 and 2021, net assessed values, growth, and neutralization factors. Total 2021 Pay 2022 Base Neutralization Factor is 0.99440.

I, Lisa McCormick Auditor, of Wells 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 07/21/2021
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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.

Commissioner, Department of Local Government Finance

07/21/21
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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 Assessed Value of Allocation Area	<u>6,739,325</u>	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$6,739,325</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	<u>6,821,870</u>	
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		<u>\$6,821,870</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01225</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,821,882</u>
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$12)</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.7341</u>
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$0</u>
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area		<u>1.7341</u>
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01225</u>

I, Lisa McCormick Auditor, of Wells 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)* 07/21/2021
Lisa McCormick
 County Auditor *(Signature)*

Lisa McCormick
 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.

Adrian Bryant
 Commissioner, Department of Local Government Finance

07/21/21
 Date *(month, day, year)*



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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, LLC
 Telephone Number (317) 465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	<u>16,823,346</u>	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	<u>2,960,489</u>	
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$19,783,835</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	<u>20,911,930</u>	
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>152,100</u>	
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>331,890</u>	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	<u>228,580</u>	
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		<u>\$20,199,360</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02100</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$17,176,636</u>
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,735,294</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.571</u>
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$58,681</u>
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area		<u>1.571</u>
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02100</u>

I, Lisa McCormick Auditor, of Wells 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) 07/21/2021
Lisa McCormick
 County Auditor (Signature)

Lisa McCormick
 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.

Wesley Brant
 Commissioner, Department of Local Government Finance

07/21/21
 Date (month, day, year)