## TIF NEUTRALIZATION SUMMARY

#### LAGRANGE COUNTY

Allocation Area	Allocation Code/ State TIF Code	2023 Neutral Factor	Pay 2023 Pass-through AV
Topeka - Eden TIF	T44089	1.04490	\$0
Newbury 3	T44003	1.04655	0
Milford 4	T44004	1.15009	0
North TIF (18)	T44099	0.98211	0
South TIF (15)	T44098	1.06406	0
ERA #2	T44002	1.03175	0





State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange			
Jurisdiction	Topeka Civil Town			
Allocation Code	T44089			
Allocation Area Name	Topeka - Eden TIF			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com			
L-man Address	Watt. Deker etgoakerting.com			
1) 2021 Pay 2022 Rase Asse	essed Value of Allocation Area		8,592,279 V	/
	al Assessed Value of Allocation Area		41,139,868	
	al) Assessed Value of Allocation Area (Line 1 +	- Line 2)	-	\$49,732,147
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		53,383,431	
	sed Value Growth in Allocation Area Due		-	
	r a Change in Tax Status		1,021,870	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha			92,715	
7) 2022 Pay 2023 Net Asses	sed Value Growth as a Result of		•	
Abatement Roll-Off in			472,500	
*	e Decrease Due to 2022 Pay 2023		16000	
Appeals Settlements in			16,900	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		:	\$51,964,876
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Fiv	ve Decimal Places)	·-	1.04490
11) 2022 Barr 2022 Addington	Dogo Aggreed Volum of Allocation Away (Li	no 1 * Lino 10)		\$8,978,072
,	l Base Assessed Value of Allocation Area (Li ntal Assessed Value of Allocation Area (Line		S	\$44,405,359
12) 2022 1 kg 2020 Inciding			( <del>)</del>	
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Fe	our Decimal Places)		2.4339
	3 Incremental Tax Revenue ((Line 12/100) * Li			\$1,080,782
	ax Rate for the Allocation Area			2.4339
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCAT	ΓΙΟΝ AREA (LINE 10)		1.04490
		, ,		
I, Kathryn Hopper	Auditor, of LaGr		County, certify to the b	est of my
_	se assessed value calculation is full, true and co	mplete for the tax increment finan	ce allocation area	
identified above.	1 1			
	7/29/77			
Dated (month, day, year)	101100			
de Til.	4/0////			
	ACOM KINNEL	Kathryn Hopper		
County Auditor (Signature)		County Auditor (Pr	inted)	
	DEPARTMENT OF LOCAL	COVEDNMENT FINANCE		
	CERTIFICATION OF TIF I			
Allocation Area Name				
Anocalidii Alea Ivallic				
The page assessed valve adju	seent as certified above, is approved by the D	epartment of Local Government F	inance.	
Come / Non	w	07/29/2022		
			ë	
Commissioner, Department	of Local Government Finance	Date (month, day, year)		





State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange				
Jurisdiction	LaGrange County				
Allocation Code	T44003				
Allocation Area Name	Newbury 3				
Form Prepared By:					
Name	Matt Eckerle				
Unit/Company	Baker Tilly Municipal Advisors, Ll	LC			
Telephone Number	317-465-1500				
E-mail Address	Matt.Eckerle@bakertilly.com				
2					
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area			14,375,097 V	
2) 2021 Pay 2022 Incremen	tal Assessed Value of Allocation Area			10,512,933	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (	Line 1 + Line 2)		_	\$24,888,030
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area			27,502,165	
	ssed Value Growth in Allocation Area D	Due			
,	or a Change in Tax Status			1,369,405	
	ssed Value Decrease in Allocation Area	Due			
to Demolition or a Ch				0	
	ssed Value Growth as a Result of				
Abatement Roll-Off in				86,200	
8) Estimated Assessed Valu	ne Decrease Due to 2022 Pay 2023				
Appeals Settlements in				0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area				\$26,046,560
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Roun	ıd to Five Decimal F	Places)	_	1.04655
	d Base Assessed Value of Allocation Aental Assessed Value of Allocation Are			2 <u></u>	\$15,044,258 \$12,457,907
14) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Rou 3 Incremental Tax Revenue ((Line 12/16 ax Rate for the Allocation Area		Places)		0.8965 \$111,685 0.8965
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA	A (LINE 10)		1.04655
I, Kathryn Hopper	Auditor, of	LaGrange		County, certify to the b	est of my
knowledge that the above ba	ase assessed value calculation is full, true		e tax increment finan		
identified above.	1 .				
Dated (month, day, year)	1/29/27				
L A	7/21/2001				
950	MANUE DAMIN		Kathryn Hopper		
County Auditor (Signature)	()		County Auditor (Pr	inted)	
	DEPARTMENT OF L CERTIFICATION O				
Allocation Area Name					
The Le alsessed valued	Iment, as certified above, is approved	hy the Denartment of	f Local Government F	Finance.	
Odska Na	above, is approved		07/29/2022		
10	TALL J	<del>-</del>		8	
Commissioner, Department	of Local Government Finance		Date (month, day, year)		





State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange			
Jurisdiction	LaGrange County			
Allocation Code	T44004			
Allocation Area Name	Milford 4			
Form Brownered Day				
Form Prepared By: Name	Matt Eckerle			
	Baker Tilly Municipal Advisors, LLC			
Unit/Company				
Telephone Number	317-465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2021 Pay 2022 Page Age	essed Value of Allocation Area		22,005,188	7
,	al Assessed Value of Allocation Area		2,777,421	
	al) Assessed Value of Allocation Area (Line 1 +	- Line 2)		\$24,782,609
3) 2021 Pay 2022 Total (New	a) Assessed value of Allocation Area (Ellie 1	Enic 2)	<del>-</del>	Ψ21,702,009
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		29,358,574	
	sed Value Growth in Allocation Area Due			
,	r a Change in Tax Status		920,630	
	sed Value Decrease in Allocation Area Due		-	
to Demolition or a Cha			69,400	
	sed Value Growth as a Result of			
Abatement Roll-Off in			5,000	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in	Allocation Area		0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			\$28,502,344
			_	\$20,502,544
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Fiv	ve Decimal Places)	_	1.15009
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocation Area (Li	ne 1 * Line 10)		\$25,307,947
	ntal Assessed Value of Allocation Area (Line		_	\$4,050,627
, ,	•	,	-	
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Fo	our Decimal Places)		0.9098
	3 Incremental Tax Revenue ((Line 12/100) * Lin			\$36,853
	ax Rate for the Allocation Area			0.9098
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCAT	ΓΙΟΝ AREA (LINE 10)	<u> </u>	1.15009
			3	
I, Kathryn Hopper	Auditor, of <u>LaGr</u>		County, certify to the b	est of my
knowledge that the above baidentified above.	se assessed value calculation is full, true and co	mplete for the tax increment financ	e allocation area	
identified above.	~ / ~ /			
Dated (month, day, year)	7/20/22			
1	1 00			
ak ak	Maldelle mars All	Kathryn Hopper		
County Auditor (Signature)	Seal Of the Carpings.	County Auditor (Prin	nted)	
5	• 0			
	DEPARTMENT OF LOCAL CERTIFICATION OF TIF I			
	CENTIFICATION OF THE	MANUAL PROPERTY		
Allocation Area Name				
The bas assessed value asign	went, as certified above, is approved by the D	Department of Local Government Fi	nance.	
THE Dasy assessed value as the	2 Land debate, is approved by the B			
Classiff /	Grall Y	07/29/2022		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		





State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange			
Jurisdiction	LaGrange County		_	
Allocation Code	T44002		<u> </u>	
Allocation Area Name	ERA #2		<u>-</u>	
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC	2	-	
	317-465-1500		-	
Telephone Number			-	
E-mail Address	Matt.Eckerle@bakertilly.com		-	
1) 2021 Pay 2022 Rase Asse	ssed Value of Allocation Area		23,481,773	/
•	al Assessed Value of Allocation Area		39,980,809	
	al) Assessed Value of Allocation Area (Li	ne 1 + Line 2)		\$63,462,582
4) 2022 Day 2022 Net Asses	ged Value of Allocation Area		66,166,865	
	sed Value of Allocation Area sed Value Growth in Allocation Area Du	a	00,100,000	
,	a Change in Tax Status		769,950	
	sed Value Decrease in Allocation Area D	ue.	703,500	
to Demolition or a Cha		uc	311,800	
	sed Value Growth as a Result of			
Abatement Roll-Off in			231,000	
	e Decrease Due to 2022 Pay 2023		· · · · · · · · · · · · · · · · · · ·	
Appeals Settlements in	-	1	0	
* *	Net Assessed Value of Allocation Area			\$65,477,715
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	-	1.03175
,	Base Assessed Value of Allocation Arc		_	\$24,227,319 \$41,939,546
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area	(Line 4 - Line 11)	2=	\$41,537,5 <del>1</del> 0
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round	d to Four Decimal Places)		0.8975
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100	) * Line 13)	_	\$376,407
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area		1	0.8975
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		1.03175
I, Kathryn Hopper	Auditor, of	LaGrange	County, certify to the	best of my
knowledge that the above ba	se assessed value calculation is full, true a		nce allocation area	
identified above.				
	7/29/22			
Dated (month, day, year)	129/62			
XM	1 110000	** .1		
770	MAN MUNICI	Kathryn Hopper	D	
County Auditor (Signature)	$\mathcal{G}_{\mathcal{G}}$	County Auditor (F	'rinted)	
		CAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION		
Allocation Area Name				
Aniocation Anica Ivanic	•			
The base assessed vine and	stment, as certified above, is approved by	the Department of Local Government	Finance.	
Claster Met	au V	07/29/2022		
Commissioner. Department	of Local Government Finance	Date (month, day, year	,	

## TIF NEUTRALIZATION SUMMARY

#### LAGRANGE COUNTY

Allocation Area	Allocation Code/ State TIF Code	2023 Neutral Factor	Pay 2023 Pass-through AV
Topeka - Eden TIF	T44089	1.04490	\$0
Newbury 3	T44003	1.04655	0
Milford 4	T44004	1.15009	0
North TIF (18)	T44099	0.98211	0
South TIF (15)	T44098	1.06406	0
ERA #2	T44002	1.03175	0



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange		
Jurisdiction	Topeka Civil Town		
Allocation Code	T44089		
Allocation Area Name	Topeka - Eden TIF		
		<del></del>	
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
		· · · · · · · · · · · · · · · · · · ·	
,	ssed Value of Allocation Area	8,559,298	
	al Assessed Value of Allocation Area	41,172,849	
3) 2021 Pay 2022 Total (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2)	-	\$49,732,147
4) 2022 D 2022 M.4 A	- 4 X7-1 C A 11	52 202 421	
4) 2022 Pay 2023 Net Asses		53,383,431	
	sed Value Growth in Allocation Area Due	1 021 970	
	a Change in Tax Status	1,021,870	
	sed Value Decrease in Allocation Area Due	02 715	
to Demolition or a Char	sed Value Growth as a Result of	92,715	
Abatement Roll-Off in		472,500	
	Decrease Due to 2022 Pay 2023	472,500	
Appeals Settlements in	The state of the s	16,900	
	Net Assessed Value of Allocation Area	10,700	
)) 2022 1 ay 2023 Majustou 1	vot 2 issessed + arab of 2 inobation 2 ino		\$51,964,876
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Pla	ces)	1.04490
11) 2022 Pay 2023 Adjusted	Pass Assessed Value of Allocation Area (Line 1 * Line 10)		\$8,943,610
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	=	\$44,439,821
12) 2022 Fay 2023 Increme	ital Assessed value of Anocation Area (Line 4 - Line 11)	) <del>****</del>	ψ44,432,021
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Pla-	ces)	2.4339
	Incremental Tax Revenue ((Line 12/100) * Line 13)	_	\$1,081,621
	x Rate for the Allocation Area	T	2.4339
10)110111111111111111111111111111111111		/ <del></del>	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (	LINE 10)	1.04490
I Votherin Honner	Auditor, of LaGrange	County, certify to the b	est of my
I, Kathryn Hopper	e assessed value calculation is full, true and complete for the tax		ost of my
identified above.	e assessed value calculation is full, true and complete for the ta-	a morement intance anotation area	
lucitifica above,			
Dated (month, day, year)	7/27/22		
Lated (monin, day, year)	161/20		
domini	-102012	Kathryn Hopper	
County Auditor (Signature)		County Auditor (Printed)	
County Muditor-Linguistric)	U		
***************************************	DEPARTMENT OF LOCAL GOVERNME	NT FINANCE	
	CERTIFICATION OF TIF BASE NEUTR	ALIZATION	
Allocation Area Name			
The Use assessed value adias	ment, as contified above, is approved by the Department of Lo	cal Government Finance	
THE CASE SISCISSION VALLE AND A			
Classes / Kel	rall y	7/27/2022	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange		
Jurisdiction	LaGrange County		
Allocation Code	T44003		
Allocation Area Name	Newbury 3		
Form Prepared By:			
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
		0	
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area	14,585,	773
2) 2021 Pay 2022 Increments	al Assessed Value of Allocation Area	10,302,3	257
3) 2021 Pay 2022 Total (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2)		\$24,888,030
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area	27,502,	165
5) 2022 Pay 2023 Net Assess	sed Value Growth in Allocation Area Due		
to New Construction or	a Change in Tax Status	1,369,	405
6) 2022 Pay 2023 Net Assess	sed Value Decrease in Allocation Area Due		
to Demolition or a Char	nge in Tax Status		0
7) 2022 Pay 2023 Net Assess	sed Value Growth as a Result of		
Abatement Roll-Off in	Allocation Area	86,	200
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023		
Appeals Settlements in	Allocation Area		0
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area		\$26,046,560
40) 4044 P. 4044 N. 4 P.		M>	1.04655
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal P	'laces)	1.04655
11) 2022 Boy 2022 Adjusted	Dogs Aggreed Value of Allegation Avec (Line 1 * Line 1	10)	\$15,264,741
,	Base Assessed Value of Allocation Area (Line 1 * Line 1	-	\$12,237,424
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		Ψ12,231, <del>121</del>
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal I	Places	0.8965
•	Incremental Tax Revenue ((Line 12/100) * Line 13)	14003)	\$109,709
-	x Rate for the Allocation Area		0.8965
15) Actual 2021 1 ay 2022 1 a	A Nate for the Anovation Area		0.0703
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	A (LINE 10)	1.04655
I, Kathryn Hopper	Auditor, of LaGrange	County, certify t	o the best of my
	e assessed value calculation is full, true and complete for the		
identified above.	o ussessed various ententation is turn, true and complete for the	the interest intuite who will all a	
identified above.	-1 1		
Dated (month, day, year)	7/27/22		
Dated (monin, day, year)	10011000		
okom.	4/01000	Kathryn Hopper	
County Auditor (Signature)	M HOMM	County Auditor (Printed)	
County Additor (Agnature)	U.	County Auditor (1 Timea)	
	DEPARTMENT OF LOCAL GOVERNM	MENT FINANCE	
	CERTIFICATION OF TIF BASE NEUT		
	CERTIFICATION OF THE BRODENESS	R RC REARING R A TOTA	
Allocation Area Name			
	<del></del>		
The base as sessed valuadity	ment, as certified above, is approved by the Department of	Local Government Finance.	
	Z		
Waster Nel	Yull	07/27/2022	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange	
Jurisdiction	LaGrange County	
Allocation Code	T44004	
Allocation Area Name	Milford 4	
Form Prepared By:		
Name	Matt Eckerle	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	317-465-1500	
E-mail Address	Matt.Eckerle@bakertilly.com	
1) 2021 D 2022 D A	22.16	4 120
,		64,120 8,489
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$24,782,609
3) 2021 1 ay 2022 10tai (100	ny rissessed value of rittocation rivea (Ellie 1 + Ellio 2)	Ψμ 1,70μ,009
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area 29,35	8,574
	sed Value Growth in Allocation Area Due	
to New Construction or	a Change in Tax Status	0,630
6) 2022 Pay 2023 Net Assess	sed Value Decrease in Allocation Area Due	
to Demolition or a Char	_	9,400
,	sed Value Growth as a Result of	
Abatement Roll-Off in		5,000
•	Decrease Due to 2022 Pay 2023	0
Appeals Settlements in	Allocation Area  Net Assessed Value of Allocation Area	0
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Affocation Area	\$28,502,344
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.15009
	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$25,490,733
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$3,867,841
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)	0.9098
	Incremental Tax Revenue ((Line 12/100) * Line 13)	\$35,190
· -	ax Rate for the Allocation Area	0.9098
	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.15009
2022 FAT 2023 DASE NEO	TRALIZATION FACTOR FOR ADDOCATION AREA (BINE 10)	1,13007
I, Kathryn Hopper	Auditor, of LaGrange County, certif	y to the best of my
	e assessed value calculation is full, true and complete for the tax increment finance allocation area	
	The	
Dated (month, day, year)	7/27/22	
1.201	. \ - \ \ \	
arity	Kathryn Hopper	
County Auditor (Signature)	County Auditor (Printed)	
	DED A DOSATENIO OE LOCAL COMEDNIANDAM ENLANCE	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
41	1	
The lase assessed value alius	as critified above, is approved by the Department of Local Government Finance.	
algebra New	07/27/2022	
110		
Commissioner, Department of	f Local Government Finance Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	LaGrange			
Jurisdiction	LaGrange Civil Town		-	
Allocation Code	T44099		-	
Allocation Area Name	North TIF (18)			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC		-	
	317-465-1500		-	
Telephone Number			-	
E-mail Address	Matt.Eckerle@bakertilly.com		-	
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area		14,932,197	
2) 2021 Pay 2022 Incremen	ital Assessed Value of Allocation Area		9,862,363	
3) 2021 Pay 2022 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		-	\$24,794,560
4) 2022 Day 2022 Not A coo	good Volvo of Allogotion Area		29,295,129	
,	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due		27,273,127	
, .	or a Change in Tax Status		3,894,030	
	_		3,024,030	
to Demolition or a Ch	ssed Value Decrease in Allocation Area Due		260,200	
	ssed Value Growth as a Result of		200,200	
Abatement Roll-Off in			6,800	
	te Decrease Due to 2022 Pay 2023		0,000	
Appeals Settlements in	·		1,303,600	
* *	Net Assessed Value of Allocation Area		1,505,000	
)) 2022 1 uy 2023 / Idjusted	1100 2 ISSUSSED T MAD OF 2 MODERNOM 2 MODE		-	\$24,350,899
			-	
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	_	0.98211
11) 2022 Pay 2023 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line	e 10)		\$14,665,060
,	ental Assessed Value of Allocation Area (Line 4 - Line 1)		<del>_</del>	\$14,630,069
,,		,	-	
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to Four Decima	l Places)		2.5391
14) Estimated 2022 Pay 202	3 Incremental Tax Revenue ((Line 12/100) * Line 13)			\$371,472
15) Actual 2021 Pay 2022 T	ax Rate for the Allocation Area		<u></u>	2.5391
2022 PAV 2023 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION ARI	EA (LINE 10)	Г	0.98211
		212 (221 12 20)		
I, Kathryn Hopper	Auditor, of LaGrange		_County, certify to the be	est of my
knowledge that the above ba	se assessed value calculation is full, true and complete for the	ne tax increment finance	e allocation area	
identified above.				
	7/27/20			
Dated (month, day, year)	12 (A)			
	Λ Λ Λ			
The same	Marin 1/0 Alle	Kathryn Hopper		
County Auditor (Signature)	144 1415 14-11-	County Auditor (P	rinted)	
0.06	U			
	DEPARTMENT OF LOCAL GOVERN	MENT FINANCE		
	CERTIFICATION OF TIF BASE NEW	UTRALIZATION		
Allocation Area Name				
	<i>, ,</i>			
The hose assessed value ad	isingers s centified above, is approved by the Department o	f Local Government Fir	nance,	
Usskept /	Grall &	07/27/2022		
	-	U11611/U/		

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange			
Jurisdiction	LaGrange Civil Town			
Allocation Code	T44098			
Allocation Area Name	South TIF (15)			
D D 4 D				
Form Prepared By:	Matt Felrada			
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		8,754,404	
*	al Assessed Value of Allocation Area		2,016,526	
	al) Assessed Value of Allocation Area (Line 1	+ Line 2)		\$10,770,930
1) 0000 D 0000 N 1	137.1 CAH C A		11 465 655	
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area sed Value Growth in Allocation Area Due		11,465,655	
			0	
	a Change in Tax Status sed Value Decrease in Allocation Area Due		U	
to Demolition or a Char			0	
	sed Value Growth as a Result of			
Abatement Roll-Off in			4,700	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted 1	Net Assessed Value of Allocation Area			
			, <u> </u>	\$11,460,955
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to I	Five Decimal Places)	:	1.06406
11) 2022 Day 2022 Adjusted	Base Assessed Value of Allocation Area (	Line 1 * Line 10)		\$9,315,211
	ntal Assessed Value of Allocation Area (Li		-	\$2,150,444
12) 2022 1 ay 2025 Incience	ital Assessed value of Allocation Area (Eli	ne v - Line II)	-	Ψ2,150,111
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to	Four Decimal Places)		2.5391
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * I	Line 13)	=	\$54,602
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area			2.5391
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOC	ATION AREA (LINE 10)		1.06406
I, Kathryn Hopper			County, certify to the be	st of my
knowledge that the above bas identified above.	e assessed value calculation is full, true and c	omplete for the tax increment finance a	Illocation area	
	71 1.			
Dated (month, day, year)	7/27/22			
MH	4/00000	T. T. T.		
- TUIL	With Alband	Kathryn Hopper	. 1)	
County Auditor (Signature)	0	County Auditor (Prin	nted)	
		L GOVERNMENT FINANCE		
	CERTIFICATION OF TU	F BASE NEUTRALIZATION		
Allocation Area Name				
The oac arsessed value adju-	ment, as certified above, is approved by the	Department of Local Government Fina	nce.	
Todal XI		07/27/2022		
Commissioner, Department of	FLood Government Finance	Date (month, day, year)		
Commissioner, Department of	Local Government Finance	Late (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange		
Jurisdiction	LaGrange County		
Allocation Code	T44002		
Allocation Area Name	ERA #2		
Form Prepared By:	26.07.1.1		
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2021 D 2022 D A	4 X/-1	22 492 212	
	essed Value of Allocation Area	23,483,312	
	al Assessed Value of Allocation Area	39,979,270	\$62.462.502
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$63,462,582
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area	66,166,865	
	sed Value Growth in Allocation Area Due		
, -	a Change in Tax Status	769,950	
	sed Value Decrease in Allocation Area Due		
to Demolition or a Char		311,800	
	sed Value Growth as a Result of		
Abatement Roll-Off in	Allocation Area	231,000	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023		
Appeals Settlements in	Allocation Area	0	
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area		\$65,477,715
10) 2022 D. 2022 N. 4 . 1	Control of the Authority of the Authorit		1.02175
10) 2022 Pay 2023 Neutran	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places		1.03175
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$24,228,907
,	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	<del>-</del>	\$41,937,958
, <del></del>	(2000 )		+
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places	s)	0.8975
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)		\$376,393
*	x Rate for the Allocation Area		0.8975
		_	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LI	NE 10)	1.03175
I, Kathryn Hopper	Auditor, of LaGrange	County, certify to the bes	t of my
	e assessed value calculation is full, true and complete for the tax is		ř
identified above.	, , , , , , , , , , , , , , , , , , , ,		[4
	71 (		
Dated (month, day, year)	7/27/20		
1/201	. \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
- PAIT IN		athryn Hopper	
County Auditol (Signature)	Co	ounty Auditor (Printed)	
	V DODA DENGRACIONA CONTRACTOR	T DIVINOR	
	DEPARTMENT OF LOCAL GOVERNMEN' CERTIFICATION OF TIF BASE NEUTRA		
Allocation Area Name			
The pass as sessed value adju-	ment, as certified above, is approved by the Department of Local	Government Finance.	
101.1.1X7		7/07/0000	
Ussept / Wh		7/27/2022	
Commissioner, Department of	f Local Government Finance Da	ite (month, day, year)	

# TOWN OF SHIPSHEWANA, INDIANA

LaGrange County

Auditor's Certificate of Adjustment to the Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed January 1, 2022 for 2023

July 26, 2022





State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	LaGrange			
Jurisdiction	Town of Shipshewana			
Allocation Code	T44094			
Allocation Area Name	Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)		-	
Form Prepared By:				
Name	Greg Guerrettaz		_	
Unit/Company	FINANCIAL SOLUTIONS GROUP, INC.		_	
Telephone Number	317-837-4933		-	
E-mail Address	greg@fsgcorp.com		-	
,	ssed Value of Allocation Area		9,952,801	
· •	al Assessed Value of Allocation Area		24,396,699	
3) 2021 Pay 2022 Total (Rea	II) Assessed Value of Allocation Area (Line 1 + Line 2)			\$34,349,500
4) 2022 Pay 2023 Net Asses	ged Value of Allocation Area		41,042,990	
			41,042,990	
*	sed Value Growth in Allocation Area Due		4 527 600	
	r a Change in Tax Status		4,537,600	
•	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha	•		0	
, ,	sed Value Growth as a Result of			
Abatement Roll-Off in			561,400	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in	Allocation Area		0	
9) 2022 Pay 2023 Adjusted 1	Net Assessed Value of Allocation Area			
				\$35,943,990
10) 2022 D. 2022 N	that a Francisco (I to 0 / I to 1) (Provide Fig. Proto I P	W		1.04642
10) 2022 Pay 2023 Neutran	ization Factor (Line 9 / Line 3) (Round to Five Decimal P	iaces)	:=	1.04642
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 1	10)		\$10,414,810
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)				\$30,628,180
12) 2022 1 ay 2023 Inci cinc	ital Assessed Value of Anotation Area (Ente 4 - Line 11)		-	Ψ30,020,100
13) Fetimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal P	Places)		2.29
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13)				\$701,385
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area				
15) Actual 2021 Pay 2022 1a	X Rate for the Allocation Area		-	2.2887
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	(LINE 10)	[	1.04642
I, Kathryn Hopper	Auditor, of LaGrange		County, certify to the	best of my
	e assessed value calculation is full, true and complete for the	tax increment finance	e allocation area	
identified above.				
	7/0-1			
Dated (month, day, year)	421/27			
14. 4	1			
CK JATE	MADDE IN	Kathryn Hopper		
County Auditor (Signature)		County Auditor (Pr	rinted)	
	U			
	DEPARTMENT OF LOCAL GOVERNM	ENT FINANCE		
	CERTIFICATION OF TIF BASE NEUT			
			ā.	
Allocation Area Name				
The base assested value at a certified above, is approved by the Department of Local Government Finance.				
[0d.[])				
Cossept /	Grall &	07/27/2022	=	
Commissioner, Department o	f Local Government Finance	Date (month, day, year)	-	