

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 Jurisdiction	71 - St. Joseph County St. Joseph County		
Allocation Code Allocation Area Name	T71311 Lakeville EDA		
Form Prepared By: Name	Steve Dalton		
Unit/Company	Cender Dalton Municipal Advisors		
Telephone Number	219-465-8352		
E-mail Address	sdalton@cenderdalton.com		
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area		11,962,281
	tal Assessed Value of Allocation Area		5,551,482
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Lin	e 1 + Line 2)	\$17,513,763
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area		19,971,790
5) 2022 Pay 2023 Net Asses	ssed Value Growth in Allocation Area Due	-	
to New Construction o	r a Change in Tax Status		844,510
1976	ssed Value Decrease in Allocation Area Du	e	
to Demolition or a Cha			570,745
	ssed Value Growth as a Result of		
Abatement Roll-Off in		<u></u>	0
	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in			253,000
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		\$10.445.025
			\$19,445,025
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to	o Five Decimal Places)	1.11027
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area	ı (Line 1 * Line 10)	\$13,281,362
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$6,690,428
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round)	to Four Decimal Places)	3.3409
	3 Incremental Tax Revenue ((Line 12/100)	* Line 13)	\$223,521
15) Actual 2021 Pay 2022 Ta	ax Rate for the Allocation Area		3.3909
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	1.11027
I, Michael Hamann	Auditor, of St. J	Joseph County Cour	nty, certify to the best of my
knowledge that the above bas	se assessed value calculation is full, true and		
identified above.			
Dated (month, day, year)	08-9-22		
. 1	Val		
M	V 11/Tm -	Michael Hamann	
County Auditor (Signature)	110000	County Auditor (Printed	i)
	DEPARTMENT OF LOCAL CERTIFICATION OF TIF	GOVERNMENT FINANCE BASE NEUTRALIZATION	
Allerdan F. ST			
Allocation Area Name	1		
The base as less of value adjus	as contified above, is approved by the	e Department of Local Government Fi	nance.
allship Ne	rau T	08/18/2022	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	71 - St. Joseph County		
Jurisdiction	St. Joseph County		
Allocation Code	T71401		
Allocation Area Name	Wyatt EDA		
	,		
Form Prepared By:			
Name	Steve Dalton		
Unit/Company	Cender Dalton Municipal Advisors		
Telephone Number	219-465-8352		
E-mail Address	sdalton@cenderdalton.com		
D Man Francis			
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area	5,469,0	068
	ntal Assessed Value of Allocation Area	18,5	
	eal) Assessed Value of Allocation Area (Line		\$5,487,877
-)((2.1.)		
4) 2022 Pay 2023 Net Asse	essed Value of Allocation Area	6,100,5	595
	essed Value Growth in Allocation Area Due		
	or a Change in Tax Status	139,1	125
	essed Value Decrease in Allocation Area Due		
to Demolition or a Cha		16,0	000
	essed Value Growth as a Result of	10,0	700
Abatement Roll-Off in		The second secon	0
	ie Decrease Due to 2022 Pay 2023	The second secon	
Appeals Settlements in	AND THE PROPERTY OF THE PROPER	Control of the Contro	0
	Net Assessed Value of Allocation Area		<u> </u>
)) Lozzi uy Lozo i idjusted	rectrissessed value of thiocation thea		\$5,977,470
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	1.08921
10) 2022 Tay 2025 Neutra	nzation ractor (Eine 57 Eine 5) (Round to	Tive Decimal Fraces)	1.00721
11) 2022 Pay 2023 Adjuste	ed Base Assessed Value of Allocation Area	(Line 1 * Line 10)	\$5,956,964
	ental Assessed Value of Allocation Area (I		\$143,631
12) 2022 Tuy 2020 Increme	intal reseased value of renocation refea (1	3 inc 4 - 13 inc 11)	
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round t	o Four Decimal Places)	1.8609
	3 Incremental Tax Revenue ((Line 12/100) *		\$2,673
	ax Rate for the Allocation Area	Elic 13)	1.7723
15) Actual 2021 1 ay 2022 1	ax Rate for the Affocation Area		1.7723
2022 PAV 2023 RASE NEI	UTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	1.08921
2022 TAT 2023 DASE NEW	TRADIZATION FACTOR FOR ALLOW	CATION AREA (EINE 10)	1.00921
I Michael Hamann	A., Jian, -6, Ct I	acomb County County	- 4 - 1 - 4 - C
I, Michael Hamann		oseph County County, certify t	50 - Print B.
and the second s	se assessed value calculation is full, true and	complete for the tax increment finance allocation	area
identified above.			
D . 1	08-922		
Dated (month, day, year)	10-1-12		
M	~ 1 ()		
	1000	Michael Hamann	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL		
	CERTIFICATION OF TIF	BASE NEUTRALIZATION	
AND THE STREET			
Allocation Area Name			
41.	Ba 1		
The base assessed value adju	stment, a certified above, is approved by the	e Department of Local Government Finance.	
Comple /	Grally	00/40/0000	
		08/18/2022	
Commissioner, Department of	of Local Government Finance	Date (month, day, year)	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	71 - St. Joseph County		
Jurisdiction	St. Joseph County		
Allocation Code	T71402		
Allocation Area Name	New Carlisle EDA #1		
Form Prepared By:			
Name	Steve Dalton		
Unit/Company	Cender Dalton Municipal Adviso	rs	
Telephone Number	219-465-8352		
E-mail Address	sdalton@cenderdalton.com		
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		16,786,213
2) 2021 Pay 2022 Incremen	ital Assessed Value of Allocation Area	a	39,456,747
3) 2021 Pay 2022 Total (Re	eal) Assessed Value of Allocation Are	a (Line 1 + Line 2)	\$56,242,960
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area		61,126,775
	ssed Value Growth in Allocation Area	n Due	· · · · · · · · · · · · · · · · · · ·
to New Construction of	or a Change in Tax Status		4,190,150
6) 2022 Pay 2023 Net Asses	ssed Value Decrease in Allocation Are	ea Due	
to Demolition or a Cha	ange in Tax Status		649,700
7) 2022 Pay 2023 Net Asses	ssed Value Growth as a Result of		
Abatement Roll-Off in			0
	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in			0
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Are	ea	\$57,586,325
10) 2022 Pay 2023 Neutral	lization Factor (Line 9 / Line 3) (Ro	und to Five Decimal Places)	1.02389
11) 2022 Pay 2023 Adjuste	d Base Assessed Value of Allocation	ı Area (Line 1 * Line 10)	\$17,187,236
12) 2022 Pay 2023 Increme	ental Assessed Value of Allocation A	area (Line 4 - Line 11)	\$43,939,539
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (R	ound to Four Decimal Places)	4.3769
	3 Incremental Tax Revenue ((Line 12)		\$1,923,190
15) Actual 2021 Pay 2022 T	ax Rate for the Allocation Area		4.1685
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR A	LLOCATION AREA (LINE 10)	1.02389
I, Michael Hamann	Auditor, of	St. Joseph County	County, certify to the best of my
		ue and complete for the tax increment fin	
identified above.	,		and an observed an observed and an observed and an observed an observed an observed and an observed an observed and an observed an observed an observed an observed and an observed an observed an observed an observed an observed and an observed an observed an observed an observed an observed and an observed an observed an observed an observed an observed and an observed an observed an observed an observed and an observed an observed an observed an observed and an observed an observed an observed and an observed an observed an observed an observed an observed and an observed and an observed an observed and an observed and an observe
Dated (month, day, year)	1 8-9-22		
NAN	X		
m	1 Homes -	Michael Hamann	
County Auditor (Signature)	1,000	County Auditor (Pro	inted)
2 1 2 3		county Traditor (TTT	
		OCAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION	
	CERTIFICATION OF	THE DASE NEUTRALIZATION	
Allocation Area Name	_		
The Jase a sessed value azing	sing as Artified above, is approved	l by the Department of Local Governmen	t Finance.
alaster Ny	rau	08/18/2022	energen ZTCA
	•	00/10/2022	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	71 - St. Joseph County			
Jurisdiction	St. Joseph County		_	
Allocation Code	T71406		_	
Allocation Area Name	New Carlisle EDA #2		_	
Form Prepared By:				
Name	Steve Dalton			
	Cender Dalton Municipal Advisors		_	
Unit/Company Tolophone Number	219-465-8352		_	
Telephone Number E-mail Address	sdalton@cenderdalton.com		_	
E-man Address	sdatton@cenderdatton.com		<u></u>	
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		7,427,473	
	tal Assessed Value of Allocation Area		5,290,608	
	al) Assessed Value of Allocation Area (Line	1 + Line 2)		\$12,718,081
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area		15,745,465	
	ssed Value Growth in Allocation Area Due			
to New Construction o	r a Change in Tax Status		1,633,121	
6) 2022 Pay 2023 Net Asses	ssed Value Decrease in Allocation Area Due			
to Demolition or a Cha	inge in Tax Status		0	
7) 2022 Pay 2023 Net Asses	ssed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		544,643	
The second secon	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			
				\$13,567,701
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	_	1.06680
11) 2022 D 2022 A 3' 4-	3 Dans A 3 X-1 C 4 H C 4	(I ! - 1 + I ! - 10)		67.022.620
	d Base Assessed Value of Allocation Area (_	\$7,923,628
12) 2022 ray 2023 Increme	ental Assessed Value of Allocation Area (L	ine 4 - Line II)	11	\$7,821,837
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to	Four Decimal Places)	er e	4.3769
	3 Incremental Tax Revenue ((Line 12/100) *		e de la companya de l	\$342,354
	ax Rate for the Allocation Area		i i	4.1685
			_	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOC	ATION AREA (LINE 10)	L	1.06680
I, Michael Hamann	Auditor, of St. Jo	seph County	County, certify to the b	est of my
knowledge that the above bas	se assessed value calculation is full, true and	complete for the tax increment		•
identified above.				
Dated (month, day, year)	08-9-72			
A. A	V A (1			
/W	~ 1 (the -	Michael Haman	in.	
County Auditor (Signature)	11000	County Auditor (
7		county remainer (
	DEPARTMENT OF LOCAL	GOVERNMENT FINANCE		
	CERTIFICATION OF TIF B	ASE NEUTRALIZATION		
Allocation Area Name				
V1 1	1			
The fase assessed value when	street, as crified above, is approved by the		ient Finance.	
Comple / W	rally	08/18/2022		



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	71 - St. Joseph County	
Jurisdiction	St. Joseph County	
Allocation Code	T71403	
Allocation Area Name	AM General EDA	
Form Dranged Day		
Form Prepared By: Name	Steve Dalton	
	Cender Dalton Municipal Advisors	
Unit/Company	219-465-8352	
Telephone Number E-mail Address		
E-man Address	sdalton@cenderdalton.com	
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area 54,064,6	573
	ntal Assessed Value of Allocation Area 20,027,2	
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$74,091,911
	essed Value of Allocation Area 81,906,1	.02
	essed Value Growth in Allocation Area Due	0.4
	or a Change in Tax Status 5,591,6 essed Value Decrease in Allocation Area Due	004
to Demolition or a Ch		<u>/00</u>
	essed Value Growth as a Result of	00
Abatement Roll-Off in		0
	ue Decrease Due to 2022 Pay 2023	
Appeals Settlements in	and the state of t	0
	1 Net Assessed Value of Allocation Area	\$77.500.119
		\$77,509,118
10) 2022 Pay 2023 Neutra	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.04612
11) 2022 Pay 2023 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$56,558,136
	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$25,347,966
	23 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.1207
	23 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$791,034
15) Actual 2021 Pay 2022 T	Γax Rate for the Allocation Area	2.9721
2022 PAY 2023 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.04612
I, Michael Hamann	Auditor, of St. Joseph County County, certify t	and a breat of access
	Auditor, of St. Joseph County County, certify t ase assessed value calculation is full, true and complete for the tax increment finance allocation	•
identified above.	as assessed value calculation is fail, true and complete for the tax increment infance and afficiation	arca
racinitied doore.		
Dated (month, day, year)	08-9-22	
0. A	XOI	
100	Michael Hamann	
County Auditor (Signature)	County Auditor (Printed)	
	DED I DEL MENT OF LOCAL CONTENNAMENT PROVINCE	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
1111	Amount as conditional charge is command by the Democratic St 1 Comments St.	
The ease alsessed variation	thement, as certified above, is approved by the Department of Local Government Finance.	
Clashop / Ne	08/18/2022	
Commissioner, Department	of Local Government Finance Date (month, day, year)	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	71 - St. Joseph County			
Jurisdiction	St. Joseph County		_	
Allocation Code	T71405		-	
Allocation Area Name	NW Cleveland Road EDA			
Form Prepared By:				
Name	Steve Dalton			
Unit/Company	Cender Dalton Municipal Advisors			
Telephone Number	219-465-8352		_	
E-mail Address	sdalton@cenderdalton.com		_	
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		162,138	
	ital Assessed Value of Allocation Area		7,409,062	
	eal) Assessed Value of Allocation Area (Line 1	+ Line 2)	-	\$7,571,200
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area		13,464,600	
	ssed Value Growth in Allocation Area Due			
	or a Change in Tax Status		5,867,200	
6) 2022 Pay 2023 Net Asse	ssed Value Decrease in Allocation Area Due			
to Demolition or a Cha	ange in Tax Status		0	
7) 2022 Pay 2023 Net Asse	ssed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		0	
	ne Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			
			-	\$7,597,400
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to F	ive Decimal Places)	_	1.00346
11) 2022 Pay 2023 Adiuste	d Base Assessed Value of Allocation Area (I	ine 1 * Line 10)		\$162,699
그는 물레를 다 그리면 하는 이 이번을 받아야 하나 보다면 하는 것이 없는 것이 없다면 하는데 되었다.	ental Assessed Value of Allocation Area (Lin		-	\$13,301,901
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to F	Four Decimal Places)		3.1207
	3 Incremental Tax Revenue ((Line 12/100) * L		<u>.</u>	\$415,112
	ax Rate for the Allocation Area	ine 15)	Ī	2.9721
2022 PAV 2023 RASE NEI	JTRALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	г	1.00346
EVER THE EVEN DAME THE	TRALIZATIONTACTORTORALLOCA	TION AREA (ELVE 10)	L	1.00340
I, Michael Hamann		eph County	County, certify to the	best of my
	se assessed value calculation is full, true and co	omplete for the tax increment	finance allocation area	
identified above.				
Dated (month, day, year)	0 8-9-22			
1	XAI			
m	1 Home	Michael Haman		
County Auditor (Signature)		County Auditor (1	Printed)	
	DEPARTMENT OF LOCAL G	OVERNMENT FINANCE		
	CERTIFICATION OF TIF BA	SE NEUTRALIZATION		
Allocation Area Name				
V1 1	1		F.	
i ne brse assess d valije od	specit, as contified above, is approved by the I	En la company service de la company		
Carried 18	rall f	08/18/2022		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY V	ALULO	·
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County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71518		
Allocation Area Name	Douglas Road Allocation Area		
		-	
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2021 Pay 2022 Page Age	and Walter of Alleredies Asses		
	essed Value of Allocation Area al Assessed Value of Allocation Area		0
	al) Assessed Value of Allocation Area (Line 1 + Line 2	9,063,55	
3) 2021 Lay 2022 Total (Rea	n) Assessed value of Anocation Area (Line 1 + Line 2)	\$9,063,552
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area	8,330,98	0
	sed Value Growth in Allocation Area Due	6,330,76	0
	a Change in Tax Status	1,246,90	0
	sed Value Decrease in Allocation Area Due	1,240,70	<u>o</u>
to Demolition or a Char		2,475,37	6
	sed Value Growth as a Result of	2,170,07	<u>~</u>
Abatement Roll-Off in		March 1997	0
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023		<u> </u>
Appeals Settlements in		890,000	0
9) 2022 Pay 2023 Adjusted N	Net Assessed Value of Allocation Area		
			\$8,669,456
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Deci	mal Places)	0.95652
	Base Assessed Value of Allocation Area (Line 1 * 1		\$0
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Lin	ie 11)	\$8,330,980
12) Estimated 2022 Pay 2022	Tou Data for the Allereties Assa (Bossel to For D	I I I	7.1100
	Tax Rate for the Allocation Area (Round to Four Deci Incremental Tax Revenue ((Line 12/100) * Line 13)	imal Places)	5.4483
	x Rate for the Allocation Area		\$453,897
13) Actual 2021 Fay 2022 Ta	x Kate for the Allocation Area		5.4483
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	REA (LINE 10)	0.95652
		(Elite 10)	0.93032
I, Michael J. Hamann	Auditor, of St. Joseph	County, certify to the	he hest of my
	e assessed value calculation is full, true and complete for		ne dest of my
identified above.	,	and the more man and a more than the more th	
	C 12 -7		
Dated (month, day, year)	08-17-22		
0. 1	XIII		
(M) pm	- 1 Hour	Michael J. Hamann	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVE	RNMENT FINANCE	
	CERTIFICATION OF TIF BASE N	EUTRALIZATION	
Allocation Area Name			
	1		
The bas assessed value days	hyspeas certified above, is approved by the Departmen	nt of Local Government Finance.	
Ugster /	Vace T	08/18/2022	
Commission	Classification of Fig.	**************************************	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PRO	PERT	Y	VALUES.
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County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71522		
Allocation Area Name	River East Development Area - Allocation Area No. 1		
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
			_
	essed Value of Allocation Area	129,908,253	
	al Assessed Value of Allocation Area	169,552,063	Harris of control of the
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$299,460,316
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area	261 840 800	•
and the contract of the contra	sed Value Growth in Allocation Area Due	361,840,890	
	a Change in Tax Status	20,006,072	
	sed Value Decrease in Allocation Area Due	20,006,072	_
to Demolition or a Char		1,970,515	
	sed Value Growth as a Result of	1,970,313	_
Abatement Roll-Off in		353,444	
	Decrease Due to 2022 Pay 2023	333,444	-
Appeals Settlements in		27,130,000	1
	Net Assessed Value of Allocation Area	27,130,000	
7) 2022 1 ay 2023 Majusted 1	ver Assessed Value of Allocation Area		\$316,321,889
			
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Pla	ces)	1.05631
11) 2022 Day 2022 Addington	Deer Assessed Website CARLOW Co. A. (N. 1441 10)		£125.222.205
	Base Assessed Value of Allocation Area (Line 1 * Line 10)	!	\$137,223,387
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$224,617,503
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Place	cas)	5.419
	Incremental Tax Revenue ((Line 12/100) * Line 13)	ccs)	\$12,172,022
	x Rate for the Allocation Area		5.419
13) Netual 2021 Tay 2022 Ta	Nate for the Anocation Area		3.419
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (1	LINE 10)	1.05631
	,	*	
I, Michael J. Hamann	Auditor, of St. Joseph	County, certify to the	best of my
knowledge that the above base	e assessed value calculation is full, true and complete for the ta	x increment finance allocation area	
identified above.			
	8-12 22		
Dated (month, day, year)	00-11-12		
101	$\times \wedge \wedge$		
100	1 Stone	Michael J. Hamann	
County Auditor (Signature)	(County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMEN		
	CERTIFICATION OF TIF BASE NEUTRA	ALIZATION	
Allocation Area Name			
100	1		
The base assessed value days	apent as certified above, is approved by the Department of Lo	cal Government Finance.	
10 deles X			
Comp. 16	08	8/18/2022_	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	St. Joseph	
Jurisdiction	City of South Bend	
Allocation Code	T71523	
Allocation Area Name	River East Development Area - Allocation Area No. 2	
Form Prepared By:		
Name	Matthew R. Eckerle	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	
E-mail Address	Matt.Eckerle@bakertilly.com	
L-man Address	Matt. Level (Colored Vakettiny, com	
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area 16,0	098,484
2) 2021 Pay 2022 Increment	tal Assessed Value of Allocation Area 237,1	194,676
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$253,293,160
4) 2022 Pay 2023 Net Asses	coad Value of Allegation Area	262.405
the section of the control and an arrangement of the section of th	ssed Value Growth in Allocation Area Due	062,405
and the second s	Votes e volvour yn	527.440
	ssed Value Decrease in Allocation Area Due	637,440
to Demolition or a Char	550/7 1529 - ALAR THERMAN MET A SAME STATE OF THE SAME STATE OF TH	120,530
	ssed Value Growth as a Result of	120,330
Abatement Roll-Off in	MASSON THIS INC.	0
	e Decrease Due to 2022 Pay 2023	
Appeals Settlements in	AND ADMINISTRAÇÃO A SECTION AND ADMINISTRAÇÃO DE ANTICO POR ANTICO POR ADMINISTRAÇÃO DE ADMINISTRA	330,000
	Net Assessed Value of Allocation Area	30,000
,		\$266,015,495
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.05023
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$16,907,111
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$273,155,294
,		
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)	5.4187
14) Estimated 2022 Pay 2023	3 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$14,801,466
15) Actual 2021 Pay 2022 Ta	ax Rate for the Allocation Area	5.4187
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.05023
I, Michael J. Hamann	Auditor, of St. Joseph County, certi	ify to the best of my
	se assessed value calculation is full, true and complete for the tax increment finance allocation at	
identified above.	v assessed value calculation is rail, true and complete for the all increment mance anocation at	ica -
	S 12 22	
Dated (month, day, year)	0 0-11-12	
1	XAI	
10 /	Michael J. Hamann	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The 1/1	And an application in a property that the Department of the 100 per	
The base assessed value adjus	as certified above, is approved by the Department of Local Government Finance.	
Ugskept /	Grace 7 08/18/2022	
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 VAL	UES
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County	St. Joseph	
Jurisdiction	City of South Bend	
Allocation Code	T71521	
Allocation Area Name	River West Development Area - Allocation Area No. 1	
Form Prepared By:		
Name	Matthew R. 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	essed Value of Allocation Area 229,	,186,029
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area 518,	,035,765
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$747,221,794
4) 2022 Pay 2023 Net Asses		,033,281
	sed Value Growth in Allocation Area Due	
		,952,259
	sed Value Decrease in Allocation Area Due	
to Demolition or a Char	The state of the s	857,587
•	sed Value Growth as a Result of	
Abatement Roll-Off in	OUNTER CONTROL OF COME	071,041
	Decrease Due to 2022 Pay 2023	410,000
Appeals Settlements in	Allocation Area 23,4 Net Assessed Value of Allocation Area	410,000
3) 2022 Lay 2023 Adjusted I	NET ASSESSED VALUE OF A HOCAHOII Area	\$789,457,568
		·
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.05652
11) 2022 D 2022 I II	IN A SUR	
	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$242,139,623
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$605,893,658
12) Estimated 2022 Pay 2022	Tay Data for the Allegation Area (Bound to Fam Daving I Bloom)	5 4252
	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13)	5.4273
	ax Rate for the Allocation Area	\$32,883,667
13) Actual 2021 Fay 2022 Ta	x Rate for the Allocation Area	5.4273
2022 PAV 2023 RASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.05652
2022 TAT 2023 DASE NEC	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.03032
I, Michael J. Hamann	Auditor, of St. Joseph County, cert	tify to the best of my
	e assessed value calculation is full, true and complete for the tax increment finance allocation a	
identified above.	t assessed value earenation is run, true and complete for the tax morement finance anocation a	irea
Dated (month, day, year)	08-17-22	
2 1		
(W)	Michael J. Hamann	
County Auditor (Signature)	County Auditor (Printed)	
1.8.6	South Financia	
A CONTRACTOR OF THE STATE OF TH	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
1.1		
The ase issessed value adjug	iment, as certified above, is approved by the Department of Local Government Finance.	
10 deles (No)	08/18/2022	
Comp / Ph		
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.

County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71516		
Allocation Area Name	Southside Allocation Area No. 1		
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
		-	
	essed Value of Allocation Area	36,911,69	<u>6</u>
	al Assessed Value of Allocation Area	84,669,89	3
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$121,581,589
4) 2022 Pay 2022 Not Asses	and Value of Allegation Area	127 702 02	•
4) 2022 Pay 2023 Net Asses.		137,783,83.	3
20 10 10 10 10 10 10 10 10 10 10 10 10 10	sed Value Growth in Allocation Area Due	2 722 06	
	a Change in Tax Status	3,722,060	<u> </u>
	sed Value Decrease in Allocation Area Due	1.054.00	
to Demolition or a Char	sed Value Growth as a Result of	1,054,800	<u> </u>
Abatement Roll-Off in		464 701	0
	e Decrease Due to 2022 Pay 2023	464,723	3
		5 (00 00)	<u> </u>
Appeals Settlements in	Net Assessed Value of Allocation Area	5,690,000	<u>) </u>
7) 2022 1 ay 2023 Adjusted 1	vet Assessed value of Allocation Area		\$128,961,845
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Deci	mal Places)	1.06070
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * 1	Line 10)	\$39,152,236
	ntal Assessed Value of Allocation Area (Line 4 - Lin		\$98,631,597
		10000	
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Dec	imal Places)	5.4245
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/100) * Line 13)		\$5,350,271
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area		5.4245
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	AREA (LINE 10)	1.06070
I, Michael J. Hamann	Auditor, of St. Joseph	County, certify to the	he best of my
	e assessed value calculation is full, true and complete f		ie oest of my
identified above.	, , , , , , , , , , , , , , , , , , , ,		
	8 12 22		
Dated (month, day, year)	0 8-17-22		
1	X / / /		
1 m	1 Stone	Michael J. Hamann	
County Auditor (Signature)		County Auditor (Printed)	
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	DEPARTMENT OF LOCAL GOVE	RNMENT FINANCE	
	CERTIFICATION OF TIF BASE N	EUTRALIZATION	
Allocation Area Name			
The base sessed value ad	tmp, as certified above, is approved by the Departme	nt of Local Government Finance	
[0].[.]	67		
_ Ussey! /	Gracey	08/18/2022	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71513		
Allocation Area Name	West Washington-Chapin Allocation Area		
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
L-man Address	Watt. Eckerie Woakerting.com		
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		20,975,863
	al Assessed Value of Allocation Area		11,231,793
The second control of	al) Assessed Value of Allocation Area (Line 1 + Li	ma 2)	
3) 2021 Lay 2022 Total (Re-	ASSESSED VALUE OF A HOCAHOII ATEA (LINE I + LI	ne 2)	\$32,207,656
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area	Exercise 1	43,169,606
	sed Value Growth in Allocation Area Due		45,109,000
	a Change in Tax Status	and the second s	3,062,470
	sed Value Decrease in Allocation Area Due		3,002,470
to Demolition or a Cha		The second secon	0
	sed Value Growth as a Result of	<u></u>	0_
Abatement Roll-Off in			2
	Decrease Due to 2022 Pay 2023	<u> </u>	0
			5 400 000
Appeals Settlements in	Net Assessed Value of Allocation Area		5,490,000
9) 2022 Fay 2023 Adjusted	Net Assessed value of Allocation Area		624 (17 12)
			\$34,617,136
10) 2022 Pay 2023 Nautral	ization Easter (Line 0 / Line 2) (Bound to Five I	Vacional Diagos	1.07481
10) 2022 Fay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five I	Jeciniai Flaces)	1.07481
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line	1 * I : 10\	\$22.545.067
	ntal Assessed Value of Allocation Area (Line 4 -		\$22,545,067
12) 2022 Tay 2023 Increme	ntal Assessed value of Allocation Area (Line 4 -	Line 11)	\$20,624,539
13) Estimated 2022 Pay 2022	Tay Pata for the Allocation Area (Bound to Four	Desimal Places	5 4107
	Tax Rate for the Allocation Area (Round to Four		5.4187
	Incremental Tax Revenue ((Line 12/100) * Line 1	3)	\$1,117,582
15) Actual 2021 Pay 2022 18	x Rate for the Allocation Area		5.4187
2022 DAV 2022 DASE NEL	TRALIZATION EACTOR FOR ALLOCATIO	NADEA (LINE 10)	1.07401
2022 PA 1 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	N AREA (LINE 10)	1.07481
I Michael I Haman	A. U. C. C. I	1	
I, Michael J. Hamann	Auditor, of St. Josep		, certify to the best of my
The state of the s	e assessed value calculation is full, true and comple	ete for the tax increment finance allocat	ion area
identified above.			
5 .	08-17-22		
Dated (month, day, year)	Vait		
M			
- 1	1200	Michael J. Hamann	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GO	VERNMENT FINANCE	
	CERTIFICATION OF TIF BAS	E NEUTRALIZATION	
Allocation Area Name			
The last assessed value ajus	ent, as certified above, is approved by the Depa	tment of Local Government Finance.	
101.1.1X		08/18/2022	
Cossept / My	rall &	00/10/2022	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: I	DO NOT	INCLUDE I	PERSONAL PROPERTY	VALUES
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County	St. Joseph		
Jurisdiction	Mishawaka		
Allocation Code	T71623		
Allocation Area Name	Consolidated		
	-		
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2021 B 2022 B 4	1771 648 8 4	100 200 101	•
	essed Value of Allocation Area	182,560,461	-
	tal Assessed Value of Allocation Area	658,104,076	6040 664 537
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$840,664,537
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area	935,705,811	
	ssed Value Growth in Allocation Area Due	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-
	r a Change in Tax Status	38,883,318	
	ssed Value Decrease in Allocation Area Due		-
to Demolition or a Cha		5,144,610	
	ssed Value Growth as a Result of		-
Abatement Roll-Off in	Allocation Area	6,575,898	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023	ar and a second	
Appeals Settlements in	Allocation Area	30,350,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		
			\$865,041,205
10) 2022 Bay 2023 Nautual	ligation Easter (Line 0 / Line 2) (Dound to Fine Design	ad Blassa)	1.02000
10) 2022 Fay 2023 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decim	iai Fiaces)	1.02900
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Li	ine 10)	\$187,854,714
	ental Assessed Value of Allocation Area (Line 4 - Line	(5)	\$747,851,097
The state of the s	Cobbert Condition (Condition Condition Conditi		
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decin	nal Places)	4.0604
14) Estimated 2022 Pay 2023	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$30,365,746
15) Actual 2021 Pay 2022 Ta	ax Rate for the Allocation Area		4.0604
2022 PAY 2023 BASE NEU	JTRALIZATION FACTOR FOR ALLOCATION AI	REA (LINE 10)	1.02900
I, Michael J. Hamann	Auditor, of St. Joseph	County, certify to the	heet of my
·	se assessed value calculation is full, true and complete for		ocst of my
identified above.	se assessed value calculation is run, true and complete for	the tax merement intance another area	
Dated (month, day, year)	0 8-17-22		
a. A	X A at		
/W/ pool	11/4	Michael J. Hamann	
County Auditor (Signature)	1000	County Auditor (Printed)	
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Residence of the second second second	DEPARTMENT OF LOCAL GOVER	NMENT FINANCE	
	CERTIFICATION OF TIF BASE NE	EUTRALIZATION	
FW 10 1 12			
Allocation Area Name			
The base assessed value due	respective above, is approved by the Departmen	t of Local Government Finance	
10dales X	and the separation of the population		
Carele 1	grall f	08/18/2022	
Commissioner, Department o	f Local Government Finance	Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

Commissioner, Department of Local Government Finance

County	St. Joseph		
Jurisdiction	Walkerton		
Allocation Code	T71301		
Allocation Area Name	Walkerton Community		
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 Pay 2022 Base Asse	essed Value of Allocation Area		15,305,652
2) 2021 Pay 2022 Incrementa	al Assessed Value of Allocation Area		4,604,848
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line	1 + Line 2)	\$19,910,500
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area		21,937,800
5) 2022 Pay 2023 Net Assess	sed Value Growth in Allocation Area Due		
to New Construction or	r a Change in Tax Status		1,098,900
6) 2022 Pay 2023 Net Assess	sed Value Decrease in Allocation Area Due		G
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			0
	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in			453,000
9) 2022 Pay 2023 Adjusted N	Net Assessed Value of Allocation Area		\$20,285,000
			\$20,385,900
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	1.02388
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocation Area	(Line 1 * Line 10)	\$15,671,151
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (L	ine 4 - Line 11)	\$6,266,649
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to	Four Decimal Places)	3.844
	Incremental Tax Revenue ((Line 12/100) *		\$240,890
	x Rate for the Allocation Area		3.844
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOC	CATION AREA (LINE 10)	1.02388
I, Michael J. Hamann	Auditor, of St	. Joseph C	Sounts, contifer to the best of
	e assessed value calculation is full, true and		County, certify to the best of my allocation area
identified above.			
D	0 8-17-22		
Dated (month, day, year)	X A //		
IN made	11/2000	Make al I. Herrore	
County Auditor (Signature)	1 10000	Michael J. Hamann	
County Additor (Signature)		County Auditor (Prin	iea)
	DEPARTMENT OF LOCA	AL GOVERNMENT FINANCE	
	CERTIFICATION OF TI	F BASE NEUTRALIZATION	
Allocation Area Name			
V1 1	1		
The base as esset value adjust	mes as certified above, is approved by the	Department of Local Government Fina	nce.
Cossept / by	rall y	08/18/2022	