

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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		m <b>+</b>	
Telephone Number	(317) 465-1520		_	
E-mail Address	Matt.Eckerle@bakertilly.com		··•	
1) 2021 Pay 2022 Race Acce	ssed Value of Allocation Area		28,804,505	
	al Assessed Value of Allocation Area		29,851,955	
	al) Assessed Value of Allocation Area (Line 1 + Lin	ne 2)		\$58,656,460
5) 1011 x ay 2022 x otta (1101	a) / 15555550 , and of 1 instanton / instanton ( 5 instanton )	····	•	
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		60,223,470	
5) 2022 Pay 2023 Net Asses	sed Value Growth in Allocation Area Due			
	a Change in Tax Status		250,400	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha			William Commence of the Commen	
	sed Value Growth as a Result of		1515111111121200	
Abatement Roll-Off in			64,690	
•	Decrease Due to 2022 Pay 2023		$we will define \delta_0$	
Appeals Settlements in	Net Assessed Value of Allocation Area		<u>V</u>	
9) 2022 1 ay 2023 Adjusted	vet Assessed Value of Amounton Area			\$59,908,380
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five I	Decimal Places)		1.02134
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocation Area (Line	1 * Line 10\		\$29,419,193
· · · · · · · · · · · · · · · · · · ·	ntal Assessed Value of Allocation Area (Line 4 -		•	\$30,804,277
12) 2022 1 23 2020 110101110	(2	2 21,	•	
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four	Decimal Places)		1.8339
	Incremental Tax Revenue ((Line 12/100) * Line 1			\$564,920
	x Rate for the Allocation Area			1.8339
			1	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	JN AREA (LINE 10)		1.02134
I, Lisa McCormick	Auditor, of Wells		County, certify to the	best of my
	e assessed value calculation is full, true and compl-	ete for the tax increment finance	allocation area	•
identified above.	,			
	1-1-			
Dated month, day, year)	7/21/22			
J. MIA				
72m //100	mill	Lisa McCormick		
County Auditor (Signature)		County Auditor (P	rinted)	
	DEPARTMENT OF LOCAL G	OVEDNMENT FINANCE		
	CERTIFICATION OF TIF BA			
Allocation Area Name			***************************************	
The base assessed and all	stment, 🏂 certified above, is approved by the Depa	rtment of Local Government Fi	nance.	
(Odales   N.)	<b>—</b>			
Carol Bro	w J	07/27/2022		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)	ļ	



State Form 56059 (R6 / 5-22)

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			
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		2,543,628	
•	ital Assessed Value of Allocation Area		3,343,615	
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	)	•	\$5,887,243
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area		6,586,389	
	ssed Value Growth in Allocation Area Due			
	or a Change in Tax Status		442,100	
6) 2022 Pay 2023 Net Asse	ssed Value Decrease in Allocation Area Due			
to Demolition or a Ch	ange in Tax Status			
7) 2022 Pay 2023 Net Asse	ssed Value Growth as a Result of			
Abatement Roll-Off is			33,250	
	te Decrease Due to 2022 Pay 2023			
Appeals Settlements in			·	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			\$6,111,039
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Deci	nal Places)		1.03801
	ed Base Assessed Value of Allocation Area (Line 1 * I ental Assessed Value of Allocation Area (Line 4 - Lin			\$2,640,311 \$3,946,078
13) Estimated 2022 Pay 202	23 Tax Rate for the Allocation Area (Round to Four Dec	imal Places)		1.7685
	23 Incremental Tax Revenue ((Line 12/100) * Line 13)			\$69,786
15) Actual 2021 Pay 2022 7	ax Rate for the Allocation Area			1.7685
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION A	AREA (LINE 10)		1.03801
I, Lisa McCormick	Auditor, of Wells		County, certify to the	best of my
knowledge that the above be identified above.	ase assessed value calculation is full, true and complete f	or the tax increment finance	allocation area	
idelitified above.	-1 1			
Dated (month, day, year)	7/27/22			
J. MIA				
// Jan /// (10	ine h	Lisa McCormick		
County Auditor (Signature)		County Auditor (Pro	inted)	
	DEPARTMENT OF LOCAL GOVE CERTIFICATION OF TIF BASE			
Allocation Area Name				
4.0				
The lase assessed value adj	respinent, as certified above, is approved by the Departme	nt of Local Government Fin	ance.	
Claster 1	haut	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	Wells			
Jurisdiction	Bluffton Redevelopment Commiss	sion		
Allocation Code	T90403			
Allocation Area Name	MidLand			
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			
E mair radioss	THE CONTROL OF THE CO			
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		1,651,320	
	al Assessed Value of Allocation Area		6,076,153	•
	al) Assessed Value of Allocation Area (	Line 1 + Line 2)		\$7,727,473
4) 0000 Day 0000 NTst Assess	and Value of Allocation Area		11,367,420	
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area sed Value Growth in Allocation Area D	lue.	11,507,720	
	a Change in Tax Status	7110	3,432,700	
	sed Value Decrease in Allocation Area	Due		
to Demolition or a Cha		- <del></del>	************** <b>0</b>	
	sed Value Growth as a Result of			
Abatement Roll-Off in			207,250	
	e Decrease Due to 2022 Pay 2023		e Alemana de la composición dela composición de la composición de la composición de la composición dela composición dela composición dela composición de la composición dela composición de la composición dela composición dela composición dela composición dela composición dela composición dela composi	
Appeals Settlements in			0	•
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			\$7,727,470
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Rou	nd to Five Decimal Places)		1.00000
11) 4044 B	t Desert seems I Walnu of Allocation (	Auga (Ling 1 * Ling 10)		\$1,651,320
	l Base Assessed Value of Allocation A ntal Assessed Value of Allocation Are			\$9,716,100
12) 2022 1 ky 2025 Increme	ntai 213553500 Taide of Entounion III	en (Enije i Enio XX)		
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Rou	and to Four Decimal Places)		1.7551
	3 Incremental Tax Revenue ((Line 12/1)			\$170,527
15) Actual 2021 Pay 2022 T	ax Rate for the Allocation Area			1.7551
2022 PAV 2023 BASE NEI	JTRALIZATION FACTOR FOR AI	LLOCATION AREA (LINE 10)		1.00000
		, .		
I, Lisa McCormick	Auditor, of	Wells	County, certify to the	best of my
	se assessed value calculation is full, true	e and complete for the tax increment	finance allocation area	
identified above.				
Datad (t. L)	7/22/22			
Dated (month, day, year)	114110			
The Miller	enu'/	Lisa McCo	ormick	
County Auditor (Signature)	mus		ditor (Printed)	
County Hadron (orgination)				
	DEPARTMENT OF	LOCAL GOVERNMENT FINAN	4CE	
	CERTIFICATION	OF TIF BASE NEUTRALIZATION	ON	
Allocation Area Name				
41.1	1			
The last assessed value all	is in as critified above, is approved	by the Department of Local Governi		
Ussept / W	rally	07/27/20	)22	
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	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		
Li mun i todi ess	Triansono Total Control of the Contr		
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area	12,030,893	
	al Assessed Value of Allocation Area	491,678	
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	-	\$12,522,571
4) 2022 D 2022 M	J XV-1 C & Ha codies. A sec	10 746 566	
4) 2022 Pay 2023 Net Assess		12,746,566	
•	sed Value Growth in Allocation Area Due r a Change in Tax Status		
	sed Value Decrease in Allocation Area Due		
to Demolition or a Char		367,700	
	sed Value Growth as a Result of		
Abatement Roll-Off in		162,480	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in		<u> </u>	
9) 2022 Pay 2023 Adjusted l	Net Assessed Value of Allocation Area		\$12.051.70A
			\$12,951,786
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.03428
	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$12,443,312
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$303,254
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1,7072
	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$5,177
	ax Rate for the Allocation Area		1.7072
	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1	1.03428
NUMBER TO A CONTROL TENE		•	
I, Lisa McCormick	Auditor, of Wells	County, certify to the	best of my
knowledge that the above bas	se assessed value calculation is full, true and complete for the tax increment fin	ance allocation area	
identified above.	,		
n . 1	7/22/22		
Dated (mynth, day, year)	7/21/22		
Mi Mill	Mil Lisa McCorn	alak	
County Auditor (Signature)	County Audito		
County Additor (Signature)	County Addition	1 (1 Timeu)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANC	E	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	•	
Allocation Area Name			
Anocation Area Name			
The base assessed value aun	seent, a certified above, is approved by the Department of Local Governmen	nt Finance.	
Claster Nels			
1 10	07/27/202		
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	Wells		
Jurisdiction	Bluffton Redevelopment Commission		
Allocation Code	T90405		
Allocation Area Name	Midiand Allocation Area 2		
Form Dranged Day			
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	<del></del>	
E-man Address	Matt. Eckene (@bakettiny.com		
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		
	al Assessed Value of Allocation Area	entre en	•
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$0
1) 0000 D 0000 N 1 + + + + + + + + + + + + + + + + + +	\$ XI-1 C \$ 11\$ \$	3 710 600	
4) 2022 Pay 2023 Net Asses		3,710,600	•
	sed Value Growth in Allocation Area Due	3,710,600	
	a Change in Tax Status sed Value Decrease in Allocation Area Due	3,710,000	-
to Demolition or a Cha		<b>o</b> en en analysis	
	sed Value Growth as a Result of		-
Abatement Roll-Off in		state Edition 100	
	Decrease Due to 2022 Pay 2023		•
Appeals Settlements in		ethyreeneephyrig	
	Net Assessed Value of Allocation Area		_
		•	\$0
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
			40
	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$0
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,710,600
13) Estimated 2022 Pay 2022	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.8339
	B Incremental Tax Revenue ((Line 12/100) * Line 13)		\$68,049
	ax Rate for the Allocation Area		1.8339
10)110111111111111111111111111111111111			
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINI	E 10)	1.00000
I, Lisa McCormick	Auditor, of Wells	County, certify to the	e best of my
	se assessed value calculation is full, true and complete for the tax inc		
identified above.	, and the second		e ·
	. 1 1		
Dated (month, day, year)	7/27/22		
J. Jula			
11. Jan 1116	lm/L Lisa	McCormick	
County Auditor (Signature)	Cour	nty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT	TYNIANCE	
	CERTIFICATION OF TIF BASE NEUTRALI		
	<b></b>		
Allocation Area Name			
41. 11	sumer, as certified above, is approved by the Department of Local C	Parramant Finance	
ne yase ssessed temperature			
Costof / Word	<b>( )</b> 07/2	27/2022	
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	Weils			
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	<del> </del>		
	man per man pe			•
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area		5,746,825	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area		1,075,045	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line	e 1 + Line 2)		\$6,821,870
4) 1011 Bay 1011 Not Acces	and Walter of Allegation Area		110000 nea 205	
	sed Value of Allocation Area sed Value Growth in Allocation Area Due		26,063,385	
	r a Change in Tax Status		18,974,400	
	sed Value Decrease in Allocation Area Due	•		
to Demolition or a Cha		•	Application	
	sed Value Growth as a Result of		,,	
Abatement Roll-Off in		•	smanininininin	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			\$7,088,985
			•	\$7,000,763
10) 2022 Pay 2023 Neutral	lization Factor (Line 9 / Line 3) (Round to	o Five Decimal Places)		1.03916
11) 2022 Pay 2023 Adjuste	d Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$5,971,871
	ental Assessed Value of Allocation Area (I		•	\$20,091,514
, •	· ·	,	•	
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round t	to Four Decimal Places)		1.7551
•	3 Incremental Tax Revenue ((Line 12/100)	* Line 13)		\$352,626
15) Actual 2021 Pay 2022 T	ax Rate for the Allocation Area			1.7551
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)		1.03916
I, Lisa McCormick	Auditor, of	Wells	County, certify to the	best of my
	se assessed value calculation is full, true and		allocation area	·
identified above.				
Dated (growth, day, year)	7/27/22			
Then 11/0/	anil.	Lisa McCormick		
County Auditor (Signature)		County Auditor (Pr	inted)	
		CAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION		
Allocation Area Name				
101 /1				
The base assessed a ue a ju	stment, a certified above, is approved by the	ne Department of Local Government Fin	ance.	
Claster Nels	w.	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

11) 2022 Pay 2023 Adjuste 12) 2022 Pay 2023 Increm 13) Estimated 2022 Pay 202 14) Estimated 2022 Pay 202	ed Base Assessed Value of Allocation Area (Line 1 * Line 10) nental Assessed Value of Allocation Area (Line 4 - Line 11)  23 Tax Rate for the Allocation Area (Round to Four Decimal Places) 23 Incremental Tax Revenue ((Line 12/100) * Line 13)  Tax Rate for the Allocation Area		1.00000 \$0 \$0 2.4021 \$0 2.4021
11) 2022 Pay 2023 Adjuste 12) 2022 Pay 2023 Increm 13) Estimated 2022 Pay 202	ed Base Assessed Value of Allocation Area (Line 1 * Line 10) nental Assessed Value of Allocation Area (Line 4 - Line 11)  23 Tax Rate for the Allocation Area (Round to Four Decimal Places)	·	\$0 \$0
11) 2022 Pay 2023 Adjusto	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$0
10) 2022 Pay 2023 Neutra	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
9) 2022 Pay 2023 Adjusted	d Net Assessed Value of Allocation Area		\$0
Appeals Settlements i	n Allocation Area	**************************************	
	ue Decrease Due to 2022 Pay 2023		
Abatement Roll-Off in		$\omega$ and $\omega$	
	essed Value Growth as a Result of	<u> </u>	
<ul><li>6) 2022 Pay 2023 Net Asset to Demolition or a Ch</li></ul>	essed Value Decrease in Allocation Area Due Jange in Tax Status		
to New Construction	or a Change in Tax Status	<u> </u>	
	essed Value of Allocation Area essed Value Growth in Allocation Area Due		
4) 2022 Day 2022 Mat Ages	aged Value of Allegation Area		
*	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		\$0
	ntal Assessed Value of Allocation Area	10 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area		
E-mail Address	Matt.Eckerle@bakertilly.com		
Telephone Number	(317) 465-1520		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Name	Matt Eckerle		
Form Prepared By:			
Allocation Area Name	Markle Residential Allocation Area		
Allocation Code	T90171		
Jurisdiction	Markle Redevelopment Commission		
	Wells		



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	Wells		•	
Jurisdiction	Ossian Redevelopment Commission	-		
Allocation Code	T90901			
	Ossian Industrial Park			
Allocation Area Name	Ossian industrial Park			
Form Prepared By:				
" ·	Matt Eakonla			
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area	•	17,176,635	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area		2,669,395	
	d) Assessed Value of Allocation Area (Line 1	+ Line 2)		\$19,846,030
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		20,172,425	
	sed Value Growth in Allocation Area Due			
•	a Change in Tax Status	•	100,900	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha				
	sed Value Growth as a Result of			
Abatement Roll-Off in			331,890	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023			
Appeals Settlements in			succession in the control of	
	Net Assessed Value of Allocation Area			
				\$19,739,635
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to F	ive Decimal Places)	-	0.99464
	l Base Assessed Value of Allocation Area (L			\$17,084,568
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Lin	e 4 - Linc 11)	<b>p</b> as	\$3,087,857
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to F	our Decimal Places)		1.5576
	Incremental Tax Revenue ((Line 12/100) * L		_	\$48,096
	x Rate for the Allocation Area	•	_	1.5576
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	Ĺ	0.99464
I, Lisa McCormick	Auditor, of We	lls	County, certify to the l	best of my
	e assessed value calculation is full, true and co			oost of my
identified above.		mprote for the tall merement intalled t	aroundir trea	
Dilli	7/77/7			
Dated (ponth, day, year)	1101100			
J. 1/10/	2 1			
ffm /11 C	Olin V (	Lisa McCormick		
County Auditor (Signature)		County Auditor (Pri	nted)	
		L GOVERNMENT FINANCE		
	CERTIFICATION OF TH	BASE NEUTRALIZATION		
Allocation Area Name				
111 /1				
The base assessed three actu	stment, a certified above, is approved by the I	Department of Local Government Fina	ince.	
Ussept / Was	wY	07/27/2022		

Date (month, day, year)