



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44002
Allocation Area Name ERA #2

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) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>24,226,126</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>41,866,414</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$66,092,540</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>72,080,000</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,419,798</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>120,900</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>542,990</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$65,996,312</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99854</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$24,190,756</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$47,889,244</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99854</u>

I, Kathryn Hopper Auditor, of LaGrange 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) 8/3/2023
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
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

08/03/2023
Date (month, day, year)



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2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Neutralization Factor.

I, Kathryn Hopper Auditor, of LaGrange 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) 8/3/2023
County Auditor (Signature) [Handwritten Signature]

Kathryn Hopper
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.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

08/03/2023
Date (month, day, year)



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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

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Kathryn Hopper Auditor, of LaGrange 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) 8/3/2023
County Auditor (Signature) [Handwritten Signature]

Kathryn Hopper
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.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

08/03/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>8,943,610</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>43,949,701</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$52,893,311</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>54,683,140</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>799,040</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>111,100</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,110,100</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>986,090</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$51,899,010</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98120</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,775,470</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$45,907,670</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98120</u>

I, Kathryn Hopper Auditor, of LaGrange 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) 8/3/23

Kathryn Hopper
 County Auditor (Signature)

Kathryn Hopper
 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

08/03/2023
 Date (month, day, year)



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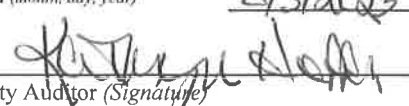
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>10,414,811</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>30,622,179</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$41,036,990</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>41,611,040</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>365,300</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$41,245,740</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00509</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$10,467,822</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$31,143,218</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00509</u>

I, Kathryn Hopper Auditor, of LaGrange 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) 8/3/2023

 County Auditor (Signature)

Kathryn Hopper
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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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

08/03/2023
 Date (month, day, year)



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County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44100
Allocation Area Name LaGrange Consolidated

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2022 and 2023, net assessed values for 2023 and 2024, and neutralization factors.

I, Kathryn Hopper Auditor, of LaGrange 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) 8/3/2024
County Auditor (Signature) [Handwritten Signature]

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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[Handwritten Signature]
Commissioner, Department of Local Government Finance

08/03/2023
Date (month, day, year)



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County LaGrange
Jurisdiction Topeka Civil Town
Allocation Code T44022
Allocation Area Name Topeka Residential

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) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$0</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>0</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$0</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

I, Kathryn Hopper Auditor, of LaGrange 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) 8/4/2023
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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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

08/07/2023
Date (month, day, year)