TIF NEUTRALIZATION SUMMARY

MARSHALL COUNTY

Allocation Area	Allocation Code/ State TIF Code	2024 Neutral Factor	Pay 2024 Pass-through AV
US30/Oak Road E. Jefferson/Central Business District US30/Pine Road South Gateway/Western Downtown Western Avenue Plymouth-Goshen Trail Pretzels Expansion	T50007 T50008 T50009 T50010 T50015 T50016 T50017	0.99445 1.00679 0.98030 1.00000 1.02227 1.07573 0.99365	\$20,000,000 \$0 \$0 \$0 \$0 \$0 \$0
Argos 1 Argos 2 Argos 3 Deerfield Meadows Housing	T50001 T50002 T50014 T50018	1.03417 1.00000 1.00000 1.00000	\$0 \$0 \$0 \$0 \$0
Bremen TIF Bourbon EDA	T50003 T50006	0.96417	\$0 \$0
Culver TIF 1 Culver TIF 2	T50004 T50005	1.04476 1.00291	\$0 \$0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
August 16, 2023



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	City of Plymouth			
Allocation Code	T50007			
Allocation Area Name	TIF 1 - US 30/Oak Road			
Farm Draw and Day				
Form Prepared By: Name	Usidi Amanayah			
Unit/Company	Heidi Amspaugh Baker Tilly Municipal Advisors, LLC			
7	317-465-1500			
Telephone Number E-mail Address			-	
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area		0	
2) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area		31,793,340	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line	1 + Line 2)	_	\$31,793,340
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area		31,808,440	
	essed Value Growth in Allocation Area Due		31,000,770	
	or a Change in Tax Status		191,600	
	essed Value Decrease in Allocation Area Due			
to Demolition or a Cha	ange in Tax Status		0	
	essed Value Growth as a Result of			
Abatement Roll-Off in			0	
	ne Decrease Due to 2023 Pay 2024			
Appeals Settlements in	Net Assessed Value of Allocation Area		0	
9) 2023 Fay 2024 Adjusted	Net Assessed value of Affocation Area			\$31,616,840
			-	Ψ31,010,040
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	_	0.99445
11) 2023 Pay 2024 Adjusta	ed Base Assessed Value of Allocation Area (Tine 1 * Line 10)		90
	ental Assessed Value of Allocation Area (Li		-	\$0 \$31,808,440
12) 2020 1 11 2021 11101 0111	Man 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ne 4 - Eme II)		Ψ31,000,110
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)		0.99445
				_
I, Angie Birchmeier	Auditor, of M	arshall	County, certify to the be	est of my
	se assessed value calculation is full, true and c			St Of Hiy
identified above.	to accept a tank can all all and and a	compared for the tast merement imunes	anovarion area	
Dated (month, day, year)	8/17/2023			
1 · Sul	2 · .			
wine park	necer	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pri	inted)	
	DEPARTMENT OF LOCA	AL GOVERNMENT FINANCE		
		F BASE NEUTRALIZATION		
A 11				
Allocation Area Name				
The base assessed value adju	stment, as certified above, is approved by the	Department of Local Government Fina	ance.	
1	Aa	08/17/2023		
		00/11/2020		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	City of Plymouth			
Allocation Code	T50008			
Allocation Area Name	TIF 2 - East Jefferson/Central Business	s District		
Form Dronound Day				
Form Prepared By: Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
	essed Value of Allocation Area		10,404,289	
2) 2022 Pay 2023 Incremen	tal Assessed Value of Allocation Area	1.1.1	10,495,764	****
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line	1 + Line 2)	_	\$20,900,053
	ssed Value of Allocation Area		21,691,456	
	ssed Value Growth in Allocation Area Due			
	r a Change in Tax Status		642,845	
to Demolition or a Cha	ssed Value Decrease in Allocation Area Due		0	
	ssed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			6,570	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
			_	\$21,042,041
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)		1.00679
		,	_	
	d Base Assessed Value of Allocation Area (\$10,474,934
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area (Li	ne 4 - Line II)	_	\$11,216,522
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)	Г	1.00679
			, ·	
I Angia Dirahmajar	A. J. J. S. M.	l11	0	
I, Angie Birchmeier	Auditor, of Magnetic assessed value calculation is full, true and c	arshall	County, certify to the be	est of my
identified above.	ic assessed value calculation is full, true and c	omplete for the tax increment finance	anocation area	
Dated (month, day, year)	8/17/2013			
$\Omega \cdot \Lambda I$	7 .			
When Such	neer	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pr	inted)	
	DEPARTMENT OF LOCA	L GOVERNMENT FINANCE		
		F BASE NEUTRALIZATION		
A114: A 37				
Allocation Area Name				
The base assessed value adjus	stment, as certified above, is approved by the	Department of Local Government Fin	ance.	
	n	08/17/2023		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	Marshall		
Jurisdiction	City of Plymouth		
Allocation Code	T50009		
Allocation Area Name	TIF 3 - US 30/Pine Road		
Form Prepared By:			
Name	Heidi Amspaugh		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1500		
E-mail Address	Heidi.Amspaugh@bakertilly.com		
1) 2022 Pay 2023 Base As	sessed Value of Allocation Area	1,559,940	
	ntal Assessed Value of Allocation Area	28,324,290	50 60 60 60 60 60 60
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		\$29,884,230
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area	35,208,750	
5) 2023 Pay 2024 Net Asse	ssed Value Growth in Allocation Area Due		_
	or a Change in Tax Status	4,824,700	
	ssed Value Decrease in Allocation Area Due	10.000	
to Demolition or a Ch	ange in Tax Status ssed Value Growth as a Result of	40,200	
Abatement Roll-Off in		1,128,820	
	the Decrease Due to 2023 Pay 2024	1,120,020	-
Appeals Settlements is		0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		-
			\$29,295,430
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Place	ces)	0.98030
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10))	\$1,529,209
	ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$33,679,541
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (L	INE 10)	0.98030
I, Angie Birchmeier	Auditor, of Marshall	County, certify to the	e best of my
	se assessed value calculation is full, true and complete for the tar		,
	District Annual Conference of		
Dated (month, day, year)	8/17/2013		
(1) ai Bul	ز	Angie Birchmeier	
County Auditor (Signature)		County Auditor (Printed)	erzen di dississi et il l'improvation i problèment di a section il l'improvente.
	DEPARTMENT OF LOCAL GOVERNME	NT FINANCE	
	CERTIFICATION OF TIF BASE NEUTR		
Allocation Area Name			
The base essect value adju	stment, as certified above, is approved by the Department of Loc	cal Government Finance	
	AA	08/17/2023	
		00/11/2020	

Date (month, day, year)



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	City of Plymouth	NAME OF THE PERSON OF THE PERS		
Allocation Code	T50010			
Allocation Area Name	TIF 4 - South Gateway/Western Downtow	'n		
Form Prepared By:				
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
	essed Value of Allocation Area		0	
	tal Assessed Value of Allocation Area		952,800	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + 1	Line 2)	_	\$952,800
4) 2023 Pay 2024 Net Asset	ssed Value of Allocation Area		1,260,400	
	ssed Value Growth in Allocation Area Due			
	or a Change in Tax Status		0	
	ssed Value Decrease in Allocation Area Due			
to Demolition or a Cha	inge in Tax Status ssed Value Growth as a Result of		0	
Abatement Roll-Off in			307,600	
	e Decrease Due to 2023 Pay 2024		307,000	
Appeals Settlements in	•		0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
			_	\$952,800
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five	e Decimal Places)	_	1.00000
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Lin	e 1 * Line 10)		\$0
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4	4 - Line 11)	_	\$1,260,400
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)		1.00000
I, Angie Birchmeier	Auditor, of Marsh	nall	County, certify to the b	est of my
	se assessed value calculation is full, true and comp			,
identified above.				
Dated (month, day, year)	0112/2002			
Dutce (month, day, year)	01112863			
axosl Duck	Their	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pre	inted)	
	DEPARTMENT OF LOCAL (CERTIFICATION OF TIF B.			
	CERTIFICATION OF THE B.	ASE NEUTRALIZATION		
Allocation Area Name				
The base ssessed value ad us	stmey, as certified above, is approved by the Dep	partment of Local Government Fina	ance.	
1	An	08/17/2023		
Commission on D	fl and Comment Finance			
Commissioner, Department o	i Local Government rinance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	City of Plymouth			
Allocation Code	T50015			
Allocation Area Name	TIF 5 - Western Avenue			
Form Prepared By:	PARTY AND			
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2023 Base As	sessed Value of Allocation Area	69	2,901,100	
2) 2022 Pay 2023 Increment	ntal Assessed Value of Allocation Area	Example 1	0	
	eal) Assessed Value of Allocation Area (Line 1 +	Line 2)	FOR SAME STREET, AND OFFICE ADMINISTRATION AND ASSESSMENT	\$2,901,100
	essed Value of Allocation Area		2,965,700	
	essed Value Growth in Allocation Area Due		0	
	or a Change in Tax Status essed Value Decrease in Allocation Area Due		0	
to Demolition or a Ch			0	
	essed Value Growth as a Result of	_	managed 2. days and a second with	
Abatement Roll-Off in			0	
	ue Decrease Due to 2023 Pay 2024			
Appeals Settlements i		10	0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			\$2,965,700
	ulization Factor (Line 9 / Line 3) (Round to Fived Base Assessed Value of Allocation Area (Li			1.02227 \$2,965,707
	ental Assessed Value of Allocation Area (Line		_	(\$7)
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCAT	ION AREA (LINE 10)		1.02227
I, Angie Birchmeier	Auditor, of Mars	shall Cov	unty, certify to the best	ofmy
	use assessed value calculation is full, true and con	And the Control of th		l OI my
identified above.	so assessed varies calculation is fair, true and con	prote for the tax morement intance and	Julion area	
Dated (month, day, year)	8/17/2023			
0 1	→ ` .			
Chope Dech	meer	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Printed	0	
	DEPARTMENT OF LOCAL	COVERNMENT FINANCE		
	CERTIFICATION OF TIF			
Allocation Area Name				
The base essessed value adju	astment, as certified above, is approved by the De	partment of Local Government Finance	£ •×	
		08/17/2023		
Commissioner Department	of Local Government Finance	Date (month, day, year)		
partificite	- 2000 CO FORMING I MIGNIO	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	City of Plymouth			
Allocation Code	T50016			
Allocation Area Name	TIF 6 - Plymouth-Goshen Trail	电影的现在分词形式的现在分词形式的形式的		
Form Prepared By: Name Unit/Company Telephone Number	Heidi Amspaugh Baker Tilly Municipal Advisors, I 317-465-1500	LLC		
E-mail Address	Heidi.Amspaugh@bakertilly.com			
 2022 Pay 2023 Base Ass 2022 Pay 2023 Incremer 2022 Pay 2023 Total (Ro 2023 Pay 2024 Net Asse 2023 Pay 2024 Net Asse to New Construction of 2023 Pay 2024 Net Asse to Demolition or a Ch 2023 Pay 2024 Net Asse Abatement Roll-Off in 	sessed Value of Allocation Area atal Assessed Value of Allocation Area cal) Assessed Value of Allocation Area (seed Value of Allocation Area (seed Value Growth in Allocation Area Dor a Change in Tax Status seed Value Decrease in Allocation Area ange in Tax Status seed Value Growth as a Result of a Allocation Area e Decrease Due to 2023 Pay 2024	(Line 1 + Line 2) Due	93,588 10,024,946 23,075,260 12,190,451 0	\$10,118,534
	Net Assessed Value of Allocation Area			
11) 2023 Pay 2024 Adjuste 12) 2023 Pay 2024 Increme	lization Factor (Line 9 / Line 3) (Round Base Assessed Value of Allocation Act and Assessed Value of Allocation Are	Area (Line 1 * Line 10) ea (Line 4 - Line 11)	- - - - -	\$10,884,809 1.07573 \$100,675 \$22,974,585 1.07573
identified above.		Marshall and complete for the tax increment finance	County, certify to the be allocation area	st of my
Dated (month, day, year)	8/17/2023 Vecin	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pri	inted)	
Allocation Area Name		LOCAL GOVERNMENT FINANCE OF TIF BASE NEUTRALIZATION		
The base assessed value adju	stmedt, as certified above, is approved by	by the Department of Local Government Fina 08/17/2023	ance.	
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall				
Jurisdiction	City of Plymouth				
Allocation Code	T50017				
Allocation Area Name	TIF 7 - Pretzels Expansion				
Form Prepared By:					
Name	Heidi Amspaugh				
Unit/Company	Baker Tilly Municipal Advisors, I	IC			
Telephone Number	317-465-1500	SEC		<u>71</u>	
E-mail Address	Heidi.Amspaugh@bakertilly.com				
		retii Tibbeen Kerjekintii liipiatel Nii 1966 55 Cost 200 Abee			
	essed Value of Allocation Area			0	
	tal Assessed Value of Allocation Area			9,310,600	*****
3) 2022 Pay 2023 Total (Res	al) Assessed Value of Allocation Area (Line 1 + Line 2)		<i>-</i>	\$9,310,600
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area			9,251,500	
	sed Value Growth in Allocation Area D	Due			
	r a Change in Tax Status			0	
	sed Value Decrease in Allocation Area	Due			
to Demolition or a Char	nge in Tax Status sed Value Growth as a Result of			0	
Abatement Roll-Off in				0	
	Decrease Due to 2023 Pay 2024			U	
Appeals Settlements in				0	
	Net Assessed Value of Allocation Area				
					\$9,251,500
10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Pl	laces)		0.99365
,	(,		,	_	5,7,7,000
	Base Assessed Value of Allocation A		0)	_	\$0
12) 2023 Pay 2024 Incremen	ntal Assessed Value of Allocation Are	ea (Line 4 - Line 11)		_	\$9,251,500
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALI	OCATION AREA	(LINE 10)	г	0.99365
2020 1 4			(EINE 10)		0.57505
I, Angie Birchmeier	Auditor, of	Marshall		County, certify to the b	est of my
identified above.	e assessed value calculation is full, true	and complete for the	tax increment finance	allocation area	
identified above.					
Dated (month, day, year)	8/17/2023				
0.10					
where Duth	uer		Angie Birchmeier	SEASON ALLEGATION OF THE TOTAL SEASON OF THE	
County Auditor (Signature)			County Auditor (Pr	inted)	
	DEPARTMENT OF I	OCAL COVERNM	ENT EINANCE		
	CERTIFICATION O				
Allocation Area Name					
			1.0		
The base assessed value adjus	tment, as certified above, is approved by	y the Department of L	ocal Government Fin	ance.	
	n		08/17/2023		
Commissioner Department of	Local Government Finance	_	Date (month day year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Argos Town			
Allocation Code	T50001		Ī	
Allocation Area Name	Argos 1			
Form Prepared By:				
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, LL	C		
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2023 Rase Ass	essed Value of Allocation Area		664,790	
	ital Assessed Value of Allocation Area		66,810	
	eal) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)	00,810	\$731,600
4) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area		756,600	
	ssed Value Growth in Allocation Area Due		750,000	
	or a Change in Tax Status		0	
	ssed Value Decrease in Allocation Area Du	ie		
to Demolition or a Cha			0	
	ssed Value Growth as a Result of		BEFORE AND AN ARCHITECTURE AND DATA AND A STREET PROTECTIVE DATA	
Abatement Roll-Off in			0	
Appeals Settlements in	e Decrease Due to 2023 Pay 2024		0	
	Net Assessed Value of Allocation Area			
) 2020 ray 202 i rayastoa	1 tot 1 issessed value of 1 inocation 1 ica			\$756,600
	lization Factor (Line 9 / Line 3) (Round of Base Assessed Value of Allocation Are	•		1.03417 \$687,506
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	_	\$69,094
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)		1.03417
I, Angie Birchmeier	Auditor, of	Marshall	County, certify to the best	t of my
	se assessed value calculation is full, true an		allocation area	
Identified above.		¥		
Dated (month, day, year)	8/17/2023			
0.1	Ţ			
axen Duckon	recer	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pri	nted)	
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adjust	stmat, as certified above, is approved by the	ne Department of Local Government Fina	ince.	
		08/17/2023		
C	- 1 G			
Commissioner, Department o	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Argos Town			
Allocation Code	T50002			
Allocation Area Name	Argos 2			
Form Prepared By:				
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, Ll	LC		
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area		66,050	
	ntal Assessed Value of Allocation Area		591,850	
3) 2022 Pay 2023 Total (R	eal) Assessed Value of Allocation Area (L	ine 1 + Line 2)	\$6	657,900
	essed Value of Allocation Area		657,900	
	essed Value Growth in Allocation Area Du	ie		
	or a Change in Tax Status		0	
	essed Value Decrease in Allocation Area D	Oue .		
to Demolition or a Ch	essed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
	ne Decrease Due to 2023 Pay 2024			
Appeals Settlements in			0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
			\$6	557,900
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	1	1.00000
	ed Base Assessed Value of Allocation Ar		\$	66,050
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area	(Line 4 - Line 11)	\$5	91,850
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	1	.00000
I, Angie Birchmeier	Auditor, of		County, certify to the best of my	1
identified above.	se assessed value calculation is full, true a	nd complete for the tax increment finance a	illocation area	
Dated (month, day, year)	8/17/2023			
O. Bull		Angia Direhmaian		
County Auditor (Signature)	cur	Angie Birchmeier County Auditor (Prin	ntad)	
county Huditor (Bighatare)		County Auditor (1711	neu)	
	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base seessed value add	stmer, as certified above, is approved by	the Department of Local Government Fina	nce.	
	h	08/17/2023		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Argos Town			
Allocation Code	T50014			
Allocation Area Name	Argos 3			
F			-	
Form Prepared By:	TT-::J: A			
Name Unit/Company	Heidi Amspaugh Baker Tilly Municipal Advisors, LI			
	317-465-1500			
Telephone Number E-mail Address	Heidi.Amspaugh@bakertilly.com			
E-man Address	Heidi.Aiispaugii@bakeriiiiy.com			
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area		0	
	ntal Assessed Value of Allocation Area		8,651,700	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (L	ine 1 + Line 2)		\$8,651,700
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area		9 651 700	
	essed Value Growth in Allocation Area Du	ie.	8,651,700	
to New Construction of	or a Change in Tax Status		0	
6) 2023 Pay 2024 Net Asse	essed Value Decrease in Allocation Area D	due		
to Demolition or a Cha	ange in Tax Status		0	
	essed Value Growth as a Result of			
Abatement Roll-Off in			0	
	ne Decrease Due to 2023 Pay 2024			
Appeals Settlements in	Net Assessed Value of Allocation Area		0	
)) 2023 1 ay 2024 Adjusted	The Assessed Value of Allocation Area			\$8,651,700
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	_	1.00000
,		to The Beeman Taces,	_	1.00000
	d Base Assessed Value of Allocation Ar			\$0
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area	(Line 4 - Line 11)	_	\$8,651,700
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	_	1.00000
		,	_	
I Amaia Dinahmaian				
I, Angie Birchmeier	Auditor, of se assessed value calculation is full, true as	Marshall	County, certify to the be	st of my
identified above.	se assessed value calculation is full, fine a	nd complete for the tax increment finance	anocation area	
Dated (month, day, year)	8/17/2023			
$\Omega \cdot A \cap A$				
when but in	iller	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pri	inted)	
	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base essessed value adju	stmant, as certified above, is approved by	the Department of Local Government Fine	ance	
ouse sessee and adju	suited, as certified above, is approved by	=	ance.	
		08/17/2023		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Argos Town	高等的对抗性的 对于一种特别的		
Allocation Code	T50018	用信息 医腹侧骨部 医二甲基二甲基二甲基二甲基		
Allocation Area Name	Deerfield Meadows Housing			
Form Prepared By:				
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, L	IC		
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2022 Page Age	essed Value of Allocation Area		0	
	tal Assessed Value of Allocation Area		0	
and recommend the fit of the second area	eal) Assessed Value of Allocation Area (I	Line 1 + Line 2)	U	\$0
,	,		2	
	ssed Value of Allocation Area		0	
	ssed Value Growth in Allocation Area D	ue		
	r a Change in Tax Status		0	
to Demolition or a Cha	ssed Value Decrease in Allocation Area I	Due	0	
	ssed Value Growth as a Result of	1	U.S.	
Abatement Roll-Off in			0	
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in	Allocation Area		. 0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
				\$0
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round	d to Five Decimal Places)		1.00000
11) 2022 Pay 2024 Adjustos	d Daga Aggregad Value of Allogation A	man (I in a 1 * I im a 10)		Φ0
	d Base Assessed Value of Allocation And Intal Assessed Value of Allocation Area			\$0 \$0
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		1.00000
I, Angie Birchmeier	Auditor, of	Marshall	County, certify to the best	t of my
	e assessed value calculation is full, true a	and complete for the tax increment finance a	illocation area	
identified above.				
Date I a series				
Dated (month, day, year)	8/17/2023			
Charie Bull		Angie Birchmeier		
County Auditor (Signature)	llet	County Auditor (Prin	ntad)	
County Fraction (Bighatare)		County Additor (1777)	neu)	
	DEPARTMENT OF L	OCAL GOVERNMENT FINANCE		
	CERTIFICATION O	F TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base sessed value adjus	tmer, as certified above, is approved by	the Department of Local Government Finan	nce.	
	An	08/17/2023		
Commissioner, Department of	f Local Government Finance	Data (
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Town of Bremen			
Allocation Code	T50003			
Allocation Area Name	Bremen TIF			
Form Prepared By:				
Name	Matthew Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, L	LC	<u>.</u>	
Telephone Number	317-465-1500			
E-mail Address	matt.eckerle@bakertilly.com			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		4,291,115	
2) 2022 Pay 2023 Increment	tal Assessed Value of Allocation Area		46,259,669	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		\$50,550,784
	ssed Value of Allocation Area		50,089,604	
	ssed Value Growth in Allocation Area Di	ue		
	r a Change in Tax Status		463,198	
6) 2023 Pay 2024 Net Asses	ssed Value Decrease in Allocation Area I	Due		
to Demolition or a Cha	nge in Tax Status sed Value Growth as a Result of		171,700	
Abatement Roll-Off in			968,100	
	Decrease Due to 2023 Pay 2024		900,100	
Appeals Settlements in	Allocation Area		90,480	
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area			
				\$48,739,526
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round	d to Five Decimal Places)	_	0.96417
11) 2023 Pay 2024 Adjusted	l Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$4 127 264
12) 2023 Pay 2024 Incremen	ntal Assessed Value of Allocation Area	a (Line 4 - Line 11)		\$4,137,364 \$45,952,240
			_	Ψ 13,732,2 10
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		0.96417
I, Angie Birchmeier	Auditor, of	Marshall	County, certify to the bes	st of my
knowledge that the above bas- identified above.	e assessed value calculation is full, true a	and complete for the tax increment finance	allocation area	
identified above.				
Dated (month, day, year)	8/17/2023			
apori Bula	ann.	Angie Birchmeier		
County Auditor (Signature)		County Auditor (Pro		
			,	
		OCAL GOVERNMENT FINANCE		
	CERTIFICATION OF	F TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adjust	tment as certified above is approved by	the Department of Local Government Fina	000	
varue adjus	and a continuou above, is approved by	08/17/2023	ance.	
		00/11/2023		
Commissioner, Department of	Local Government Finance	Date (month day year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Town of Bourbon			
Allocation Code	T50006			
Allocation Area Name	Bourbon EDA			
			•	
Form Prepared By:				
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2022 Page Age	essed Value of Allocation Area		2 270 510	
	al Assessed Value of Allocation Area		2,370,510 1,111,390	
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		1,111,590	\$3,481,900
-,, ((2.1.0 Z)		_	ψ3,101,300
	sed Value of Allocation Area		3,456,800	
	sed Value Growth in Allocation Area Due			
	r a Change in Tax Status		0	
to Demolition or a Char	sed Value Decrease in Allocation Area Due		0	
	sed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
8) Estimated Assessed Value	Decrease Due to 2023 Pay 2024			
Appeals Settlements in			0	
9) 2023 Pay 2024 Adjusted I	Net Assessed Value of Allocation Area			
			_	\$3,456,800
10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decima	l Places)		0.99279
,			_	0,552,75
	l Base Assessed Value of Allocation Area (Line 1 * Lin	,		\$2,353,419
12) 2023 Pay 2024 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 1	11)	-	\$1,103,381
2022 Pay 2024 RASE NEUT	FRALIZATION FACTOR FOR ALLOCATION ARE	A (T INE 10)	-	0.99279
2023 Tay 2024 DASE NECT	TRADIZATION FACTOR FOR ALLOCATION ARE	A (LINE 10)		0.99219
I, Angie Birchmeier	Auditor, of Marshall		County, certify to the b	est of my
	e assessed value calculation is full, true and complete for t	he tax increment finance a	allocation area	•
identified above.				
	01 1			
Dated (month, day, year)	8/17/2023			
and Bull.		Amaia Dinahmaian		
County Auditor (Signature)	CL7	Angie Birchmeier County Auditor (Prin	ntad)	
County Muditor (Bighature)		County Auditor (1711	nieu)	
	DEPARTMENT OF LOCAL GOVERN	NMENT FINANCE		
	CERTIFICATION OF TIF BASE NE	UTRALIZATION		
A.11 A. 3.7				
Allocation Area Name				
The base assessed value adjust	tment, as certified above, is approved by the Department of	of Local Government Fina	nce	
value adjus	angle, as certained above, is approved by the Department (noc.	
		08/17/2023		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Town of Culver		•	
Allocation Code	T50004			
Allocation Area Name	Culver TIF 1			
Form Prepared By:	TT . 1. 1			
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, Ll	LC		
Telephone Number E-mail Address	317-465-1500			
E-man Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area		9,638,660	
	atal Assessed Value of Allocation Area		35,664,135	
	eal) Assessed Value of Allocation Area (L	ine 1 + Line 2)		\$45,302,795
			AL THE PTE-ACTE AND THE PART SEASON AND AND AND AND AND AND AND AND AND AN	
	ssed Value of Allocation Area		50,106,774	
	ssed Value Growth in Allocation Area Du	ie	2 524 215	
6) 2023 Pay 2024 Net Asse	or a Change in Tax Status ssed Value Decrease in Allocation Area D)ua	3,534,315	
to Demolition or a Cha	ange in Tax Status	oue -	839,380	
	ssed Value Growth as a Result of		037,300	
Abatement Roll-Off in	Allocation Area		0	
	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			81,410	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
				\$47,330,429
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round	I to Five Decimal Places)		1.04476
,	Ended a detail (Ende) (Ende) (Round	to Tive Decimal Traces,	-	1.04470
	d Base Assessed Value of Allocation Ar			\$10,070,086
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area	(Line 4 - Line 11)	_	\$40,036,688
2022 Pay 2024 RASE NEII	TDALIZATION FACTOR FOR ALL	OCATION ADEA (LINE 10)	_	1.04476
2023 1 ay 2024 DASE NEO	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	L.	1.04476
I, Angie Birchmeier	Auditor, of	Marshall	County, certify to the be	est of my
	se assessed value calculation is full, true a	nd complete for the tax increment finance a	allocation area	
identified above.				
D. I. I	- / /			
Dated (month, day, year)	8/17/2013			
0.3.11				
County Auditor (Signature)	le (Angie Birchmeier		
County Auditor (Signature)		County Auditor (Prin	nted)	
	DEPARTMENT OF LO	DCAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base accessed value adju-	stment, as certified above, is approved by	the Department of Local Government Fina	nce.	
	n	08/17/2023		
Commissioner, Department o	f I ocal Government Finance	Date (month, day, year)		
Commissioner, Department 0	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Marshall			
Jurisdiction	Town of Culver			
Allocation Code	T50005			
Allocation Area Name	Culver TIF 2			
Form Prepared By:				
Name	Heidi Amspaugh			
Unit/Company	Baker Tilly Municipal Advisors, l	LLC		
Telephone Number	317-465-1500			
E-mail Address	Heidi.Amspaugh@bakertilly.com			
1) 2022 Pay 2023 Base As	sessed Value of Allocation Area		310,430	
	ntal Assessed Value of Allocation Area		3,946,070	
	eal) Assessed Value of Allocation Area ((Line 1 + Line 2)		\$4,256,500
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area		4,268,900	
5) 2023 Pay 2024 Net Asse	essed Value Growth in Allocation Area I	Due		_
	or a Change in Tax Status			
	essed Value Decrease in Allocation Area	Due	NOTON'S AVERAGE SHAPE OF STREET SHAPE SHAPE SHAPE	
to Demolition or a Ch	ange in Tax Status essed Value Growth as a Result of			
Abatement Roll-Off in				
	ie Decrease Due to 2023 Pay 2024			
Appeals Settlements i			C	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			_ ,
				\$4,268,900
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Places)		1.00291
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation A	Area (Line 1 * Line 10)		\$311,333
12) 2023 Pay 2024 Increm	ental Assessed Value of Allocation Are	ea (Line 4 - Line 11)		\$3,957,567
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE 10)		1.00291
				1100251
I, Angie Birchmeier	Auditor, of	Marshall	County, certify to the	e hest of my
	se assessed value calculation is full, true		ent finance allocation area	ic best of my
identified above.		and complete for the tall more		
Dated (month, day, year)	8/17/2023			
0.1/	う			
where Deuts	heir		irchmeier	
County Auditor (Signature)		County A	Auditor (Printed)	
	DEPARTMENT OF I	OCAL GOVERNMENT FINA	ANCE	
		OF TIF BASE NEUTRALIZAT		
A 11				
Allocation Area Name		,		
The base seessed value add	stmer, as certified above, is approved b	y the Department of Local Gover	rnment Finance.	
1	An	•		
		08/17/2		
Commissioner, Department of	of Local Government Finance	Date (mont	th day year)	