



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Table with 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (2,543,375), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (3,094,225), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (\$5,637,600), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (5,878,561), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (238,061), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$5,640,500), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.00051), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$2,544,672), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$3,333,889), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.643), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$54,776), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (1.643). Summary: 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.00051).

I, Lisa McCormick Auditor, of Wells 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) 7/16/2020
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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.

Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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
Telephone Number (317) 465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (29,003,342), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (23,078,298), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$52,081,640), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (56,064,970), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (3,909,000), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (102,160), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$52,053,810), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.99947), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$28,987,970), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$27,077,000), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.6294), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$441,193), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (1.6294), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.99947)

I, Lisa McCormick Auditor, of Wells 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) 7/16/2020
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

This base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells County
Jurisdiction Ossian Redevelopment Commission
Allocation Code T90901
Allocation Area Name Ossian Industrial Park

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 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (16,858,413), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (954,822), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$17,813,235), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (19,783,835), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (1,675,800), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (331,890), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$17,776,145), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.99792), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$16,823,348), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$2,960,487), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.5378), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$45,526), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (1.5378), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.99792)

I, Lisa McCormick Auditor, of Wells 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) 7/16/2020
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

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Commissioner, Department of Local Government Finance

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells  
 Jurisdiction Bluffton Redevelopment Commission  
 Allocation Code MidLand  
 Allocation Area Name T90403

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>1,651,320</u>
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>0</u>
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$1,651,320</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>6,400,431</u>
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>4,147,431</u>
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>601,680</u>
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area	<u>\$1,651,320</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.00000</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$1,651,320</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$4,749,111</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.6294</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$77,382</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>1.6294</u>
<b>2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>	<b><u>1.00000</u></b>

I, Lisa McCormick Auditor, of Wells 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) 7/16/2020

Lisa McCormick  
 County Auditor (Signature)

Lisa McCormick  
 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

Date (month, day, year) \_\_\_\_\_