



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022

State Form 56059 (R5 / 2-21)

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 Prepared By:
 Name Steve Dalton
 Unit/Company Cender/Dalton Municipal Advisors
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	<u>54,439,338</u>	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	<u>18,592,056</u>	
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$73,031,394</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	<u>74,264,996</u>	
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,792,810</u>	
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>393,287</u>	
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>302,856</u>	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		<u>\$72,562,617</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99358</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$54,089,837</u>
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$20,175,159</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.2644</u>	
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$658,598</u>	
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area	<u>3.1181</u>	
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99358</u>

I, Michael Hamann Auditor, of St. Joseph County 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) 7-28-21

County Auditor (Signature)

Michael Hamann
 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

07/29/2021
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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 & Company LLC
Telephone Number 219-465-8352
E-mail Address sdalton@cendercompany.com

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Michael Hamann Auditor, of St. Joseph County 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) 7-28-21
[Signature]
County Auditor (Signature)

Michael Hamann
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

07/29/2021
Date (month, day, year)



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County 71 - St. Joseph County
Jurisdiction St. Joseph County
Allocation Code T71311
Allocation Area Name Lakeville EDA

Form Prepared By:
Name Steve Dalton
Unit/Company Cender/Dalton Municipal Advisors
Telephone Number 219-465-8352
E-mail Address sdalton@cendercompany.com

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	<u>12,018,406</u>	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	<u>5,163,886</u>	
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$17,182,292</u>
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	<u>17,646,438</u>	
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>477,494</u>	
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	<u>66,900</u>	
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		<u>\$17,102,044</u>
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99533</u>
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$11,962,280</u>
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,684,158</u>
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.1326</u>	
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$121,220</u>	
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area	<u>2.145</u>	
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99533</u>

I, Michael Hamann Auditor, of St. Joseph County 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) 7-28-21

County Auditor (Signature)

Michael Hamann
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

07/29/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: 71 - St. Joseph County
Jurisdiction: St. Joseph County
Allocation Code: T71402
Allocation Area Name: New Carlisle EDA #1

Form Prepared By: Steve Dalton
Name: Steve Dalton
Unit/Company: Cender|Dalton Municipal Advisors
Telephone Number: 219-465-8352
E-mail Address: sdalton@cendercompany.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2020 and 2021, neutralization factor, and tax rates.

I, Michael Hamann Auditor, of St. Joseph County 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) 7-28-21
Signature of Michael Hamann
County Auditor (Signature)

Michael Hamann
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 of Commissioner
Commissioner, Department of Local Government Finance

07/29/2021
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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
Unit/Company Cender/Dalton Municipal Advisors
Telephone Number 219-465-8352
E-mail Address sdalton@cendercompany.com

Table with 3 columns: Description, Value, and Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Michael Hamann Auditor, of St. Joseph County 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) 7-28-21
[Signature]
County Auditor (Signature)

Michael Hamann
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

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Date (month, day, year)



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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@cendercompany.com

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2021 Pay 2022 Net Assessed Value, and 2021 Pay 2022 Neutralization Factor.

I, Michael Hamann Auditor, of St. Joseph County 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) 7-28-21
[Signature]
County Auditor (Signature)

Michael Hamann
County Auditor (Printed)

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[Signature]
Commissioner, Department of Local Government Finance

07/29/2021
Date (month, day, year)