



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 85-Wabash
 Jurisdiction Wabash Redevelopment Commission
 Allocation Code T85101
 Allocation Area Name Cinergy MetroNet Allocation Area - City of Wabash Portion

Form Prepared By:
 Name Jim Higgins
 Unit/Company LWG CPAs & Advisors
 Telephone Number (317) 777-7023
 E-mail Address Jim.Higgins@lwgcpa.com

1) 2020 Pay 2021 Base Assessed Value of Allocation Area	16,070,889	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area	33,416,698	
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$49,487,587
4) 2021 Pay 2022 Net Assessed Value of Allocation Area	49,886,075	
5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	267,436	
6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	353,720	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area	82,400	
9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area		\$49,182,519
10) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99384
11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$15,971,892
12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$33,914,183
13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,017,425
15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area		3
2021 PAY 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99384

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/26/2021

Marcie Shepherd
 County Auditor (Signature)

MARCIE SHEPHERD
 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

07/27/2021
 Date (month, day, year)



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County 85-Wabash
Jurisdiction Wabash Redevelopment Commission
Allocation Code T85202
Allocation Area Name Wabash AgriProducts Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

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

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/26/2021

Marcie Shepherd County Auditor (Signature)

MARCIE SHEPHERD 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

07/27/2021 Date (month, day, year)



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County 85-Wabash
Jurisdiction Wabash County Redevelopment Commission
Allocation Code T85201
Allocation Area Name POET Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

Table with 2 columns: Description and Amount. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total (Real) Assessed Value, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Net Assessed Value Growth, 2021 Pay 2022 Net Assessed Value Decrease, 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements, 2021 Pay 2022 Adjusted Net Assessed Value, 2021 Pay 2022 Neutralization Factor, 2021 Pay 2022 Adjusted Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, Estimated 2021 Pay 2022 Tax Rate, Estimated 2021 Pay 2022 Incremental Tax Revenue, Actual 2020 Pay 2021 Tax Rate, and 2021 Pay 2022 Base Neutralization Factor for Allocation Area (Line 10).

I, MARCIE SHEDHERD Auditor, of WABASH 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) 7/26/2021

Marcie Shepherd County Auditor (Signature)

MARCIE SHEDHERD County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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Commissioner, Department of Local Government Finance

07/27/2021 Date (month, day, year)



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County 85 - Wabash
Jurisdiction Wabash Redevelopment Commission
Allocation Code T85103
Allocation Area Name Miami and Market Streets Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total (Real) Assessed Value, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Adjusted Net Assessed Value, 2021 Pay 2022 Neutralization Factor, 2021 Pay 2022 Adjusted Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, Estimated 2021 Pay 2022 Tax Rate, Estimated 2021 Pay 2022 Incremental Tax Revenue, Actual 2020 Pay 2021 Tax Rate, and 2021 Pay 2022 Base Neutralization Factor.

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/26/2021

Marcie Shepherd County Auditor (Signature)

MARCIE SHEPHERD 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

07/27/2021 Date (month, day, year)



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County 85-Wabash
Jurisdiction Wabash Redevelopment Commission
Allocation Code T85102
Allocation Area Name Ford Meter Box Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

Table with 3 columns: Description, Value, Total. Rows include 2020 Pay 2021 Base Assessed Value, 2020 Pay 2021 Incremental Assessed Value, 2020 Pay 2021 Total, 2021 Pay 2022 Net Assessed Value, 2021 Pay 2022 Neutralization Factor, 2021 Pay 2022 Adjusted Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2021 Pay 2022 Tax Rate, 2021 Pay 2022 Incremental Tax Revenue, 2021 Pay 2022 Actual Tax Rate.

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/26/2021
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
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

07/27/2021
Date (month, day, year)



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County 85-Wabash
Jurisdiction Wabash Redevelopment Commission
Allocation Code T85106
Allocation Area Name Cinergy MetroNet Allocation Area - Wabash County Portion

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2020 and 2021, neutralization factor, and tax rates.

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/26/2021

Marcie Shepherd County Auditor (Signature)

MARCIE SHEPHERD County Auditor (Printed)

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County 85-Wabash
Jurisdiction Wabash Redevelopment Commission
Allocation Code T85105
Allocation Area Name Cinergy MetroNet Allocation Area - Town of North Manchester Portion

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

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

I, Marcie Shepherd Auditor, of Wabash 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) 7/26/2021
Marcie Shepherd County Auditor (Signature)
Marcie Shepherd County Auditor (Printed)

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Date (month, day, year) 07/27/2021