

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 - C	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			
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•	essed Value of Allocation Area		16,070,889	
,	al Assessed Value of Allocation Area		33,416,698	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Line	e 1 + Line 2)	_	\$49,487,587
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area		49,709,215	
	sed Value Growth in Allocation Area Due		12,702,213	
to New Construction or a Change in Tax Status			176,860	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha				
7) 2021 Pay 2022 Net Assessed Value Growth as a Result of				
Abatement Roll-Off in			353,720	
8) Estimated Assessed Value Decrease Due to 2021 Pay 2022				
Appeals Settlements in	-		82,400	
	Net Assessed Value of Allocation Area		, , , ,	
				\$49,096,235
			_	
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	_	0.99209
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$15,943,768
	ntal Assessed Value of Allocation Area (L	•		\$33,765,447
12) 2021 1 ay 2022 Incicinci	Mai Assessed value of Amocation Alea (L	ane 4 - Eme II)	_	\$33,703,447
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to	o Four Decimal Places)		3
14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13)				\$1,012,963
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area			3
			_	
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)		0.99209
I. MARCIE SHE	(DWERL) Auditor, of	Wabash	County, certify to the b	est of my
	e assessed value calculation is full, true and			est of my
identified above.	c assessed value calculation is full, true and	complete for the tax increment financ	c anocation area	
identified above.				
Dated (month, day, year)	7/28/202/			
	<u> 1/28/202/</u> The pherd			,
Marcu O	hipherd	Marcie	Shepherd	-
County Auditor (Signature)		County Auditor (Pri		
-	DEDARTMENT OF LOC	AL GOVERNMENT FINANCE		
<		IF BASE NEUTRALIZATION		
	CERTIFICATION OF T	W BASE NECTRALIZATION		
Allocation Area Name				
The base assessed value was	Anent, as certified above, is approved by the	e Denartment of Local Government Fi	nance	
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Clastope / Net	eau T	07/28/2021		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		