



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

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 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@cenderdalton.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, growth factors, and neutralization factors. Total 2022 Pay 2023 Adjusted Net Assessed Value is \$19,445,025.

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 8-7-22
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.

Commissioner, Department of Local Government Finance

08/18/2022
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@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total 2022 Pay 2023 Base Neutralization Factor is 1.08921.

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 8-9-22
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.

Commissioner, Department of Local Government Finance

08/18/2022
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:
Name: Steve Dalton
Unit/Company: Cender Dalton Municipal Advisors
Telephone Number: 219-465-8352
E-mail Address: sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth factors, and neutralization factors. Values are highlighted in yellow.

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) 8-9-22
[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

08/18/2022
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@cenderdalton.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total 2022 Pay 2023 Base Neutralization Factor is 1.06680.

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 8-9-22
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.

Commissioner, Department of Local Government Finance

08/18/2022
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 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@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 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) 8-9-22
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

08/18/2022
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 Dalton Municipal Advisors
Telephone Number 219-465-8352
E-mail Address sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 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) 8-9-22
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.

Commissioner, Department of Local Government Finance

08/18/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71518
Allocation Area Name Douglas Road Allocation Area

Form Prepared By:
Name Matthew R. Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Neutralization Factor.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
County Auditor (Signature)

Michael J. 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

08/18/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71522
Allocation Area Name River East Development Area - Allocation Area No. 1

Form Prepared By:
Name Matthew R. 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 Value. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Values are highlighted in yellow.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
County Auditor (Signature)

Michael J. 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

08/18/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71523
Allocation Area Name River East Development Area - Allocation Area No. 2

Form Prepared By:
Name Matthew R. Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value (adjusted, as certified above), is approved by the Department of Local Government Finance.

Signature of Commissioner
Commissioner, Department of Local Government Finance

08/18/2022
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71521
Allocation Area Name River West Development Area - Allocation Area No. 1

Form Prepared By:
Name Matthew R. 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 Value. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Values are highlighted in yellow.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
[Signature]
County Auditor (Signature)

Michael J. 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

08/18/2022
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71516
Allocation Area Name Southside Allocation Area No. 1

Form Prepared By:
Name Matthew R. 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 Value. Rows include assessed values for 2021 and 2022, growth factors, and neutralization factor. Values are highlighted in yellow.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. 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

08/18/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71513
Allocation Area Name West Washington-Chapin Allocation Area

Form Prepared By:
Name Matthew R. 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 Value. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Values are highlighted in yellow.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
[Signature]
County Auditor (Signature)

Michael J. 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

08/18/2022
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction Mishawaka
Allocation Code T71623
Allocation Area Name Consolidated

Form Prepared By:
Name Matthew R. 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 Value. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Values are highlighted in yellow.

I, Michael J. Hamann Auditor, of St. Joseph 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) 8-17-22
Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. 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

08/18/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction Walkerton
Allocation Code T71301
Allocation Area Name Walkerton Community

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 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and neutralization factors.

I, Michael J. Hamann Auditor, of St. Joseph 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 8-17-22
Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustments as certified above, is approved by the Department of Local Government Finance.
Signature of Commissioner
Date 08/18/2022

Commissioner, Department of Local Government Finance
Date (month, day, year)