



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 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

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

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) 7/29/22

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

07/29/2022

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 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rate calculations.

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) 7/29/2022

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

07/29/2022 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 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final factor of 1.18912.

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) 7/29/2022
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

07/29/2022
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 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, net assessed values, and neutralization factors.

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) 7/29/2022
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
Date (month, day, year) 07/29/2022



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County 85 - Wabash
Jurisdiction Wabash County 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, and Total. Rows include assessed values for 2021 and 2022, net assessed values, growth, and neutralization factors. Total 2022 Pay 2023 Base Neutralization Factor is 1.16327.

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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARIE 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

07/29/2022
Date (month, day, year)





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County 85 - Wabash
Jurisdiction Wabash County 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 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final neutralization factor of 1.11181.

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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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County 85 - Wabash
Jurisdiction North Manchester 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 2021 and 2022, growth, decrease, 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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
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

07/29/2022
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