



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>187,490,242</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>742,903,454</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$930,393,696</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>921,134,881</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>17,356,038</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>3,712,786</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>24,250,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$883,241,629</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.94932</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$177,988,237</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$743,146,644</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.94932</u>

I, John Murphy 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)

 County Auditor (Signature)

John Murphy
 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

08/30/2023
 Date (month, day, year)

TIF NEUTRALIZATION SUMMARY

ST. JOSEPH COUNTY, INDIANA

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2024 Neutral Factor</u>	<u>Pay 2024 Pass-through AV</u>
Douglas Road	T71518	0.90938	\$0
River East Development Area - Allocation Area No. 1	T71522	0.95549	0
River East Development Area - Allocation Area No. 2	T71523	0.95257	0
River West Development Area - Allocation Area No. 1	T71521	0.97472	0
Southside Allocation Area No. 1	T71516	0.97672	0
West Washington-Chapin Allocation Area	T71513	0.97947	0
Mishawaka Consolidated	T71623	0.94910	\$0
Sports Facility Allocation Area	T71624	1.00000	0
Walkerton Community	T71301	0.95991	\$0



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2023 PAY 2024**

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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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>8,182,080</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,182,080</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>8,461,830</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>131,250</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>890,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$7,440,580</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.90938</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$8,461,830</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.90938</u>

I, John Murphy 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) 8/24/23
John Murphy
County Auditor (Signature)

John Murphy
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

08/24/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
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 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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>156,843,149</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>212,471,470</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$369,314,619</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>442,810,437</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>64,481,171</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,087,690</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>16,010,840</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>10,530,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$352,876,116</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95549</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$149,862,060</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$292,948,377</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95549</u>

I, John Murphy 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) 8/24/23
John Murphy
County Auditor (Signature)

John Murphy
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

08/24/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

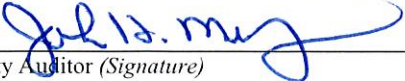
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>16,906,558</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>272,131,227</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$289,037,785</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>291,064,340</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>15,160,675</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,276,280</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>1,850,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$275,329,945</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95257</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$16,104,680</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$274,959,660</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95257</u>

I, John Murphy 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) 8/24/23

 County Auditor (Signature)

John Murphy
 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

08/24/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
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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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>242,083,737</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>587,938,035</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$830,021,772</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>848,435,537</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>14,843,953</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>7,909,353</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>9,268,215</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>23,190,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$809,042,722</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97472</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$235,963,860</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$612,471,677</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97472</u>

I, John Murphy 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)

8/24/23

John Murphy
County Auditor (Signature)

John Murphy
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

08/24/2023
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024

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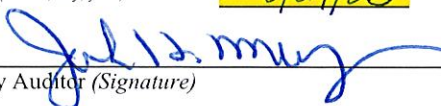
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

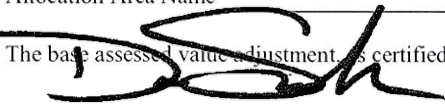
1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>38,929,495</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>95,542,127</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$134,471,622</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>140,144,684</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,842,974</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>178,900</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>658,834</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>5,480,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$131,341,776</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97672</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$38,023,216</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$102,121,468</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97672</u>

I, John Murphy 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) 8/24/23

 County Auditor (Signature)

John Murphy
 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) 08/24/2023



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)
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 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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>22,529,773</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>19,057,343</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$41,587,116</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>42,575,927</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,770,339</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>727,940</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>800,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$40,733,528</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97947</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$22,067,237</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$20,508,690</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97947</u>

I, John Murphy 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)

8/24/23


County Auditor (Signature)

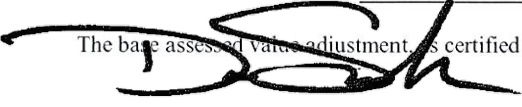
John Murphy
County Auditor (Printed)

**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.

08/24/2023


Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024

State Form 56059 (R4 / 06-23)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE


NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
 Jurisdiction Mishawaka
 Allocation Code T71624
 Allocation Area Name Sports Facility 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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$0</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>0</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$0</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

I, John Murphy 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) 8/24/23

 County Auditor (Signature)

John Murphy
 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

08/24/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>15,671,147</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>5,688,603</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,359,750</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>21,080,020</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>189,470</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>185,900</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>573,000</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$20,503,450</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95991</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$15,042,891</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$6,037,129</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95991</u>

I, John Murphy 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) 8/24/23

 County Auditor (Signature)

John Murphy
 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

08/24/2023
 Date (month, day, year)



ST. JOSEPH COUNTY

ESTABLISHED 1830

**St. Joseph County, Indiana
Office of the Auditor**

Annual Trending Adjustment Factors for Allocation Areas

Dated
August 9, 2023

Prepared for the
Indiana Department of Local Government Finance

Prepared by:



For the Office of the St. Joseph County Auditor
John Murphy, Auditor

St. Joseph County, Indiana
Office of the St. Joseph County Auditor
John Murphy, Auditor

Pay 2024 Allocation Area Real Property Base Assessment Neutralization Worksheets:
Summary of Neutralization Ratios

County Code	Allocation Area Name	DLGF Allocation Area Code	County Allocation Area Code	January 1, 2023 Assessment Date Allocation Area Neutralization Ratio
71	Wyatt Economic Development Area Allocation Area #1	T71401	Wyatt EDA Allocation Area #1	1.02468
71	New Carlisle Economic Development Area Allocation Area #1	T71402	NCEDA #1	0.98011
71	New Carlisle Economic Development Area Allocation Area #2	T71406	NCEDA #2	1.01578
71	Capital Avenue - AM General Allocation Area #3	T71403	AM General	0.99386
71	NW Cleveland Road Economic Development Area	T71404	NW Cleveland EDA	0.96710
71	Lakeville Economic Development Area	T71311	Lakeville EDA	1.17930
71	Solar Project Economic Development Area	T71407	Solar Project EDA	0.00000



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

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 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 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.02468

I, John Murphy 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) 8-10-23

County Auditor (Signature)

John H. Murphy 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

08/11/2023 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

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 T71402
Allocation Area Name New Carlisle EDA #1

Form Prepared By:

Name Steve Dalton
Unit/Company CenderDalton Municipal Advisors
Telephone Number (219) 465-8352
E-mail Address sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.98011

I, John Murphy 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)

8-10-23

County Auditor (Signature)

John H. Murphy
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

08/11/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

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 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, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.01578

I, John Murphy 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) 8-10-23

County Auditor (Signature) [Handwritten Signature]

John H. Murphy 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 [Handwritten Signature]

08/11/2023 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

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 CenderDalton Municipal Advisors
Telephone Number (219) 465-8352
E-mail Address sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99386

I, John Murphy 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)

8-10-23

County Auditor (Signature)

John H. Murphy
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

08/11/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

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 T71405
Allocation Area Name NW Cleveland Road EDA

Form Prepared By:

Name Steve Dalton
Unit/Company CenderDalton Municipal Advisors
Telephone Number (219) 465-8352
E-mail Address sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.96710

I, John Murphy 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)

8-10-23

County Auditor (Signature)

John H. Murphy
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

08/11/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

State Form 56059 (R7 / 7-23)

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 CenderDalton Municipal Advisors
Telephone Number (219) 465-8352
E-mail Address sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.17930

I, John Murphy 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) 8-10-23

County Auditor (Signature)

John H. Murphy
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

08/11/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2023 PAY 2024

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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 T71407
Allocation Area Name Solar Project EDA

Form Prepared By:

Name Steve Dalton
Unit/Company CenderDalton Municipal Advisors
Telephone Number (219) 465-8352
E-mail Address sdalton@cenderdalton.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

2023 PAY 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

I, John Murphy 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) 8-10-23

Signature of John H. Murphy

John H. Murphy
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

08/11/2023
Date (month, day, year)