



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 Wells
Jurisdiction Ossian Redevelopment Commission
Allocation Code T90901
Allocation Area Name Ossian Industrial Park

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factor.

I, Lisa McCormick Auditor, of Wells 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) 7-31-23
Signature of Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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
Date 8/1/2023
Commissioner, Department of Local Government Finance
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90405
Allocation Area Name Midland Allocation Area 2

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factor.

I, Lisa McCormick Auditor, of Wells 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 7-31-23
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

8/1/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90403
Allocation Area Name MidLand

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factor.

I, Lisa McCormick Auditor, of Wells 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) 7-31-23
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

8/1/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Markle Redevelopment Commission
Allocation Code T90171
Allocation Area Name Markle Residential Allocation Area

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

I, Lisa McCormick Auditor, of Wells 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) 7-31-23
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

8/1/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90111
Allocation Area Name Lancaster

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factors. Total values include \$26,063,385 and \$25,527,820.

I, Lisa McCormick Auditor, of Wells 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 7-31-23
Signature of Lisa McCormick
County Auditor (Signature)

Lisa McCormick
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

8/1/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
 Jurisdiction Bluffton Redevelopment Commission
 Allocation Code T90402
 Allocation Area Name Adams Street #2

Form Prepared By:
 Name Matt Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

| | | |
|---|------------------|--------------------|
| 1) 2022 Pay 2023 Base Assessed Value of Allocation Area | <u>2,640,313</u> | |
| 2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area | <u>3,946,076</u> | |
| 3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$6,586,389</u> |
| 4) 2023 Pay 2024 Net Assessed Value of Allocation Area | <u>6,757,295</u> | |
| 5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>183,000</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>\$6,574,295</u> |
| 10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.99816</u> |
| 11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$2,635,455</u> |
| 12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$4,121,840</u> |
| 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.99816</u> |

I, Lisa McCormick Auditor, of Wells 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 8-31-23
Lisa McCormick
 County Auditor (Signature)

Lisa McCormick
 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] 8/1/2023
 Commissioner, Department of Local Government Finance Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90404
Allocation Area Name Adams Street #3

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1520
E-mail Address Matt.Eckerle@bakertilly.com

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

I, Lisa McCormick Auditor, of Wells 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 7-31-23
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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[Signature]
Commissioner, Department of Local Government Finance

8/1/2023
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Wells
 Jurisdiction Bluffton Redevelopment Commission
 Allocation Code T90401
 Allocation Area Name Adams Street #1

Form Prepared By:
 Name Matt Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number 317-465-1520
 E-mail Address Matt.Eckerle@bakertilly.com

| | | |
|---|-------------------|---------------------|
| 1) 2022 Pay 2023 Base Assessed Value of Allocation Area | <u>29,419,191</u> | |
| 2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area | <u>30,804,279</u> | |
| 3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$60,223,470</u> |
| 4) 2023 Pay 2024 Net Assessed Value of Allocation Area | <u>60,621,580</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>36,070</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>\$60,585,510</u> |
| 10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.00601</u> |
| 11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$29,596,000</u> |
| 12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$31,025,580</u> |
| 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.00601</u> |

I, Lisa McCormick Auditor, of Wells 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) 7-31-23
Lisa McCormick
 County Auditor (Signature)

Lisa McCormick
 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] 8/1/2023
 Commissioner, Department of Local Government Finance Date (month, day, year)