

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		17,084,567	
	al Assessed Value of Allocation Area		3,087,858	
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)			\$20,172,425
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area		23,273,370	
	sed Value Growth in Allocation Area Due			
	r a Change in Tax Status sed Value Decrease in Allocation Area Due		1,124,200	
to Demolition or a Cha	nge in Tax Status			
 2023 Pay 2024 Net Asses Abatement Roll-Off in 	sed Value Growth as a Result of		1 500 000	
	e Decrease Due to 2023 Pay 2024		1,590,000	
Appeals Settlements in	Allocation Area		0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
			_	\$20,559,170
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	•••	1.01917
	d Base Assessed Value of Allocation Area (Linc 1 * Linc ntal Assessed Value of Allocation Area (Linc 4 - Linc 11		_	\$17,412,078 \$5,861,292
14, 2010 kily non't illeredite	min / 15555500 V Blue of / Midellion / Med (Elife 4 " Elife 11	,	_	
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	\ (LINE 10)		1.01917
I, Lisa McCormick knowledge that the above basidentified above.	Auditor, of . Wells se assessed value calculation is full, true and complete for the		County, certify to the b Hocation area	est of my
Dated (month, day, year) County Auditor (Stephane)	- <u>7-31-23</u> MCOrnik	Lisa McCormick County Auditor (Prin	North North	The April 1944 of
	DEPARTMENT OF LOCAL GOVERN CERTIFICATION OF TIF BASE NEU			
Allocation Area Name				
		CI		
The base assessed value adju	stinest, as certified above, is approved by the Department of	FLocal Government Fina 8/1/2023	nce.	
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Comm	nission		
Allocation Code	T90405			
Allocation Area Name	Midland Allocation Area 2			
Form Prepared By:				
Name	Matt Eckerle	en e		
Unit/Company	Baker Tilly Municipal Advisors	ELIC TENENCIA DE LA CONTRACTOR DE LA CON		
Telephone Number	317-465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2022 Doug 2022 Door And	and Value of Allegation Asset			
•	essed Value of Allocation Area tal Assessed Value of Allocation Are		3,710,600	
	al) Assessed Value of Allocation Are		3,710,000	\$3,710,600
3) 2022 1 ay 2023 10km (100	m) Assessed value of Allocation Are	a (Luic 1 · Line 2)		#3,710,000
4) 2023 Pay 2024 Net Asset	ssed Value of Allocation Area		6,529,700	
	ssed Value Growth in Allocation Are	a Due		
	r a Change in Tax Status		2,819,100	
	ssed Value Decrease in Allocation A	rea Due	rmgraug rank girau g r	
to Demolition or a Cha	inge in Tax Status issed Value Growth as a Result of			
Abatement Roll-Off in			N-1801 - 1801 -	
	e Decrease Due to 2023 Pay 2024		<u> </u>	
Appeals Settlements in			0	
	Net Assessed Value of Allocation A	rea		
				\$3,710,600
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (R	ound to Five Decimal Places)	_	1.00000
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocatio	n Area (Line 1 * Line 10)		\$0
	ental Assessed Value of Allocation		_	\$6,529,700
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR A	ALLOCATION AREA (LINE 10)		1.00000
I, Lisa McCormick	Auditor, o	of Wells	County cortify to the b	nat aftern
		rue and complete for the tax increment finance	County, certify to the bo	est of my
identified above.	oc assessed value calculation is fall, t	rue and complete for the tax therement intance	anocation area	
Dated (month, day, year)	7-31-23			
	Chala			
	1/14 osmill	Lisa McCormick		
County Auditor (Signature)	CIII COMAK	County Auditor (Pri	nted)	
		F LOCAL GOVERNMENT FINANCE		
	CERTIFICATIO	N OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base of a state of		di		
ne pase a sessed value adju	sumery, as certified above, is approve	ed by the Department of Local Government Fina	ance.	
	M	8/1/2023		
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

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			
1) 2022 Pay 2023 Base Asse	ssed Value of Allocation Area		1,651,320	
	al Assessed Value of Allocation Area		9,716,100	
	d) Assessed Value of Allocation Area (Lin	e 1 + Line 2)		\$11,367,420
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area		11,848,220	
	sed Value Growth in Allocation Area Due		11,010,220	
to New Construction or	a Change in Tax Status		0	
	sed Value Decrease in Allocation Area Du	e		
to Demolition or a Cha	nge in Tax Status sed Value Growth as a Result of		0	
Abatement Roll-Off in			500,800	
	Decrease Due to 2023 Pay 2024		300,000	
Appeals Settlements in	Allocation Area		0	
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area			
				\$11,347,420
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round t	to Five Decimal Places)	•	0.99824
11) 2023 Pay 2024 Adjusted	I Base Assessed Value of Allocation Are	a (Line 1 * Line 10)		\$1,648,414
	ntal Assessed Value of Allocation Area (_	\$10,199,806
2023 Pay 2024 BASE NEU	FRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)		0.99824
I, Lisa McCormick	Auditor, of	Wells	County, certify to the be	est of my
	e assessed value calculation is full, true an			•
identified above.				
Dated country and country	7-31-23			
Dated (month, day year)	Marill 1	·		
Mu	Mocomun	Lisa McCormick		
County Auditor (Signature)	***************************************	County Auditor (Prin	ted)	
		•	,	
		CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adju-	stmers as certified above is approved by t	he Department of Local Government Finar	nre	•
The same and the same and the	salion, as certified above, is approved by t	•	ico.	
		8/1/2023		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells	• • •		
Jurisdiction	Markle Redevelopment Commission			
Allocation Code	T90171			
Allocation Area Name	Markle Residential Allocation Area			
Fa D 4 D				
Form Prepared By: Name	Matt Eckerle	And the second of the second		
Unit/Company	Baker Tilly Municipal Advisors, LLC	Victoria de la Companya del Companya de la Companya del Companya de la Companya d		
Telephone Number	317-465-1520	14 14 14 14 14 14 14 14 14		
E-mail Address	Matt.Eckerle@bakertilly.com			
L-man Address	Mad. Lekerica bakering com			
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		0	
	tal Assessed Value of Allocation Area			
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 +	Line 2)		\$0
4) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area		2,169,980	
	ssed Value Growth in Allocation Area Due			
to New Construction of	r a Change in Tax Status		2,169,980	
	ssed Value Decrease in Allocation Area Due			
to Demolition or a Cha			0	
Abatement Roll-Off in	ssed Value Growth as a Result of			
	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			0	
- •	Net Assessed Value of Allocation Area			
			_	\$0
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Fiv	e Decimal Places)		1.00000
10) 1000 1 113 1000 1 11000 1100	institution 1 motor (Sint 5) (Account to 11)	v Deemar races,		1.00000
11) 2023 Pay 2024 Adjusto	d Base Assessed Value of Allocation Area (Li	ne 1 * Line 10)	_	\$0
12) 2023 Pay 2024 Increm	ental Assessed Value of Allocation Area (Line	4 - Line 11)	_	\$2,169,980
2023 Pay 2024 RASE NEI	TRALIZATION FACTOR FOR ALLOCAT	ION ADEA (LINE 10)	Г	1.00000
2020 Lay 2024 DASE INDE	TRALIZATION FACTOR FOR ALLOCAT	ION ANEA (DINE 10)	L.,	1.00000
I, Lisa McCormick	Auditor, of Well	s Total Calabata	County, certify to the be	est of my
knowledge that the above ba	se assessed value calculation is full, true and con			•
identified above.				
211	7-31-23			
Dated (month, da year)	MAA -11			
TXX.	MCOMMUN	Line McCamuiale	and the second	gg was
County Auditor (Signature)		<u>Lisa McCormick</u> County Auditor <i>(Prin</i>	ntad)	
County Auditor (Dighthalie)		County Auditor (F11)	neu)	
	DEPARTMENT OF LOCAL	GOVERNMENT FINANCE		
	CERTIFICATION OF TIF			
Allocation Area Name			WALKE CO.	
The base assessed value adju	stmer, as certified above, is approved by the De	epartment of Local Government Fina	nce.	
	An	-		
		8/1/2023		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Commission			
Allocation Code	T90111			
Allocation Area Name	Lancaster			
		•		
Form Prepared By:	Matt Dahaula	A second		
Name Unit/Company	Matt Eckerle Baker Tilly Municipal Advisors, LLC	7 (544) 4 (424) 4 (475)		
Telephone Number	317-465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			
	essed Value of Allocation Area		5,971,871	
•	tal Assessed Value of Allocation Area	1 I in a 2)	20,091,514	\$26,063,385
3) 2022 Fay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line I	T Line 2)	-	\$20,005,365
4) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area		25,482,620	
•	ssed Value Growth in Allocation Area Due			
	or a Change in Tax Status		0	
to Demolition or a Ch	ssed Value Decrease in Allocation Area Due		45,200	
	ssed Value Growth as a Result of		45,200	
Abatement Roll-Off in			. 0	
	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			\$25,527,820
10) 2022 D 2024 N	The state of the parties of the part	31 Th. 1 171)	_	
10) 2025 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to F	ive Decimal Places;		0.97945
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation Area (I	Line 1 * Line 10)		\$5,849,149
	ental Assessed Value of Allocation Area (Lit		_	\$19,633,471
4042 B . 494 / B / CE NET	UMB I I IZ I MION DI COON DODI IVI OCII	MON A DEL A ME 40	_	0.05045
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	L	0.97945
I, Lisa McCormick	Auditor, of We	ells	ounty, certify to the be	est of my
	se assessed value calculation is full, true and c	omplete for the tax increment finance al	location area	•
identified above.				
Datade st. 1	7-31-23			
Dated (month, day, year)	· WAA			
(Z)/k	a Manuel	Lisa McCormick		of the Audional
County Auditor (Signature)		County Auditor (Prin	ied)	
		· ·		
		L GOVERNMENT FINANCE F BASE NEUTRALIZATION		
		- Brief (BO ANGELEDITE () 1		
Allocation Area Name				
The base assessed solve adju	ustment, as certified above, is approved by the	Department of Local Government Finar	ice.	
		8/1/2023		
Commissioner Department	of Local Government Finance	Date (month, day, year)		
Commissioner, Department	OF POOR COLOURING ENRING	DAG (monte, aav. vear)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells		
Jurisdiction	Bluffton Redevelopment Commission	the transfer of	
Allocation Code	T90402		
Allocation Area Name	Adams Street #2		
Form Prepared By:			
Name	Matt Eckerle	5.4.	
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1520		
E-mail Address	Matt.Eckerle@bakertilly.com	· · · · · · · · · · · · · · · · · · ·	
1) 2022 Pay 2022 Page Ang	essed Value of Allocation Area	2640 212	
•	tal Assessed Value of Allocation Area	2,640,313 3,946,076	
	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,586,389
,	(,	•	40,000,000
,	ssed Value of Allocation Area	6,757,295	
	ssed Value Growth in Allocation Area Due		
	r a Change in Tax Status	183,000	
to Demolition or a Cha	ssed Value Decrease in Allocation Area Due	0	
	ssed Value Growth as a Result of		
Abatement Roll-Off in	Allocation Area		
	e Decrease Due to 2023 Pay 2024		
Appeals Settlements in			
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		\$6,574,295
-	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places) d Base Assessed Value of Aliocation Area (Line 1 * Line 10)		0.99816 \$2,635,455
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,121,840
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99816
I, Lisa McCormick knowledge that the above ba identified above.	Auditor, of Wells se assessed value calculation is full, true and complete for the tax increment	County, certify to the nt finance allocation area	best of my
Dated (month, day, your)	Lisa McC	Cormick	suetueue m
County Auditor (Signature)	County A	uditor <i>(Printed)</i>	
	DEDARTMENT OF LOOK DATA CONFEDERATION PLANT	NOE	
	DEPARTMENT OF LOCAL GOVERNMENT FINA CERTIFICATION OF TIF BASE NEUTRALIZAT		
Allocation Area Name			
The base assessed value adju	istment, as certified above, is approved by the Department of Local Govern 8/1/202		
Commissioner, Department of	of Local Government Finance Date (month)	i, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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			
1) 2022 Pay 2023 Base Asse	ssed Value of Allocation Area		12,443,313	
	al Assessed Value of Allocation Area		303,253	
3) 2022 Pay 2023 Total (Res	d) Assessed Value of Allocation Area (Line	e 1 + Line 2)		\$12,746,566
4) 2023 Pay 2024 Net Asses	sed Value of Allocation Area		13,262,310	
	sed Value Growth in Allocation Area Due			
	a Change in Tax Status		0	
	sed Value Decrease in Allocation Area Due		75.17.47.47.17.17.4.4.70	
to Demolition or a Cha 7) 2023 Pay 2024 Net Asses	sed Value Growth as a Result of		0	
Abatement Roll-Off in			249,260	
	Decrease Due to 2023 Pay 2024			
Appeals Settlements in			0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			\$13,013,050
			_	φ15,015,050
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round t	o Five Decimal Places)		1.02091
11) 2023 Pay 2024 Adjusted	l Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$12,703,503
	ntal Assessed Value of Allocation Area (-	\$558,807
2023 Pay 2024 RASE NEI!	FRALIZATION FACTOR FOR ALLO	CATION ADEA (LINE 18)	г	1.02091
2023 1 ay 2024 BASE NEO	INALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	L	1.02091
I, Lisa McCormick		Wells (County, certify to the b	est of my
identified above.	e assessed value calculation is full, true and	I complete for the tax increment finance a	location area	
radititiva above,				
Dated (month, day, year)	7-31-23			
	MAN :			
$ /$ χ / χ	11 Comula	Lisa McCormick		
County Auditor (Signature)		County Auditor (Prin	ted)	
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
		FIF BASE NEUTRALIZATION		
Allocation Area Name				
	/	The state of the s		
The base assessed value adju	stmer, as certified above, is approved by the	ne Department of Local Government Fina	ice.	
	M	8/1/2023		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Wells			
Jurisdiction	Bluffton Redevelopment Commis	ssion		
Allocation Code	T90401			
Allocation Area Name	Adams Street #1			
F b t p				
Form Prepared By: Name	Matt Eckerle	uautaat taba		
Unit/Company	Baker Tilly Municipal Advisors,			
Telephone Number	317-465-1520			
E-mail Address	Matt.Eckerle@bakertilly.com			

	ssed Value of Allocation Area		29,419,191	
	al Assessed Value of Allocation Area	(Line 1 + Line 2)	30,804,279	6/0.000 450
3) 2022 Fay 2023 Total (Rea	al) Assessed Value of Allocation Area	(Line t + Line 2)	_	\$60,223,470
	sed Value of Allocation Area		60,621,580	
	sed Value Growth in Allocation Area	Due		
to New Construction of	a Change in Tax Status	_	0	
	sed Value Decrease in Allocation Area	i Due		
to Demolition or a Cha 7) 2023 Pay 2024 Net Asses	sed Value Growth as a Result of			
Abatement Roll-Off in			36,070	
	Decrease Due to 2023 Pay 2024			
Appeals Settlements in	Allocation Area		0	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	n e e e e e e e e e e e e e e e e e e e		
			_	\$60,585,510
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Rou	and to Five Decimal Places)		1.00601
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation	Area (Line 1 * Line 10)		\$29,596,000
	ntal Assessed Value of Allocation A			\$31,025,580
2023 Pay 2024 RASE NEIF	TRALIZATION FACTOR FOR AI	LOCATION ADEA (LINE 10)	_	1 00601
2023 1 nj 2024 BRSE (1EO	I NADIZATION PACTOR FOR AL	LOCATION AREA (LINE 10)	L	1.00601
T. I. S. M. O. W. C. L. S. C.				_
I, Lisa McCormick	Auditor, of		County, certify to the b	est of my
identified above.	e assessed value calculation is full, tru	e and complete for the tax increment finance a	illocation area	
	_			
Dated (month, day, year)	7-31-23			
2100	Mellowill			
	111 COMMUN	Lisa McCormick		
County Auditor (Signature)		County Auditor (Prin	nted)	
	DEPARTMENT OF	LOCAL GOVERNMENT FINANCE		
		OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
A MOCATOR ATCA MAINE				
The base assessed the adju-	stmedt, as certified above, is approved	by the Department of Local Government Fina	nce.	
		8/1/2023		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		