TIF NEUTRALIZATION SUMMARY

Elkhart County

Allocation Area	Allocation Code/ State TIF Code	2023 Neutral Factor	Pay 2023 Pass-through AV
City of Elkhart - Downtown Pre '95	T20750	1.01461	\$0
NE Corridor - Pre '95	T20770	1,00185	0
Nappanee Westside	T20790	1,01315	Ö
Nappanee Downtown	T20800	1.02565	0
Middlebury East	T20860	1.01328	0
Middlebury Southeast	T20950	1.00906	Ō
Goshen River Race	T20970	1.04202	0
Elkhart Southwest Industrial	T20980	0.99062	0
Nappanee Senior Housing	T20100	1.04065	0
Elkhart Aeroplex	T20102	1.00825	0
Keystone I	T20104	1.00924	0
Keystone II	T20105	1.00790	0
Century Drive	T20106	0.96589	0
Sterling East	T20111	1,06620	0
Western Gateway	T20112	1.01262	0
North Baugo	T20114	1.06232	0
North US 33	T20115	0.93199	0
Pierre Moran	T20117	1.04555	0
Cassopolis	T20118	1.00377	0
South Benton	T20121	1.01554	0
Northwest Gateway	T20122	1.05189	0
Technology Park	T20126	1.02712	0
Goshen Downtown	T20128	1.02185	0
South State Road 15	T20130	1.00306	0
North State Road 15	T20132	1.04727	0
Elroy Drive Industrial Park	T20134	1.00016	0
South Main Street Gateway	T20136	1.04591	0
Southeast EDA	T20138	1.02087	0
Consolidated River Race/US 33	T20139	1.02261	0
Consolidated South Elkhart	T20141	1.07593	0
State Road 19 Corridor	T20145	1.02617	0
State Road 13 Interchange	T20147	1.05114	0
Bristol EDA	T20148	1.02957	0
Consolidated Nappanee Union	T20153	1.00539	0
Consolidated Nappanee Locke	T20154	1.01206	0
Millersburg Forest River	T20161	1.00406	0
Syracuse Technology Park	T20162	1.02188	0 0
Downtown Middlebury Loves Elkhart Northeast Corridor	T20163	1.02048	0
	T20164 T20751	0.96497 1.00442	0
Easy Shoppe Plaza	T20751		0
Lippert/Dierdorff GGT Economic Development Area	T20170	1.01106 1.12114	0
College Avenue EDA	T20171	0.88939	0
Downtown EDA Allocation #2	T20175	1.00297	0
Seahawk Allocation Area	T20177	1.00000	0
AMZ Allocation Area	T20178	0.00000	0
ANIZ ANOCATION AIDA	120173	0,00000	0



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20750 Elkhart Downtown			
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com			
2) 2021 Pay 2022 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Li	ine 1 + Line 2)	51,447,459 74,363,721	\$125,811,180
5) 2022 Pay 2023 Net Asses to New Construction of	sed Value of Allocation Area sed Value Growth in Allocation Area Due r a Change in Tax Status sed Value Decrease in Allocation Area Du nge in Tax Status		144,974,640 15,373,582 1,203,000	
 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in 	sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023		4,600 3,150,000	
9) 2022 Fay 2023 Adjusted	Net Assessed value of Allocation Area		19	\$127,649,458
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	:=	1.01461
,	l Base Assessed Value of Allocation Arental Assessed Value of Allocation Area	•		\$52,199,106 \$92,775,534
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round Incremental Tax Revenue ((Linc 12/100) ax Rate for the Allocation Area		: :	3.574 \$3,315,798 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	[1,01461
I, Patricia A. Pickens knowledge that the above bas identified above.	Auditor, of e assessed value calculation is full, true ar	Elkhart nd complete for the tax increment finance	County, certify to the allocation area	pest of my
Dated (month, day, year) County Auditor (Signature)	8/12/2023 C. Pickens	Patricia A. Picken County Auditor (Pri		
		OCAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adju	raut	the Department of Local Government Fina 08/15/2022	ance.	
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

	NOTE: DO	NOT	INCLUDE	PERSONAL	PROPERT'	Y VALUES.
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County	Elkhart		-	
Jurisdiction	Elkhart County		-	
Allocation Code	T20770		-	
Allocation Area Name	Northeast Corridor		-0	
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC		-	
Telephone Number	(317) 465-1500		-:	
E-mail Address	Jason Semler@bakertilly.com		3 .	
	- Committee of the Comm		<u> </u>	
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		46,504,788	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area		153,788,918	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Lin	ne 2)	- 10	\$200,293,706
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		248,301,534	
	sed Value Growth in Allocation Area Due		246,301,334	
	a Change in Tax Status		38,637,170	
	sed Value Decrease in Allocation Area Due		36,037,170	
to Demolition or a Cha			1,208,800	
	sed Value Growth as a Result of		1,200,800	
Abatement Roll-Off in			1,209,030	
	Decrease Due to 2022 Pay 2023		1,207,030	
Appeals Settlements in	·		9,000,000	
	Net Assessed Value of Allocation Area		3,000,000	
-,,			29	\$200,664,134
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five D	ecimal Places)		1.00185
10) 2022 1 ay 2025 Neathan	Zation Factor (Eline 5) (Round to 1170 E	ecimai i iacesj	€.	1.00103
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1	* Line 10)		\$46,590,822
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Line 4 -	Line 11)		\$201,710,712
			2	
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four I	Decimal Places)		3.0977
	Incremental Tax Revenue ((Line 12/100) * Line 1	3)		\$6,248,393
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area			0
2022 DAW 2022 DAGE NEI	TRALIZATION EACTOR FOR ALL OCATIO	NADEA (LINE 10)	r	1.00185
2022 FA (2023 DASE NEU	TRALIZATION FACTOR FOR ALLOCATIO	N AREA (LINE 10)	L	1.00185
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the	best of my
	e assessed value calculation is full, true and comple	te for the tax increment finance		í
identified above.	4			
	Clarks an			
Dated (month, day, year)	8 12/2022			
Patricia 6	exictors.	Patricia A. Picker	18	
County Auditor (Signature)	10-0(00)	County Auditor (Pr		
		202113) 1 1221101 (2.7		
	DEPARTMENT OF LOCAL GO	VERNMENT FINANCE		
	CERTIFICATION OF TIF BAS			
Allocation Area Name				
	1			
The bale assersed value que	thent, as certified above, is approved by the Depar		ance.	
10dstal X		08/15/2022		
Compre / B	rall			
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart				
Jurisdiction	Nappanee				
Allocation Code	T20790				
Allocation Area Name	Nappanee Westside				
Form Prepared By:					
Name	Jason G. Semler				
Unit/Company	Baker Tilly Municipal Advisors, LLC				
Telephone Number	(317) 465-1500				
E-mail Address	Jason Semler@bakertilly.com				
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area			19,402,129	
2) 2021 Pay 2022 Incremen	ital Assessed Value of Allocation Area			37,806,271	
3) 2021 Pay 2022 Total (Re	eal) Assessed Value of Allocation Area (I	Line 1 + Line 2)		_	\$57,208,400
	ssed Value of Allocation Area			66,910,900	
, ,	ssed Value Growth in Allocation Area D	ue			
to New Construction of	or a Change in Tax Status			0	
	ssed Value Decrease in Allocation Area I	Due			
to Demolition or a Cha	ange in Tax Status			0	
7) 2022 Pay 2023 Net Asse	ssed Value Growth as a Result of				
Abatement Roll-Off in	Allocation Area			0_	
8) Estimated Assessed Valu	e Decrease Due to 2022 Pay 2023				
Appeals Settlements in	Allocation Area			8,950,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area				
				·-	\$57,960,900
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Roun	d to Five Decimal	Places)	<u> </u>	1.01315
11) 2022 Pay 2023 Adiusta	ed Base Assessed Value of Allocation A	rea (Line 1 * Line	10)		\$19,657,267
,	ental Assessed Value of Allocation Are			÷=	\$47,253,633
12) 2022 1 ay 2023 therein	thai Assessed Value of Anotation Are	a (Line 4 - Line 11	,	-	Ψ+1,255,055
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Rous	nd to Four Decimal	Places)		3.1519
,	3 Incremental Tax Revenue ((Line 12/10		1 14003)	_	\$1,489,387
· ·	ax Rate for the Allocation Area	o, Eme (5)		15	0
13) Notual 2021 1 by 2022 1	ax rate for the / modation / mea			=	
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION ARE	A (LINE 10)		1.01315
			,	_	
I, Patricia A. Pickens	Auditor, of	Elkhart		County, certify to the b	est of my
	se assessed value calculation is full, true	and complete for the	e tax increment finance a	illocation area	-
identified above		•			
	Olialana				
Dated (month, day, year)	X11212022				
The financial and form	A STATE OF THE STA				
Partie 1	LIO VOAN		Patricia A. Pickens	1	
County Auditor (Signature)	··········	=	County Auditor (Prin		
County Muditor (Signature)			County Munitor (1771)	neay	
	DEPARTMENT OF L	OCAL GOVERN	MENT FINANCE		
	CERTIFICATION O				
Allocation Area Name					
1	A				_
The base assessed value add	greent, as cottified above, is approved by	the Department of	Local Government Fina	nce.	
10d.1. 1 X		•	08/15/2022		
Comple / B	rall y		00/10/2022		
Commissioner, Department	of Local Government Finance	-	Date (month, day, year)		
-					



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	Elkhart				
Jurisdiction	Nappanee				
Allocation Code	T20800				
Allocation Area Name	Nappanee Downtown				
Form Prepared By:					
Name	Jason G. Semler				
Unit/Company	Baker Tilly Municipal Advisors, LLC	Z			
Telephone Number	(317) 465-1500				
E-mail Address	Jason Semler@bakertilly.com				
	ssed Value of Allocation Area			12,100,741	
	al Assessed Value of Allocation Area			8,298,588	200 0
3) 2021 Pay 2022 Total (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2)			\$20,399,329
A) 0000 B 0000 M A	1371 0411 2 4			22 (1/ 2/0	
4) 2022 Pay 2023 Net Assess				22,616,369	
	sed Value Growth in Allocation Area I	Jue		002 525	
	a Change in Tax Status	_		893,725	
	sed Value Decrease in Allocation Area	Due		^	
to Demolition or a Char				0	
-	sed Value Growth as a Result of			0	
Abatement Roll-Off in				0	
·	Decrease Due to 2022 Pay 2023				
Appeals Settlements in				800,000	
9) 2022 Pay 2023 Adjusted N	Net Assessed Value of Allocation Area				### OFF 644
					\$20,922,644
10) 2022 D 2022 N4E		- J 4- Fi Di1	DI)		1.02565
10) 2022 Pay 2023 Neutran	zation Factor (Line 9 / Line 3) (Rou	na to rive Decimal	riaces)	<u> </u>	1.02565
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation A	\reg (I inc 1 * I inc	10)		\$12,411,125
, -	ntal Assessed Value of Allocation Are	•			\$10,205,244
12) 2022 1 ay 2023 theremen	nai Assessed value of Anocation Are	ea (Line 4 - Line 11	,	-	\$10,203,244
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Rou	and to Four Decimal	Places)		3.1286
	Incremental Tax Revenue ((Line 12/10		1 14003)	-	\$319,281
,	x Rate for the Allocation Area	00) Line 13)			0
13) Actual 2021 1 ay 2022 1 a	A Rate for the Anocation Area				
2022 PAY 2023 BASE NEII	TRALIZATION FACTOR FOR AL	LOCATION ARE	A (LINE 10)		1.02565
			(22112 20)		1.02000
I. Patricia A. Pickens	Auditor, of	Elkhart	(County, certify to the be	est of my
7	e assessed value calculation is full, true				at of my
identified above.	, assessed value calculation is luii, tide	and complete for the	c tax increment imanee a	iocation area	
identified above.					
Detect	8/12/2022				
Dated (month, day, year)	ollaway				
12/100) a Voa N		Date A Dila		
tarrette t	4.73000		Patricia A. Pickens	. 71	
County Auditor (Signature)			County Auditor (Prin	ted)	
	DEPARTMENT OF I	LOCAL COVERN	MENT DINIANCE		
	CERTIFICATION O				
	CERTIFICATION	JE IIF DASE NEU	TRALIZATION		
Allocation Area Name					
Association Asica Ivallic	1				
The bale assessed value adiks	tment, certified above, is approved b	ov the Department of	Local Government Finan	ice	
The oge passes value augs	inches control above, is approved by	y are Department of		100.	
0000	man 1		08/15/2022		

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart County T20860 Middlebury East		- -	
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com		-	
2) 2021 Pay 2022 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Li	ine 1 + Line 2)	12,254,864 43,407,659	\$55,662,523
to New Construction of 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Duc r a Change in Tax Status sed Value Decrease in Allocation Area Di nge in Tax Status sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023 Allocation Area		62,865,350 4,063,585 0 0 2,400,000	
9) 2022 Pay 2023 Adjusted 1	Net Assessed Value of Allocation Area		-	\$56,401,765
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	<u>=</u>	1.01328
	Base Assessed Value of Allocation Areantal Assessed Value of Allocation Area	,	_	\$12,417,609 \$50,447,741
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round Incremental Tax Revenue ((Line 12/100) x Rate for the Allocation Area	· ·	-	2.7455 \$1,385,043 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		1.01328
I, Patricia A. Pickens knowledge that the above bas identified above.	Auditor, of e assessed value calculation is full, true ar	Elkhart nd complete for the tax increment finance	County, certify to the be	est of my
Dated (month, day, year) Lattica (County Auditor (Signature)	8/12/2022 Teckens	Patricia A. Picker County Auditor (Pi		
		OCAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION		
Allocation Area Name				
[ldslept]	trock, as certified above, is approved by	08/15/2022		
Commissioner, Department of	Lucai Guveriinient i mance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart County T20950 Middlebury Southeast		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com		
2) 2021 Pay 2022 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	5,760,150 18,252,600	\$24,012,750
 5) 2022 Pay 2023 Net Asses to New Construction of 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in 	sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023 Allocation Area	26,673,900 1,443,650 0 0 1,000,000	
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area	_	\$24,230,250
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	? <u>-</u>	1,00906
	1 Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	=	\$5,812,337 \$20,861,563
14) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places) 3 Incremental Tax Revenue ((Line 12/100) * Line 13) 3 ax Rate for the Allocation Area	- - -	2.8226 \$588,838 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00906
I, Patricia A. Pickens knowledge that the above bas identified above.	e assessed value calculation is full, true and complete for the tax increment finance a	County, certify to the ballocation area	est of my
Dated (month, day, year) Patricia (County Auditor (Signature)	Patricia A. Pickens County Auditor (Pri		
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The lose alsessed val Lading	Ament, as certified above, is approved by the Department of Local Government Fina 08/15/2022	nce.	
Commissioner, Department of	f Local Government Finance Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	s	
Jurisdiction Allocation Code	Goshen T20970	- (
Allocation Code Allocation Area Name	Goshen River Race	= =÷5	
Amounton And I vame	Obsidi River Race	—:	
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly.com		
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area	66,117,812	
	tal Assessed Value of Allocation Area	36,840,791	
	cal) Assessed Value of Allocation Area (Line 1 + Line 2)	50,040,751	\$102,958,603
5) 2021 12y 2022 10tm (1to	interpretation of the control of the	-	\$102,750,005
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area	114,413,600	
•	ssed Value Growth in Allocation Area Due	111,112,000	
· -	or a Change in Tax Status	5,329,841	
	ssed Value Decrease in Allocation Area Due		
to Demolition or a Cha		306,100	
	ssed Value Growth as a Result of		
Abatement Roll-Off in		805,280	
	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in		1,300,000	
	Net Assessed Value of Allocation Area		
			\$107,284,579
		· ·	
10) 2022 Pay 2023 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	=	1.04202
	d Base Assessed Value of Allocation Area (Line 1 * Line 10) ental Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$68,896,082 \$45,517,518
	(_	+ 12,211,210
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.2114
	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,461,750
15) Actual 2021 Pay 2022 Ta	ax Rate for the Allocation Area		0
2022 PAY 2023 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.04202
		<u>_</u>	
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the b	est of my
_	se assessed value calculation is full, true and complete for the tax increment finance	ce allocation area	
identified above.			
Dated (month, day, year)	8/12/2022		
(morali, alay, year)			
totalcia 1	Patricia A. Picke	ans.	
County Auditor (Signature)	County Auditor (1		
County Addition (Digitationer)	County Addition (1	rinieu)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
	•		
The best assessed value adjus	sment, as certified above, is approved by the Department of Local Government F	inance.	
added the	08/15/2022		
Commissioner, Department of	f Local Government Finance Date (month, day, year	_)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20980 Elkhart Southwest Industrial		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com		
2) 2021 Pay 2022 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	53,002,185 32,503,584	\$85,505,769
5) 2022 Pay 2023 Net Asses to New Construction or6) 2022 Pay 2023 Net Asses	sed Value of Allocation Area sed Value Growth in Allocation Area Due r a Change in Tax Status sed Value Decrease in Allocation Area Due	96,522,386	
Abatement Roll-Off in	sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023	1,706,300	
	Net Assessed Value of Allocation Area	1,000,000	\$84,703,686
11) 2022 Pay 2023 Adjusted 12) 2022 Pay 2023 Increme	I Base Assessed Value of Allocation Area (Line 1 * Line 10) Intal Assessed Value of Allocation Area (Line 4 - Line 11) I Tax Rate for the Allocation Area (Round to Four Decimal Places))= - -	0.99062 \$52,505,025 \$44,017,361 3.9049
14) Estimated 2022 Pay 2023 15) Actual 2021 Pay 2022 Ta	3 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	- F	\$1,718,834 0
I, Patricia A. Pickens	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) Auditor, of Elkhart Coe assessed value calculation is full, true and complete for the tax increment finance all	ounty, certify to the location area	0.99062 best of my
Dated (month, day, year) Latuca County Auditor (Signature)	8/12/2022 Patricia A. Pickens County Auditor (Print	ed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name The Use alsessed value active Classes and value active Classes active	tment, as certified above, is approved by the Department of Local Government Finance 08/15/2022	ce.	
Commissioner, Department of	f Local Government Finance Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	Elkhart			
Jurisdiction Allocation Code	Nappanee T20100			
Allocation Area Name	Nappanee Senior Housing			
France Davis and I Davis				
Form Prepared By: Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason Semler@bakertilly.com			
1) 2021 Pay 2022 Base Assa	essed Value of Allocation Area		15,649,599	
•	tal Assessed Value of Allocation Area		6,987,652	
	al) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)	0,787,032	\$22,637,251
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area		24,627,645	
	ssed Value Growth in Allocation Area Due		21,027,015	
	r a Change in Tax Status		845,094	
	ssed Value Decrease in Allocation Area Du	ıe	0.0,071	
to Demolition or a Cha			0	
	sed Value Growth as a Result of		3	
Abatement Roll-Off in	Allocation Area		0	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			225,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			
			:=	\$23,557,551
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	-	1,04065
11) 2022 Pay 2022 Adimeter	Dec Assess I Value of Allegation Asses	- (T * 4 + T * 40)		4
	l Base Assessed Value of Allocation Are ntal Assessed Value of Allocation Area (i -	\$16,285,755
12) 2022 Fay 2023 Increme	mai Assessed value of Anocation Area ((Line 4 - Line II)		\$8,341,890
	3 Tax Rate for the Allocation Area (Round			3.1221
	3 Incremental Tax Revenue ((Line 12/100)	* Line 13)	-	\$260,442
15) Actual 2021 Pay 2022 Ta	ax Rate for the Allocation Area		_	0
2022 PAV 2023 RASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	-	1.04065
	THE DATE OF THE PORT OF THE PO	OCATION AREA (BINE 10)		1.04003
I, Patricia A. Pickens		Elkhart	County, certify to the be	est of my
	e assessed value calculation is full, true an	d complete for the tax increment finan	nce allocation area	
identified above.	_1 1			
5	2/10/10/10			
Dated (month, day, year)	STIMPER		7	
12/100	Dalan			
James 1	a Fiction	Patricia A. Picl		
County Auditor (Signature)		County Auditor	(Printed)	
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
V1 11	,			
The base assessed value adjus	ent, as certified above, is approved by the	-	Finance.	
Ussept / Wa	ally	08/15/2022		

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20102 Elkhart Aeroplex		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500		
1) 2021 Pay 2022 Base Asse 2) 2021 Pay 2022 Increment	Jason Semler@bakertilly.com essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	245,081 9,664,619	\$9,909,700
to New Construction of 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in	sed Value Growth in Allocation Area Due r a Change in Tax Status sed Value Decrease in Allocation Area Due nge in Tax Status sed Value Growth as a Result of Allocation Area be Decrease Due to 2022 Pay 2023	6,272,600 0 0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	=	\$9,991,500 1,00825
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	4	\$247,103 \$16,016,997
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	- -	3,4757 \$556,703 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00825
identified above.	Auditor, of Elkhart e assessed value calculation is full, true and complete for the tax increment finance at Pickers Patricia A. Pickens County Auditor (Prin	3	best of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name The tase alsessed value adjusted	trainent, as certified above, is approved by the Department of Local Government Fina 08/15/2022	псе.	
Commissioner, Department of			



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VA	JJUES
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County	Elkhart	_
Jurisdiction	Goshen	_
Allocation Code	<u>T20104</u>	_
Allocation Area Name	Keystone I	
Form Prepared By:		
Name	Jason G. Semler	
Unit/Company	Baker Tilly Municipal Advisors, LLC	_
Telephone Number	(317) 465-1500	_
E-mail Address	Jason.Semler@bakertilly.com	
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area	21,185,593
· ·	al Assessed Value of Allocation Area	80,606,207
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$101,791,800
4) 2022 Day 2022 Net Assess	and Walter of Allegation Anna	110 260 000
4) 2022 Pay 2023 Net Assess		119,269,900
•	sed Value Growth in Allocation Area Due	10.462.200
	a Change in Tax Status	10,462,200
,	sed Value Decrease in Allocation Area Due	0
to Demolition or a Char	sed Value Growth as a Result of	0
,		0
Abatement Roll-Off in		0
· ·	Decrease Due to 2022 Pay 2023	6.075.000
Appeals Settlements in	Net Assessed Value of Allocation Area	6,075,000
9) 2022 Fay 2023 Adjusted I	NET ASSESSED VALUE OF AHOCAHOR AFEA	\$102,732,700
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1,00924
,	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$21,381,348
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$97,888,552
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.2114
	Incremental Tax Revenue ((Line 12/100) * Line 13)	\$3,143,593
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area	0
	TO LANGUE THOU BY CTOD FOR ALL OCATION AREA (LINE 40)	1,00004
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00924
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the best of my
knowledge that the above base	e assessed value calculation is full, true and complete for the tax increment financ	e allocation area
identified above.	T T	
	8/12/2022	
Dated (month, day, year)	01/4/2022	
D -	1	
Tatricia /	Patricia A. Picke	ens
County Auditor (Signature)	County Auditor (F	rinted)
	DED A DESCRIPTION AND A CONTRACTOR DISTANCE.	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The has a sessed value ding	Anent, as certified above, is approved by the Department of Local Government Fi	inance
day as as a value adju	08/15/2022	
Claster Mil	00/13/2022	
Commissioner, Department of	FLocal Government Finance Date (month, day, year	_



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Goshen		
Allocation Code	T20105		
Allocation Area Name	Keystone II		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly.com		
	essed Value of Allocation Area	0	
	tal Assessed Value of Allocation Area	4,911,500	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)	-	\$4,911,500
4) 0000 D 0000 N 4 A	TATAL CAME C. A	(207 500	
	ssed Value of Allocation Area	6,287,500	
-	ssed Value Growth in Allocation Area Due	4.000.000	
	or a Change in Tax Status	1,237,200	
	ssed Value Decrease in Allocation Area Due		
to Demolition or a Cha		0	
	ssed Value Growth as a Result of		
Abatement Roll-Off in		0	
,	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in		100,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		
			\$4,950,300
40) 8088 B			1.00500
10) 2022 Pay 2023 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	-	1.00790
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$0
-	ental Assessed Value of Allocation Area (Line 4 - Line 11)	:=	\$6,287,500
12) 2022 Pay 2023 Increme	ental Assessed value of Affocation Area (Line 4 - Line 11)	-	\$0,287,300
12) Estimated 2022 Bay 2022	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.2114
· ·	· · · · · · · · · · · · · · · · · · ·	1	\$201,917
-	3 Incremental Tax Revenue ((Line 12/100) * Line 13)	 	
13) Actual 2021 Pay 2022 12	ax Rate for the Allocation Area	-	0
2022 PAV 2023 RASE NEL	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00790
2022 I A 1 2023 DASE NEC	TRALIZATION FACTOR FOR ADDOCATION AREA (DINE IV)	<u>!</u>	1.00790
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the be	est of my
	se assessed value calculation is full, true and complete for the tax increment finar		or or my
identified above.	as assessed value out out the last, if the did complete for the tax increment that	ice anocarion area	
identified above.			
Dated (month, day, year)	8/12/2022		
Dated (month, day, year)	STATION		
Harian	Partition Partition Plant		
Tarricia	Patricia A. Pick		
County Auditor (Signature)	County Auditor	(Printed)	
	DED A DEMENTE OF LOCAL COMEDNMENT FINANCE		
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
Anocation Area Name	A		
The bose as local well will	as calified above, is approved by the Department of Local Government l	(innnaa	
The tase aspessed value avail		mailee.	
Cossept / My	08/15/2022		
Commission on Date of	FI Community Firence		
Commissioner, Department of	of Local Government Finance Date (month, day, year	ir)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT	Γ INCLUDE PERSOI	NAL PROPERT	Y VALUES.
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County Jurisdiction Allocation Code Allocation Area Name	Elkhart Goshen T20106 Century Drive				
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com				
2) 2021 Pay 2022 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		1,449,069 48,019,371	\$49,468,440
to New Construction or	sed Value Growth in Allocation Area Dital Change in Tax Status			61,725,800 8,758,860	
to Demolition or a Char 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in	sed Value Growth as a Result of	Jue		1,185,860	
Appeals Settlements in				4,000,000	\$47,781,080
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Roun	d to Five Decimal Pl	aces)	:=	0.96589
,	Base Assessed Value of Allocation Antal Assessed Value of Allocation Are	,	0)	; <u>.</u>	\$1,399,641 \$60,326,159
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Rout Incremental Tax Revenue ((Line 12/10 ax Rate for the Allocation Area		aces)		3.2114 \$1,937,314 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALI	LOCATION AREA	(LINE 10)	[0.96589
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) Local County Auditor (Signature)	Auditor, of e assessed value calculation is full, true a	Elkhart and complete for the t			best of my
	DEPARTMENT OF L				*
Allocation Area Name The base assessed value division	CERTIFICATION O	the Department of L	ocal Government Fina 08/15/2022	nce.	
Commissioner, Department of	Local Government Finance		Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		<u></u>	
Jurisdiction	City of Elkhart			
Allocation Code	T20111			
Allocation Area Name	Sterling East		== =	
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC		-	
Telephone Number	(317) 465-1500		-	
E-mail Address	Jason Semler@bakertilly.com		-	
			-	
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		17,723,451	
2) 2021 Pay 2022 Incremer	tal Assessed Value of Allocation Area		11,604,872	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1+)	Line 2)	// <u></u>	\$29,328,323
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area		32,719,381	
	ssed Value Growth in Allocation Area Due		52,717,301	
	or a Change in Tax Status		249,504	
	ssed Value Decrease in Allocation Area Due		215,501	
to Demolition or a Ch			0	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			1,200,000	
• •	Net Assessed Value of Allocation Area		*,200,000	
) = 0== 1 kg = 0=0 1 kg kb to 0	THE PERSONS OF THE PERSONS ASSESSED TO THE PERSONS ASS			\$31,269,877
10) 2022 D 2022 N	li4i F4 (I i 0 / I i 1) (D 1 4- Fi	- Destard Dieses		1.0((20
10) 2022 ray 2025 Neutra	lization Factor (Line 9 / Line 3) (Round to Five	: Decimal Places)	(c <u>==</u>	1.06620
11) 2022 Pay 2023 Adjuste	d Base Assessed Value of Allocation Area (Lin	e 1 * Line 10)		\$18,896,743
12) 2022 Pay 2023 Increme	ental Assessed Value of Allocation Area (Line 4	l - Line 11)	=	\$13,822,638
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to Found	ır Decimal Places)	_	3.4462
14) Estimated 2022 Pay 202	3 Incremental Tax Revenue ((Line 12/100) * Line	: 13)	_	\$476,356
15) Actual 2021 Pay 2022 T	ax Rate for the Allocation Area		_	0
2022 PAV 2023 RASE NE	UTRALIZATION FACTOR FOR ALLOCAT	ION ADEA (LINE 10)	_	1.06620
2022 I A I 2023 DASE NE	TRALIZATION FACTOR FOR ALLOCAT	ION AREA (LINE IU)	_	1.00020
I, Patricia A. Pickens	Auditor, of Elkha		County, certify to the be	est of my
	se assessed value calculation is full, true and com	plete for the tax increment finance	allocation area	
identified above.) I			
Dated (month, day, year)	2/12/2022			
Dated (month, day, year)	Budie			
101010	Li teckons	Patricia A. Picker	19	
County Auditor (Signature)	u Decembra	County Auditor (P)		
County Tuditor (Signature)		County reaction (17)	inicu)	
	DEPARTMENT OF LOCAL			
	CERTIFICATION OF TIF B	ASE NEUTRALIZATION		
Allocation Area Name				
101	1			
The base assisses value adiv	same as cerafied above, is approved by the Der	partment of Local Government Fir	iance.	
10astes N		08/15/2022		
Carele 16	rau j	00/13/2022		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Code	T20112		
Allocation Area Name	Western Gateway		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number E-mail Address	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly com		
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area	300,702	
	atal Assessed Value of Allocation Area		
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	4,687,508	
3) 2021 Fay 2022 Total (No	car) Assessed value of Anocation Area (Line 1 + Line 2)		\$4,988,210
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area	5,512,940	
	ssed Value Growth in Allocation Area Due	3,312,540	-
	or a Change in Tax Status	461,800	
	ssed Value Decrease in Allocation Area Due	401,800	-
to Demolition or a Cha		0	
	ssed Value Growth as a Result of	0	=
Abatement Roll-Off in		0	
	e Decrease Due to 2022 Pay 2023		=
Appeals Settlements in		0	
	Net Assessed Value of Allocation Area	·	-
-, u , - i gasta	1.00 / 3.00 0 / 1.00		\$5,051,140
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places	s)	1,01262
11) 2022 Pay 2022 Adjusts	d Dogo Appended Volum of Allegation Association 1 + I in 10)		### A 40#
	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$304,497
12) 2022 Fay 2023 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$5,208,443
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to Four Decimal Places	a)	2.427
	3 Incremental Tax Revenue ((Line 12/100) * Line 13)	5)	2.427
	ax Rate for the Allocation Area		\$126,409
15) Acidai 2021 1 dy 2022 1	ax Rate for the Anocanon Area		0
2022 PAY 2023 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION AREA (LI	NE 10)	1.01262
I, Patricia A. Pickens	Auditor, of Elkhart	C	- L t - C
	se assessed value calculation is full, true and complete for the tax in	County, certify to the	e dest of my
identified above.	se assessed value calculation is full, true and complete for the tax if	ncrement finance affocation area	
racininea above.	×1 1		
Dated (t. /)	811212022		
Dated (month, day, year)	STATE		
	15 Dallon a		
Tantico		atricia A. Pickens	
County Auditor (Signature)	Co	ounty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT	T PINIANCE	
	CERTIFICATION OF TIF BASE NEUTRAL		
Allogation Anna Name			
Allocation Area Name			
41.1		I.G	
The base assissed value adju	same as certified above, is approved by the Department of Local		
Classes /	(hall) 08/	15/2022	
Commissioner Description	FI C	•	
Commissioner, Department of	f Local Government Finance Da	te (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	==	
Jurisdiction	Elkhart County	-	
Allocation Code	T20114		
Allocation Area Name	North Baugo		
Form Prepared By:			
Name	Jason G. Semler	<u>.</u>	
Unit/Company	Baker Tilly Municipal Advisors, LLC	: =	
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly.com		
		: 	
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area	2,454,527	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area	3,652,973	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,107,500
		-	
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area	6,988,100	
5) 2022 Pay 2023 Net Asses	sed Value Growth in Allocation Area Due	-	
	r a Change in Tax Status	0	
	sed Value Decrease in Allocation Area Due	-	
to Demolition or a Char		0	
	sed Value Growth as a Result of	***************************************	
Abatement Roll-Off in		0	
	Decrease Due to 2022 Pay 2023		
Appeals Settlements in		500,000	
	Net Assessed Value of Allocation Area	500,000	
) 2022 ray 2023 rayasted i	The Australia of A		\$6,488,100
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.06232
-		·	
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2,607,493
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$4,380,607
,	,	=	
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.9811
	Incremental Tax Revenue ((Line 12/100) * Line 13)	-	\$86,784
	ax Rate for the Allocation Area	-	0
10/1100000 00011 0, 0000 10		-	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	[1.06232
I, Patricia A. Pickens	Auditor, of Elkhart	County cortifu to the	host of my
	e assessed value calculation is full, true and complete for the tax increment finance	County, certify to the	dest of my
identified above.	e assessed value calculation is full, true and complete for the tax increment thance	anocation area	
identified above.	i T		
Divil	Q 10 11027		
Dated (month, day, year)	ALAKA A		
12	(7')		
Tarricia	Patricia A. Picken		
County Auditor (Signature)	County Auditor (Pr	inted)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		*
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
(1)	1		
The lase a sessed value value	as crified above, is approved by the Department of Local Government Fin	ance.	
(Varient Not	08/15/2022		
-1-10			
Commissioner, Department of	f Local Government Finance Date (month, day, year)	91	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Goshen		
Allocation Code	T20115		
Allocation Area Name	North US 33		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly.com		
inan y tool out	Manuferne (godderun), com		
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area	42,855,122	A 1
	tal Assessed Value of Allocation Area	43,580,878	43
	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$86,436,000
-,, (·	,,		
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area	82,557,800	
· •	ssed Value Growth in Allocation Area Due		
, .	r a Change in Tax Status	0	
	ssed Value Decrease in Allocation Area Due		• 1
to Demolition or a Cha		0	
	ssed Value Growth as a Result of	3-	
Abatement Roll-Off in		0	
	e Decrease Due to 2022 Pay 2023	-	
Appeals Settlements in	· ·	2,000,000	
	Net Assessed Value of Allocation Area	V	
, J			\$80,557,800
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.93199
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$39,940,545
,	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$42,617,255
(2) 2022 1 ay 2025 inciding	Hidi Assessed value of Amounton Artea (Ente 4 - Ente 11)		Ψ12,017,255
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.6068
	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,537,119
•	ax Rate for the Allocation Area		0
10).101011 2021 129 2022 11			
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	J	0,93199
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the	best of my
knowledge that the above bas	se assessed value calculation is full, true and complete for the tax increment		-
identified above.	N. A.		
	0 0 0 0 0		
Dated (month, day, year)	X11212022		
	1		
TO MICHO	Patricia /	A. Pickens	
County Auditor (Signature)		uditor (Printed)	
County Muditor (Signature)	County A	aditor (1 / mea)	
-	DEPARTMENT OF LOCAL GOVERNMENT FINA	NCF	
	CERTIFICATION OF TIF BASE NEUTRALIZAT		
Allocation Area Name			
A THOUGHOUT FROM FRANCE			
The se alsessed valled addition	tment, as certified above, is approved by the Department of Local Govern	oment Finance	
The gase appearance variety of	08/15/20		
Claster / Nes	100/13/20	166	
Commissioner, Department o	f Local Government Finance Date (month)	1, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County Jurisdiction Allocation Code	Elkhart City of Elkhart T20117				
Allocation Area Name	Pierre Moran				
Form Prepared By: Name	Jason G. Semler				
Unit/Company	Baker Tilly Municipal Advisors, LLC	2			
Telephone Number	(317) 465-1500				
E-mail Address	Jason.Semler@bakertilly.com				
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area			9,343,662	
•	al Assessed Value of Allocation Area			4,479,433	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)			\$13,823,095
4) 2022 Pay 2022 Not Accord	and Value of Allocation Area			21.757.762	
 2022 Pay 2023 Net Asses 2022 Pay 2023 Net Asses 	sed Value of Allocation Area I sed Value Growth in Allocation Area I	Due		21,757,763	
	a Change in Tax Status	700		7,255,000	
	sed Value Decrease in Allocation Area	Due		7,200,000	
to Demolition or a Cha				0	
7) 2022 Pay 2023 Net Asses	sed Value Growth as a Result of				
Abatement Roll-Off in				0	
	Decrease Due to 2022 Pay 2023				
Appeals Settlements in				50,000	
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area				\$1 <i>4 4</i> 52 762
				-	\$14,452,763
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Rou	nd to Five Decimal	Places)	-	1.04555
				_	
	Base Assessed Value of Allocation A	,	,	1 <u>5.</u>	\$9,769,266
12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation Are	ea (Line 4 - Line 11)		\$11,988,497
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Rou	and to Four Decimal	Places)		3.4462
	Incremental Tax Revenue ((Line 12/1)			7	\$413,148
=	x Rate for the Allocation Area	,		: 	0
	V =			_	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AI	LOCATION ARE	A (LINE 10)	L	1.04555
I, Patricia A. Pickens	Auditor, of	Elkhart		County, certify to the b	est of my
	e assessed value calculation is full, true				est of thy
identified above.	,	,			
	01.014.00				
Dated (month, day, year)	8 12 2022				
talucia 6	(= peckens	 2	Patricia A. Pickens		
County Auditor (Signature)			County Auditor (Pri	nted)	
	DEPARTMENT OF I	LOCAL GOVERN	MENT FINANCE		
	CERTIFICATION (
A11					
Allocation Area Name					
The Vace of the A	thest, as ertified above, is approved b	v the Deportment - f	I agal Gayammant Ein-	mao	
The page assessed varue editus	as certified above, is approved by	y me Department of		nce.	
Consol Mis	all y		08/15/2022		

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	City of Elkhart		
Allocation Code	T20118		
Allocation Area Name	Cassopolis		
Form Prepared By:			
Name	Jason G, Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly.com		
		7	
, ·	essed Value of Allocation Area	158,491,587	
	al Assessed Value of Allocation Area	108,839,702	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$267,331,289
	sed Value of Allocation Area	283,722,720	<u> </u>
	sed Value Growth in Allocation Area Due		
	r a Change in Tax Status	7,383,146	_
-	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha		0	<u> </u>
	sed Value Growth as a Result of		
Abatement Roll-Off in		0	_
•	e Decrease Due to 2022 Pay 2023		
Appeals Settlements in		8,000,000	
9) 2022 Pay 2023 Adjusted 1	Net Assessed Value of Allocation Area		
			\$268,339,574
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Pla	ces)	1.00377
11\ 2022 D 2022 A.J4	Dona Assessed Value of Allocation Association 1 + I inc 10		¢150 000 100
,	Base Assessed Value of Allocation Area (Line 1 * Line 10))	\$159,089,100
12) 2022 Pay 2023 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$124,633,620
12) E-4:	T D-4- f 41- A114i A (D 4- E Di 1 D1-		2.4572
,	Tax Rate for the Allocation Area (Round to Four Decimal Plans Represented Top Processor (Gine 13/100) * Line 13/	.ces)	3.4572
-	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$4,308,834
15) Actual 2021 Pay 2022 12	ax Rate for the Allocation Area		
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00377
T Datainin A Dinlann	And Steen and Till I have	Compte and Grant	- L t - C
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to th	ie best of my
	e assessed value calculation is full, true and complete for the ta	x increment finance allocation area	
identified above.			
	8 12 2000		
Dated (month, day, year)	0116141		
121	(T) Dallara		
talleria		Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
¥			
	DEPARTMENT OF LOCAL GOVERNME CERTIFICATION OF TIF BASE NEUTR		
Allocation Area Name			
_101 /	1		
The base assessed value adias	ment, as contified above, is approved by the Department of Lo		
10 asker (No)	0	8/15/2022	
0000	tau J	-	
Commissioner Department of	f Local Government Finance	Date (month day year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart County T20121 South Benton		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com	======================================	
2) 2021 Pay 2022 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	807,578 8,851,687	\$9,659,265
to New Construction of 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due Ta Change in Tax Status sed Value Decrease in Allocation Area Due nge in Tax Status sed Value Growth as a Result of Allocation Area E Decrease Due to 2022 Pay 2023 Allocation Area	10,557,500 748,100 0 0	-
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		\$9,809,400
10) 2022 Pay 2023 Neutral	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places	8)	1,01554
, -	l Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$820,128 \$9,737,372
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	s)	1.5183 \$147,843 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LI	NE 10)	1.01554
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) County Auditor (Signature)		County, certify to the ncrement finance allocation area stricia A. Pickens bunty Auditor (Printed)	best of my
	DEPARTMENT OF LOCAL GOVERNMEN CERTIFICATION OF TIF BASE NEUTRA		
Allocation Area Name			
The true assessed value adjust	tment, as contified above, is approved by the Department of Local 08/	Government Finance. 15/2022	
Commissioner, Department of	Local Government Finance Da	ite (month. dav. vear)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart				
Jurisdiction	Elkhart County				
Allocation Code	T20122				
Allocation Area Name	Northwest Gateway				
Form Prepared By:					
Name	Jason G. Semler				
Unit/Company	Baker Tilly Municipal Advisors, LLC				
Telephone Number	(317) 465-1500				
E-mail Address	Jason Semler@bakertilly.com				
1) 2021 Pay 2022 Base Ass	sessed Value of Allocation Area			5,714,499	
•	ital Assessed Value of Allocation Area			25,636,996	
, -	eal) Assessed Value of Allocation Area (I	ine 1 + Line 2)			\$31,351,495
5) 2021 Lay 2022 Folds (166	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	J. J		÷	401,001,111
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area			37,958,520	
-	ssed Value Growth in Allocation Area D	ne.		57,750,520	
	or a Change in Tax Status			980,200	
	_	Dua		900,200	
	ssed Value Decrease in Allocation Area I	Jue		0	
to Demolition or a Cha	_				
,	ssed Value Growth as a Result of				
Abatement Roll-Off in				0_	
,	ie Decrease Due to 2022 Pay 2023				
Appeals Settlements in				4,000,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area				
				· -	\$32,978,320
10) 2022 Pay 2023 Neutra	lization Factor (Line 9 / Line 3) (Roun	d to Five Decimal l	Places)	5 <u>-</u>	1.05189
11) 2022 Pay 2023 Adjuste	ed Base Assessed Value of Allocation A	rea (Line 1 * Line	10)	_	\$6,011,024
12) 2022 Pay 2023 Increme	ental Assessed Value of Allocation Are	a (Line 4 - Line 11))	*= *=	\$31,947,496
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Rou	nd to Four Decimal	Places)		2.6886
	3 Incremental Tax Revenue ((Line 12/10			· ·	\$858,940
,	ax Rate for the Allocation Area	,		_	0
				-	
2022 PAY 2023 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA	A (LINE 10)	Г	1.05189
			,	-	
I, Patricia A. Pickens	Auditor, of	Elkhart		County, certify to the b	est of my
·	ise assessed value calculation is full, true				
identified above.	ise assessed value calculation is full, true	and complete for the	tax increment inianee a	iocation area	
identified above.					
	Q110 2022				
Dated (month, day, year)	DILLIAM				
1)	F. Peckons				
atricia 1	a teckeds	_	Patricia A. Pickens		
County Auditor (Signature)			County Auditor (Prin	ted)	
	DEPARTMENT OF L	OCAL GOVERN	MENT FINANCE		
	CERTIFICATION O	F TIF BASE NEU	TRALIZATION		
Allocation Area Name					
A LIBORION / LICE I VAINE	-				
The has Sagarada alua da	is the as certified above, is approved by	v the Department of	Local Government Fine	ice	
The base assessed value to	as certified above, is approved by			100	
Wyster /	Gracel		08/15/2022		
		<u></u>			
Commissioner, Department	of Local Government Finance		Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County Jurisdiction	Elkhart City of Elkhart	
Allocation Code	T20126	
Allocation Area Name	Technology Park	
Form Prepared By:		
Name	Jason G. Semler	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	
E-mail Address	Jason Semler@bakertilly.com	
E man radiess	Jason Semena bakeriny com	
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area 14,63	4,946
•		9,254
-		
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$21,654,200
4) 2022 D. 2022 N. 4	177.1 (11)	(700
		6,500
	ssed Value Growth in Allocation Area Due	
		5,000
	ssed Value Decrease in Allocation Area Due	
to Demolition or a Cha-	inge in Tax Status	0_
7) 2022 Pay 2023 Net Asses	sed Value Growth as a Result of	
Abatement Roll-Off in	Allocation Area	0
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023	
Appeals Settlements in	Allocation Area 25	0,000
	Net Assessed Value of Allocation Area	
		\$22,241,500
		-
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02712
,	(,	•
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$15,031,846
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$8,414,654
12) 2022 1 ay 2023 Inci cinc	mai Assessed Value of Allocation Area (Ellie 4 - Ellic II)	\$6,414,054
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.4479
,	· · · · · · · · · · · · · · · · · · ·	\$290,129
	3 Incremental Tax Revenue ((Line 12/100) * Line 13)	
15) Actual 2021 Pay 2022 1a	ax Rate for the Allocation Area	0
2022 DAM 2022 DAGE NEU	UPDALIZATION DA CTOD DOD ALLOCATION ADDA ZUNDAN	1.00712
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1,02712
I, Patricia A. Pickens		y to the best of my
knowledge that the above bas	se assessed value calculation is full, true and complete for the tax increment finance allocation area	
identified above.	Y Y	
	0 0 0	
Dated (month, day, year)	X11212022	
Patrica	Patricia A. Pickens	
County Auditor (Signature)		
County Auditor (Signature)	County Auditor (Printed)	
	DED LOGISTANT OF LOCAL CONTRACTOR PRIMARION	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
V1 /		
The base as less d valve at us	as critified above, is approved by the Department of Local Government Finance.	
Waster Nu	08/15/2022	

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	Goshen	
Allocation Code	T20128	
Allocation Area Name	Goshen Downtown	
Form Prepared By:		
Name	Jason G. Semler	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	
E-mail Address		
E-mail Address	Jason Semler@bakertilly.com	
1) 2021 Pay 2022 Base As	ssessed Value of Allocation Area 15,803,472	-
2) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area 2,850,313	
3) 2021 Pay 2022 Total (R	Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$18,653,785
4) 2022 Day 2022 Not Acc	arred Value of Allegation Area	
	essed Value of Allocation Area 20,061,324	
•	essed Value Growth in Allocation Area Due	
	or a Change in Tax Status0	_
	essed Value Decrease in Allocation Area Due	
to Demolition or a Cl	nange in Tax Status0	
7) 2022 Pay 2023 Net Ass	essed Value Growth as a Result of	
Abatement Roll-Off i	in Allocation Area 0	
8) Estimated Assessed Val	ue Decrease Due to 2022 Pay 2023	
Appeals Settlements		
	d Net Assessed Value of Allocation Area	-
) 2022 1 ay 2023 Majusto	a not / 19965564 + and of / thoughoff / nea	\$19,061,324
40) 5055 7 5055 7		
10) 2022 Pay 2023 Neutr	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02185
11) 2022 Pay 2023 Adjust	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$16,148,778
12) 2022 Pay 2023 Increm	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$3,912,546
13) Estimated 2022 Pay 20	23 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.2114
	23 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$125,648
-		
15) Acmai 2021 Pay 2022	Tax Rate for the Allocation Area	0
2022 PAY 2023 BASE NE	CUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02185
I, Patricia A. Pickens	Auditor, of Elkhart County, certify to the	hest of my
	ase assessed value calculation is full, true and complete for the tax increment finance allocation area	, 0 4 3 ¢ 0 t m.y
identified above	ase assessed value calculation is full, true and complete for the tax inference invalue and afford area	
identified above.	- 1 1	
	8/10/2021	
Dated (month, day, year)	0174766	
1)1	3	
tameria	Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	91
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
V1. 1		
The base assessed value wi	usus as certified above, is approved by the Department of Local Government Finance.	
Waster No	08/15/2022	
-0-110	00/10/2022	
Commissioner, Department	of Local Government Finance Date (month, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

	County	Elkhart				
	Jurisdiction	Bristol				
	Allocation Code	T20130		72		
	Allocation Area Name	South State Road 15				
	Form Prepared By:					
	Name	Jason G. Semler				
	Unit/Company	Baker Tilly Municipal Advisors, LI	LC.	**		
	Telephone Number	(317) 465-1500				
	E-mail Address	Jason Semler@bakertilly.com				
	2 man radios	paper series established				
	1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area			44,036,998	
		al Assessed Value of Allocation Area			41,205,627	
		d) Assessed Value of Allocation Area			11,200,027	\$85,242,625
	3) 2021 Tuy 2022 Total (100)	1) 713563564 Value of 711166411011 71166	(Ellie I · Ellie 2)		7	ψ03,212,023
	4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area			99,668,585	
		sed Value Growth in Allocation Area	Due		77,000,505	
		a Change in Tax Status	Duc		9,689,820	
		sed Value Decrease in Allocation Are	na Duna		9,009,020	
			a Due		70 100	
	to Demolition or a Char	-			78,100	
		sed Value Growth as a Result of			252.420	
	Abatement Roll-Off in				253,420	
	,	Decrease Due to 2022 Pay 2023			4.000.000	
	Appeals Settlements in				4,300,000	
	9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Are	ea			
					<u> </u>	\$85,503,445
	10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Ro	und to Five Decimal	Places)	E.	1.00306
	11) 2022 D 2022 A 314-3	D A	A /T ! 1 + T !	10)		¢44 171 751
		Base Assessed Value of Allocation			· ·	\$44,171,751
	12) 2022 Pay 2023 Incremen	ntal Assessed Value of Allocation A	rea (Line 4 - Line II	1)	3	\$55,496,834
	10 E .: . 10000 D . 0000	E D () () () () ()	1. P. P. 1. 1	731		2 202
	,	Tax Rate for the Allocation Area (Ro		Places)	-	2.283
		Incremental Tax Revenue ((Line 12/	(100) * Line (3)		-	\$1,266,993
	15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area			-	0
	2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR A	ALLOCATION ARE	CA (LINE 10)	[1.00306
	I, Patricia A. Pickens	Auditor, of			County, certify to the	best of my
		e assessed value calculation is full, tru	ue and complete for th	e tax increment finance a	llocation area	
	identified above.	1 1				
		8/12/2022				
	Dated (month, day, year)	811212022				
<	1) 1	(F).1				
	tatricio	G-Tellons		Patricia A. Pickens		
	County Auditor (Signature)			County Auditor (Prin	ited)	
	, ,			, , , , , , , , , , , , , , , , , , , ,		
		DEPARTMENT OF				
		CERTIFICATION	OF TIF BASE NEU	TRALIZATION		
	Allocation Area Name					
	100	<i>^ A</i>				
	The base sses ed value a sus	traint, as certified above, is approved	by the Department of		nce.	
	Idd. X			08/15/2022		
	Carret 1	Yrall y				
	Commissioner, Department of	Local Government Finance		Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Jurisdiction Allocation Code	Elkhart Bristol T20132		; :	
Allocation Area Name	North State Road 15		=: =:	
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason.Semler@bakertilly.com		-: -: -:	
2) 2021 Pay 2022 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (L	ine 1 + Line 2)	10,468,099 68,335	\$10,536,434
to New Construction or 6) 2022 Pay 2023 Net Assess to Demolition or a Chai 7) 2022 Pay 2023 Net Assess Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area During a Change in Tax Status sed Value Decrease in Allocation Area Enge in Tax Status sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023 Allocation Area		11,730,210 195,760 0 0 500,000	
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area			\$11,034,450
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round	l to Five Decimal Places)	7=	1.04727
	Base Assessed Value of Allocation Area		:- :=	\$10,962,926 \$767,284
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Roun Incremental Tax Revenue ((Line 12/100 x Rate for the Allocation Area	*	= = -	2.283 \$17,517 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE 10)		1.04727
I, Patricia A. Pickens knowledge that the above base identified above.	Auditor, of e assessed value calculation is full, true a	Elkhart and complete for the tax increment finance	County, certify to the base allocation area	pest of my
Dated (month, day, year) County Auditor (Signature)	8/12/2022 a. Pickens	Patricia A. Picker County Auditor (Pr		
		OCAL GOVERNMENT FINANCE F TIF BASE NEUTRALIZATION		
Allocation Area Name				
The bar assissed value ative	hent, as certified above, is approved by	the Department of Local Government Fin 08/15/2022	ance.	
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Middlebury T20134 Elroy Drive Industrial Park			x.
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com			
2) 2021 Pay 2022 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Li	ine 1 + Line 2)	19,398,754 39,336,946	\$58,735,700
 5) 2022 Pay 2023 Net Asses to New Construction o 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in 	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2022 Pay 2023		65,245,200 0 0 0 6,500,000	
, 2022 ; 1 032	, (a), (b), (b), (c), (c), (c), (c), (c), (c), (c), (c		s=	\$58,745,200
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	-	1.00016
	d Base Assessed Value of Allocation Ar ntal Assessed Value of Allocation Area	,		\$19,401,858 \$45,843,342
14) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round 3 Incremental Tax Revenue ((Line 12/100 ax Rate for the Allocation Area		======================================	2.8226 \$1,293,974 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)		1.00016
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year)	Auditor, of se assessed value calculation is full, true at	·		est of my
County Auditor (Signature)	a Tickens	Patricia A. P County Audito		
		OCAL GOVERNMENT FINANC F TIF BASE NEUTRALIZATION		i
The base assessed value address	haut	the Department of Local Government 08/15/2022	<u>2</u>	
Commissioner, Department o	i Locai Government Finance	Date (month, day,	year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20136		-	
Allocation Area Name	South Main Street Gateway		•: 3	
F D 1 D				
Form Prepared By:				
Name	Jason G. Semler		18	
Unit/Company	Baker Tilly Municipal Advisors, LLC		 ∮4	
Telephone Number	(317) 465-1500		- -	
E-mail Address	Jason Semler@bakertilly.com		•).	
1) 2021 Pay 2022 Page Age	oggad Value of Allegation Assa		50,000,500	
	essed Value of Allocation Area tal Assessed Value of Allocation Area		59,990,539	
		2)	12,638,588	#50 (00 105
3) 2021 Lay 2022 Total (No	eal) Assessed Value of Allocation Area (Line 1 + Lin	ie 2)	E-	\$72,629,127
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area		91 604 511	
	ssed Value Growth in Allocation Area Due		81,694,511	
	or a Change in Tax Status		4,430,755	
	ssed Value Decrease in Allocation Area Due		4,430,733	
to Demolition or a Cha			0	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			1,300,000	
	Net Assessed Value of Allocation Area		1,500,000	
, ,				\$75,963,756
			·	
10) 2022 Pay 2023 Neutral	lization Factor (Line 9 / Line 3) (Round to Five D	ecimal Places)	-	1.04591
11) 2022 Pay 2023 Adjusta	d Base Assessed Value of Allocation Area (Line 1	* I : 10)		\$60.744.705
	ental Assessed Value of Allocation Area (Line 4 -		3-	\$62,744,705
12) 2022 1 ay 2023 Increme	mai Assessed value of Anocation Area (Line 4 -	Line 11)	=	\$18,949,806
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Round to Four I	Decimal Places		2.0047
	3 Incremental Tax Revenue ((Line 12/100) * Line 13		-	3,9847
	ax Rate for the Allocation Area	?)	-	\$755,093
13) / lottur 2021 1 ty 2022 1	ax Rate for the Attocation Area		-	0
2022 PAY 2023 BASE NEU	JTRALIZATION FACTOR FOR ALLOCATIO	N AREA (LINE 10)		1.04591
			<u>, </u>	***************************************
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the be	est of my
knowledge that the above bas	se assessed value calculation is full, true and comple	te for the tax increment finance	allocation area	
identified above.	1 1			
	01.010.00			
Dated (month, day, year)	811212022			
1				
tatricia	G - tickens	Patricia A. Pickens	3	
County Auditor (Signature)		County Auditor (Pri	nted)	
The state of the s				
	DEPARTMENT OF LOCAL GO	VERNMENT FINANCE		
	CERTIFICATION OF TIF BAS	E NEUTRALIZATION		
Allocation Area Name				
W1 /	1			
The base assessed value adjust	as confified above, is approved by the Depart		nce.	
Waster No	hall V	08/15/2022		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen T20138		 8	
Allocation Code Allocation Area Name	Southeast EDA		-	
Anocation Area Name	Southeast EDA		 s	
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason Semler@bakertilly.com			
				
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area		162,476,770	
2) 2021 Pay 2022 Increment	tal Assessed Value of Allocation Area		69,448,365	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (L	line 1 + Line 2)	\ <u>-</u>	\$231,925,135
	ssed Value of Allocation Area		256,947,555	
	ssed Value Growth in Allocation Area Di	ie		
	r a Change in Tax Status		1,007,065	
	ssed Value Decrease in Allocation Area I	Due		
to Demolition or a Cha	_		0	
,	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			19,175,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			
			i:-	\$236,765,490
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	Y	1.02087
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$165,867,660
	ntal Assessed Value of Allocation Area		8=	\$91,079,895
12) 2022 1 kg 2020 1 iici cinc		z (zme t zme tt)	· ·	Ψ, 1, 0, 7, 0, 0, 0
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Rour	nd to Four Decimal Places)		3.2114
,	3 Incremental Tax Revenue ((Line 12/10		ş .	\$2,924,940
	ax Rate for the Allocation Area		9 1	0
,			-	
2022 PAY 2023 BASE NEU	UTRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE 10)		1.02087
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the h	est of my
	se assessed value calculation is full, true			
identified above.	Y 4			
	al in land			
Dated (month, day, year)	8 12/2022			
(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Johnson /	1 - Pro Vens	Patricia A. Pic	kens	
County Auditor (Signature)	a Deliceros	County Auditor		
County Auditor (Signature)		County Auditor	(1 Timeu)	
	DEPARTMENT OF L	OCAL GOVERNMENT FINANCE		
	CERTIFICATION O	F TIF BASE NEUTRALIZATION		
Allocation Area Name	*			
The bas assessed value asing	Ment as cerefied above is approved by	the Department of Local Government	Finance	
A no out assessor value as it.	as confice above, is approved by	08/15/2022	· mulive.	
Classer / M	Fall Y	00/13/2022		
Commissioner, Department o	f Local Government Finance	Date (month, day, ye	ear)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Jurisdiction	Elkhart Goshen			
Allocation Code	T20139			
Allocation Area Name	Consolidated River Race/US 33			
Form Prepared By: Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason Semler@bakertilly.com			
	essed Value of Allocation Area al Assessed Value of Allocation Area		70,145,425 38,182,143	
	al) Assessed Value of Allocation Area (I	ine 1 + Line 2)	36,162,143	\$108,327,568
5) 2021 Tuy 2022 Total (100	ii) / issessed value of / inocation / irou (i	Sinc 1 · Binc 2)	-	ψ10d,327,300
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area		117,784,484	
5) 2022 Pay 2023 Net Assess	sed Value Growth in Allocation Area De	ue		
	a Change in Tax Status		2,260,885	
,	sed Value Decrease in Allocation Area I	Due		
to Demolition or a Char			0	
Abatement Roll-Off in	sed Value Growth as a Result of		196,740	
	Decrease Due to 2022 Pay 2023		170,740	
Appeals Settlements in	-		4,550,000	
	Net Assessed Value of Allocation Area			
			:-	\$110,776,859
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	8=	1.02261
	l Base Assessed Value of Allocation Antal Assessed Value of Allocation Are		:- 	\$71,731,413 \$46,053,071
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Roun	nd to Four Decimal Places)		3.2668
	Incremental Tax Revenue ((Line 12/10		5 	\$1,504,462
	x Rate for the Allocation Area		%= %=	0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)		1.02261
I, Patricia A. Pickens	Auditor, of	Elkhart	Country contifues the h	and of mar
		and complete for the tax increment finance a	County, certify to the b	est of my
identified above	c assessed value calculation is full, true	and complete for the tax increment imance a	inocation area	
Dated (month, day, year)	8 12/2022			
1)	() le .			
talucio	a teckers	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Prin	nted)	
		OCAL GOVERNMENT FINANCE F TIF BASE NEUTRALIZATION		
Allocation Area Name				
The bee as essed value adjus	ment, as contified above, is approved by	y the Department of Local Government Fina 08/15/2022	nce.	
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20141			
Allocation Area Name	Consolidated South Elkhart EDA			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLO	7		
Telephone Number	(317) 465-1500		30	
E-mail Address	Jason Semler@bakertilly.com			
1) 2021 Pay 2022 Base Ass	essed Value of Allocation Area		6,152,690	-
2) 2021 Pay 2022 Incremen	tal Assessed Value of Allocation Area		942,010	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,094,700
4) 2022 Pay 2023 Net Asse	ssed Value of Allocation Area		7,633,400	1
-	ssed Value Growth in Allocation Area I	ne	7,033,400	
	r a Change in Tax Status		0	Ø.
	ssed Value Decrease in Allocation Area	Due	3	
to Demolition or a Cha		540	0	1
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	1
	e Decrease Due to 2022 Pay 2023			-
Appeals Settlements in			0	ı
	Net Assessed Value of Allocation Area			-
				\$7,633,400
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Rour	nd to Five Decimal Places)		1.07593
11) 2022 Pay 2023 Adjusts	d Base Assessed Value of Allocation A	(I in a 1 + I in a 10)		06.610.064
	ntal Assessed Value of Allocation Are			\$6,619,864
12) 2022 1 ay 2023 Increme	mai Assessed value of Allocation Are	a (Line 4 - Line 11)		\$1,013,536
13) Estimated 2022 Pay 202	3 Tax Rate for the Allocation Area (Rou	nd to Four Decimal Places)		2 7074
	3 Incremental Tax Revenue ((Line 12/10			3.7874 \$38,387
	ax Rate for the Allocation Area	70) Eme (5)		\$30,387
10) 11011111 2021 1 Ly 2022 1	Di Nato 101 dio 1 modation 1 mod			<u> </u>
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 1	0)	1.07593
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to th	a heat of my
	se assessed value calculation is full, true			e best of my
identified above.	assessed value calculation is full, title	and complete for the tax meren	ment infance anocation area	
radianted above.				
Dated (month, day, year)	X112/2022			
(monn, day, year)	OHIOLOGIC			
12/1000	I . Dialland	D-4-i-i-	A Di-1	
County Auditor (Signature)	a received	_	a A. Pickens	
County Auditor (Signature)		County	Auditor (Printed)	
	DEPARTMENT OF I	OCAL GOVERNMENT FIN	NANCE	
		F TIF BASE NEUTRALIZA		
Allegation Association				
Allocation Area Name	1			
The base assessed value adju-	as of tified above, is approved by	y the Department of Local Gove	ernment Finance.	
Claster No	well !			
-01/18		08/15/		
Commissioner, Department o	f Local Government Finance	Date (mo	onth, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Wakarusa		_	
Allocation Code	T20145		_	
Allocation Area Name	SR 19 Corridor			
			_	
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason Semler@bakertilly.com			
E-mail Address	Jason Semier@bakertiny.com			
1) 2001 B 2000 B 4	1771 CAU C A		50.571.501	
-	ssed Value of Allocation Area		58,571,501	
•	al Assessed Value of Allocation Area		22,357,894	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)	_	\$80,929,395
4) 2022 Pay 2023 Net Assess			88,600,780	
	sed Value Growth in Allocation Area D	ue		
to New Construction or	a Change in Tax Status		3,953,160	
6) 2022 Pay 2023 Net Assess	sed Value Decrease in Allocation Area I	Oue		
to Demolition or a Char	nge in Tax Status		0	
7) 2022 Pay 2023 Net Assess	sed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		0	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023		·	
Appeals Settlements in	-		1,600,000	
	Net Assessed Value of Allocation Area			
), 2022 i aj 2023 i i aj astoa i	THE PERSON AND THE PE		<-	\$83,047,620
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		1.02617
, <u>-</u>	(,	=	
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$60,104,317
	ntal Assessed Value of Allocation Are		÷-	\$28,496,463
12) 2022 1 ay 2023 incremen	Hai Assessed value of Amounton Arts	a (Line 4 - Line 11)	S -	Ψ20, 470, 403
12) Estimated 2022 Pay 2022	Tax Rate for the Allocation Area (Roun	nd to Four Degimal Places)		2.6661
•	,	· · · · · · · · · · · · · · · · · · ·	-	
· ·	Incremental Tax Revenue ((Line 12/10	0) * Line 13)		\$759,744
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area		-	0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	Г	1.02617
		_ = = = = = = = = = = = = = = = = = = =	_	
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the h	est of my
	e assessed value calculation is full, true			,
identified above.	and the state of t	and complete for the tax morement inta	TOO MICOMINITED MODE	
Idollilled doord.				
Dated	211212022			
Dated (month, day, year)	oliphy			
12	0 2 1 1	5.11.4.51		
Tallicia ,	a-tickens	Patricia A. Picl		
County Auditor (Signature)		County Auditor	(Printed)	
	DEPARTMENT OF L	OCAL GOVERNMENT FINANCE		
	CERTIFICATION O	F TIF BASE NEUTRALIZATION		
Allocation Area Name				
101	1			
The base assessed value adjus	ment, as certified above, is approved by	the Department of Local Government	Finance.	
Ildali al Na		08/15/2022		
Comercial Di	rall			
Commissioner, Department of	Local Government Finance	Date (month, day, ye.	ar)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Jurisdiction	Elkhart County		
Allocation Code	T20147		
Allocation Area Name	State Road 13 Interchange		
Form Prepared By: Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC	- 8	
Telephone Number	(317) 465-1500	—,,	
E-mail Address	Jason, Semler@bakertilly.com		
1) 2021 Pay 2022 Page Age	essed Value of Allocation Area	44,215,187	
•	al Assessed Value of Allocation Area	50,534,053	
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	30,334,033	\$94,749,240
5) 2021 1 by 2022 1 old (1101	n) / historica value of / historica (Ellie 1 / Ellie 2)	% =	Ψ21,712,210
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area	116,326,295	
	sed Value Growth in Allocation Area Due	3	
to New Construction or	r a Change in Tax Status	7,000,000	
,	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha			
, ·	sed Value Growth as a Result of	00= 000	
Abatement Roll-Off in		907,020	
	Decrease Due to 2022 Pay 2023	9 925 000	
Appeals Settlements in	Net Assessed Value of Allocation Area	8,825,000	
7) 2022 i ay 2023 Najasida	ret /issessed value of /inocation /irea	; -	\$99,594,275
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	-	1.05114
,	l Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	5	\$46,476,352 \$69,849,943
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.8483
14) Estimated 2022 Pay 2023	3 Incremental Tax Revenue ((Line 12/100) * Line 13)	· ·	\$1,291,036
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area)	0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.05114
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the b	est of my
	e assessed value calculation is full, true and complete for the tax increment finance	ce allocation area	
identified above.	1 1		
Dated (month, day, year)	8/12/2022		
-talucia 1	Patricia A. Picke	ens	
County Auditor (Signature)	County Auditor (I		
	,	,	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The base assessed value adju-	the Department of Local Government Fr. 08/15/2022	inance.	
Commissioner, Department of	FLocal Government Finance Date (month, day, year,	_)	

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code	Elkhart Bristol T20148		<u></u>	
Allocation Area Name	Bristol East EDA		—: —:	
Form Prepared By:				
Name	Jason G. Semler		—):	
Unit/Company	Baker Tilly Municipal Advisors, LLC		- x	
Telephone Number	(317) 465-1500		= 5	
E-mail Address	Jason Semler@bakertilly.com		_	
1) 2021 B - 2022 B - 4	1 X7-1 C A II 4' A		2,290,733	
· ·	essed Value of Allocation Area			
	al Assessed Value of Allocation Area	ing 1 + Ling 2)	11,164,447	¢12 /55 190
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (L	line 1 + Line 2)	10 -	\$13,455,180
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		19,673,600	
	sed Value Growth in Allocation Area Du	ne	17,075,000	
	a Change in Tax Status		4,549,360	
	sed Value Decrease in Allocation Area D	Due	1,515,500	
to Demolition or a Char			0	
	sed Value Growth as a Result of			
Abatement Roll-Off in			1,271,220	
	Decrease Due to 2022 Pay 2023			
Appeals Settlements in	,		0	
* *	Net Assessed Value of Allocation Area		-	
,,			S.	\$13,853,020
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round	d to Five Decimal Places)	:-	1.02957
,	l Base Assessed Value of Allocation Annual Assessed Value of Allocation Area		()	\$2,358,470 \$17,315,130
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Rounds Incremental Tax Revenue ((Line 12/100)) Rate for the Allocation Area		:- :::	2,283 \$395,304 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE 10)	[1.02957
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the	heet of my
		and complete for the tax increment finance		best of my
identified above.	e assessed value calculation is full, true a	and complete for the tax increment imane	allocation area	
identified above.	Y Y			
Detad	8 12/2072			
Dated (month, day, year)	STIFFE			
	D. P. O. Kou o	Detricia A Diela		
Janucia,	a Stokew	Patricia A. Picko		
County Auditor (Signature)		County Auditor (1	rinted)	
	DED A DELICITE OF L	OCAL COMEDNIA ENTERIA NICE		
		OCAL GOVERNMENT FINANCE F TIF BASE NEUTRALIZATION		
Allocation Area Name				iri
The bass assessed value ding	rear as certified shows is approved by	the Department of Local Government F	inance	
THE Dasy asserts convainte hality	singing certained above, is approved by	08/15/2022	шшко	
Comple /	yrall y	00/13/2022		
Commissioner, Department of	f Local Government Finance	Date (month, day, year	— r)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart				
Jurisdiction	Nappanee				
Allocation Code	T20153				
Allocation Area Name	Consolidated Nappanee Union				
Form Prepared By:					
Name	Jason G. Semler				
Unit/Company	Baker Tilly Municipal Advisors, LLC				
Telephone Number	(317) 465-1500				
E-mail Address	Jason.Semler@bakertilly.com				
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area			2,511,988	
	al Assessed Value of Allocation Area			4,275,012	
•	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		.,,,	\$6,787,000
,	,	,		_	
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area			7,201,000	
	sed Value Growth in Allocation Area D	ue			
to New Construction or	r a Change in Tax Status			27,400	
6) 2022 Pay 2023 Net Asses	sed Value Decrease in Allocation Area I	Due			
to Demolition or a Cha	nge in Tax Status			0	
7) 2022 Pay 2023 Net Asses	sed Value Growth as a Result of			***	
Abatement Roll-Off in	Allocation Area			0	
8) Estimated Assessed Value	Decrease Due to 2022 Pay 2023			(
Appeals Settlements in	Allocation Area			350,000	
9) 2022 Pay 2023 Adjusted I	Net Assessed Value of Allocation Area				
					\$6,823,600
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		e	1,00539
11) 2022 Pay 2023 Adjusted	l Base Assessed Value of Allocation A	rea (Line 1 * Line 10)			\$2,525,528
	ntal Assessed Value of Allocation Are			<u>-</u>	\$4,675,472
-		,		-	
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Rour	nd to Four Decimal Places)			3.1221
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/10	0) * Line 13)		=	\$145,973
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area			E-	0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE	10)		1.00539
I, Patricia A. Pickens	Auditor, of	Elkhart	(County, certify to the b	est of my
	e assessed value calculation is full, true				cat of my
identified above	a miscosco vario emoditation is full, true	and complete for the tax more	mont mance a	nocation area	
idditified above.					
Dated (month, day, year)	8/12/2022				
indian, day, year)	SIHAM				
Tatricia 6	1 - Pickous	Patria	in A Diakona		
County Auditor (Signature)	a Truckers	_	ia A. Pickens	4 N	
County Auditor (Signature)		County	y Auditor (Prin	itea)	
D	DEDA DEMENT OF I	OCAL GOVERNMENT FI	IN A NACE		
		OCAL GOVERNMENT FI F TIF BASE NEUTRALIZ			
	CENTIFICATION	FIIF BASE NEUTRALIZ	ATION		
Allocation Area Name					
. Mounton / Hou I valid					
The ase ssessed vans and	tment, as ertified above, is approved by	the Department of Local Go	vernment Finar	nce	
1011.1X1	and above, is approved by	08/15		100,	
Cossept / No	all y	00/13/	12022		
Commissioner, Department of	Local Government Finance	Date (n	month, day, year)		
-					



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Nappanee		
Allocation Code	T20154		
Allocation Area Name	Consolidated Nappanee Locke		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com	**************************************	
1) 2021 Pay 2022 Page Aca	and Value of Allegation Area	2.547.645	
	essed Value of Allocation Area	3,547,645	
	tal Assessed Value of Allocation Area	996,355	M 4 5 4 4 000
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)	8	\$4,544,000
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area	4,598,800	
5) 2022 Pay 2023 Net Asses	ssed Value Growth in Allocation Area Due	V 	
=	r a Change in Tax Status	0	
	ssed Value Decrease in Allocation Area Due	2 1	
to Demolition or a Cha		0	
	ssed Value Growth as a Result of	-	
Abatement Roll-Off in		0	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023	2	
Appeals Settlements in	•	0	
	Net Assessed Value of Allocation Area	-	
			\$4,598,800
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.01206
11) 2022 Pay 2023 Adjusted	d Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2.500.420
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,590,430 \$1,008,370
12) 2022 1 ay 2023 Inci eme	mai Assessed value of Anotation Area (Diffe 4 - Diffe 11)	-	\$1,000,370
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.1519
	3 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$31,783
	ax Rate for the Allocation Area	_	0
,		:	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE	10)	1.01206
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the be	st of my
knowledge that the above bas	se assessed value calculation is full, true and complete for the tax incre	ment finance allocation area	-
identified above.	1		
	9/12/2022		
-Dated (month, day, year)	8/12/2022		
.) 1	The state of the s		
TO THE WALL	A PACKOWA Patric	ia A. Pickens	
County Auditor (Signature)		y Auditor (Printed)	
- Josephan Company	Count	, ridatos (r mica)	
11	DEPARTMENT OF LOCAL GOVERNMENT FI	NANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZ	ATION	
Allocation Area Name			
A - A -			
The use assessed value addition	greent, as contified above, is approved by the Department of Local Go	vernment Finance.	
10d.1.1X	08/15		
Classiff / W	100/15		
Commissioner, Department o	f Local Government Finance Date (n	nonth, day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Millersburg		
Allocation Code	T20161		
Allocation Area Name	Millersburg Forest River		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly com		
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area	5,329,056	
2) 2021 Pay 2022 Increment	tal Assessed Value of Allocation Area	4,589,244	
3) 2021 Pay 2022 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)	:	\$9,918,300
4) 2022 Pay 2023 Net Asses	ssed Value of Allocation Area	11,208,600	
	ssed Value Growth in Allocation Area Due	11,200,000	
	r a Change in Tax Status	0	
	ssed Value Decrease in Allocation Area Due	-	
to Demolition or a Cha		0	
	ssed Value Growth as a Result of		
Abatement Roll-Off in		0	
8) Estimated Assessed Value	e Decrease Due to 2022 Pay 2023	-	
Appeals Settlements in	Allocation Area	1,250,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area		
		_	\$9,958,600
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	=	1.00406
	d Base Assessed Value of Allocation Arca (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	Ξ	\$5,350,692 \$5,857,908
13) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4646
-	B Incremental Tax Revenue ((Line 12/100) * Line 13)	-	\$144,374
	ax Rate for the Allocation Area	-	0
	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	- г	1.00406
	,	_	
I, Patricia A. Pickens		County, certify to the b	est of my
	e assessed value calculation is full, true and complete for the tax increment finance a	llocation area	
identified above.			
Dated (month, day, year)	8/12/2022		
, mount, any, yearly	off description of the second		
talasas 6	Patricia A. Pickens		
County Auditor (Signature)	County Auditor (Prin	ntad)	
Traditor (organization	County reaction (1777)	neu)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE)
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The have alsessed valuadio	ment, as certified above, is approved by the Department of Local Government Final	nce	
Thouse agossou var aug	08/15/2022	ICC.	
Claster Nel	00/13/2022		
Commissioner, Department of	f Local Government Finance Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		= 0	
Jurisdiction	Syracuse			
Allocation Code	T20162			
Allocation Area Name	Syracuse Technology Park		=.V = 77	
Form Prepared By:				
Name	Jason G. Semler		_	
Unit/Company	Baker Tilly Municipal Advisors, LLC		_	
Telephone Number	(317) 465-1500		_	
E-mail Address	Jason Semler@bakertilly.com		-	
			- -	
•	essed Value of Allocation Area		0	
, -	al Assessed Value of Allocation Area		1,307,240	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Li	ine 1 + Line 2)	3	\$1,307,240
4) 2022 Pay 2023 Net Asses			1,886,210	
	sed Value Growth in Allocation Area Due	е		
	r a Change in Tax Status		300,000	
	sed Value Decrease in Allocation Area Du	ue		
to Demolition or a Cha	_		0_	
, ,	sed Value Growth as a Result of			
Abatement Roll-Off in			250,370	
-	e Decrease Due to 2022 Pay 2023			
Appeals Settlements in			0	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			#1 335 840
			9	\$1,335,840
10) 2022 Poy 2023 Noutrali	igation Easter (Line 9 / Line 3) (Dound	to Five Desired Places)		1.02188
10) 2022 Pay 2025 Neutran	ization Factor (Line 9 / Line 3) (Round	to Five Decimal Flaces)	3	1.02100
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Are	es (Line 1 * Line 10)		\$0
, -	ntal Assessed Value of Allocation Area	7	×	\$1,886,210
12) 2022 1 ay 2025 Incience	ital Assessed Value of Allocation Area	(Ellie 4 - Ellie 11)	25	\$1,000,210
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round	d to Four Decimal Places)		2.2942
,	3 Incremental Tax Revenue ((Line 12/100)	*	5	\$43,273
·	ax Rate for the Allocation Area) Eme (5)	3₹	0
13) Actual 2021 Lay 2022 12	ix Rate for the Anocation Area		3	
2022 PAY 2023 BASE NEL	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	1	1.02188
		(21.12.1)		1102100
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the	hest of my
	e assessed value calculation is full, true ar			bust of my
identified above.	o abbodbod variation to rait, true as	and complete for the tax morement intance	anounton area	
Dated (month, day, year)	8/12/2022			
(monin, ally, year)	OUNTER			
12/200	Pickens	Patricia A. Picker	10	
County Auditor (Signature)	Trackers	County Auditor (P)		
County Auditor (Signature)		County Auditor (F)	inieu)	
	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
Allocation Area Name				
101	1			=======================================
The base assessed value adds	singles as cellified above is approved by	the Department of Local Government Fir	iance	
The office of the state of the	continue above, is approved by	08/15/2022	imiov.	
Comple 18	THE !	30/10/2022		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		
opminent	COTENIANT MINIMA	Date (monin, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Elkhart			E	
Jurisdiction	Middlebury			€	
Allocation Code	T20163			<u>a</u>	
Allocation Area Name	Downtown Middlebury			ā	
Form Prepared By:					
Name	Jason G. Semler			D.	
Unit/Company	Baker Tilly Municipal Advisors, LLC	:		e e	
Telephone Number	(317) 465-1500				
E-mail Address	Jason Semler@bakertilly.com				
•	ssed Value of Allocation Area			9,713,363	
-	al Assessed Value of Allocation Area			8,882,197	
3) 2021 Pay 2022 Total (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2)		_	\$18,595,560
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area			20,576,375	
	sed Value Growth in Allocation Area D	ue			
to New Construction or				0	
6) 2022 Pay 2023 Net Assess	sed Value Decrease in Allocation Area	Due			
to Demolition or a Char	•			0	
,	sed Value Growth as a Result of				
Abatement Roll-Off in				0	
-	Decrease Due to 2022 Pay 2023			4 (00 000	
Appeals Settlements in				1,600,000	
9) 2022 Pay 2023 Adjusted F	Net Assessed Value of Allocation Area				#10.05C 255
				8—	\$18,976,375
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Roun	ıd to Five Decimal F	Places)	-	1.02048
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation A	van (Lina 1 * Lina 1	10)		¢n 012 202
	ital Assessed Value of Allocation Are			10	\$9,912,293 \$10,664,082
12) 2022 1 ay 2023 Increme	ital Assessed Value of Anotation Are	a (Line 4 - Line 11)		-	\$10,004,062
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Rou	nd to Four Decimal I	Places)	_	2.8226
14) Estimated 2022 Pay 2023	Incremental Tax Revenue ((Line 12/10	00) * Line 13)			\$301,004
15) Actual 2021 Pay 2022 Ta	x Rate for the Allocation Area			_	0
				_	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA	A (LINE 10)	L	1.02048
I, Patricia A, Pickens	Auditor, of	Elkhart		County, certify to the b	est of my
	e assessed value calculation is full, true				ust or my
identified above.	and the content of the fart, and	and complete for the	tux informent intunce i	mocation area	
	0 172 172 174				
Dated (mouth, day, year)	8/12/2022				
	, h.				
Tanicia sa	ticlens		Patricia A. Pickens	S	
County Auditor (Signature)			County Auditor (Pri	nted)	
	DEPARTMENT OF I				
	CERTIFICATION C	OF TIF BASE NEUT	FRALIZATION		
Allocation Area Name					
101 /	,				
The lase a sessed value wins	the t, as ertified above, is approved b	v the Denartment of I	Local Government Fina	ince.	
(Oasker No)	abbridge above, is approved by		08/15/2022	M.WW.	
Company 1 Mrs	au j	·	55, 15, 2 5 2		

Commissioner, Department of Local Government Finance

Date (month, day, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart County T20164 Loves Elkhart Northeast Corridor	
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com	
2) 2021 Pay 2022 Increments	ssed Value of Allocation Area al Assessed Value of Allocation Area all) Assessed Value of Allocation Area (Line 1 + Line 2)	57,438 3,739,562 \$3,797,000
to New Construction or 6) 2022 Pay 2023 Net Assess to Demolition or a Chai 7) 2022 Pay 2023 Net Assess Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due of a Change in Tax Status sed Value Decrease in Allocation Area Due nge in Tax Status sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023	3,664,000 0 0 0
, ,		\$3,664,000
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.96497
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$55,426 \$3,608,574
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) x Rate for the Allocation Area	4.111 \$148,348 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.96497
I, Patricia A. Pickens knowledge that the above base identified above.	Auditor, of Elkhart e assessed value calculation is full, true and complete for the tax increment fi	County, certify to the best of my nance allocation area
Dated (month, day, year) County Auditor (Signature)	8 12 2022 Patricia A. P County Audit	
	DEPARTMENT OF LOCAL GOVERNMENT FINANC CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		-
The base assessed value as is	trick, as certified above, is approved by the Department of Local Governme 08/15/2022	
Commissioner, Department of	Local Government Finance Date (month, day	, year)



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	City of Elkhart		
Allocation Code	T20169		
Allocation Area Name	Easy Shoppe Plaza		
Form Prepared By:			
Name	Jason G, Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason Semler@bakertilly.com		
1) 0001 B 0000 B	177.1 (6.11)	2 100 256	
•	ssed Value of Allocation Area	3,198,356	
	al Assessed Value of Allocation Area	8,811,144	414 000 500
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)	Q -	\$12,009,500
4) 2022 Pay 2022 Nat Again	and Value of Allegation Area	21 646 400	
4) 2022 Pay 2023 Net Assess		21,646,400	
•	sed Value Growth in Allocation Area Due	0.587.800	
	r a Change in Tax Status	9,583,800	
	sed Value Decrease in Allocation Area Due	0	
to Demolition or a Char	_	0	
•	sed Value Growth as a Result of		
Abatement Roll-Off in		0	
	Decrease Due to 2022 Pay 2023	0	
Appeals Settlements in		0	
9) 2022 Fay 2023 Adjusted I	Net Assessed Value of Allocation Area		\$12,062,600
		7-	
10) 2022 Pay 2023 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00442
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$3,212,493
,	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	3-	\$18,433,907
12, 1022 1 uy 1020 1 1 1 1 1 1 1 1	The residence of the control of the	·	Ψ10,132,707
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places)		0
	Incremental Tax Revenue ((Line 12/100) * Line 13)	-	-
-	ix Rate for the Allocation Area	e -	0
15) / 10tuu 2021 1 uy 2022 1 u	A Rule for the Antonian And	-	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	[1.00442
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the	best of my
	e assessed value calculation is full, true and complete for the tax increment f		,
identified above.	No. 10		
Dated (month, day, year)	8/12/2022		
Julian, ady, year,			
totació	D. Peckers Patricia A. I	Dickens	
County Auditor (Signature)	County Audi		
County Auditor (Signature)	County Audi	toi (Friniea)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	T.	
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
	CHARTICATION OF THE BRIGHT RESERVED		
Allocation Area Name			
111	1		
The base assessed value adjus	as certified above, is approved by the Department of Local Government		
Waster No	08/15/202	2	
-011/18			
Commissioner Department of	FL ocal Government Finance Date (month do	u vaar)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Goshen T20170 Lippert/Dierdorff			
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com			
2) 2021 Pay 2022 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (I	Line 1 + Line 2)	43,355,561 6,531,615	\$49,887,176
 5) 2022 Pay 2023 Net Asses to New Construction o 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2022 Pay 2023		51,689,170 0 0 0 1,250,000	
9) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area			\$50,439,170
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	: -	1,01106
	d Base Assessed Value of Allocation A ntal Assessed Value of Allocation Are		=	\$43,835,074 \$7,854,096
14) Estimated 2022 Pay 2023	3 Tax Rate for the Allocation Area (Rous 3 Incremental Tax Revenue ((Line 12/10 ax Rate for the Allocation Area		- - -	3.2114 \$252,226 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)		1.01106
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of se assessed value calculation is full, true see assessed value calculation is full see assessed value	Elkhart and complete for the tax increment fi Patricia A. F County Audit	rickens	est of my
		OCAL GOVERNMENT FINANC OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
Thebase alsessed value additional and the commissioner, Department of	timent, as certified above, is approved by	y the Department of Local Governme 08/15/202. Date (month, day)	2	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Town of Bristol T20171 GGT Economic Development Area		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com		
2) 2021 Pay 2022 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	9,741,300	\$9,741,300
to New Construction of 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due r a Change in Tax Status sed Value Decrease in Allocation Area Due nge in Tax Status sed Value Growth as a Result of Allocation Area E Decrease Due to 2022 Pay 2023	0 0 0 0	
9) 2022 i ay 2023 Aujusteu .	Net Assessed Value of Anocation Area	=	\$10,921,400
11) 2022 Pay 2023 Adjusted	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places) I Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$0 \$10,921,400
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	:= := :=	1.5421 \$168,419 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.12114
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart e assessed value calculation is full, true and complete for the tax increment finar Patricia A. Pick County Auditor	cens	est of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name The base assessed value figure Commissioner, Department of	Thent, as certified above, is approved by the Department of Local Government 08/15/2022 The Local Government Finance Date (month, day, ye.)	_	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Goshen			
Allocation Code	T20175		=1) =2;	
Allocation Area Name	College Avenue Economic Development	t Area	= 0	
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC		= 0	
Telephone Number	(317) 465-1500			
E-mail Address	Jason Semler@bakertilly.com			
1) 2021 Pay 2022 Base Asse	essed Value of Allocation Area		471,524	
2) 2021 Pay 2022 Increment	al Assessed Value of Allocation Area		13,076	
3) 2021 Pay 2022 Total (Rea	al) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)	2 2	\$484,600
			-	
4) 2022 Pay 2023 Net Asses	sed Value of Allocation Area		431,000	
5) 2022 Pay 2023 Net Asses	sed Value Growth in Allocation Area Due		: 	
	r a Change in Tax Status		0	
6) 2022 Pay 2023 Net Asses	sed Value Decrease in Allocation Area Du	e		
to Demolition or a Cha			0	
	sed Value Growth as a Result of		=	
Abatement Roll-Off in			0	
	Decrease Due to 2022 Pay 2023		·	
Appeals Settlements in			0	
	Net Assessed Value of Allocation Area		8 1	
, ,			-	\$431,000
10) 2022 Pay 2023 Neutral	ization Factor (Line 9 / Line 3) (Round t	to Five Decimal Places)		0.88939
,		· ·	is the second	
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation Area	a (Line 1 * Line 10)		\$419,369
	ntal Assessed Value of Allocation Area (\$11,631
, , , , , , , , , , , , , , , , , , , ,	(,,		41,001
13) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round	to Four Decimal Places)		0
	Incremental Tax Revenue ((Line 12/100)	,	-	
	x Rate for the Allocation Area			0
/				
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLO	OCATION AREA (LINE 10)		0.88939
I Datriaia A Dialrona	Auditor of	Ellehant		
I, Patricia A. Pickens	Auditor, of e assessed value calculation is full, true and	Elkhart	County, certify to the l	dest of my
	e assessed value calculation is full, frue and	a complete for the tax increment finance	allocation area	
identified above				
D. L	Q10/12/2			
Dated (month, day, year)	DIAMON			
-1-) 1			
tapicio b	e sickens	Patricia A. Picker		
County Auditor (Signature)	•	County Auditor (Pr	rinted)	
		CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed valuading	ment, as certified above, is approved by the	ne Department of Local Government Ein	nnoa	
THE COSC ASSESSED VALUE AUTY	anient, as certified above, is approved by the	08/15/2022	ance.	
alaster Nes	aux	00/10/2022		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20177 Downtown Redevelopment Area Allocation #2		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com		
2) 2021 Pay 2022 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	2,086,583 19,652,417	\$21,739,000
to New Construction or 6) 2022 Pay 2023 Net Asses to Demolition or a Chai 7) 2022 Pay 2023 Net Asses. Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due r a Change in Tax Status sed Value Decrease in Allocation Area Due nge in Tax Status sed Value Growth as a Result of Allocation Area r Decrease Due to 2022 Pay 2023	22,603,600 0 0 0 800,000	×
•		=	\$21,803,600
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.00297
12) 2022 Pay 2023 Incremen	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$2,092,780 \$20,510,820
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) x Rate for the Allocation Area		3.4462 \$706,844 0
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00297
I, Patricia A. Pickens knowledge that the above base identified above. Dated (month, day, year) County Auditor (Signature)		. Pickens ditor (Printed)	est of my
	DEPARTMENT OF LOCAL GOVERNMENT FINAN CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
asher XV	ment, as certified above, is approved by the Department of Local Governm 08/15/20		
Commissioner, Department of	Local Government Finance Date (month, a	day, year)	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	Elkhart Town of Bristol			
Allocation Code Allocation Area Name	T20178 Seahawk Allocation Area		-	
F D 1 D-	a 		-	
Form Prepared By: Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC		=	
Telephone Number	(317) 465-1500		===	
E-mail Address	Jason Semler@bakertilly.com		- 0	
			=	
1) 2021 Pay 2022 Base Asse	ssed Value of Allocation Area		45,858	
	al Assessed Value of Allocation Area		0	
-	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		\$45,858
4) 2022 Pay 2023 Net Assess	sed Value of Allocation Area		15,724,900	
-	sed Value Growth in Allocation Area D	ne	15,721,500	
•	a Change in Tax Status		15,679,042	
	sed Value Decrease in Allocation Area I	Due		
to Demolition or a Char			0	
	sed Value Growth as a Result of			
Abatement Roll-Off in			0	
	Decrease Due to 2022 Pay 2023		2	
Appeals Settlements in	,		0	
	Net Assessed Value of Allocation Area			
			19	\$45,858_
10) 2022 Pay 2023 Neutrali	zation Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	9	1,00000
11) 2022 Pay 2023 Adjusted	Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$45,858
	ntal Assessed Value of Allocation Are	,	12	\$15,679,042
12) Estimated 2022 Por 2022	Tay Bata for the Allocation Area (Baye	ed to Faur Dagimal Blacco		2.202
	Tax Rate for the Allocation Area (Roun Incremental Tax Revenue ((Line 12/10		:=	2.283 \$357,953
	x Rate for the Allocation Area	o) · Line 13)	9	0
13) / Cidal 2021 1 ay 2022 1 a	A Rate for the Anocation Area		8	
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	Ī	1.00000
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the	best of my
	e assessed value calculation is full, true	and complete for the tax increment finance	allocation area	
identified above.	A 1			
	Olinhana			
Dated (month, day, year)	BITHICK			
)*) · / ·			
Tanicio L	1. Tickers	Patricia A. Picker		
County Auditor (Signature)		County Auditor (Pr	rinted)	
	DEDARTMENT OF I	OCAL GOVERNMENT FINANCE		
		F TIF BASE NEUTRALIZATION		
Allocation Area Name				
4.0	1			
The base assessed value anus	to the as certified above, is approved by	the Department of Local Government Fin	ance.	
Ind. X		08/15/2022		
Compe / B	rall y	= - · · - · = - = -		
Commissioner, Department of	Local Government Finance	Date (month, day, year)	-	



State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart County T20179 AMZ Allocation Area		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Jason G. Semler Baker Tilly Municipal Advisors, LLC (317) 465-1500 Jason Semler@bakertilly.com		
2) 2021 Pay 2022 Increment	essed Value of Allocation Area cal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	0	\$0
 5) 2022 Pay 2023 Net Asses to New Construction of 6) 2022 Pay 2023 Net Asses to Demolition or a Cha 7) 2022 Pay 2023 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in 	sed Value Growth as a Result of Allocation Area Decrease Due to 2022 Pay 2023 Allocation Area	297,400 0 0 0	
10) 2022 Pay 2023 Neutrali Note: Li 11) 2022 Pay 2023 Adjusted	Net Assessed Value of Allocation Area ization Factor (Line 9 / Line 3) (Round to Five Decimal Places) ne 10 is attempting to divide by zero. Please review Lines 1 and 2. I Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	=	\$297,400
14) Estimated 2022 Pay 2023	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	=	1.5421 #VALUE!
2022 PAY 2023 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) Latricia A. Pickens knowledge that the above bas identified above. County Auditor (Signature)	Auditor, of Elkhart County, of eassessed value calculation is full, true and complete for the tax increment finance allocation Patricia A. Pickens County Auditor (Printed)	certify to the b	pest of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The blee assissed value dius	thent, as certified above, is approved by the Department of Local Government Finance. 08/15/2022		
Commissioner, Department of	FLocal Government Finance Date (month, day, year)		