

TIF NEUTRALIZATION SUMMARY

LAGRANGE COUNTY

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2023 Neutral Factor</u>	<u>Pay 2023 Pass-through AV</u>
Topeka - Eden TIF	T44089	1.04490	\$0
Newbury 3	T44003	1.04655	0
Milford 4	T44004	1.15009	0
North TIF (18)	T44099	0.98211	0
South TIF (15)	T44098	1.06406	0
ERA #2	T44002	1.03175	0

REVISED



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction Topeka Civil Town
Allocation Code T44089
Allocation Area Name Topeka - Eden TIF

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 1) 2021 Pay 2022 Base Assessed Value of Allocation Area (8,592,279), 2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (41,139,868), 3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (\$49,732,147), 4) 2022 Pay 2023 Net Assessed Value of Allocation Area (53,383,431), 5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (1,021,870), 6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (92,715), 7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (472,500), 8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area (16,900), 9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area (\$51,964,876), 10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.04490), 11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$8,978,072), 12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$44,405,359), 13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.4339), 14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$1,080,782), 15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area (2.4339), 2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.04490)

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/29/22
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

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

REVISED



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44003
Allocation Area Name Newbury 3

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total values include \$24,888,030 and \$26,046,560.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 7/29/22
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

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

REVISED



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023
State Form 56059 (R6 / 5-22)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44004
Allocation Area Name Milford 4

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

1) 2021 Pay 2022 Base Assessed Value of Allocation Area	<u>22,005,188</u> ✓
2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area	<u>2,777,421</u>
3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$24,782,609</u>
4) 2022 Pay 2023 Net Assessed Value of Allocation Area	<u>29,358,574</u>
5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>920,630</u>
6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>69,400</u>
7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>5,000</u>
8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area	<u>0</u>
9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area	<u>\$28,502,344</u>
10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.15009</u>
11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$25,307,947</u> ✓
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$4,050,627</u>
13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>0.9098</u>
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$36,853</u>
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area	<u>0.9098</u>
2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	<u>1.15009</u>

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/29/22
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Walter B. Brant
Commissioner, Department of Local Government Finance

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

REVISED



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44002
Allocation Area Name ERA #2

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, growth, and neutralization factors. Total values include \$63,462,582 and \$65,477,715.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/29/22
County Auditor (Signature) Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

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

TIF NEUTRALIZATION SUMMARY

LAGRANGE COUNTY

<u>Allocation Area</u>	<u>Allocation Code/ State TIF Code</u>	<u>2023 Neutral Factor</u>	<u>Pay 2023 Pass-through AV</u>
Topeka - Eden TIF	T44089	1.04490	\$0
Newbury 3	T44003	1.04655	0
Milford 4	T44004	1.15009	0
North TIF (18)	T44099	0.98211	0
South TIF (15)	T44098	1.06406	0
ERA #2	T44002	1.03175	0



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction Topeka Civil Town
Allocation Code T44089
Allocation Area Name Topeka - Eden TIF

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a total of \$51,964,876.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
County Auditor (Signature) Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44003
Allocation Area Name Newbury 3

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Adjusted Net Assessed Value.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
County Auditor (Signature) Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44004
Allocation Area Name Milford 4

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final 2022 Pay 2023 Base Neutralization Factor of 1.15009.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
County Auditor (Signature) Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44099
Allocation Area Name North TIF (18)

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

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

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
County Auditor (Signature) Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.
Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44098
Allocation Area Name South TIF (15)

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rates. Total 2022 Pay 2023 Adjusted Base Assessed Value is \$9,315,211.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
Kathryn Hopper
County Auditor (Signature)

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44002
Allocation Area Name ERA #2

Form Prepared By:
Name Matt Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Neutralization Factor.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
County Auditor (Signature) Kathryn Hopper

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)

TOWN OF SHIPSHEWANA, INDIANA

LaGrange County

Auditor's Certificate of Adjustment to the
Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed January 1, 2022 for 2023

July 26, 2022





TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction Town of Shipshewana
Allocation Code T44094
Allocation Area Name Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)

Form Prepared By:
Name Greg Guerrettaz
Unit/Company FINANCIAL SOLUTIONS GROUP, INC.
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 3 columns: Line Item Description, Value, and Total. Includes items 1-15 and summary rows for 2022 Pay 2023 Base Neutralization Factor and Adjusted Base Assessed Value.

I, Kathryn Hopper Auditor, of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/27/22
County Auditor (Signature) [Handwritten Signature]

Kathryn Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

07/27/2022
Date (month, day, year)