



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R4 / 5-20)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

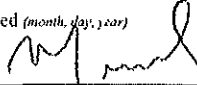
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph County
 Jurisdiction St. Joseph County
 Allocation Code T71406
 Allocation Area Name New Carlisle EDA #2

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

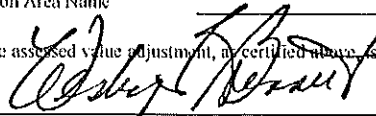
1) 2019 Pay 2020 Base Assessed Value of Allocation Area	7,653,349	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	4,848,930	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$12,502,279
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	12,265,254	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	380,300	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	38,475	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$11,846,479
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.94755
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$7,251,931
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$5,013,323
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.3
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$150,400
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		4.3277
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94755

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

Dated (month, day, year) 8/5/2020

 County Auditor (Signature)

Michael Hamann
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

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

 Commissioner, Department of Local Government Finance
 Date (month, day, year) _____



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph County
 Jurisdiction St. Joseph County
 Allocation Code T71402
 Allocation Area Name New Carlisle EDA #1

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	17,697,264	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	39,735,109	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$57,432,373
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	54,820,895	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	91,442	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	199,400	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$54,530,053
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.94947
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$16,803,021
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$38,017,874
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$1,140,536
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		4.3277
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94947

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

Dated (month, day, year) 8/5/2020

County Auditor (Signature)

Michael Hamann

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

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Commissioner, Department of Local Government Finance

Date (month, day, year) _____



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County St. Joseph County
 Jurisdiction St. Joseph County
 Allocation Code T71403
 Allocation Area Name Capital Ave BDA - AM General

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	54,642,056	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	15,445,180	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$70,087,236
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	73,031,394	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,894,600	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	121,500	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	328,829	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	102,300	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$69,827,165
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99629
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$54,439,334
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$18,592,060
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.1601
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$401,607
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		2.1601
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99629

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

Dated (month, day, year) 8/5/2020

Michael Hamann
 County Auditor (Signature)

Michael Hamann
 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.

Edgar Rivera
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph County
 Jurisdiction St. Joseph County
 Allocation Code T71311
 Allocation Area Name Lakeville EDA

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	12,586,034	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	5,184,350	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$17,770,384
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	17,243,887	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	224,900	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	50,000	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$16,968,987
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95490
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$12,018,404
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$5,225,483
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.0001
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$156,770
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		3.3918
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95490

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

Dated (month, day, year) 8/5/2020

Michael Hamann
 County Auditor (Signature)

Michael Hamann
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Lakeville EDA

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

Edgar Beut
 Commissioner, Department of Local Government Finance

Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph County
 Jurisdiction St. Joseph County
 Allocation Code T71405
 Allocation Area Name NW Cleveland EDA

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	167,746	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	7,665,254	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,833,000
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	7,557,600	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$7,557,600
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96484
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$161,848
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$7,395,752
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.4574	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$181,743	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	2.4574	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.96484

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

Dated (month, day, year) 8/5/2020

Michael Hamann
 County Auditor (Signature)

Michael Hamann
 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 A. Brant
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



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County St. Joseph County
 Jurisdiction St. Joseph County
 Allocation Code T71401
 Allocation Area Name Wyatt EDA

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-465-8352
 E-mail Address sdalton@cendercompany.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	5,775,248	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	321,203	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,096,451
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	5,591,917	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	342,300	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	585,400	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	0	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		\$5,835,017
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95712
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,527,605
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$64,312
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.7535	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$1,128	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	1.7535	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95712

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 County Auditor (Signature)

Michael Hamann
 County Auditor (Printed)

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Commissioner, Department of Local Government Finance

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