

State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	City of Elkhart		
Allocation Code	T20750	——————————————————————————————————————	
Allocation Area Name	Elkhart Downtown	<u></u>	
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		
			-2
· ·	essed Value of Allocation Area	51,192,063	
	al Assessed Value of Allocation Area	94,499,429	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$145,691,492
4) 2021 Pay 2022 Net Agge	and Value of Allogation Area	153,493,530	-
4) 2021 Pay 2022 Net Asses	sed Value of Affocation Area sed Value Growth in Allocation Area Due	133,493,330	-2
	r a Change in Tax Status	2,577,756	
	sed Value Decrease in Allocation Area Due	2,377,730	=
to Demolition or a Cha		617,500)
	sed Value Growth as a Result of		-
Abatement Roll-Off in		0	i
8) Estimated Assessed Value	e Decrease Due to 2021 Pay 2022	8	-
Appeals Settlements in		2,406,888	Ser .
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area	**	
			\$149,126,386
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Place	es)	1.02358
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$52,399,172
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$101,094,358
12, 2021 1 11, 2022 1 11010 110	(22.10 - 22.10		
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Round to Four Decimal Place	es)	3.4827
	2 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$3,520,813
	ax Rate for the Allocation Area		3.4827
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LI	INE 10)	1.02358
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the	ne best of my
	se assessed value calculation is full, true and complete for the tax	increment finance allocation area	
identified above.	1 1		
	2/12/22/		
Dated (month, day, year)	51111001		
10100 (9	D. A. Land	atricia A. Pickens	
County Auditor (Signature)		ounty Auditor (Printed)	
County Auditor (Signature)		Junty Addition (1 Timed)	
	DEPARTMENT OF LOCAL GOVERNMEN	T FINANCE	
	CERTIFICATION OF TIF BASE NEUTRA		
Allocation Area Name			
The back assessed with a din	streent, as certified above, is approved by the Department of Loc.	al Government Finance	
The part appeared to the	surent, as certified above, is approved by the Department of Loc		
Comp / Bran	y	08/19/2021	
Commissioner, Department of	of Local Government Finance	ate (month, day, year)	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Elkhart County			
Allocation Code	T20770			
Allocation Area Name	Northeast 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			
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		44,618,305	
	tal Assessed Value of Allocation Area		139,043,382	
, ,	al) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)		\$183,661,687
-, , ,	,	,		
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		201,310,602	
	ssed Value Growth in Allocation Area Due			
	r a Change in Tax Status		12,075,894	
	ssed Value Decrease in Allocation Area Du	ne.	12,010,031	
to Demolition or a Cha			836,900	
	ssed Value Growth as a Result of		- 030,700	
Abatement Roll-Off in			1,147,860	
	e Decrease Due to 2021 Pay 2022		1,147,000	
Appeals Settlements in			727,011	
1.1	Net Assessed Value of Allocation Area		- 127,011	
9) 2021 Lay 2022 Adjusted	THE ASSESSED VALUE OF AHOUATION ATEA			\$188,196,737
				ψ100,130,737
10) 2021 Pay 2022 Neutral	lization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)		1.02469
11) 2021 Pay 2022 Adjusted	d Base Assessed Value of Allocation Arc	ea (Line 1 * Line 10)		\$45,719,931
	ental Assessed Value of Allocation Area			\$155,590,671
12) 2021 1 49 2022 111010111	TREE TROUBLE THE OF TREE CHARLES	(2 2 2)	•	,
13) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Rounc	to Four Decimal Places)		3.2044
	2 Incremental Tax Revenue ((Line 12/100)			\$4,985,747
	ax Rate for the Allocation Area) Line 15)		3.2044
13) Açtuai 2020 Fay 2021 1	ax Rate for the Anocation Area			5.2011
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	ı	1.02469
			g	
I, Patricia A. Pickens			County, certify to the	best of my
	se assessed value calculation is full, true a	nd complete for the tax increment finance	allocation area	
identified above.	1 1			
	0/12/22/			
Dated (month, day, year)	81112021			
- 11	000			
tallicia (2: Pickens	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Prin	ıted)	
all test of				
1	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
	:			
The base assesses value adju	istment, as certified above, is approved by	the Department of Local Government Fin	ance.	
10d.1.1X7	4	-		
Cossept / Wrall	y	08/19/2021		
Commissioner Department	of Local Government Finance	Date (month, day, year)		



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: D	OO NOT ING	CLUDE PERSO	NAL PROPERTY	VALUES
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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) 2020 Pay 2021 Base Asse	essed Value of Allocation Area			19,096,597	
2) 2020 Pay 2021 Increment	tal Assessed Value of Allocation Area			32,318,203	
3) 2020 Pay 2021 Total (Re	al) Assessed Value of Allocation Area (l	Line 1 + Line 2)			\$51,414,800
				3 -	
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area			57,208,400	
5) 2021 Pay 2022 Net Asses	ssed Value Growth in Allocation Area D	ue			
	or a Change in Tax Status			4,208,900	
	ssed Value Decrease in Allocation Area	Due			
to Demolition or a Cha				0	
	ssed Value Growth as a Result of			<u> </u>	
Abatement Roll-Off in				0	
	ie Decrease Due to 2021 Pay 2022			-	
Appeals Settlements in	•			1,000,000	
	Net Assessed Value of Allocation Area			1,000,000	
) 2021 Lay 2022 Adjusted	110t Assessed Varie of Allocation Alea			·-	\$51,999,500
10) 2021 Pay 2022 Neutral	lization Factor (Line 9 / Line 3) (Roun	d to Five Decimal F	Places)	ù=	1.01137
11) 2021 Pay 2022 Adjusted	d Base Assessed Value of Allocation A	rea (Line 1 * Line 1	10)		\$19,313,725
	ental Assessed Value of Allocation Are			3 -	\$37,894,675
12) 2021 Fay 2022 Increme	intal Assessed value of Anocation Are	a (Line 4 - Line 11)		:: -	Ψ37,674,073
12) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Rou	nd to Four Decimal 1	Dlages)		3.1457
	2 Tax Rate for the Anocation Area (Rou 2 Incremental Tax Revenue ((Line 12/10		1 14005)	<u> </u>	\$1,192,053
	ax Rate for the Allocation Area	70) · Lille 13)			3.1457
13) Actual 2020 Fay 2021 13	ax Rate for the Anocation Area			; =	3.1437
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR ALI	LOCATION AREA	(LINE 10)		1.01137
* 5		T311.1		0 4 46 4 4	1
I, Patricia A. Pickens	Auditor, of	Elkhart		County, certify to the	best of my
	se assessed value calculation is full, true	and complete for the	e tax increment financ	e allocation area	
identified above.	- Y				
25 60	0112021				
Dated (month, day, year)	DITICOL				
1	Pertons				
- anica s	· TUNIN		Patricia A. Pickens		
County Auditor (Signature)			County Auditor (Pri	nted)	
1					
	DEPARTMENT OF LO CERTIFICATION O				
Allocation Area Name					
A A A	ŧ 				
The Lase assessed Valvastin	stment, as certified above, is approved b	ov the Department of	Local Government F	inance.	
	Dilling as vertified above, is approved to	, are Department of			
Carele / Bron	4		08/19/2021		
Commissioner, Department	of Local Government Finance	=0	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Nappanee T20800 Nappanee 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) 2020 Pay 2021 Incremen	sessed Value of Allocation Area ntal Assessed Value of Allocation Area eal) Assessed Value of Allocation Area (Line 1 + Line 2)	11,668,948 6,628,257	\$18,297,205
 5) 2021 Pay 2022 Net Asset to New Construction of 2021 Pay 2022 Net Asset to Demolition or a Characteristic Pay 2022 Net Asset Abatement Roll-Off in 8) Estimated Assessed Valua Appeals Settlements in 	essed Value Growth as a Result of In Allocation Area Lie Decrease Due to 2021 Pay 2022 In Allocation Area	20,584,974 1,575,074 0 156,860 200,000	
10) 2021 Pay 2022 Neutral	Net Assessed Value of Allocation Area lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		\$18,653,040 1.01945
	ed Base Assessed Value of Allocation Area (Line 1 * Line 10) ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$11,895,909 \$8,689,065
14) Estimated 2021 Pay 202	22 Tax Rate for the Allocation Area (Round to Four Decimal Places) 22 Incremental Tax Revenue ((Line 12/100) * Line 13) Cax Rate for the Allocation Area		3.1144 \$270,612 3.1144
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01945
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year)	Auditor, of Elkhart ase assessed value calculation is full, true and complete for the tax increment final		e best of my
County Auditor (Signature)	Patricia A. Pickens County Auditor (P	rinted)	·
)	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name	Parameter Control of the Control of		
aldship! Herau	ustment, as certified above, is approved by the Department of Local Government 08/19/2021		
Commissioner, Department of	of Local Government Finance Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Elkhart County			
Allocation Code	T20860			
Allocation Area Name	Middlebury 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) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area		12,151,695	
2) 2020 Pay 2021 Increments	al Assessed Value of Allocation Area		42,179,716	
3) 2020 Pay 2021 Total (Rea	d) Assessed Value of Allocation Area (Line 1 + Line 2)		_	\$54,331,411
4) 2021 Pay 2022 Net Assess	sed Value of Allocation Area		56,892,923	
	sed Value Growth in Allocation Area Due		30,072,723	
	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	
	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			2,100,000	
	Net Assessed Value of Allocation Area		2,100,000	
3) 2021 1 ay 2022 Adjusted 1	vet Assessed value of Allocation Area		_	\$54,792,923
10) 2021 B	C. D. 4 (III. O.III.) (Decorate Electronic	L Dia		1.00849
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decin	iai Piaces)	=	1,00849
	Base Assessed Value of Allocation Area (Line 1 * L		_	\$12,254,863
12) 2021 Pay 2022 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line	e 11)	-	\$44,638,060
12) Estimated 2021 Pay 2022	Tay Pote for the Allegation Area (Pound to Four Deci	nal Places)		2.7892
	Tax Rate for the Allocation Area (Round to Four Decir Incremental Tax Revenue ((Line 12/100) * Line 13)	iiai i iaces)	-	\$1,245,045
*	x Rate for the Allocation Area		-	2.7892
13) Actual 2020 Pay 2021 Ta	x Rate for the Anocation Area			2.7072
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	REA (LINE 10)		1.00849
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	or the tax increment finance	allocation area	, , , , , , , , , , , , , , , , , , , ,
identified above.	o assessed various carearation is rail, and and complete it		WII 2 WII 2 WI 2 WI 2 WI 3 WI 3 WI 3 WI	
identified above.				
Dated (month, day, year)	R/17/707/			
	THE THE PERSON NAMED IN COLUMN TO TH			
1014,000	1. Lickons	Patricia A. Pickens		
County Auditor (Signature)	i Juckie	County Auditor (Pri	nted)	
County Auditor (Signature)		0041119 11441101 (1111		
	DEPARTMENT OF LOCAL GOVE	RNMENT FINANCE		
	CERTIFICATION OF TIF BASE N	EUTRALIZATION		
Allocation Area Name				
The se ssessed sur div	stment, as certified above, is approved by the Department	nt of Local Government Fir	iance.	
10ds/ X7	\			
Comp / Bras	<i>~</i> /	08/19/2021		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Nappanee T20100 Nappanee Senior Housing			
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) 2020 Pay 2021 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)		6,586,185 4,688,111	\$21,274,296
5) 2021 Pay 2022 Net Asses to New Construction o	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due r a Change in Tax Status ssed Value Decrease in Allocation Area Due	2	156,030	
to Demolition or a Cha 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in	inge in Tax Status ssed Value Growth as a Result of		0	
Appeals Settlements in	•	_	450,000	\$22,031,221
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal F	Places)	<u>.</u>	1.03558
	d Base Assessed Value of Allocation Area (Line 1 * Line 1 ntal Assessed Value of Allocation Area (Line 4 - Line 11)		_	\$6,820,521 \$15,816,730
14) Estimated 2021 Pay 2023	2 Tax Rate for the Allocation Area (Round to Four Decimal 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	Places)	_ _	3.146 \$497,594 3.146
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	(LINE 10)		1.03558
I, Patricia A. Pickens knowledge that the above ba identified above.	Auditor, of Elkhart se assessed value calculation is full, true and complete for th		certify to the b	est of my
County Auditor (Signature)	Lickens	Patricia A. Pickens County Auditor (Printed)		
	DEPARTMENT OF LOCAL GOVERNM CERTIFICATION OF TIF BASE NEUT			
Allocation Area Name				
The basi assessed value adju	istment, as certified above, is approved by the Department of	Local Government Finance. 08/19/2021		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PR	COPERTY VALUES
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County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Code	T20950		
Allocation Area Name	Middlebury Southeast		
	1110010011, 500111010		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	A STATE OF THE STA		
E-mail Address	Jason Semler@bakertilly.com		
1) 2020 B 2021 B	177.1 (41)	£ 204.000	
	essed Value of Allocation Area	5,204,068	
	tal Assessed Value of Allocation Area	18,353,700	
3) 2020 Pay 2021 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)	:	\$23,557,768
4) 2021 Pay 2022 Net Asset	ssed Value of Allocation Area	23,929,385	
5) 2021 Pay 2022 Net Asset	ssed Value Growth in Allocation Area Due		
	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	
		- 0	
	e Decrease Due to 2021 Pay 2022	0	
Appeals Settlements in			
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area		\$23,929,385
10) 2021 Pay 2022 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal P	laces)	1.01577
,,	(· ·	
11) 2021 Pay 2022 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 1	0)	\$5,286,136
	ental Assessed Value of Allocation Area (Line 4 - Line 11)	-/	\$18,643,249
12) 2021 Lay 2022 Incient	must respond to the offerior through the terms of the transfer	3*	010,010,01
12) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Round to Four Decimal I	Planes	2.8372
		laces)	\$528,946
	2 Incremental Tax Revenue ((Line 12/100) * Line 13)	57	
15) Actual 2020 Pay 2021 1	ax Rate for the Allocation Area	35	2.8372
2021 DAV 2022 DASE NEI	UTRALIZATION FACTOR FOR ALLOCATION AREA	(I INE 10)	1.01577
2021 FAT 2022 DASE NE	TRALIZATION FACTOR FOR ALLOCATION AREA	(EINE 10)	1.01577
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the	best of my
knowledge that the above ba	se assessed value calculation is full, true and complete for the		
identified above.	se assessed value ediculation is full, true and complete for the	, tun moroment manor anotation area	
identified above.	~ 1 I		
	8/10/2071		
Dated (month, day, year)	VILLOR		
1/1	r Dilla	D. I.I. & DI.I.	
Tallicia	(-rickons	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNM	ENT FINANCE	
	CERTIFICATION OF TIF BASE NEUT	RALIZATION	
Allocation Area Name	74		
The Lord assessment of the dis	astment, as certified above, is approved by the Department of	Local Government Finance	
The past assessed warms and	isungit, as certified above, is approved by the Department of	Door Jovennient i manee.	
Classiff / float	γγ	08/19/2021	
Commission D	FL and Covernment Finance		
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen			
Allocation Code	T20970			
Allocation Area Name	Goshen 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@bakertillv.com			
1) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area		61,887,001	
	al Assessed Value of Allocation Area		35,997,778	
	al) Assessed Value of Allocation Area (I	Line 1 + Line 2)		\$97,884,779
2) 2020 1 4) 2021 1014 (1111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,		
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area		103,466,193	
	sed Value Growth in Allocation Area D	ue		
		uc	914,120	
	r a Change in Tax Status	Dura	714,120	
	sed Value Decrease in Allocation Area	Due	0	
to Demolition or a Cha			0	
,	sed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
8) Estimated Assessed Value	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			2,231,519	
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area			
,			_	\$100,320,554
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		1.02488
,				
11) 2021 Pay 2022 Adjusted	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)		\$63,426,750
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Are	a (Line 4 - Line 11)	-	\$40,039,443
12) 2021 Luy 2022 Incience		,	5	
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Rou	nd to Four Decimal Places)		2.9993
14) Estimated 2021 Pay 2022	2 Incremental Tax Revenue ((Line 12/10	(0) * Line 13)	-	\$1,200,903
		(a) Ellie 13)		2.9993
15) Actual 2020 Pay 2021 13	ax Rate for the Allocation Area		_	2,7775
and Distance District	IMP ALVINATION DA CEOD DOD ALL	LOCATION ADEA (LINE 10)	Ē	1.02488
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)	L	1.02466
			G	, C.
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the l	est 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.	A P			
Dated (month, day, year)	X/171707/			
)1	7 -10			
DINIOIO	1-ridons	Patricia A. Pickens		
County Auditor (Signature)	12 0 3 1 1 2	County Auditor (Pr	inted)	
County Municipality			·	
*	DEDARTMENT OF I	OCAL GOVERNMENT FINANCE		
		OF TIF BASE NEUTRALIZATION		
	CERTIFICATION	IF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value add	stment, as certified above, is approved b	by the Department of Local Government Fi	nance.	
10d.E. 1X7	*	00/40/0004		
Cossept / Wa	au y	08/19/2021		
Commissioner, Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code	Elkhart City of Elkhart T20980			
Allocation Area Name	Elkhart Southwest Industrial			
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	4		
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		51,347,930	
	al Assessed Value of Allocation Area		33,234,204	
	al) Assessed Value of Allocation Area (Line 1 -	Line 2)	33,231,201	\$84,582,134
3) 2020 Fay 2021 Total (Nea	Assessed value of Anocation Area (Ellie 1	Elic 2)		ψο 1,5 σ2,15 1
4) 2021 Pay 2022 Net Assess	sed Value of Allocation Area		86,660,400	
,	sed Value Growth in Allocation Area Due			
,	a Change in Tax Status		2,033,800	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Char			495,700	
	sed Value Growth as a Result of			
Abatement Roll-Off in			0	
	Decrease Due to 2021 Pay 2022			
Appeals Settlements in	•		473,763	
	Net Assessed Value of Allocation Area			
3) 2021 Luj 2022 Lujubicu .				\$84,648,537
			-	
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round to Fi	ve Decimal Places)	3	1,00079
	l Base Assessed Value of Allocation Area (L ntal Assessed Value of Allocation Area (Line		.	\$51,388,495 \$35,271,905
14) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Round to F 2 Incremental Tax Revenue ((Line 12/100) * Li			3.7424 \$1,320,016 3.7424
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area			3.7424
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	[1.00079
I, Patricia A. Pickens	Auditor, of Elkh	art	County, certify to the	hest of my
knowledge that the above has	se assessed value calculation is full, true and co	mplete for the tax increment finance	allocation area	,
identified above.	to assessed value calculation is fair, true and so	implete for the tax movement immies	M110 4411011 W1 411	
Dated (month, day, year)	8/12/2021			
	() 5 () 0 (0) 0			
County Auditor (Signature)	J. Pickers	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Prin	ited)	
		GOVERNMENT FINANCE BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed vane days	stment as certified above, is approved by the I	Department of Local Government Fina	ance.	
aldship! Wood	w T	08/19/2021		
Commissioner Dengriment of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20102			
Allocation Area Name	Elkhart Aeroplex			
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			
		<u> </u>		
	ssed Value of Allocation Area	_	242,678	
	al Assessed Value of Allocation Area	·	9,440,022	
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		_	\$9,682,700
		_		
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area	_	9,909,700	
5) 2021 Pay 2022 Net Asses	sed Value Growth in Allocation Area Due			
to New Construction or	a Change in Tax Status		131,000	
	sed Value Decrease in Allocation Area Due			
to Demolition or a Cha			0	
	sed Value Growth as a Result of	\ -		
Abatement Roll-Off in			0	
	e Decrease Due to 2021 Pay 2022		-	
Appeals Settlements in	•		0	
	Net Assessed Value of Allocation Area			
7) 2021 1 dy 2022 Majustea 1	THE Photosophia Value of Photosophia Photos		-	\$9,778,700
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Pl	aces)	3-	1.00991
				#0.4 <i>E</i> .003
	Base Assessed Value of Allocation Area (Line 1 * Line 10))	K=	\$245,083
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		9-	\$9,664,617
				2 4500
	2 Tax Rate for the Allocation Area (Round to Four Decimal P	laces)	84	3,4799
	2 Incremental Tax Revenue ((Line 12/100) * Line 13)		::-	\$336,319
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area			3.4799
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	(LINE 10)	F	1.00991
		,	-	
I, Patricia A. Pickens	Auditor, of Elkhart	Cou	nty, certify to the	best of my
knowledge that the above bas	se assessed value calculation is full, true and complete for the	tax increment finance al	location area	•
identified above.	1 N			
140111111111111111111111111111111111111				
Dated (manth, day, year)	X/17/7/7/			
Dates (Mann, day, year)	The same of the sa			
To recion	2 Pie Keus	Patricia A. Pickens		
County Auditor (Signature)	a faire	County Auditor (Printed	1)	
County Auditor (Signature)		County Auditor (1 / mice	9	
	DEPARTMENT OF LOCAL GOVERNME	ENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTR			
Allocation Area Name				
The base assessed alugadju	stment, as certified above, is approved by the Department of l	Local Government Finan	ce.	
1011/X19	4	08/19/2021		
Classey / Wrall	γ			
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Goshen T20104 Keystone I		
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) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	21,125,180 73,868,020	\$94,993,200
 5) 2021 Pay 2022 Net Asses to New Construction of 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in 	sed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022	102,246,600 4,463,000 0 0 2,518,986	
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area		\$95,264,614
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	=	1.00286
	d Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	;	\$21,185,598 \$81,061,002
14) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	:	2.9993 \$2,431,263 2.9993
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00286
I, Patricia A. Pickens knowledge that the above basidentified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart See assessed value calculation is full, true and complete for the tax increment fin Patricia A. Picke County Auditor	ens	best of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The blee assessed which in	stment, as certified above, is approved by the Department of Local Government 08/19/2021		
Commissioner Department	of Local Government Finance Date (month, day, year	ar)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

Jurisdiction Acrea Name Form Prepared By: Name Jason G. Semiler Unit/Company Haker Tilly Municipal Advisors, LLC Jason Semi-Cabbaser Tilly Advisors Jason Semi-Cabbaser Tilly Municipal Advisors, LLC Jason Semi-Cabbaser Tilly Municipal Advisors, LLC Jason Semi-Cabbaser Tilly Advisors Jason Semi-Cabbaser Tilly Advisors Jason Semi-Cabbaser Tilly Advisors Jason Semi-Cabbaser Tilly Advisors, LLC Jason Semi-Cabbaser Tilly Advisors Jason Semi-Cabbase	County	Elkhart				
Allocation Area Name Form Prepared By: Name Jason G. Semler Ja	•				55 55	
Allocation Area Name Form Prepared By: Name Unit/Company Baker Tilly Municipal Advisors, LLC Unit/Company Telephone Number Telephone Number Femil Address Baker Tilly Municipal Advisors, LLC Jobb Pay 2021 Base Assessed Value of Allocation Area J 2020 Pay 2021 Incremental Assessed Value of Allocation Area J 2020 Pay 2021 Incremental Assessed Value of Allocation Area J 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area J 2021 Pay 2022 Net Assessed Value of Allocation Area J 2021 Pay 2022 Net Assessed Value of Allocation Area J 2021 Pay 2022 Net Assessed Value of Allocation Area J 2021 Pay 2022 Net Assessed Value of Allocation Area Due J 2021 Pay 2022 Net Assessed Value Of Allocation Area Due J 2021 Pay 2022 Net Assessed Value Of Allocation Area Due J 2021 Pay 2022 Net Assessed Value Of Allocation Area Due J 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due J 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due J 2021 Pay 2022 Net Assessed Value Decrease Due J 2021 Pay 2022 Net Assessed Value Decrease Due J 2021 Pay 2022 Net Assessed Value Of Allocation Area J 2021 Pay 2022 Net Assessed Value Decrease Due J 2021 Pay 2022 Adjusted Net Assessed Value Of Allocation Area J 2021 Pay 2022 Adjusted Net Assessed Value Of Allocation Area J 2021 Pay 2022 Adjusted Base Assessed Value Of Allocation Area J 2021 Pay 2022 Neturalization Factor (Line 9 / Line 3) (Round to Five Decimal Places) J 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 1 * Line 10) J 2021 Pay 2022 Neturalization Factor (Line 9 / Line 3) (Round to Four Decimal Places) J 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) J 2021 Pay 2022 Neturalization Factor (Line 4 - Line 11) J 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) J 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) J 2021 Pay 2022 Pay 2021 Tax Rate for the Allocation Area (Line 4 - Line 11) J 2021 Pay 2022 Pay 2021 Tax Rate for the Allocation Area (Line 4 -						
Name						
Name Unit/Compuny Telephone Number E-mail Address Baker Tilly Municipal Advisors, LLC (317) 465-1500 2020 Pay 2021 Base Assessed Value of Allocation Area 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 3) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 3) 2020 Pay 2021 Not Assessed Value of Allocation Area 4,670,300 \$4,670,300 2021 Pay 2022 Net Assessed Value of Allocation Area 5) 2020 Pay 2022 Net Assessed Value of Allocation Area 6) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due 10 New Construction or a Change in Tax Status 10 0 10 2021 Pay 2022 Net Assessed Value Office Value of Allocation Area Due 10 Demolition or a Change in Tax Status 10 0 10 2021 Pay 2022 Net Assessed Value Office Value Value Value Office Value Va		114)			9 6	
Name Unit/Compuny Telephone Number E-mail Address Baker Tilly Municipal Advisors, LLC (317) 465-1500 2020 Pay 2021 Base Assessed Value of Allocation Area 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 3) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 3) 2020 Pay 2021 Not Assessed Value of Allocation Area 4,670,300 \$4,670,300 2021 Pay 2022 Net Assessed Value of Allocation Area 5) 2020 Pay 2022 Net Assessed Value of Allocation Area 6) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due 10 New Construction or a Change in Tax Status 10 0 10 2021 Pay 2022 Net Assessed Value Office Value of Allocation Area Due 10 Demolition or a Change in Tax Status 10 0 10 2021 Pay 2022 Net Assessed Value Office Value Value Value Office Value Va	Form Prepared Ry					
Unit/Company E-mail Address 1) 2020 Pay 2021 Base Assessed Value of Allocation Area 0 2 2020 Pay 2021 Incremental Assessed Value of Allocation Area 4,670,300 3,000 Pay 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,670,300 4,		Isson G. Samlar				
Telephone Number Call 71 465-1500 Assessed Value of Allocation Area 0 0 0 0 0 0 0 0 0					98	
1, 2020 Pay 2021 Base Assessed Value of Allocation Area 0 2,020 Pay 2021 Incremental Assessed Value of Allocation Area 1,020 Pay 2021 Incremental Assessed Value of Allocation Area 1,020 Pay 2021 Pay 2022 Net Assessed Value of Allocation Area (Line 1 + Line 2) 5,021 Pay 2022 Net Assessed Value of Allocation Area (Line 1 + Line 2) 5,021 Pay 2022 Net Assessed Value of Allocation Area 1,021 Pay 2022 Net Assessed Value of Allocation Area 1,021 Pay 2022 Net Assessed Value of Allocation Area 0,031 Pay 2022 Pay 2022 Net Assessed Value Decrease in Allocation Area 0,031 Pay 2022 Pay 2022 Net Assessed Value Decrease in Allocation Area 0,031 Pay 2022 Pay 202					1	
1) 2020 Pay 2021 Incremental Assessed Value of Allocation Area 4,670,300 2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 1 + Line 2) 54,670,300 3) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 1 + Line 2) 54,670,300 4) 2021 Pay 2022 Net Assessed Value of Allocation Area Due to New Construction or a Change in Tax Status 0 0 5) 2021 Pay 2022 Net Assessed Value Off Allocation Area Due to Demolition or a Change in Tax Status 0 0 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 0 0 7) 2021 Pay 2022 Net Assessed Value Decrease of Value Decrease of Value Off Allocation Area Due to Demolition or a Change in Tax Status 0 0 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 491,150 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 54,420,350 10) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 54,420,350 11) 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 5,420,350 12) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) 5,00 13) Estimated 2021 Pay 2022 Incremental Tax Revenue (Line 12/100) * Line 13) 5,421,311 13) Estimated 2021 Pay 2022 Incremental Tax Revenue (Line 12/100) * Line 13) 5,421,311 14) Assert Assessed Value of Allocation Area (Round to Four Decimal Places) 2,999 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2,999 16) Assert Assessed Value of Allocation Area (Round to Four Decimal Places) 2,999 17) Actual 2022 Pay 2022 Lineremental Tax Revenue (Line 12/100) * Line 13) 5,421,311 18) Assert Assert Assert Assessed Value of Allocation Area (Round to Four Decimal Places) 2,999 19) Assert Assert Assert Assert Four Healton Area (Round to Four Decimal Places) 2,999 18) Assert Assert Assert Assert Four Healton A		163			Đ.	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 1 + Line 2) 4, 2021 Pay 2022 Net Assessed Value of Allocation Area (Line 1 + Line 2) 4, 2021 Pay 2022 Net Assessed Value of Allocation Area Due to New Construction or a Change in Tax Status 5, 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to Demolition or a Change in Tax Status 7, 2021 Pay 2022 Net Assessed Value Growth is a Result of Allocation Area Due to Demolition or a Change in Tax Status 7, 2021 Pay 2022 Net Assessed Value Growth is a Result of Allocation Area Due to Demolition or a Change in Tax Status 8, Estimated Assessed Value Decreases Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 8, Estimated Assessed Value Decreases Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 9, 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 9, 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) 10, 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 4 + Line 10) 11, 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 + Line 10) 12, 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 + Line 10) 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 14) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 16) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 17) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 18) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 19) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 10) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 11) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 12) Actual 2020 Pay 2	E-mail Address	Jason Semler@bakertilly.com			\$6	
2) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 1 + Line 2) 4, 2021 Pay 2022 Net Assessed Value of Allocation Area (Line 1 + Line 2) 4, 2021 Pay 2022 Net Assessed Value of Allocation Area Due to New Construction or a Change in Tax Status 5, 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to Demolition or a Change in Tax Status 7, 2021 Pay 2022 Net Assessed Value Growth is a Result of Allocation Area Due to Demolition or a Change in Tax Status 7, 2021 Pay 2022 Net Assessed Value Growth is a Result of Allocation Area Due to Demolition or a Change in Tax Status 8, Estimated Assessed Value Decreases Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 8, Estimated Assessed Value Decreases Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 9, 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 9, 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) 10, 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 4 + Line 10) 11, 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 + Line 10) 12, 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 + Line 10) 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 14) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 16) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 17) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 18) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 19) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 10) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 11) Actual 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) 12) Actual 2020 Pay 2						
3) 2020 Pay 2021 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) 4,911,500 4) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Decimilation or a Change in Tax Status 7) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to Demolition or a Change in Tax Status 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 8) Estimated Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 8) Estimated Assessed Value Off Allocation Area 8) Estimated 2021 Pay 2022 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) 9) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) 12) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) 13) Estimated 2021 Pay 2022 Tax Rate for the Allocation Area (Round to Four Decimal Places) 14) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) 15) Actual 2020 Pay 2021 Tax Rate for the Allocation Area 16) Elikhart 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 (Centrification Area Neuron) DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION Allocation Area Name The base also paths and passed with a sproached as certified above, is approved by the Department of Local Government Finance. 08/19/2021						
4) 2021 Pay 2022 Net Assessed Value of Allocation Area 5) 2021 Pay 2022 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status 6) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 7) 2021 Pay 2022 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status 7) 2021 Pay 2022 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 8) Estimated Assessed Value Decrease Due to 2021 Pay 2022 Appeals Settlements in Allocation Area 9) 2021 Pay 2022 Adjusted Net Assessed Value of Allocation Area 11) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1* Line 10) 2021 Pay 2022 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) 21) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Round to Four Decimal Places) 22) 2021 Pay 2022 Incremental Assessed Value of Allocation Area (Round to Four Decimal Places) 23) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) 24) Estimated 2021 Pay 2022 Incremental Tax Revenue ((Line 12/100) * Line 13) 25) Actual 2020 Pay 2021 Tax Rate for the Allocation Area 26) 2999 2021 Pay 2022 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 26) 194648 1. Patricia A. Pickens 26) Patricia A. Pickens 27) Patricia A. Pickens 28) County Auditor (Printed) 28 DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION Allocation Area Name 29 The base sessed value as certified above, is approved by the Department of Local Government Finance. 08/19/2021	2) 2020 Pay 2021 Incremen	ntal Assessed Value of Allocation Area			4,670,300	
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Commissioner, Department of Local Government Finance Date (month, day, year)	Commissioner, Department	of Local Government Finance		Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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) 2020 Pay 2021 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al Assessed Value of Allocation Area (Line 1 + Line 2)	\$51,298,960
to New Construction of 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in	sed Value Growth in Allocation Area Due a Change in Tax Status sed Value Decrease in Allocation Area Due age in Tax Status sed Value Growth as a Result of Allocation Area Decrease Due to 2021 Pay 2022	
	Net Assessed Value of Allocation Area	\$51,160,694
10) 2021 Pay 2022 Neutral	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.99730
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$1,449,069 \$51,517,871
14) Estimated 2021 Pay 2022	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	2.9993 \$1,545,176 2.9993
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99730
I, Patricia A. Pickens knowledge that the above basidentified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart County, certify to the seassessed value calculation is full, true and complete for the tax increment finance allocation area Patricia A. Pickens County Auditor (Printed)	best of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
aldslep Won	Stment as certified above, is approved by the Department of Local Government Finance. 08/19/2021 Flora Government Finance.	
Commissioner, Department of	f Local Government Finance Date (month, day, year)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20111 Sterling 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) 2020 Pay 2021 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	16,976,629 11,844,651 \$28,821,280
 5) 2021 Pay 2022 Net Assesto New Construction o 6) 2021 Pay 2022 Net Assesto Demolition or a Characteristic Characteristic Construction of the Characteristic Characteristics Characteristic Characteristics Characteristic Characteristics Characteristic Charact	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022 Allocation Area	29,952,700 0 0 0 734,761
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area	\$29,217,939
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.01376
	d Base Assessed Value of Allocation Area (Line 1 * Line 10) Intal Assessed Value of Allocation Area (Line 4 - Line 11)	\$17,210,227 \$12,742,473
14) Estimated 2021 Pay 2023	2 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	3.4799 \$443,425 3.4799
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE	10)
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year) County Auditor (Signature)	Count	a A. Pickens Auditor (Printed)
	DEPARTMENT OF LOCAL GOVERNMENT F CERTIFICATION OF TIF BASE NEUTRALIZ	
Allocation Area Name		
The base assessed while help	estment as certified above, is approved by the Department of Local 0	Government Finance. /19/2021
Commissioner, Department	of Local Government Finance Date (onth, day, year)



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Elkhart County T20112 Western Gateway	= - -
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) 2020 Pay 2021 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area (Line 1 + Line 2)	192,305 7,688,705 \$7,881,010
to New Construction or 6) 2021 Pay 2022 Net Asses to Demolition or a Cha: 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due 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 b Decrease Due to 2021 Pay 2022	4,988,210 0 2,981,400 0
9) 2021 Pay 2022 Adjusted I	Net Assessed Value of Affocation Area	\$7,969,610
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.01124
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$194,467 \$4,793,743
14) Estimated 2021 Pay 2022	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	2.2057 \$105,736 2.2057
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.01124
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 finan Patricia A. Picken. County Auditor (P	3
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
alshy Draw	stment, as certified above, is approved by the Department of Local Government F 08/19/2021	<u> </u>
Commissioner, Department of	f Local Government Finance Date (month, day, year)



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Elkhart County T20114 North Baugo		
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) 2020 Pay 2021 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	2,407,957 2,562,443	\$4,970,400
to New Construction of 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 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 e Decrease Due to 2021 Pay 2022	6,107,500 804,100 0 0 236,866	66 2 ⁶ 80 80
	Net Assessed Value of Allocation Area	y	\$5,066,534
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal P	laces)	1.01934
	Base Assessed Value of Allocation Area (Line 1 * Line 1 ntal Assessed Value of Allocation Area (Line 4 - Line 11)	0)	\$2,454,527 \$3,652,973
14) Estimated 2021 Pay 2022	P. Tax Rate for the Allocation Area (Round to Four Decimal For Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	Places)	1.9924 \$72,782 1.9924
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	(LINE 10)	1.01934
I, Patricia A. Pickens knowledge that the above basidentified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart se assessed value calculation is full, true and complete for the	County, certify to the tax increment finance allocation area Patricia A. Pickens County Auditor (Printed)	e best of my
	DEPARTMENT OF LOCAL GOVERNM CERTIFICATION OF TIF BASE NEUT		
Allocation Area Name			
The bleve alsessed who said	stment, as certified above, is approved by the Department of	Local Government Finance. 08/19/2021	
Commissioner, Department of	f Local Government Finance	Date (month, day, year)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Goshen T20115 North US 33	
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) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	43,345,258 43,215,942 \$86,561,200
to New Construction o 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 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 2021 Pay 2022 Allocation Area	0 0 0 1,104,853
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area	\$85,331,147
11) 2021 Pay 2022 Adjusted 12) 2021 Pay 2022 Increme 13) Estimated 2021 Pay 2022 14) Estimated 2021 Pay 2022	I Base Assessed Value of Allocation Area (Line 4 - Line 10) 1 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2 Tax Rate for the Allocation Area (Round to Four Decimal Places)	0.98579 \$42,729,322 \$43,706,678 3.3924 \$1,482,705 3.3924
•	ix Rate for the Allocation Area TRALIZATION FACTOR FOR ALLOCATION AREA (LINE)	
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year) County Auditor (Signature)		County, certify to the best of my ement finance allocation area A. Pickens Auditor (Printed)
	DEPARTMENT OF LOCAL GOVERNMENT FIT CERTIFICATION OF TIF BASE NEUTRALIZA	
Allocation Area Name	,	
alshy Dra		9/2021 onth, day, year)



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20117 Pierre Moran				
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) 2020 Pay 2021 Incremen	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (l	Line 1 + Line 2)		8,752,848 4,278,904	\$13,031,752
5) 2021 Pay 2022 Net Asses to New Construction o	ssed Value of Allocation Area ssed Value Growth in Allocation Area D or a Change in Tax Status ssed Value Decrease in Allocation Area			13,750,060	
to Demolition or a Cha 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in	ange in Tax Status ssed Value Growth as a Result of			0	
Appeals Settlements in 9) 2021 Pay 2022 Adjusted	n Allocation Area Net Assessed Value of Allocation Area			716,669	\$12,931,610
11) 2021 Pay 2022 Adjuste	lization Factor (Line 9 / Line 3) (Roun d Base Assessed Value of Allocation A ental Assessed Value of Allocation Are	rea (Line 1 * Line	10)	8= - 8=	\$8,685,626 \$5,064,434
14) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Rou 2 Incremental Tax Revenue ((Line 12/10 ax Rate for the Allocation Area		Places)	%= &= %=	3.4799 \$176,237 3.4799
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR AL	LOCATION AREA	A (LINE 10)		0.99232
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year)	Auditor, of use assessed value calculation is full, true	Elkhart and complete for the	ne tax increment finance	County, certify to the e allocation area	best of my
County Auditor (Signature)	1. Lichons		Patricia A. Pickens County Auditor (Pri	nted)	
	DEPARTMENT OF LO		IENT FINANCE		
Allocation Area Name	X 				
aldsley Dra	ustment, as certified above, is approved b	by the Department o	08/19/2021	inance.	
Commissioner, Department	of Local Government Finance		Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: D	O NOT II	NCLUDE :	PERSONAL	PROPERTY	VALUES.
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County	Elkhart			
Jurisdiction	City of Elkhart		_	
Allocation Code	T20118		-	
Allocation Area Name	Cassopolis		- 5	
Farm Day and J Day				
Form Prepared By:	Jason G. Semler			
Name	Baker Tilly Municipal Advisors, LLC		= :	
Unit/Company	(317) 465-1500		-	
Telephone Number E-mail Address	Jason Semler@bakertilly.com		- 12 - 15 - 15	
E-Itiali Address	Jason Semenwoakertiny Com		-	
1) 2020 Pay 2021 Rasa Assa	essed Value of Allocation Area		157,530,801	
	tal Assessed Value of Allocation Area		111,737,889	
	al) Assessed Value of Allocation Area (1	Line 1 + Line 2)		\$269,268,690
5) 2020 Lay 2021 Lotal (100	ui) / 135essed + uiue of / 11toution i fieu (-	
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		267,788,289	
	sed Value Growth in Allocation Area D	nie		
	r a Change in Tax Status		6,495,600	
	sed Value Decrease in Allocation Area	Due		
to Demolition or a Cha			6,509,800	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in			5,000,000	
	Net Assessed Value of Allocation Area			
, , , , , , , , , , , , , , , , , , , ,			_	\$262,802,489
			-	
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		0.97599
	d Base Assessed Value of Allocation A		=	\$153,748,486
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Are	a (Line 4 - Line 11)	-	\$114,039,803
				2 4052
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Rou	and to Four Decimal Places)	-	3.4853
	2 Incremental Tax Revenue ((Line 12/10	00) * Line 13)	_	\$3,974,629
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area		_	3.4853
		COMMON AREA (LINE 10)	i i	0.97599
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)		0.97399
- was a second	A 114 F	Ell-base	County, certify to the	est of my
I, Patricia A. Pickens	Auditor, of	Elkhart and complete for the tax increment fina	_ County, certify to the	best of my
	se assessed value calculation is full, true	and complete for the tax increment thia	nce anocanon area	
identified above.				
Pared a	8/17/707/			
Dated (month, day, year)	5/11/2021			
12/1/01/0	G: Rickens	Patricia A. Pickens	2	
County Auditor (Signature)	a nous	County Auditor (P		
County Auditor (Signature)		County Fluction (1	,,,,,,,,	
	DEPARTMENT OF L	OCAL GOVERNMENT FINANCE		
		F TIF BASE NEUTRALIZATION		
	CERTIFICATION	A ALL BURNS LIMIT AREASSESSEES ARVIT		
Allocation Area Name				
AHOVAHOH AIÇA NAHIÇ				
The his assessed value Air	istment, as certified above, is approved by	by the Department of Local Government	Finance.	
711 723	Z	08/19/2021		
Ussept / you	MY	00/19/2021		
Commissioner, Department	of Local Government Finance	Date (month, day, year,	,	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

N	Oʻ.	ΓE:	DO	PON	' INCLUI	DE PERSO	NAL PRO	PERTY	VALUES
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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) 2020 Pay 2021 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	738,027 8,391,133	
 5) 2021 Pay 2022 Net Assest to New Construction of 6) 2021 Pay 2022 Net Assest to Demolition or a Charman Ch	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022 a Allocation Area	9,659,265 0 0 0 200,000	_
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area		\$9,459,265
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	1.03616
	d Base Assessed Value of Allocation Area (Line 1 * Line ental Assessed Value of Allocation Area (Line 4 - Line 11		\$764,714 \$8,894,551
14) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Round to Four Decimal 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	Places)	1.5348 \$136,514 1.5348
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION ARE	A (LINE 10)	1.03616
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart se assessed value calculation is full, true and complete for the Comple	Patricia A. Pickens County Auditor (Printed)	ne best of my
	DEPARTMENT OF LOCAL GOVERNM CERTIFICATION OF TIF BASE NEU		
Allocation Area Name			
The base assessed valve adju	astment, as certified above, is approved by the Department of	of Local Government Finance. 08/19/2021	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R5 / 2-21)

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) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area	5,058,449	
2) 2020 Pay 2021 Increment	al Assessed Value of Allocation Area	24,037,846	
3) 2020 Pay 2021 Total (Rea	l) Assessed Value of Allocation Area (Line 1 + Line 2)	-	\$29,096,295
4) 0001 D 0000 N 4 A	13V-1	21 251 405	
4) 2021 Pay 2022 Net Asses		31,351,495	
	sed Value Growth in Allocation Area Due	1 014 600	
	a Change in Tax Status	1,814,600	
	sed Value Decrease in Allocation Area Due	0	
to Demolition or a Cha		0	
,	sed Value Growth as a Result of	0	
Abatement Roll-Off in		0	
	Decrease Due to 2021 Pay 2022	49,718	
Appeals Settlements in		49,718	
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area	2	\$29,487,177
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	g g	1.01343
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,126,384
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	,	\$26,225,111
12, 2021 Fay 2022 Incicine	Ittal / 135055564 / Hite Of / Hite Carlot Allie (21110)	ä	420,220,000
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decimal Places)	j	2.5074
	Incremental Tax Revenue ((Line 12/100) * Line 13)	3	\$657,568
	x Rate for the Allocation Area		2.5074
,,			
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LIN	E 10)	1.01343
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the	best of my
knowledge that the above bas	e assessed value calculation is full, true and complete for the tax in	crement finance allocation area	
identified above.			
	01-1-21		
Dated (month, day, year)	XIIIIOU		
Tallica		icia A. Pickens	
County Auditor (Signature)	Cour	nty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT	TINIANICE	
	CERTIFICATION OF TIF BASE NEUTRAL		
Allocation Area Name			
101 /			
The base ssessed value adia	ment, as certified above, is approved by the Department of Local	Government Finance.	
Claster / fy	nu)	8/19/2021	
Commissioner, Department of		(month, day, year)	
Commissioner, Department of	I Docal Ooyellinett Finance Date	, Imoma, uay, yeur)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart City of Elkhart T20126 Technology Park		
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) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	14,117,266 6,093,734	\$20,211,000
to New Construction o 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 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 2021 Pay 2022 Allocation Area	21,654,200 0 161,400 0 1,000,000	
	Net Assessed Value of Allocation Area ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u></u>	\$20,815,600 1.02991
	t Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$14,539,513 \$7,114,687
14) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Round to Four Decimal Places) 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area		3.4803 \$247,612 3.4803
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02991
I, Patricia A. Pickens knowledge that the above basidentified above. Dated month, day, year) County Auditor (Signature)	Patricia A. Pickens County Auditor (Prince)		best of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The biles as essed value full	stment, as certified above, is approved by the Department of Local Government Fin 08/19/2021	ance.	
Commissioner Department of	of Local Government Finance Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	Elkhart Goshen		
Allocation Code Allocation Area Name	T20128 Goshen Downtown	_	
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) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area	14,805,468	Si di
	al Assessed Value of Allocation Area	2,747,427	
	l) Assessed Value of Allocation Area (Line 1 + Line 2)		\$17,552,895
4) 0001 P 0000 N 4	LYC 1 CAR and a Area	10 000 075	
4) 2021 Pay 2022 Net Assess		18,898,875	
	sed Value Growth in Allocation Area Due	277 105	
	a Change in Tax Status	377,185	
	sed Value Decrease in Allocation Area Due	0	
to Demolition or a Char	age in Tax Status and Value Growth as a Result of	0	
Abatement Roll-Off in		0	
	Decrease Due to 2021 Pay 2022		
Appeals Settlements in	•	518,568	
	Net Assessed Value of Allocation Area		
3)		1	\$18,003,122
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02565
, ,	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	1	\$15,185,228 \$3,713,647
12) 2021 1 ay 2022 thereine	ten (255-55-56) and of fanotation (250-56)	•	301.301
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.9993
	Incremental Tax Revenue ((Line 12/100) * Line 13)		\$111,383
	x Rate for the Allocation Area		2.9993
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02565
			1
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 finan	ice allocation area	
identified above.	21 1		
Dated (month, day, year)	8/17/02/		
1			
Tallicia 6	Patricia A. Picker		
County Auditor (Signature)	County Auditor (⁵ rinted)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The Alexa Accessed A. Alexander	stream to a cartified above is approved by the Donortment of Local Community	Finance	
i ne pase assessed alue adjus	stment, as certified above, is approved by the Department of Local Government		
alaster Mense	08/19/2021		
Commissioner, Department o	f Local Government Finance Date (month, day, year	r)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Bristol T20130 South 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				
1) 2020 Pay 2021 Base Asse 2) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	2	42,734,897 39,850,308	\$82,585,205
to New Construction or 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value	sed Value Growth in Allocation Area D a Change in Tax Status sed Value Decrease in Allocation Area nge in Tax Status sed Value Growth as a Result of Allocation Area be Decrease Due to 2021 Pay 2022			85,058,025 66,500 0 149,150	
	Allocation Area Net Assessed Value of Allocation Area ization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Plac	ces)	475,000	\$84,367,375 1.02158
11) 2021 Pay 2022 Adjusted	l Base Assessed Value of Allocation Artal Assessed Value of Allocation Art	Area (Line 1 * Line 10)	·	: -	\$43,657,116 \$41,400,909
14) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Rou Incremental Tax Revenue ((Line 12/10 ax Rate for the Allocation Area		ces)	9	2.3867 \$988,115 2.3867
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA (I	LINE 10)		1.02158
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	<u>F</u>	x increment finance a Patricia A. Pickens County Auditor (Prina		best of my
All C. A. M		OCAL GOVERNME OF TIF BASE NEUTRA			
Allocation Area Name			1.0		
ashy Wi	Stment, as certified above, is approved by		08/19/2021	nce.	
Commissioner, Department of	f Local Government Finance	1	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Bristol T20132 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) 2020 Pay 2021 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (l	Line 1 + Line 2)		5,080,097 4,703,352	\$9,783,449
5) 2021 Pay 2022 Net Asses to New Construction o	ssed Value of Allocation Area ssed Value Growth in Allocation Area D r a Change in Tax Status ssed Value Decrease in Allocation Area ange in Tax Status			10,576,824 0	
 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in 8) Estimated Assessed Valu Appeals Settlements in 	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022			250,000	
9) 2021 1 ay 2022 Adjusted	Net Assessed Value of Allocation Area				\$10,326,824
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal	Places)	n _	1.05554
	d Base Assessed Value of Allocation A ental Assessed Value of Allocation Are			-	\$5,362,246 \$5,214,578
14) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Rou 2 Incremental Tax Revenue ((Line 12/10 ax Rate for the Allocation Area		l Places)	7 <u>-</u> 8 - 8-	2.3867 \$124,456 2.3867
2021 PAY 2022 BASE NEU	JTRALIZATION FACTOR FOR AL	LOCATION ARE	A (LINE 10)		1.05554
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year)	Auditor, of se assessed value calculation is full, true	Elkhart and complete for t		County, certify to the ce allocation area	best of my
County Auditor (Signature)		-	County Auditor (Pri	nted)	
	DEPARTMENT OF LO CERTIFICATION O				
Allocation Area Name	3				
aldsley Win	istment, as certified above, is approved by	by the Department of	of Local Government F 08/19/2021 Date (month, day, year)	inance.	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Middlebury T20134 Elroy Drive Industrial Park	_ _ _	
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) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	19,076,550 39,260,250	\$58,336,800
to New Construction of 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 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 2021 Pay 2022 Allocation Area	1,377,200 1,963,900 0	
9) 2021 Pay 2022 Adjusted I	Net Assessed Value of Allocation Area	_	\$59,322,400
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	_	1.01689
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	=	\$19,398,753 \$39,336,947
14) Estimated 2021 Pay 2022	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	Ξ	2.8372 \$1,116,068 2.8372
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01689
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart Se assessed value calculation is full, true and complete for the tax increment final Patricia A. Picken County Auditor (I	ns	est of my
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
aldship Wood	stment, as certified above, is approved by the Department of Local Government 08/19/2021		
Commissioner, Department o	f Local Government Finance Date (month, day, year	*)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20136			
Allocation Area Name	South Main Street 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) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area		52,311,709	
2) 2020 Pay 2021 Increment	al Assessed Value of Allocation Area		19,271,114	
	al) Assessed Value of Allocation Area (Line 1 + Line 2)			\$71,582,823
-, , ,	,			
4) 2021 Pay 2022 Net Asses	sed Value of Allocation Area		73,043,638	
	sed Value Growth in Allocation Area Due			
	r a Change in Tax Status		290,700	
	sed Value Decrease in Allocation Area Due		250,100	
to Demolition or a Cha			1,148,800	
	sed Value Growth as a Result of		1,140,000	
			0	
Abatement Roll-Off in				
•	e Decrease Due to 2021 Pay 2022		1 242 012	
Appeals Settlements in			1,243,913	
9) 2021 Pay 2022 Adjusted (Net Assessed Value of Allocation Area			£72 657 925
			-	\$72,657,825
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	_	1.01502
	l Base Assessed Value of Allocation Area (Line 1 * Line		1-	\$53,097,431
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 1)	l)	_	\$19,946,207
13) Estimated 2021 Pay 2022	? Tax Rate for the Allocation Area (Round to Four Decima	l Places)	_	3.7049
14) Estimated 2021 Pay 2022	2 Incremental Tax Revenue ((Line 12/100) * Line 13)			\$738,987
	x Rate for the Allocation Area			3.7049
·				
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION ARE	A (LINE 10)		1.01502
I Dateinia A Dialegna	Auditor, of Elkhart	(County, certify to the	hest of my
I, Patricia A. Pickens	se assessed value calculation is full, true and complete for t			ocst of my
	se assessed value calculation is full, true and complete for t	ile tax increment imaic	c anocation area	
identified above.				
	RINROZI			
Dated (morph, day, year)	SITIESCI			
	a. Packous	D		
Muca		Patricia A. Pickens	- 11	
County Auditor (Signature)		County Auditor (Prin	nted)	
	DEPARTMENT OF LOCAL GOVERN			
	CERTIFICATION OF TIF BASE NEU	TRALIZATION		
Allocation Area Name				
	-			
The bee Issessed Muldju	stment, as certified above, is approved by the Department	of Local Government Fi	nance.	
1011 1X70				
Classey / Wran	()	08/19/2021		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Goshen T20138 Southeast EDA		
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) 2020 Pay 2021 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area l) Assessed Value of Allocation Area (Line 1 + Line 2)	162,432,790 65,516,510	\$227,949,300
to New Construction or	sed Value Growth in Allocation Area Due	234,396,975 4,393,395	
to Demolition or a Char 7) 2021 Pay 2022 Net Assess Abatement Roll-Off in 8) Estimated Assessed Value	nge in Tax Status sed Value Growth as a Result of Allocation Area Decrease Due to 2021 Pay 2022	1,349,000	
	Net Assessed Value of Allocation Area	6,383,294	\$224,969,286
11) 2021 Pay 2022 Adjusted	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places) Base Assessed Value of Allocation Area (Line 1 * Line 10) Ital Assessed Value of Allocation Area (Line 4 - Line 11)	<u>-</u>	0.98693 \$160,309,793 \$74,087,182
14) Estimated 2021 Pay 2022	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	-	2.9993 \$2,222,097 2.9993
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	[0.98693
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 fina Patricia A. Picke County Auditor	ns	best of my
All and All M	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name The base alsessed value of the Commissioner, Department of	stment, as certified above, is approved by the Department of Local Government 08/19/2021 Date (month, day, ye)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		_	
Jurisdiction	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			
	1			
1) 2020 Pay 2021 Base Ass	essed Value of Allocation Area		60,291,815	
2) 2020 Pay 2021 Incremen	tal Assessed Value of Allocation Area		44,050,198	
3) 2020 Pay 2021 Total (Re	eal) Assessed Value of Allocation Area (I	Line 1 + Line 2)	-	\$104,342,013
4) 2021 Pay 2022 Net Asse	ssed Value of Allocation Area		109,114,875	
5) 2021 Pay 2022 Net Asse	ssed Value Growth in Allocation Area D	ue		
to New Construction of	or a Change in Tax Status		281,560	
6) 2021 Pay 2022 Net Asse	ssed Value Decrease in Allocation Area	Due		
to Demolition or a Cha	ange in Tax Status		511,400	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			191,860	
8) Estimated Assessed Value	ne Decrease Due to 2021 Pay 2022			
Appeals Settlements in			2,204,003	
	Net Assessed Value of Allocation Area		·	
				\$106,948,852
10) 2021 Pay 2022 Neutra	lization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		1.02498
,	,		-	
11) 2021 Pay 2022 Adjuste	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)	·	\$61,797,905
	ental Assessed Value of Allocation Are			\$47,316,970
,		,	_	
13) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Rou	nd to Four Decimal Places)		3.0504
14) Estimated 2021 Pay 202	2 Incremental Tax Revenue ((Line 12/10	0) * Line 13)		\$1,443,357
	ax Rate for the Allocation Area	,	3 -	3.0504
15).101000.2020.100.202.1			· -	
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE 10)		1.02498
		` ,	-	
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the	best of my
knowledge that the above by	ase assessed value calculation is full, true			•
identified above.	/ Caroniarion is fair, trac			
identified above.				
Dated (month, day, year)	V11717171			
Dated month, day, year)	ATT TO THE			
TOMACIO	2. Pickous	Patricia A. Picker	ns	
County Auditor (Signature)	A TARRETT	County Auditor (
County Additor (Signature)		County Huditor (17,0000	
	DEDADTMENT OF L	OCAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
	CERTIFICATION OF	THE BASE NEOTRALIZATION		
All dis Assa Nasa				
Allocation Area Name				
	ustment, as certified above, is approved b	with a Department of Local Governmen	it Finance	
i A oase assesse varye adj	ususient, as certified above, is approved to		e i manovi	
aldstood Melasi	7	08/19/2021		
	of Local Commencer Electric	Date (month, day, yea		
Commissioner, Department	of Local Government Finance	Date (monin, day, yed	T)	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022 State Form 56059 (RS / 2-21)

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, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason Semler@bakertilly.com			
		_	(218 505	
	sessed Value of Allocation Area	· ·	6,315,505	
	ntal Assessed Value of Allocation Area		723,695	AT 020 200
3) 2020 Pay 2021 Total (R	eal) Assessed Value of Allocation Area (Line 1 + L	line 2)		\$7,039,200
4) 2021 Pay 2022 Net Ass	essed Value of Allocation Area	-	7,094,700	
	essed Value Growth in Allocation Area Due	÷		
	or a Change in Tax Status		237,000	
	essed Value Decrease in Allocation Area Due	· ·		
to Demolition or a Cl			0	
	essed Value Growth as a Result of	-		
Abatement Roll-Off			0	
	ue Decrease Due to 2021 Pay 2022	ė .		
Appeals Settlements			0	
	d Net Assessed Value of Allocation Area	-):	
			-	\$6,857,700
10) 2021 Pay 2022 Neutr	alization Factor (Line 9 / Line 3) (Round to Five	Decimal Places)		0.97422
		4 + 1 1 40		¢ć 152 č01
	ed Base Assessed Value of Allocation Area (Line			\$6,152,691 \$942,009
12) 2021 Pay 2022 Incren	ental Assessed Value of Allocation Area (Line 4	- Line II)		\$772,007
13) Estimated 2021 Pay 20	22 Tax Rate for the Allocation Area (Round to Fou	r Decimal Places)		3.8259
14) Estimated 2021 Pay 20	22 Incremental Tax Revenue ((Line 12/100) * Line	13)		\$36,040
	Tax Rate for the Allocation Area		-	3.8259
•			×	0.05100
2021 PAY 2022 BASE NI	CUTRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)		0.97422
I, Patricia A. Pickens	Auditor, of Elkhart	Cou	nty, certify to the bes	st of my
	pase assessed value calculation is full, true and comp	plete for the tax increment finance al	location area	
identified above.	1			
	01-1-1			
Dated (month, day, year)	8/11/02/			
1	19. 11			
- Palacion	1. + DOMOND	Patricia A. Pickens		
County Auditor (Signature		County Auditor (Printed	<i>l)</i>	
	DEPARTMENT OF LOCAL G CERTIFICATION OF TIF BA			
Allocation Area Name				
	2			
The Jase assessed all ad	justment, as certified above, is approved by the Dep	partment of Local Government Finan	ce.	
aldster Nelson	WY -	08/19/2021		
Commissioner Departmen	t of Local Government Finance	Date (month, day, year)		
Commissioner, Departmen	OT DOWN COTALITION THIRITON	(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	Elkhart 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			
1) 2020 B 2021 B 4	- 137.1 CA11		57,030,058	
	ssed Value of Allocation Area		22,511,807	
	al Assessed Value of Allocation Area		22,311,807	\$79,541,865
3) 2020 Pay 2021 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		-	\$79,341,603
4) 2021 Pay 2022 Net Asses			81,180,345	
	sed Value Growth in Allocation Area Due		1 (20 200	
	a Change in Tax Status		1,630,300	
	sed Value Decrease in Allocation Area Due		260,400	
to Demolition or a Cha	sed Value Growth as a Result of		200,400	
Abatement Roll-Off in			0	
	e Decrease Due to 2021 Pay 2022			
Appeals Settlements in	· ·		202,856	
	Net Assessed Value of Allocation Area)	
, , , , , , , , , , , , , , , , , , ,			-	\$79,607,589
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	-	1.00083
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line	e 10)		\$57,077,393
	ntal Assessed Value of Allocation Area (Line 4 - Line 1)		_	\$24,102,952
	,	,	-	
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decima	l Places)		2.6472
	Incremental Tax Revenue ((Line 12/100) * Line 13)			\$638,053
	x Rate for the Allocation Area		_	2.6472
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION ARE	CA (LINE 10)	Г	1.00083
			3)=	
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the	best of my
	se assessed value calculation is full, true and complete for	the tax increment finance	e allocation area	
identified above.				
	0/10/202/			
Dated (month, day, year)	AT II COCI			
12/1	1. Peckous	D-4-1-1- A Dislama		
Taplicio (a. Tocker	Patricia A. Pickens County Auditor (Print		
County Auditor (Signature)		County Auditor (Pri	niea)	
	DEPARTMENT OF LOCAL GOVERN			
	CERTIFICATION OF TIF BASE NEU	TRALIZATION		
Allocation Area Name				
The less assessed Jue diu	stment, as certified above, is approved by the Department	of Local Government Fi	inance.	
1011 /X79	The state of the s			
Ussep / Wrat	γ	08/19/2021		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart County T20147 State Road 13 Interchange		
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) 2020 Pay 2021 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	42,459,52° 45,109,930	
 5) 2021 Pay 2022 Net Assest to New Construction of 2021 Pay 2022 Net Assest to Demolition or a Charonic Charoni	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022 a Allocation Area	2,802,300 347,770 2,200,000))
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Area		\$89,399,170
10) 2021 Pay 2022 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal I	Places)	1.02089
	d Base Assessed Value of Allocation Area (Line 1 * Line 2 ental Assessed Value of Allocation Area (Line 4 - Line 11)		\$43,346,507 \$51,402,733
14) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Round to Four Decimal 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	Places)	1.8753 \$963,955 1.8753
2021 PAY 2022 BASE NEU	JTRALIZATION FACTOR FOR ALLOCATION AREA	A (LINE 10)	1.02089
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year) Lounty Auditor (Signature)	Auditor, of Elkhart se assessed value calculation is full, true and complete for the	Patricia A. Pickens County Auditor (Printed)	he best of my
	DEPARTMENT OF LOCAL GOVERNM CERTIFICATION OF TIF BASE NEUT		
Allocation Area Name	·		
The bas as essed value of	estment as certified above, is approved by the Department of	f Local Government Finance. 08/19/2021 Date (month, day, year)	
Commissioner, Department	of Local Government Finance	Date (monin, aay, year)	



State Form 56059 (R5 / 2-21)
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Bristol T20148 Bristol East EDA			
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) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (I	Line 1 + Line 2)	2,236,892 9,476,408	\$11,713,300
to New Construction of 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area D r a Change in Tax Status sed Value Decrease in Allocation Area I nge in Tax Status sed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022 Allocation Area		13,455,180 0 0 1,359,980 100,000	
9) 2021 Pay 2022 Adjusted 1	Net Assessed Value of Allocation Area			\$11,995,200
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)		1.02407
	l Base Assessed Value of Allocation A ntal Assessed Value of Allocation Are			\$2,290,734 \$11,164,446
14) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Roun 2 Incremental Tax Revenue ((Line 12/10 1x Rate for the Allocation Area			2.3867 \$266,462 2.3867
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALI	LOCATION AREA (LINE 10)	1	1.02407
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year)	Auditor, of se assessed value calculation is full, true	Elkhart and complete for the tax increme		best of my
County Auditor (Signature)		County Au	ditor (Printed)	
		OCAL GOVERNMENT FINA TIF BASE NEUTRALIZATI		
Allocation Area Name	<u> </u>			
The base seed value adju	stment, as certified above, is approved b	y the Department of Local Gove		
Commissioner, Department of	f Local Government Finance	Date (month,	day, year)	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022 State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Nappanee T20153 Consolidated Nappanee Union		
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) 2020 Pay 2021 Incremen	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	2,499,716 2,309,684	
 5) 2021 Pay 2022 Net Asset to New Construction of 6) 2021 Pay 2022 Net Asset to Demolition or a Cha 7) 2021 Pay 2022 Net Asset Abatement Roll-Off in 8) Estimated Assessed Valua Appeals Settlements in 	ssed Value Growth as a Result of Allocation Area e Decrease Due to 2021 Pay 2022	6,787,000 1,954,000 0	
9) 2021 Pay 2022 Adjusted	Net Assessed value of Allocation Area		\$4,833,000
10) 2021 Pay 2022 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	1.00491
	d Base Assessed Value of Allocation Area (Line 1 * Line ntal Assessed Value of Allocation Area (Line 4 - Line 11		\$2,511,990 \$4,275,010
14) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (Round to Four Decimal 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	l Places)	3.146 \$134,492 3.146
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION ARE	A (LINE 10)	1.00491
I, Patricia A. Pickens knowledge that the above ba identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart se assessed value calculation is full, true and complete for t	Patricia A. Pickens County Auditor (Printed)	he best of my
	DEPARTMENT OF LOCAL GOVERNM CERTIFICATION OF TIF BASE NEU		
Allocation Area Name			
aldsley War	stment, as certified above, is approved by the Department of	08/19/2021	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2021 PAY 2022 State Form 56059 (R5 / 2-21)

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) 2020 Pay 2021 Base Ass	sessed Value of Allocation Area	3,450,87	15
2) 2020 Pay 2021 Incremen	ntal Assessed Value of Allocation Area	971,92	2.5
3) 2020 Pay 2021 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	3	\$4,422,800
			3
4) 2021 Pay 2022 Net Asse	essed Value of Allocation Area	4,544,00	00
5) 2021 Pay 2022 Net Asse	essed Value Growth in Allocation Area Due		
	or a Change in Tax Status		0
	essed Value Decrease in Allocation Area Due	· ·	
to Demolition or a Ch			0
	essed Value Growth as a Result of		15
Abatement Roll-Off in			0
	ue Decrease Due to 2021 Pay 2022	9	_
Appeals Settlements i			0
	Net Assessed Value of Allocation Area	3======================================	
,, 2021 t aj 20 22 i la jasto			\$4,544,000
			4 1,5 1 1,1 1
10) 2021 Pay 2022 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal	l Places)	1.02740
•		,	8
11) 2021 Pay 2022 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line	e 10)	\$3,545,429
	ental Assessed Value of Allocation Area (Line 4 - Line 1		\$998,571
,,	(·- ,	
13) Estimated 2021 Pay 202	22 Tax Rate for the Allocation Area (Round to Four Decima	al Places)	3.1457
	22 Incremental Tax Revenue ((Line 12/100) * Line 13)	,	\$31,412
· •	Tax Rate for the Allocation Area		3.1457
13) 1100001 2020 1 0 2021 1	an itale for the renovation resu		
2021 PAY 2022 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION ARE	EA (LINE 10)	1.02740
		(/ /	
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to	the best of my
	ase assessed value calculation is full, true and complete for		ine out or my
identified above.	ise assessed value calculation is fail, true and complete for	the tax increment intance anocation area	
identified above.			
Datada	X/17/7/		
Dated (month, day, year)	DITTICCE		
161000	Pictons	Datainia A. Dialeana	
- Turce	3h. Tickens	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DEDITORNES OF LOCAL COVERN	A TENIT TEIN A NICHE	
	DEPARTMENT OF LOCAL GOVERN		
	CERTIFICATION OF TIF BASE NEU	IRALIZATION	
Allocation Area Name			
Anocation Area Name			
The hardespectant file of the	ustment, as certified above, is approved by the Department	of Local Government Finance	
ind base assessed valve adj	astinent, as certified above, is approved by the Department	of Local Government Pinance.	
Claster Nelson	X-	08/19/2021	
Commissioner Department	of Local Government Finance	Date (month, day, year)	
Commissioner, Department	OI LUCAI GOVERNMENT FINANCE	∟av (monin, aay, year)	



State Form 56059 (R5 / 2-21)

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) 2020 Pay 2021 Base Asse	ssed Value of Allocation Area	5,389,581	
2) 2020 Pay 2021 Increment	al Assessed Value of Allocation Area	3,809,389	
3) 2020 Pay 2021 Total (Rea	ll) Assessed Value of Allocation Area (Line 1 + Line 2)	()- (i)-	\$9,198,970
4) 2021 Pay 2022 Not Again	rad Value of Allocation Area	9,918,300	
4) 2021 Pay 2022 Net Assess		9,916,300	
	sed Value Growth in Allocation Area Due a Change in Tax Status	660,130	
		660,130	
to Demolition or a Char	sed Value Decrease in Allocation Area Due	0	
	-	0_	
	sed Value Growth as a Result of	0	
Abatement Roll-Off in		00	
,	Decrease Due to 2021 Pay 2022	162.461	
Appeals Settlements in	Allocation Area Net Assessed Value of Allocation Area	162,461	
9) 2021 Pay 2022 Adjusted 1	NEL ASSESSED Value of Allocation Area	a	\$9,095,709
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	8	0.98877
11) 2021 Pay 2022 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,329,056
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	0.	\$4,589,244
, w,		5.	* -,,,
13) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.438
	Incremental Tax Revenue ((Line 12/100) * Line 13)	0. .	\$111,886
	x Rate for the Allocation Area	6	2.438
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINI	£ 10)	0.98877
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 in		•
identified above.	7 (9		
Dated (month, day, year)	811717071		
tatricia	Patrice Patrice	ia A. Pickens	
County Auditor (Signature)		ty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT F		
	CERTIFICATION OF TIF BASE NEUTRALIZ	LATION	
Allocation Area Name			
1.1	9		
The base ssessed value adju-	tment, as certified above, is approved by the Department of Local	Government Finance.	
alaster Nels	AUY OR	/19/2021	
Commissioner Deserted		(month, day, year)	
Commissioner, Department o	i Locai Government Finance Date	monin, aay, year)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Syracuse			
Allocation Code	T20162			
Allocation Area Name	Syracuse Technology Park			
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	*		
1) 2020 Pay 2021 Base Ass	essed Value of Allocation Area		0	
,	tal Assessed Value of Allocation Area	1	3,077,200	
	al) Assessed Value of Allocation Area			\$3,077,200
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		1,307,240	
	ssed Value Growth in Allocation Area	Due		
	or a Change in Tax Status		0	
	ssed Value Decrease in Allocation Are	ea Due		
to Demolition or a Cha			2,545,080	
	ssed Value Growth as a Result of		2,5 15,000	
Abatement Roll-Off in			638,620	
	e Decrease Due to 2021 Pay 2022		036,020	
Appeals Settlements in	•		0	
	Net Assessed Value of Allocation Are	90		
9) 2021 Pay 2022 Adjusted	Net Assessed Value of Allocation Alv		_	\$3,213,700
10) 2021 Pay 2022 Neutral	lization Factor (Line 9 / Line 3) (Ro	und to Five Decimal Places)		1.04436
, ,	d Base Assessed Value of Allocation ental Assessed Value of Allocation A	· ·	-	\$0 \$1,307,240
13) Estimated 2021 Pay 202	2 Tax Rate for the Allocation Area (R	ound to Four Decimal Places)		2.3823
	2 Incremental Tax Revenue ((Line 12/		_	\$31,142
	ax Rate for the Allocation Area	100) Ellic 15)	-	2.3823
13) Actual 2020 Pay 2021 1	ax Nate for the Anocation Area		<u> </u>	2.3043
2021 PAY 2022 BASE NEU	UTRALIZATION FACTOR FOR A	ALLOCATION AREA (LINE 10)	Γ	1.04436
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the	hest of my
		rue and complete for the tax increment finance		0000 01,
identified above.	Journal of the control of the contro	are and complete for the tax morement maner	unounon uru	
racininea above.				
Dated (month, day, year)	8/12/2021			
(monin, auy, year)	X TO THE TOTAL OF			
Fatricia C	THE VOUN	Patricia A. Pickens		
County Auditor (Signature)	C I X CICIO)	County Auditor (Prin	ntad	
county Auditor (Signature)		County reduction (1711)	ncu)	
	DEPA DEMENT OF	LOCAL GOVERNMENT FINANCE		
		OF TIF BASE NEUTRALIZATION		
Allocation Area Name	-			
The hole of formation of the file	atment of contified -1 i	d by the Department of Local Government Fin	omao	
The bitse aspessed value asp	sunent, as certified above, is approved	d by the Department of Local Government Fin	ance.	
Claster Nel	V	08/19/2021		
Commissioner Department	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	Elkhart Middlebury T20163			
Allocation Code Allocation Area Name	Downtown Middlebury			
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) 2020 Pay 2021 Increments	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1	+ Line 2)	8,062,743 10,225,472	\$18,288,215
to New Construction or	sed Value Growth in Allocation Area Due		18,616,635	
Abatement Roll-Off in	sed Value Growth as a Result of Allocation Area Decrease Due to 2021 Pay 2022		0	
• •	Net Assessed Value of Allocation Area			\$18,616,635
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to F	Five Decimal Places)	_	1.01796
	Base Assessed Value of Allocation Area (Intal Assessed Value of Allocation Area (Lin		<u>_</u>	\$8,207,550 \$10,409,085
14) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to I Incremental Tax Revenue ((Line 12/100) * L x Rate for the Allocation Area		=	2.8372 \$295,327 2.8372
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)		1.01796
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elk e assessed value calculation is full, true and c			est of my
		L GOVERNMENT FINANCE F BASE NEUTRALIZATION		
Allocation Area Name				
_ alshy D	Ament, as certified above, is approved by the	08/19/2021	ance.	
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

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) 2020 Pay 2021 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line	56,941 3,274,759	
to New Construction or 6) 2021 Pay 2022 Net Asses to Demolition or a Cha 7) 2021 Pay 2022 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 2021 Pay 2022 Allocation Area	3,797,000 436,200 0	
9) 2021 Pay 2022 Adjusted I	Net Assessed Value of Allocation Area		\$3,360,800
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Dec	cimal Places)	1.00873
	l Base Assessed Value of Allocation Area (Line 1 * ntal Assessed Value of Allocation Area (Line 4 - Li		\$57,438 \$3,739,562
14) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Round to Four De 2 Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area		3.8549 \$144,156 3.8549
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	AREA (LINE 10)	1.00873
I, Patricia A. Pickens knowledge that the above bas identified above. Dated (month, day, year) County Auditor (Signature)	Auditor, of Elkhart se assessed value calculation is full, true and complete Sample Fig. 1985 F	County, certify to the for the tax increment finance allocation area Patricia A. Pickens County Auditor (Printed)	ne best of my
	DEPARTMENT OF LOCAL GOVE CERTIFICATION OF TIF BASE		
Allocation Area Name			
aldship! X	streent, as certified above, is approved by the Departr	ment of Local Government Finance. 08/19/2021 Date (month, day, year)	



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20751	*		
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, Semlen@bakertilly.com			
1) 2020 Pay 2021 Base Asse	essed Value of Allocation Area		1,062,397	
,	tal Assessed Value of Allocation Area		1,283,403	
	al) Assessed Value of Allocation Area (L	ine 1 + Line 2)		\$2,345,800
3) 2020 1 kg 2021 10tm (100	1) 110000000 7 4100 0111110041101111104 (2		Ę	\$2,0 (0,000
4) 2021 Pay 2022 Net Asses	ssed Value of Allocation Area		8,887,600	
	sed Value Growth in Allocation Area Du	IA.	- 0,007,000	
	r a Change in Tax Status		6,617,400	
)ua	0,017,400	
,	ssed Value Decrease in Allocation Area D	de	0	
to Demolition or a Char			0	
· · · · · · · · · · · · · · · · · · ·	ssed Value Growth as a Result of		^	
Abatement Roll-Off in			0	
,	e Decrease Due to 2021 Pay 2022		_	
Appeals Settlements in			0	
9) 2021 Pay 2022 Adjusted l	Net Assessed Value of Allocation Area			
				\$2,270,200
10) 2021 Pay 2022 Neutrali	ization Factor (Line 9 / Line 3) (Round	l to Five Decimal Places)	<u> </u>	0.96777
11) 2021 Pay 2022 Adjusted	d Base Assessed Value of Allocation A	rea (Line 1 * Line 10)	2	\$1,028,156
12) 2021 Pay 2022 Increme	ntal Assessed Value of Allocation Area	a (Line 4 - Line 11)	a = = = = = = = = = = = = = = = = = = =	\$7,859,444
13) Estimated 2021 Pay 2022	2 Tax Rate for the Allocation Area (Roun	nd to Four Decimal Places)	2	3.4799
14) Estimated 2021 Pay 2022	2 Incremental Tax Revenue ((Line 12/100	0) * Line 13)		\$273,501
15) Actual 2020 Pay 2021 Ta	ax Rate for the Allocation Area		-	3.4799
•			-	
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	Г	0.96777
			-	
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the	best of my
	se assessed value calculation is full, true	and complete for the tax increment finance	allocation area	•
identified above.	1 1			
Dated (month, day, year)	811717071			
Duted (main, day, year)	STATE OF THE PROPERTY OF THE P			
10/110:0	Q-Rickens	Patricia A. Pickens		
County Auditor (Signature)	S. Lichen	County Auditor (Prin	ntad	
County Auditor (Signature)		County Addition (1717)	neu)	
	DEDADTMENT OF LA	OCAL COVEDNMENT BINANCE		
		OCAL GOVERNMENT FINANCE F TIF BASE NEUTRALIZATION		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Auga Name				
Allocation Area Name	File-			
		the Department of Local Government Fina	amaa	
i ne ase ass ssed alve adu	sumeri, as certified above, is approved by	-	ance.	
Claster Melase	Y	08/19/2021		
7 10 000		Date (month, day, year)		
Commissioner Department of	it Local Government Finance	Date (month day year)		



State Form 56059 (R5 / 2-21)

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) 2020 Pay 2021 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + L	ine 2)	43,617,365 7,132,108	\$50,749,473
to New Construction or	sed Value Growth in Allocation Area Due a Change in Tax Status		51,591,176	
to Demolition or a Char	sed Value Growth as a Result of		104,100	
8) Estimated Assessed Value Appeals Settlements in	Decrease Due to 2021 Pay 2022		908,453	\$50.073.334
10) 2021 Pay 2022 Nautrali	zation Factor (Line 9 / Line 3) (Round to Five	Necimal Places\	-	\$50,072,324
11) 2021 Pay 2022 Adjusted 12) 2021 Pay 2022 Increment 13) Estimated 2021 Pay 2022	Base Assessed Value of Allocation Area (Line ntal Assessed Value of Allocation Area (Line 4) Tax Rate for the Allocation Area (Round to Four Incremental Tax Revenue ((Line 12/100)) * Line	1 * Line 10) - Line 11) Decimal Places)	- -	\$43,035,509 \$8,555,667 2.9993 \$256,610
15) Actual 2020 Pay 2021 Ta	x Rate for the Allocation Area			2.9993
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)	L	0.98666
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 comp			est of my
· · · · · · · · · · · · · · · · · · ·	DEPARTMENT OF LOCAL G CERTIFICATION OF TIF BA			
Allocation Area Name				
The last assessed all bladius	stment, as certified above, is approved by the Depa	artment of Local Government Fin 08/19/2021	ance.	
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R5 / 2-21)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Elkhart Town of Bristol T20177 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) 2020 Pay 2021 Incrementa	ssed Value of Allocation Area al Assessed Value of Allocation Area all) Assessed Value of Allocation Area (Line 1 + Line 2)	4,382,400	\$4,382,400
to New Construction or 6) 2021 Pay 2022 Net Assess to Demolition or a Chai 7) 2021 Pay 2022 Net Assess Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due 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 2021 Pay 2022 Allocation Area	9,741,300 5,244,000 0 0 0	6 6 6
9) 2021 Pay 2022 Adjusted N	Net Assessed Value of Allocation Area		\$4,497,300
10) 2021 Pay 2022 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal I	Places)	1.02622
	Base Assessed Value of Allocation Area (Line 1 * Line ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$9,741,300
14) Estimated 2021 Pay 2022	Tax Rate for the Allocation Area (Round to Four Decimal Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	Places)	1.5983 \$155,695 1.5983
2021 PAY 2022 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	A (LINE 10)	1.02622
identified above. Dated (month, day, year)	Auditor, of Elkhart e assessed value calculation is full, true and complete for th	Patricia A. Pickens County Auditor (Printed)	best of my
	DEPARTMENT OF LOCAL GOVERNM CERTIFICATION OF TIF BASE NEU		
Allocation Area Name			
alder Dra	stment, as certified above, is approved by the Department of	08/19/2021	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	