TIF NEUTRALIZATION SUMMARY

ELKHART COUNTY

		2024	
Allocation	Allocation Code/	Neutral	Pay 2024
Area	State TIF Code	Factor	Pass-through AV
City of Elkhart - Downtown Pre '95	T20750	0.98789	
NE Corridor - Pre '95	T20770	1.00324	
Nappanee Westside	T20790	1.02553	
Nappanee Downtown	T20800	0.98631	•
Middlebury East	T20860	0.97567	
Middlebury Southeast	T20950	1.02294	
Goshen River Race	T20970	1.00723	
Elkhart Southwest Industrial	T20980	1.03317	
Nappanee Senior Housing	T20100	0.97689	
Elkhart Aeroplex	T20102	1.04547	
Keystone I	T20104	1.03111	
Keystone II	T20105	0.92911	
Century Drive	T20106	1.01211	
Sterling East	T20111	1.01370	
Western Gateway	T20112	0.99958	
North Baugo	T20114	1.04810	
North US 33	T20115	0.97771	
Pierre Moran	T20117	0.92635	
Cassopolis	T20118	0.99716	
South Benton	T20121	1.01190	
Northwest Gateway	T20122	0.96438	
Technology Park	T20126	1.04257	
Goshen Downtown	T20128	0.99840	
South State Road 15	T20130	1.03114	
North State Road 15	T20132	1.02583	
Elroy Drive Industrial Park	T20134	0.99260	
South Main Street Gateway	T20136	0.95797	
Southeast EDA	T20138	1.01618	
Consolidated River Race/US 33	T20139	1.02411	
Consolidated South Elkhart	T20141	1.02100	
State Road 19 Corridor	T20145	1.02738	
State Road 13 Interchange	T20147	1.00983	
Bristol EDA	T20148	1.05066	
Consolidated Nappanee Union	T20153	1.07760	
Consolidated Nappanee Locke	T20154	1.01964	
Millersburg Forest River	T20161	0.98765	
Syracuse Technology Park	T20162	1.02904	
Downtown Middlebury	T20163	0.96537	
Loves Elkhart Northeast Corridor	T20164	1.00000	
Easy Shoppe Plaza	T20751	1.02403	
Lippert/Dierdorff	T20170	0.99901	
GGT Economic Development Area	T20171	1.08138	
College Avenue EDA	T20175	1.01624	
Downtown EDA Allocation #2	T20177	0.99480	
Seahawk Allocation Area	T20178	1.00000	
AMZ Allocation Area	T20179	1.00000	
Valmont Newmark/ Thor Industries	T20180	1.00058	
Indiana Avenue Allocation Area	T20181	1.00000	
Rail Park Allocation Area	T20182	1.14286	

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
August 16, 2023



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20750			
Allocation Area Name	Elkhart Downtown			
F D 1D				
Form Prepared By:	Topon C. Camilan			
Name	Jason G. Semler Baker Tilly Municipal Advisors, LL	C		
Unit/Company Telephone Number	(317) 465-1500	<u>C</u>		
E-mail Address	Jason.Semler@bakertilly.com			
E-man Address	Jason. Senner (a) oakertiny.com			
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		54,721,057	
2) 2022 Pay 2023 Incremen	tal Assessed Value of Allocation Area		87,790,368	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (L	ine 1 + Line 2)		\$142,511,425
4) 2022 Pay 2024 Not Aggs	ggod Volum of Allocation Arms		144 404 204	
	ssed Value of Allocation Area ssed Value Growth in Allocation Area Du	ne.	144,404,284	
	or a Change in Tax Status		13,339,998	
	ssed Value Decrease in Allocation Area I	Due	10,000,000	
to Demolition or a Cha	5		13,658,602	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			436,700	
Appeals Settlements in	e Decrease Due to 2023 Pay 2024		3,500,000	
	Net Assessed Value of Allocation Area		3,300,000	
,,				\$140,786,188
			_	
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	=	0.98789
11) 2023 Pay 2024 Adjusted	d Pasa Assassad Value of Allegation Ar	os (Line 1 * Line 10)		¢54.050.205
	d Base Assessed Value of Allocation Ar ental Assessed Value of Allocation Area		-	\$54,058,385 \$90,345,899
,,		(2 2 2	-	970,510,077
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLO	DCATION AREA (LINE 10)		0.98789
			-	
I, Patricia A. Pickens	Auditor of	Ellahout	O4:6.4-41-1	
	Auditor, of se assessed value calculation is full, true a		County, certify to the b	best of my
identified above.	se assessed value calculation is fall, true	and complete for the tax increment iman	ce anocation area	
	1 1			
Dated (month, day, year)	08/17/2023			
1)1 /				
talucia 6	- Licken	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Pr	inted)	
	DEDARTMENT OF LO	CAL GOVERNMENT FINANCE		
		TIF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adju	strent, as certified above, is approved by	the Department of Local Government F	inance.	
		08/18/2023		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		
* *				



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	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		
2) 2022 Pay 2023 Incremen	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	52,063,627 186,742,212	\$238,805,839
	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due	294,858,851	
	r a Change in Tax Status	43,895,394	
	ssed Value Decrease in Allocation Area Due	43,073,374	
to Demolition or a Cha		6,302,795	
,	sed Value Growth as a Result of		
Abatement Roll-Off in		2,367,398	
Appeals Settlements in	e Decrease Due to 2023 Pay 2024	15,320,000	
	Net Assessed Value of Allocation Area	13,320,000	
) = 0= 0 1 = 0 = 0 = 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Terribososo Faldo OFFINOSARION FROM		\$239,578,854
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	1.00324
	Base Assessed Value of Allocation Area (Line 1 * Line ntal Assessed Value of Allocation Area (Line 4 - Line 11		\$52,232,313 \$242,626,538
	·		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
2023 Pay 2024 BASE NEU	FRALIZATION FACTOR FOR ALLOCATION AREA	A (LINE 10)	1.00324
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the	hest of my
	se assessed value calculation is full, true and complete for the		; best of my
identified above.	to assessed value calculation is rail, true and complete for the	ne tax merement initialice anocation area	
Dated (month, day, year)	D8/17/2023		
1)			
talricia V.	teckers	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNM	MENT FINANCE	
	CERTIFICATION OF TIF BASE NEUT		
Allocation Area Name			
The base Secretary	stment, as certified above, is approved by the Department o	-F11 C	
The base assessed value adju	singal, as certified above, is approved by the Department of	DI Local Government Finance.	
		08/18/2023	
Commissioner, Department of	f Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	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	
2) 2022 Pay 2023 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	19,621,797 47,278,603 \$66,900,400
4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area	72,875,100
	sed Value Growth in Allocation Area Due	12,013,100
to New Construction of	r a Change in Tax Status	1,552,400
	sed Value Decrease in Allocation Area Due	
to Demolition or a Cha		796,000
Abatement Roll-Off in	sed Value Growth as a Result of	0
	e Decrease Due to 2023 Pay 2024	
Appeals Settlements in		3,510,000
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area	
		\$68,608,700
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02553
	I Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$20,122,741 \$52,752,359
12) 2020 1 ay 2021 inciding	mai / 15500500 V unde of / Investion / Irea (Line 4 - Line 11)	\$32,132,337
2023 Pay 2024 BASE NEUT	FRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02553
I, Patricia A. Pickens	Auditor, of Elkhart C	County contifues the heat of any
	Auditor, of Elkhart C se assessed value calculation is full, true and complete for the tax increment finance	ounty, certify to the best of my
identified above.	se assessed value calculation is full, true and complete for the tax increment infance	anocation area
	= i 1	
Dated (month, day, year)	08/17/2023	
1)1		
Tallicia la	Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Prin	ted)
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The base second value can	strugat, as certified above, is approved by the Department of Local Government Fin	
The sac assessed value adjus	surpar, as certified above, is approved by the Department of Local Government Fin	ance.
	08/18/2023	
Commissioner, Department o		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Nappanee			
Allocation Code	T20800			
Allocation Area Name	Nappanee Downtown			
Form Prepared By:	Inches C. Compley			
Name	Jason G. Semler Baker Tilly Municipal Advisors, LLC			
Unit/Company			ti.	
Telephone Number E-mail Address	(317) 465-1500 Jason.Semler@bakertilly.com			
E-man Address	Jason. Senner@bakeruny.com			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		12,668,139	
,	tal Assessed Value of Allocation Area		9,380,080	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line	ne 1 + Line 2)		\$22,048,219
4) 2022 B. 2024 M. A	177.1			
	sed Value of Allocation Area sed Value Growth in Allocation Area Due		22,784,016	
	r a Change in Tax Status		503,626	
	sed Value Decrease in Allocation Area Duc	e	505,020	
to Demolition or a Cha			143,200	
7) 2023 Pay 2024 Net Asses	sed Value Growth as a Result of			
Abatement Roll-Off in			27,104	
	e Decrease Due to 2023 Pay 2024		(50,000	
Appeals Settlements in	Net Assessed Value of Allocation Area		650,000	
7) 2023 Lay 2024 Adjusted	Net Assessed Value of Affocation Area			\$21,746,486
			5	\$21,740,400
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to	o Five Decimal Places)	_	0.98631
11) 2022 B 2024 A.I	I Day Assess 1 No. 1 CAR Co. A	(7. 4 + 7. 40)		#10.404. # 10
	l Base Assessed Value of Allocation Area ntal Assessed Value of Allocation Area (I		-	\$12,494,712 \$10,289,304
12) 2020 1 ay 2021 Micronic	ALL TESSESSE THE OFFERDOM THE C	Dine 4 Dine 11)		\$10,207,504
2023 Pay 2024 BASE NEU	FRALIZATION FACTOR FOR ALLOC	CATION AREA (LINE 10)		0.98631
			_	
I Dotnicio A Dielega	Auditon of D	11.boot	O1:6 411	1 C
I, Patricia A. Pickens	Auditor, of E e assessed value calculation is full, true and		County, certify to the	best of my
identified above.	e assessed value calculation is full, true and	d complete for the tax increment iman	se anocation area	
	3 I			
Dated (month, day, year)	68/17/2023			
) · ()	1			
talucia U-7	uckens	Patricia A. Pickens	ş	
County Auditor (Signature)		County Auditor (Pri	inted)	
		AL GOVERNMENT FINANCE IF BASE NEUTRALIZATION		
	CEMITICATION OF 1	IF DASE NEU INALIZATION		
Allocation Area Name				
The base assessed value adju-	stment, as certified above, is approved by the	he Department of Local Government F	inance.	
	N	00/40/0000		
	CI 10	08/18/2023		
Commissioner, Department o	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Code	T20860		
Allocation Area Name	Middlebury East		
E B 1B		_	
Form Prepared By:	Y O G . 1		
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com	-	
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area	i i	12,760,597
	ntal Assessed Value of Allocation Area	i i i i i i i i i i i i i i i i i i i	48,076,688
	eal) Assessed Value of Allocation Area (Line 1 + Line 2	<u>-</u>	\$60,837,285
	essed Value of Allocation Area	<u></u>	69,008,040
	essed Value Growth in Allocation Area Due	2	(126.505
	or a Change in Tax Status essed Value Decrease in Allocation Area Due	<u></u>	6,126,525
to Demolition or a Ch			165,300
	essed Value Growth as a Result of		100,000
Abatement Roll-Off in			0
•	ue Decrease Due to 2023 Pay 2024		
Appeals Settlements i			3,690,000
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		050.056.015
			\$59,356,815
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Deci	mal Places)	0.97567
,	,,	, , , , , , , , , , , , , , , , , , ,	
	ed Base Assessed Value of Allocation Area (Line 1 * I		\$12,450,132
12) 2023 Pay 2024 Increm	ental Assessed Value of Allocation Area (Line 4 - Lin	e 11)	\$56,557,908
2023 Pay 2024 RASE NET	TRALIZATION FACTOR FOR ALLOCATION A	DEA (LINE 10)	0.97567
2023 1 ay 2024 DASE NEC	TRALIZATION FACTOR FOR ALLOCATION A	XEA (LINE IU)	0.97367
I, Patricia A. Pickens	Auditor, of Elkhart	Coun	aty, certify to the best of my
knowledge that the above ba	ase assessed value calculation is full, true and complete	for the tax increment finance alle	ocation area
identified above.	W		
ALCO DESC			
Dated (month, day, year)	08/17/2023		
Dt - 1)-	Dir ba	D. C. L. A. D. L.	
County Auditor (Signature)	TICHAS	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	1
	DEPARTMENT OF LOCAL GOVE	RNMENT FINANCE	
	CERTIFICATION OF TIF BASE N		
Allocation Area Name	·		
- hand sand walks	ustment, as certified above, is approved by the Departme		
The base assessed value adju	ising it, as certified above, is approved by the Departme	nt of Local Government Financ	ee.
		00/40/2022	
Commissioner, Department	of Local Government Finance	08/18/2023 Date (month day year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Code	T20950		
Allocation Area Name	Middlebury Southeast		
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		
 2022 Pay 2023 Increments 2022 Pay 2023 Total (Research 2023 Pay 2024 Net Associated New Constructions 2023 Pay 2024 Net Associated New Constructions 2023 Pay 2024 Net Associated Demolition or a Ch 2023 Pay 2024 Net Associated New Constructions Estimated Assessed Value 	essed Value Growth as a Result of n Allocation Area ue Decrease Due to 2023 Pay 2024	+ Line 2)	7,976,387 18,613,558 \$26,589,945 38,331,130 11,001,190 0
Appeals Settlements i		<u>.</u>	130,000_
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		\$27,100,040
			\$27,199,940
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to F	ive Decimal Places)	1.02294
	ed Base Assessed Value of Allocation Area (I ental Assessed Value of Allocation Area (Lin		\$8,159,365 \$30,171,765
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	1.02294
I, Patricia A. Pickens knowledge that the above be identified above.	Auditor, of Elklase assessed value calculation is full, true and c		ounty, certify to the best of my allocation area
Patricia (County Auditor (Signature)	28/17/2023 Juckons	Patricia A. Pickens County Auditor (Printe	ed)
y	DEPARTMENT OF LOCAL	GOVERNMENT FINANCE	
		BASE NEUTRALIZATION	
Allocation Area Name	(
The base assessed value adju	astment, as certified above, is approved by the	Department of Local Government Fina	nce.
	M	08/18/2023	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen			
Allocation Code	T20970			
Allocation Area Name	Goshen River Race		<u>.</u>)	
F 5 10				
Form Prepared By:	T			
Name Unit/Company	Jason G. Semler Baker Tilly Municipal Advisors.	LLC		
Telephone Number	(317) 465-1500	, LLC		
E-mail Address	Jason.Semler@bakertilly.com		i i	592
E-man Address	Jason. Senner (a) baker tilly. Com		<u> </u>	
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		77,232,714	
	tal Assessed Value of Allocation Are	a	36,800,274	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Are	ea (Line 1 + Line 2)		\$114,032,988
4) 2022 D 2024 N . 4	17/1 (41)			
	ssed Value of Allocation Area ssed Value Growth in Allocation Are	a Dua	117,276,320	
	or a Change in Tax Status	a Due	3,433,759	
	ssed Value Decrease in Allocation Ar	rea Due	<u></u>	
to Demolition or a Cha			1,745,000	
7) 2023 Pay 2024 Net Asse	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	e Decrease Due to 2023 Pay 2024		730 000	
Appeals Settlements in	Allocation Area Net Assessed Value of Allocation Ar	700	730,000	
9) 2023 Fay 2024 Aujusteu	Net Assessed value of Affocation Af	ea		\$114,857,561
			-	\$114,057,501
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Ro	ound to Five Decimal Places)		1.00723
44) 2022 7 2024 4 4			-	· · · · · · · · · · · · · · · · · · ·
	d Base Assessed Value of Allocation		11	\$77,791,107
12) 2025 Fay 2024 Increme	ntal Assessed Value of Allocation A	Area (Line 4 - Line 11)	20-	\$39,485,213
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR A	LLOCATION AREA (LINE 10)	T.	1.00723
•			L	1,007.00
I, Patricia A. Pickens	Auditor, of		County, certify to the l	best of my
	se assessed value calculation is full, t	rue and complete for the tax increment finan	ce allocation area	
identified above.				
Dated (month, day, year)	10/10/0002			
monn, wy, yeur	Coll (19 4)			
tolliero ()	PICKOWA	Patricia A. Picken	S	
County Auditor (Signature)		County Auditor (Pr		
7 (#=1) 46 .74 general (1049)				
		LOCAL GOVERNMENT FINANCE		
	CERTIFICATION	OF TIF BASE NEUTRALIZATION		
Allocation Area Name				
Allocation Area Ivame				
The base assessed value adju	strent, as certified above, is approve	ed by the Department of Local Government F	inance.	
		•		
	_	08/18/2023		
Commissioner, Department of	of Local Government Finance	Date (month day year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20980			
Allocation Area Name	Elkhart Southwest Industrial			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC		e e	
Telephone Number	(317) 465-1500		·	
E-mail Address	Jason.Semler@bakertilly.com		d	
	essed Value of Allocation Area		53,038,452	
	tal Assessed Value of Allocation Area	2)	42,732,730	A05 881 100
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Lin	e 2)	; -	\$95,771,182
4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area		104,121,957	
	ssed Value Growth in Allocation Area Due			
	or a Change in Tax Status		3,251,560	
	ssed Value Decrease in Allocation Area Due		1 (00 000	
to Demolition or a Cha	ange in Tax Status ssed Value Growth as a Result of		1,600,000	
Abatement Roll-Off in			282,200	
8) Estimated Assessed Valu	e Decrease Due to 2023 Pay 2024		202,200	
Appeals Settlements in	Allocation Area		3,240,000	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
			2.5	\$98,948,197
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five De	ecimal Places)	:=	1.03317
11) 2023 Pay 2024 Adjusted	d Base Assessed Value of Allocation Area (Line 1	* Line 10)		\$54,797,737
	ental Assessed Value of Allocation Area (Line 4 - I		-	\$49,324,220
2022 Day 2024 DASE NEU	TRALIZATION EACTOR FOR ALLOCATION	ADEA (LINE 10)	F	1.02217
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	AREA (LINE 10)	<u></u>	1.03317
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the l	best of my
	se assessed value calculation is full, true and complete	te for the tax increment finan	ce allocation area	
identified above.				
Dated (month, day, year)	10/10/202			
(monin, day, year)	COLLIGOR			
totion ()	PIOVOND	Patricia A. Picken	0	
County Auditor (Signature)	- Cickles	County Auditor (Pr		
Vicinomarkoci (8 9				
	DEPARTMENT OF LOCAL GOV	ERNMENT FINANCE		
	CERTIFICATION OF TIF BASE	NEUTRALIZATION		
Allocation Area Name				
	1			
The base resessed value acju	stment, as certified above, is approved by the Depart	ment of Local Government F	inance.	
	n	08/18/2023		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Nappanee		
Allocation Code	T20100		
Allocation Area Name	Nappanee Senior Housing		
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) 2022 Pay 2023 Base As	ssessed Value of Allocation Area	17.46	0,032
	ental Assessed Value of Allocation Area		7,613
	Real) Assessed Value of Allocation Area (Lin		\$24,627,645
4) 2022 Pay 2024 Not Age	agged Value of Allogation Asso	24.25	4.740
	essed Value of Allocation Area essed Value Growth in Allocation Area Due	24,35	4, /40
	or a Change in Tax Status		0,090
	essed Value Decrease in Allocation Area Du		0,090
to Demolition or a Cl			3,800
	essed Value Growth as a Result of	3 <mark></mark>	3,000
Abatement Roll-Off			0
8) Estimated Assessed Val	ue Decrease Due to 2023 Pay 2024	·	
Appeals Settlements		20	0,000
9) 2023 Pay 2024 Adjusted	d Net Assessed Value of Allocation Area		
			\$24,058,450
10) 2023 Pay 2024 Neutra	alization Factor (Line 9 / Line 3) (Round to	o Five Decimal Places)	0.97689
11) 2023 Pay 2024 Adjust	ed Base Assessed Value of Allocation Area	o (Line 1 * Line 10)	£17.056.521
	ental Assessed Value of Allocation Area		\$17,056,531 \$7,298,209
,,	(1		
2023 Pay 2024 BASE NEU	UTRALIZATION FACTOR FOR ALLOC	CATION AREA (LINE 10)	0.97689
I, Patricia A. Pickens	Auditor, of E	Ounty, certify	to the best of my
		d complete for the tax increment finance allocation ar	
identified above.	,		
	1 1		
Dated (month, day, year)	08/17/2023		
	8		
Tallecia L	- Pickows	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	-
		AL GOVERNMENT FINANCE	
	CERTIFICATION OF T	IF BASE NEUTRALIZATION	
Allocation Area Name			
The base assessed value adj	ustraint, as certified above, is approved by the	he Department of Local Government Finance.	
	n	08/18/2023	
		Y	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20102			
Allocation Area Name	Elkhart Aeroplex			
E D 1D				
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			
L-man Address	Jason. Senner (a) baker tiny.com			
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		247,103	
2) 2022 Pay 2023 Incremen	ital Assessed Value of Allocation Area		16,016,997	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line	2)		\$16,264,100
4) 2022 Day 2024 Net Acce			20.424.400	
	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due		20,424,400	
	or a Change in Tax Status		3,455,600	
	ssed Value Decrease in Allocation Area Due		3,433,000	
to Demolition or a Cha	ange in Tax Status		134,800	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
Appeals Settlements in	ne Decrease Due to 2023 Pay 2024		100 000	
	Net Assessed Value of Allocation Area		100,000	
), 2025 1 dy 2027 / dydated	110t / 1350350d Value of / Hounton / Hea			\$17,003,600
			-	Ψ17,005,000
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Dec	cimal Places)	_	1.04547
11) 2022 Don 2024 Addington	J Dana A	T . 10)		### ## ## ## ## ## ## ## ## ## ## ## ##
	d Base Assessed Value of Allocation Area (Line 1 * ental Assessed Value of Allocation Area (Line 4 - L		:	\$258,339
12) 2023 1 ay 2024 Incicine	mai Assessed Value of Anocation Area (Line 4 - Li	ine 11)	, —	\$20,166,061
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	AREA (LINE 10)		1.04547
			_	
I, Patricia A. Pickens	Auditor, of Elkhart	C	county, certify to the b	est of my
identified above.	se assessed value calculation is full, true and complete	e for the tax increment finance	allocation area	
identified above.	5 💉			
Dated (month, day, year)	08/17/2023			
70	- Carrigado			
Policia la	, Deckows	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Prin	ted)	
	DEPARTMENT OF LOCAL GOVI			
	CERTIFICATION OF TIF BASE	NEUTRALIZATION		
Allocation Area Name				
The base essessed value acju	stment, as certified above, is approved by the Departn	nent of Local Government Fin	ance.	
	As			
		08/18/2023		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen			
Allocation Code	T20104			
Allocation Area Name	Keystone I			
Form Prepared By:	T O. O 1.			
Name Unit/Commons	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number E-mail Address	Jason.Semler@bakertilly.com	 -		
E-mail Address	Jason. Semier@oakertiny.com			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		21,936,378	
•	tal Assessed Value of Allocation Area		96,233,322	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 +	Line 2)		\$118,169,700
D 2022 D 202137				
	sed Value of Allocation Area		131,481,600	
	sed Value Growth in Allocation Area Due r a Change in Tax Status		3,953,900	
	sed Value Decrease in Allocation Area Due		3,933,900	
to Demolition or a Cha			548,200	
	sed Value Growth as a Result of			
Abatement Roll-Off in			0	
	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			6,230,000	
9) 2023 Fay 2024 Adjusted	Net Assessed Value of Allocation Area			\$121,845,900
			-	\$121,643,900
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five	e Decimal Places)	==	1,03111
11) 2022 D 2024 A 31 .		4.4.4.40.		
,	Base Assessed Value of Allocation Area (Lin	,	<u>-</u>	\$22,618,819
12) 2023 Fay 2024 Increme	ntal Assessed Value of Allocation Area (Line 4	- Line 11)		\$108,862,781
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)	Г	1.03111
•		,	•	
I, Patricia A. Pickens	Auditor, of Elkhar		County, certify to the b	est of my
	se assessed value calculation is full, true and com-	plete for the tax increment finance	ce allocation area	
identified above.	31 AN			
Dated (month, day, year)	60/17/2022			
Dated (monin, day, year)	6811 Hacas			
tatica li-	PIRMOND	Patricia A. Pickens	2	
County Auditor (Signature)	Die ger	County Auditor (Pri		
3 1000000000000000000000000000000000000				
	DEPARTMENT OF LOCAL G			
	CERTIFICATION OF TIF BA	ASE NEUTRALIZATION		
Allocation Area Name				
Amoration Area Name				
The base assessed value adju-	stment, as certified above, is approved by the De	partment of Local Government F	inance.	
	An			
		08/18/2023		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen			
Allocation Code	T20105			
Allocation Area Name	Keystone II			
Form Prepared By:	I 0 0 1			
Name	Jason G. Semler Baker Tilly Municipal Advisors, LLC			
Unit/Company	(317) 465-1500			
Telephone Number E-mail Address	Jason.Semler@bakertilly.com			
E-man Address	Jason. Seinier (Woaker tiny Com			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		0	
2) 2022 Pay 2023 Increment	al Assessed Value of Allocation Area		6,287,500	
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + I	Line 2)	_	\$6,287,500
4) 2022 D 2024 NI-4 A	J X/-1 C A II 4: A		6 401 000	
	sed Value of Allocation Area sed Value Growth in Allocation Area Due		6,491,800	
	r a Change in Tax Status		0	
	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	
Appeals Settlements in	Decrease Due to 2023 Pay 2024		650,000	
4.4	Net Assessed Value of Allocation Area		030,000	
), 2025 (a) 2021 (tajabba)	TOTAL PRODUCTION OF A PRODUCTI			\$5,841,800
			==	
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five	Decimal Places)	-	0.92911
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area (Line	1 * I ine 10)		\$0
	ntal Assessed Value of Allocation Area (Line 4			\$6,491,800
,	`	,	·-	
2023 Pay 2024 BASE NEUT	FRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)		0.92911
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the b	est of my
	se assessed value calculation is full, true and comp			est of fily
identified above.	e assessed varie calculation is lan, true and com	piete for the tax merement than	ce anocation area	
	1 1			
-Dated (month, day, year)	08/17/2023			
	D " L			
Jaliecia G	. Teckers	Patricia A. Picken		
County Auditor (Signature)		County Auditor (Pr.	inted)	
·	DEPARTMENT OF LOCAL GO	OVEDNMENT FINANCE		
	CERTIFICATION OF TIF BA			
Allocation Area Name				
The base assessed value adjus	stmat, as certified above, is approved by the Dep	partment of Local Government F	inance.	
		08/18/2023		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen			
Allocation Code	T20106			
Allocation Area Name	Century Drive			
F D 1D				
Form Prepared By: Name	Joseph C. Samler			
Unit/Company	Jason G. Semler Baker Tilly Municipal Advisors, LLC			
	(317) 465-1500			
Telephone Number E-mail Address	Jason.Semler@bakertilly.com			
E-man Address	Jason. Senner (a) baker tiny.com			
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		1,399,639	
2) 2022 Pay 2023 Incremen	tal Assessed Value of Allocation Area		60,326,161	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1 +	Line 2)		\$61,725,800
4) 2022 D 2024 N . 4	177.1 (24)		(0.40 (400	
	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due		68,326,100	
	or a Change in Tax Status		1,156,400	
	ssed Value Decrease in Allocation Area Due		1,130,400	
to Demolition or a Cha			543,500	
	ssed Value Growth as a Result of			
Abatement Roll-Off in			0	
	te Decrease Due to 2023 Pay 2024			
Appeals Settlements in			5,240,000	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			C62 472 200
				\$62,473,200
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five	e Decimal Places)		1.01211
		•	-	
	d Base Assessed Value of Allocation Area (Lin		-	\$1,416,589
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4	l - Line 11)		\$66,909,511
2023 Pay 2024 RASE NELL	TRALIZATION FACTOR FOR ALLOCATION	ON ADEA (LINE 10)	-	1.01211
2025 I ay 2024 BASE NEC	TRADIZATION FACTOR FOR ALLOCATION	on area (Line 10)	<u>. </u>	1.01211
I, Patricia A. Pickens	Auditor, of Elkhar	t	County, certify to the b	est of my
knowledge that the above ba	se assessed value calculation is full, true and com	plete for the tax increment finance	e allocation area	-
identified above.				
RECOVER TO SECOND	x cl 12 10 - 20			
Dated (month, day, year)	08/11/2023			
	Diallara	D. C. L. D. L.		
Jalucia C	Tigaro	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Prin	ntea)	
	DEPARTMENT OF LOCAL G	OVERNMENT FINANCE		
	CERTIFICATION OF TIF BA			
Allocation Area Name				
The base assessed value adju	stment, as certified above, is approved by the De	partment of Local Government Fi	nance.	
	N	08/18/2023		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		
Commissioner, Department of	1 Loon Government I mallet	Date (monin, aay, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20111			
Allocation Area Name	Sterling East			
F D 1D				
Form Prepared By:	Lease C. Samilar			
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
1) 2022 Pay 2023 Base A	ssessed Value of Allocation Area		20,037,624	
	ental Assessed Value of Allocation Area		12,332,411	
	Real) Assessed Value of Allocation Area (Line 1 + L	ine 2)	1	\$32,370,035
4) 2023 Pay 2024 Net As	sessed Value of Allocation Area		24 025 254	
	sessed Value Growth in Allocation Area Due		34,825,354	
	or a Change in Tax Status		1,157,131	
	sessed Value Decrease in Allocation Area Due			
to Demolition or a C			215,340	
	sessed Value Growth as a Result of			
Abatement Roll-Off	in Allocation Area		0	
	lue Decrease Due to 2023 Pay 2024			
Appeals Settlements			1,070,000	
9) 2023 Pay 2024 Adjuste	d Net Assessed Value of Allocation Area			
				\$32,813,563
10) 2023 Pay 2024 Neutr	alization Factor (Line 9 / Line 3) (Round to Five l	Decimal Places)	-	1.01370
11) 2023 Pay 2024 Adius	ted Base Assessed Value of Allocation Area (Line	1 * Line 10)		£20.212.120
	nental Assessed Value of Allocation Area (Line 4 -		19	\$20,312,139 \$14,513,215
	n e	•		
2023 Pay 2024 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION	N AREA (LINE 10)	[1.01370
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the	best of my
	pase assessed value calculation is full, true and comp			,
identified above.				
	1 1 1 2 2 2 2			
Dated (month, day, year)	08/17/2023			
1)	Dotto			
talucco 6	8. Lillon	Patricia A. Pickens		
County Auditor (Signature	<i>Y</i> .	County Auditor (Prin	nted)	
	DEPARTMENT OF LOCAL GO	VERNMENT FINANCE		
	CERTIFICATION OF TIF BAS			
Allegation Assault				
Allocation Area Name				
The base assessed value ad	justreent, as certified above, is approved by the Depa	rtment of Local Government Fi	nance.	
	M			
		08/18/2023		
Commissioner, Departmen	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Elkhart County		<u>(</u>	
Allocation Code	T20112		į.	
Allocation Area Name	Western Gateway		k.	
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500		<u>F</u>	
E-mail Address	Jason.Semler@bakertilly.com			
			le	
	sessed Value of Allocation Area		296,836	
•	ntal Assessed Value of Allocation Area	1	5,149,104	A.S. 4.4.5.0.4.0
3) 2022 Pay 2023 Total (R	eal) Assessed Value of Allocation Area (Lin	ie 1 + Line 2)	2	\$5,445,940
4) 2023 Pay 2024 Net Ass	essed Value of Allocation Area		6,023,260	
	essed Value Growth in Allocation Area Due		1	
	or a Change in Tax Status		761,000	
	essed Value Decrease in Allocation Area Du	e	0.51,100	
to Demolition or a Ch	nange in 1 ax Status essed Value Growth as a Result of		251,400	
Abatement Roll-Off i			0	
	ue Decrease Due to 2023 Pay 2024			
Appeals Settlements			70,000	
9) 2023 Pay 2024 Adjusted	d Net Assessed Value of Allocation Area			
			÷	\$5,443,660
10) 2023 Pay 2024 Neutra	alization Factor (Line 9 / Line 3) (Round t	o Five Decimal Places)	:-	0.99958
11) 2023 Pay 2024 Adjust.	ed Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$296,711
	ental Assessed Value of Allocation Area (\$5,726,549
,	,	- · · · · · · · · · · · · · · · · · · ·	: :	45,126,512
2023 Pay 2024 BASE NEU	UTRALIZATION FACTOR FOR ALLOC	CATION AREA (LINE 10)	[0.99958
I, Patricia A. Pickens	Auditor, of E	lkhart	County, certify to the	best of my
	ase assessed value calculation is full, true an		ce allocation area	0.000 0.1 111,
identified above.		•		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Dated (month, day, year)	08/11/2023			
1	O Dallana	Date A Did		
County Auditor (Signature)	z-Ticons	Patricia A. Picken		
County Auditor (Signature)		County Auditor (Pr	iniea)	
	DEPARTMENT OF LOC	AL GOVERNMENT FINANCE		
	CERTIFICATION OF T	IF BASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adj	ustrent, as certified above, is approved by the	he Department of Local Government F	inance.	
		08/18/2023		
Commissioner, Department	of Local Government Finance	Date (month day year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Code	T20114		
Allocation Area Name	North Baugo		
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) 2022 Pay 2023 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line	2)	2,607,493 4,380,607 \$6,988,100
4) 2023 Pay 2024 Net Assess 5) 2023 Pay 2024 Net Assess	sed Value of Allocation Area sed Value Growth in Allocation Area Due		7,594,200
6) 2023 Pay 2024 Net Assess	a Change in Tax Status sed Value Decrease in Allocation Area Due	<u> </u>	0
to Demolition or a Char 7) 2023 Pay 2024 Net Assess	nge in Tax Status sed Value Growth as a Result of		0
Abatement Roll-Off in			0_
	Decrease Due to 2023 Pay 2024		250,000
Appeals Settlements in	Allocation Area Net Assessed Value of Allocation Area	<u>.</u>	270,000
7) 2023 1 ay 2024 Aujusteu 1	ver Assessed Value of Allocation Area		\$7,324,200
10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Dec	cimal Places)	1.04810
	Base Assessed Value of Allocation Area (Line 1 * ital Assessed Value of Allocation Area (Line 4 - Li		\$2,732,913 \$4,861,287
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALLOCATION A	AREA (LINE 10)	1.04810
I, Patricia A. Pickens knowledge that the above bas identified above.	Auditor, of Elkhart e assessed value calculation is full, true and complete	Core for the tax increment finance a	unty, certify to the best of my
Dated (month, day, year)	- Pickens	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printe	d)
	DEPARTMENT OF LOCAL GOVE CERTIFICATION OF TIF BASE		
Allocation Area Name			
The base resessed value adjus	tmult, as certified above, is approved by the Departn	nent of Local Government Final	nce,
Commissioner, Department of	Local Government Finance	08/18/2023 Date (month, day, year)	
Commissioner, Department Of	LOVE COTOLINION I MANDE	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Goshen		
Allocation Code	T20115		
Allocation Area Name	North US 33		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
2) 2022 Pay 2023 Incremen	ressed Value of Allocation Area atal Assessed Value of Allocation Area eal) Assessed Value of Allocation Area (Line 1 + Line 2)	39,958,302 42,096,098 \$82,05	4,400
4) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area	80,723,600	
	ssed Value Growth in Allocation Area Due		
	or a Change in Tax Status	0	
to Demolition or a Ch	ssed Value Decrease in Allocation Area Due	1,011,700	
	ssed Value Growth as a Result of	1,011,700	
Abatement Roll-Off in		0	
8) Estimated Assessed Value	ne Decrease Due to 2023 Pay 2024		
Appeals Settlements in		1,510,000	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	600.22	£ 200
		\$80,225	3,300
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Pl	aces)0.9	7771
	d Base Assessed Value of Allocation Area (Line 1 * Line 10		
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$41,655	3,969
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (I	LINE 10) 0.9	7771
·	,	· ·	
T Developed A Dist	4 C C THI		
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the best of my	
identified above.	se assessed value calculation is full, true and complete for the	tax increment finance allocation area	
identified doove.			
Dated (month, day, year)	68/17/2023		
	00-1		
tallicia 1	6. Piclons	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DED A DEMENTE OF LOCAL COMEDNIAN	TAME DESIGNATION	
	DEPARTMENT OF LOCAL GOVERNME CERTIFICATION OF TIF BASE NEUTR		
	Service Control of the Bridge Health		
Allocation Area Name			
T	the state of the s	- 1 Community Figure	
The base assessed refue adju	astront, as certified above, is approved by the Department of L	local Government Finance.	
		08/18/2023	
Commissioner, Department		Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

Country	Elkhart		
County Jurisdiction			<u>-</u> ,
	City of Elkhart		•
Allocation Code	T20117		
Allocation Area Name	Pierre Moran		<u>s</u> j
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		•
	ssessed Value of Allocation Area		10,740,855
· ·	ental Assessed Value of Allocation Area		10,913,108
3) 2022 Pay 2023 Total (R	Real) Assessed Value of Allocation Area (Line 1	+ Line 2)	\$21,653,963
4) 2022 Pay 2024 Net Acc	essed Value of Allocation Area		21 (27 100
	essed Value Growth in Allocation Area Due		21,627,180
	or a Change in Tax Status		284,235
	essed Value Decrease in Allocation Area Due		201,230
to Demolition or a Cl			66,300
	essed Value Growth as a Result of		
Abatement Roll-Off i			0
	lue Decrease Due to 2023 Pay 2024		
Appeals Settlements			1,350,000
9) 2023 Pay 2024 Adjusted	d Net Assessed Value of Allocation Area		\$20,059,245
10) 2023 Pay 2024 Neutra	alization Factor (Line 9 / Line 3) (Round to F	ive Decimal Places)	0.92635
443 4000 0 0004 1 11			
	ed Base Assessed Value of Allocation Area (I		\$9,949,791
12) 2023 Pay 2024 Increm	ental Assessed Value of Allocation Area (Lin	ie 4 - Line 11)	\$11,677,389
2023 Pay 2024 BASE NEI	UTRALIZATION FACTOR FOR ALLOCA	TION AREA (LINE 10)	0.92635
	JAMES AND THE PORT OF REDUCK	TION TREE (BINE 10)	0.92033
I, Patricia A. Pickens	Auditor, of Elkh		County, certify to the best of my
	ase assessed value calculation is full, true and c	omplete for the tax increment finan	ce allocation area
identified above.	178		
5	mal in land		
Dated (month, day, year)	CX/17/2023		
Dalana	D. 5 km	David A Did	
Tarricia A	2. Tillery	Patricia A. Picken	
County Auditor (Signature)	1000	County Auditor (Pr	inted)
	DEPARTMENT OF LOCAL	GOVERNMENT FINANCE	
	CERTIFICATION OF TIF		
Allocation Area Name			
The base assessed value adj	ustment, as certified above, is approved by the	Department of Local Government F	inance.
		08/18/2023	
Commission	SI 10		
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	City of Elkhart	
Allocation Code	T20118	
Allocation Area Name	Cassopolis	
	20.27°,n,-	
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) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area	869,147
		522,971
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$282,392,118
-, (, , , , , , , , , , , , , , , , , , ,
	essed Value of Allocation Area	877,196
	essed Value Growth in Allocation Area Due	
		044,480
	essed Value Decrease in Allocation Area Due	746,000
to Demolition or a Ch	essed Value Growth as a Result of	746,200
Abatement Roll-Off in		0
	ue Decrease Due to 2023 Pay 2024	
Appeals Settlements in	· · · · · · · · · · · · · · · · · · ·	990,000
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	
		\$281,588,916
10) 2022 B 2024 N4	Problem Footon (Line 0 / Line 2) (Down 1 to Fine Decimal Disc)	0.00716
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0,99716
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$160,412,279
	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$147,464,917
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99716
I, Patricia A. Pickens	Auditor, of Elkhart County, cer	tify to the best of my
	ase assessed value calculation is full, true and complete for the tax increment finance allocation	
identified above.	as assessed value calculation is rail, the and complete for the tax more mance another	T dica
Dated (month, day, year)	08/17/2023	
- Jahrein 1	Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
This button ? Hou I valid		
The base assessed value adju	ustrent, as certified above, is approved by the Department of Local Government Finance.	
	08/18/2023	
Commissioner, Department	of Local Government Finance Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

	County	Elkhart			
	Jurisdiction	Elkhart County			
	Allocation Code	T20121			
	Allocation Area Name	South Benton			
				•	
	Form Prepared By:				
	Name	Jason G. Semler	-	9	
	Unit/Company	Baker Tilly Municipal Advisors, LL	C	46	
	Telephone Number	(317) 465-1500		de la companya de la	
	E-mail Address	Jason.Semler@bakertilly.com			
	1) 2022 Pay 2022 Page Age	essed Value of Allocation Area		046 507	
		tal Assessed Value of Allocation Area		846,587 9.710.913	
		al) Assessed Value of Allocation Area (L	ing 1 + [ing 2)	9,710,913	£10 557 500
	3) 2022 Fay 2023 Total (No	al) Assessed Value of Affocation Area (L	ine 1 + Line 2)) -	\$10,557,500
	4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area		12,156,360	
		ssed Value Growth in Allocation Area Du	ie	, ,	
	to New Construction o	r a Change in Tax Status		383,200	
	6) 2023 Pay 2024 Net Asses	ssed Value Decrease in Allocation Area D	Due		
	to Demolition or a Cha			0	
		ssed Value Growth as a Result of			
	Abatement Roll-Off in			0	
		e Decrease Due to 2023 Pay 2024			
	Appeals Settlements in			1,090,000	
	9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			£10.702.170
				-	\$10,683,160
	10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)		1.01190
	•	, , ,	,	-	
		d Base Assessed Value of Allocation Ar		<u></u>	\$856,661
	12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area	(Line 4 - Line 11)	, i	\$11,299,699
	2022 Day 2024 DASE NEU	TDALIZATION EACTOD EOD ALL	CATION ADEA (LINE 10)	F	1.01100
	2023 Fay 2024 DASE NEU	TRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	<u></u>	1.01190
	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 a			•
	identified above.	TIN.			
6	Dated (month, day, year)	08/17/2023			
	DA - /	7 7 1/2			
	Tallieron 6	, reckens	Patricia A. Pickens		
	County Auditor (Signature)		County Auditor (Pri	inted)	
		DED A DEL CENTE OF A C	CAL COMPRESSOR DAYANCE		
			CAL GOVERNMENT FINANCE TIF BASE NEUTRALIZATION		
		CENTIFICATION OF	IIF BASE NEUTRALIZATION		
	Allocation Area Name				
·	The base essessed value acju-	stme it, as certified above, is approved by	the Department of Local Government F	inance.	
		An	00//0/000		
			08/18/2023		
	Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	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		
4) acce B acce B		:	_
	sessed Value of Allocation Area	6,028,285	
	ntal Assessed Value of Allocation Area	31,479,285	
3) 2022 Pay 2023 Total (R	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		\$37,507,570
4) 2023 Pay 2024 Net Ass	essed Value of Allocation Area	42,731,712)
	essed Value Growth in Allocation Area Due	42,731,712	
	or a Change in Tax Status	4,245,600)
6) 2023 Pay 2024 Net Ass	essed Value Decrease in Allocation Area Due	garaini	
to Demolition or a Cl		255,300	<u>) </u>
	essed Value Growth as a Result of		
Abatement Roll-Off i			<u>) </u>
*	ue Decrease Due to 2023 Pay 2024	0.550.004	· ·
Appeals Settlements:		2,570,000	<u>) </u>
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		\$26 171 412
			\$36,171,412
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal	Places)	0.96438
,	· · · · · · · · · · · · · · · · · · ·	,	- 0.50130
11) 2023 Pay 2024 Adjust	ed Base Assessed Value of Allocation Area (Line 1 * Line	10)	\$5,813,557
12) 2023 Pay 2024 Increm	ental Assessed Value of Allocation Area (Line 4 - Line 11	a)	\$36,918,155
2022 B	TOTAL TELEVISION DA CEON DON ALLO CARRON AND A	(7 T2 T2 10)	
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA	(LINE 10)	0.96438
I, Patricia A. Pickens	Auditor, of Elkhart	County contify to the	ha haat af my
	ase assessed value calculation is full, true and complete for the	County, certify to the	ne best of my
identified above.	ase assessed value calculation is full, true and complete for the	ne tax increment miance anocation area	
	A)		
Dated (month, day, year)	18/18/18/18/18/18/18/18/18/18/18/18/18/1		
	5		
- talución 6	Peckous	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNM	MENT FINANCE	,
	CERTIFICATION OF TIF BASE NEUT	FRALIZATION	
A 11 - 41 - A - 3-7			
Allocation Area Name			
there seems value of	ustment, as certified above, is approved by the Department o	flood Coverment Elec-	
The base assessed value adj	using in, as certified above, is approved by the Department o	i Locai Government Finance.	
		08/18/2023	
Commissioner Department	of Local Government Finance	Date (month, day, year)	
	or north delivered in indice	- are (monin, any, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20126			
Allocation Area Name	Technology Park			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
1) 2022 P 2022 P 4	III CAN CAN		14.001.006	
,	essed Value of Allocation Area tal Assessed Value of Allocation Area		14,981,836	
•	eal) Assessed Value of Allocation Area (Line 1 +	- Line 2)	8,395,234	77,070
3) 2022 1 dy 2023 10th (Re	ar) Assessed Value of Attocation Area (Effe 1	Elic 2)	,	11,010
	ssed Value of Allocation Area		25,924,680	
	ssed Value Growth in Allocation Area Due			
	or a Change in Tax Status		1,372,400	
	ssed Value Decrease in Allocation Area Due		0	
to Demolition or a Cha 7) 2023 Pay 2024 Net Asses	ssed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
8) Estimated Assessed Valu	te Decrease Due to 2023 Pay 2024			
Appeals Settlements in			180,000	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area			
			\$24,37	72,280
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Fiv	ve Decimal Places)	1.	04257
11) 2022 B 2024 A-II	J.D J.V.I CAH	1 + 1 + 10	015.61	10.610
	d Base Assessed Value of Allocation Area (Lineration Area (Lineratal Assessed Value of Allocation Area (Line			05,067
12) 2020 1 4	The results of the control of the Control	4 Eme II)	Ψ10,50	15,007
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCAT	ION AREA (LINE 10)	1.	04257
I, Patricia A. Pickens	Auditor, of Elkha	rt	County, certify to the best of my	
	se assessed value calculation is full, true and con			
identified above.	,	•		
I Same V	at love			
Dated (month, day, year)	08/17/2023			
-Palais	Pakin	D		
County Auditor (Signature)	· Lucion	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Pr.	ntea)	
	DEPARTMENT OF LOCAL O	GOVERNMENT FINANCE		
	CERTIFICATION OF TIF B			
A.11				
Allocation Area Name	·			
The base ssessed value adju	stmedt, as certified above, is approved by the De	epartment of Local Government F	inance.	
	1.	08/18/2023		
Commissioner, Department of	of Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Goshen		
Allocation Code	T20128		
Allocation Area Name	Goshen Downtown		
Form Prepared By:	V		
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
2) 2022 Pay 2023 Increment	essed Value of Allocation Area tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 +	Line 2)	17,408,129 2,310,620 \$19,718,749
		·	
	ssed Value of Allocation Area	<u></u>	20,486,236
	ssed Value Growth in Allocation Area Due or a Change in Tax Status		453,595
	ssed Value Decrease in Allocation Area Due		433,373
to Demolition or a Cha			34,500
,	ssed Value Growth as a Result of		
Abatement Roll-Off in		<u></u>	0
Appeals Settlements in	e Decrease Due to 2023 Pay 2024		380,000
	Net Assessed Value of Allocation Area		360,000
, , , , , , , , , , , , , , , , , , , ,			\$19,687,141
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five	e Decimal Places)	0.99840
11) 2023 Pay 2024 Adjusted	d Base Assessed Value of Allocation Area (Lin	a 1 * I ina 10)	\$17.380.276
	ental Assessed Value of Allocation Area (Line		\$17,380,276 \$3,105,960
,	(,	
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)	0.99840
I, Patricia A. Pickens	Auditor, of Elkhar	Cour	nty, certify to the best of my
	se assessed value calculation is full, true and con		
identified above	,	•	
Dated (month, day, year)	08/17/2023		
1			
James G	- Tickens	Patricia A. Pickens	n
County Auditor (Signature)		County Auditor (Printed))
	DEPARTMENT OF LOCAL G	OVERNMENT FINANCE	
	CERTIFICATION OF TIF BA		
Allocation Area Name	<u> </u>		
The base assessed value adju	stment, as certified above, is approved by the De	nartment of Local Government Finance	ne l
The so as soci value adju	sangar, as continue above, is approved by the De	partition of Local Government rinance	
		08/18/2023	
Commissioner Department of	f Local Government Finance	Date (month day year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Bristol		
Allocation Code	T20130		
Allocation Area Name	South State Road 15		
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) 2022 D 2022 D 4-	4 X/-1 C A 11ti A	44 100 225	
	sessed Value of Allocation Area	44,189,325	
	ntal Assessed Value of Allocation Area eal) Assessed Value of Allocation Area (Line 1 + Line 2)	54,911,260	05
3) 2022 Fay 2023 Total (K	ear) Assessed value of Affocation Area (Line 1 + Line 2)	\$99,100,5	83
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area	109,604,140	
	essed Value Growth in Allocation Area Due		
-	or a Change in Tax Status	2,097,400	
	essed Value Decrease in Allocation Area Due		
to Demolition or a Ch		0	
	essed Value Growth as a Result of		
Abatement Roll-Off i		0	
	ue Decrease Due to 2023 Pay 2024	5.000.000	
Appeals Settlements i	in Allocation Area I Net Assessed Value of Allocation Area	5,320,000	
9) 2023 Pay 2024 Adjusted	Thei Assessed value of Affocation Area	¢102 194 7	40
		\$102,186,7	10
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1,031	14
,	,	4	
	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$45,565,3	81_
12) 2023 Pay 2024 Increm	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$64,038,7	59
8082 D	VERNING A THOMAS A COURT OF THE ANALYSIS AND ANALYSIS ANA		_
2023 Pay 2024 BASE NEU	JTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10	1.031	14
I, Patricia A. Pickens	Auditor, of Elkhart	County, partify to the heat of my	
	ase assessed value calculation is full, true and complete for the tax incre	County, certify to the best of my	
identified above.	ase assessed value calculation is full, true and complete for the tax filete	ment imance anotation area	
identified above	j j		
Dated (month, day, year)	12/12/2003		
1	The state of the s		
talucia /	Patricia	A. Pickens	
County Auditor (Signature)		Auditor (Printed)	_
100000000000000000000000000000000000000			
	DEPARTMENT OF LOCAL GOVERNMENT FIN	ANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZA	ΓΙΟΝ	
Allocation Area Name			_
The base assessed value adj	ustry nt, as certified above, is approved by the Department of Local Go	vernment Finance.	
	00/40/6	000	
C	08/18/2		
Commissioner, Department	of Local Government Finance Date (more	nth, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

	County	Elkhart		
	Jurisdiction	Bristol		
	Allocation Code	T20132		
	Allocation Area Name	North State Road 15		
	Form Prepared By:			
	Name	Jason G. Semler		
	Unit/Company	Baker Tilly Municipal Advisors, LI	C	
	Telephone Number	(317) 465-1500		
	E-mail Address	Jason.Semler@bakertilly.com		
	1) 2022 Pay 2022 Rasa Assa	essed Value of Allocation Area		12 001 001
		al Assessed Value of Allocation Area		12,091,001
	3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (I	ine 1 + I ine 2)	(551,391)
	-) wy 2020 10tai (110a	a) / 10000000 Value of / Infocution / Irou (1	Sinc 1 · Cine 2)	\$11,539,610
	4) 2023 Pay 2024 Net Assess	sed Value of Allocation Area		12,323,120
		sed Value Growth in Allocation Area Du	ıe	
	to New Construction or	a Change in Tax Status		442,415
	6) 2023 Pay 2024 Net Assess	sed Value Decrease in Allocation Area I	Due	
	to Demolition or a Char	nge in Tax Status sed Value Growth as a Result of		146,945
	Abatement Roll-Off in			
		Decrease Due to 2023 Pay 2024		0
	Appeals Settlements in			190,000
		Net Assessed Value of Allocation Area		170,000
				\$11,837,650
	10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Round	to Five Degimal Places)	1.02502
	10) - o = o = o = o = o = o = o = o = o = o	Earlow Factor (Eline) / Eline 3) (Nound	to rive Decimal Flaces)	1.02583
	11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Ar	ea (Line 1 * Line 10)	\$12,403,312
	12) 2023 Pay 2024 Incremen	ntal Assessed Value of Allocation Area	(Line 4 - Line 11)	(\$80,192)
	2023 Pay 2024 RASE NEUT	TRALIZATION FACTOR FOR ALLO	OCATION ADEA (LINE 10)	1.00500
	-0-0 ray 2021 Briod INDO	MUDDATION FACTOR FOR ALL	DEATION AREA (LINE 10)	1,02583
	I, Patricia A. Pickens		Elkhart	County, certify to the best of my
	knowledge that the above base	e assessed value calculation is full, true	and complete for the tax increment financ	e allocation area
	identified above.	- Y		
	Dated	201.2/2002		
(Dated (month, day, year)	<u>CS 1 112033</u>		
1	+0140	Dallan	David A Did	
	County Auditor (Signature)	· FICKOR)	Patricia A. Pickens	
	county reactor (orginature)		County Auditor (Prin	uea)
		DEPARTMENT OF LO	CAL GOVERNMENT FINANCE	
			TIF BASE NEUTRALIZATION	
	Allogation Assa Name			
	Allocation Area Name			
_	The base assessed value adjust	trent, as certified above, is approved by	the Department of Local Government Fin	nance
		V		IMITOC.
65			08/18/2023	
	Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Middlebury			
Allocation Code	T20134			
Allocation Area Name	Elroy Drive Industrial Park			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
1) 2022 Pay 2023 Base A	ssessed Value of Allocation Area		18,085,161	
	ental Assessed Value of Allocation Area		46,704,839	
	Real) Assessed Value of Allocation Area (Line 1 + 1	Line 2)		\$64,790,000
4) 2023 Pay 2024 Net As	sessed Value of Allocation Area		76,194,200	
5) 2023 Pay 2024 Net As	sessed Value Growth in Allocation Area Due			
	or a Change in Tax Status		10,893,600	
	sessed Value Decrease in Allocation Area Due			
to Demolition or a C			0	
Abatement Roll-Off	sessed Value Growth as a Result of		0	
	lue Decrease Due to 2023 Pay 2024			
Appeals Settlements			990,000	
* *	ed Net Assessed Value of Allocation Area			
				\$64,310,600
10) 2023 Pay 2024 Neuti	ralization Factor (Line 9 / Line 3) (Round to Five	Decimal Places)	-	0.99260
11) 2023 Pay 2024 Adjus	ted Base Assessed Value of Allocation Area (Line	e 1 * Line 10)		\$17,951,331
12) 2023 Pay 2024 Increi	nental Assessed Value of Allocation Area (Line 4	- Line 11)	_	\$58,242,869
2023 Pay 2024 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)		0.99260
			-	
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the be	est of my
	base assessed value calculation is full, true and com			
identified above.		•		
Dated (month, day, year)	DS/17/2023			
tallicia	a teckens	Patricia A. Pickens	<u> </u>	
County Auditor (Signature).	County Auditor (Prin	nted)	
	DEDARTMENT OF LOCAL CO	ONTERNIATION PINIANCE		
	DEPARTMENT OF LOCAL GOOD CERTIFICATION OF TIF BA			
A.H				
Allocation Area Name				
The base assessed value ad	justment, as certified above, is approved by the Dep	partment of Local Government Fi	inance.	
		00/40/2022		
Commissioner Denorter	t of Local Government Finance	08/18/2023		
Commissioner, Departmen	tot locat Government l'hance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, 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) 2022 Pay 2023 Page Age	essed Value of Allocation Area 67,428,178	- :
	essed Value of Allocation Area 67,428,178 tal Assessed Value of Allocation Area 13,141,320	<mark>-</mark>
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	
, ,	,	
	sed Value of Allocation Area 84,807,383	
	sed Value Growth in Allocation Area Due	
	r a Change in Tax Status 4,310,933	<u>.</u>
to Demolition or a Cha	sed Value Decrease in Allocation Area Due	
	nge in Tax Status sed Value Growth as a Result of 466,916	-
Abatement Roll-Off in		
8) Estimated Assessed Value	Decrease Due to 2023 Pay 2024	•
Appeals Settlements in		
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area	2
		\$77,183,366
10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.05707
10) 2023 ray 2024 Neutran	zation Factor (Line 97 Line 3) (Round to Five Decimal Flaces)	0.95797
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$64,594,172
12) 2023 Pay 2024 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$20,213,211
2023 Pay 2024 BASE NEUT	FRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.95797
I, Patricia A. Pickens	Auditor, of Elkhart County, certify to th	a hast of my
	se assessed value calculation is full, true and complete for the tax increment finance allocation area	e desi of my
identified above.	The second of th	
Dated (month, day, year)	08/17/2023	
1) 1- 1		
Tallicia L	Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed)	
	DED A DEMENTS OF LOCAL COMPONING PRAILINGS	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
	CENTIFICATION OF THE DASE NEUTRALIZATION	
Allocation Area Name		
The base assessed value adjus	stryint, as certified above, is approved by the Department of Local Government Finance.	
	00/40/2022	
	08/18/2023	

Date (month, day, year)



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Goshen		
Allocation Code	T20138		7
Allocation Area Name	Southeast 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		
1) 2022 Pay 2022 Page A	ssessed Value of Allocation Area		1/7 2/0 250
	ental Assessed Value of Allocation Area		167,260,358 87,423,397
	Real) Assessed Value of Allocation Area (Lin	ne 1 + Line 2)	\$254,683,755
-) i u)25 i u u (i	Teal) Tibbessed Tarde of Tillocation Tites (Dis	ic 1 · Elile 2)	\$234,063,733
	sessed Value of Allocation Area		277,818,480
	sessed Value Growth in Allocation Area Due		
	or a Change in Tax Status		4,575,500
	sessed Value Decrease in Allocation Area Du	e	
to Demolition or a C			352,700
Abatement Roll-Off	sessed Value Growth as a Result of		0
	ilue Decrease Due to 2023 Pay 2024		0
Appeals Settlements			14,790,000
	d Net Assessed Value of Allocation Area		
			\$258,805,680
10) 2023 Pay 2024 Neutr	ralization Factor (Line 9 / Line 3) (Round t	o Five Decimal Places)	-
•	,	,	1.01618
	ted Base Assessed Value of Allocation Area		\$169,966,631
12) 2023 Pay 2024 Incren	nental Assessed Value of Allocation Area (Line 4 - Line 11)	\$107,851,849
2023 Pay 2024 BASE NE	UTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	1.01618
I, Patricia A. Pickens	Auditor, of E	lkhart	County, certify to the best of my
	pase assessed value calculation is full, true an		ce allocation area
identified above.	,		
Dated (month, day, year)	<u> 28/17/2023</u>		
1) +	0,0:		
Tallicia !	a. tickens	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Pri	nted)
	DEDA DIMENT OF LOC	AL GOVERNMENT FINANCE	
		IF BASE NEUTRALIZATION	
Allocation Area Name			
The base ssessed value ad	ustment, as certified above, is approved by the	he Department of Local Government Fi	nance.
	Aa		
	31	08/18/2023	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Goshen			
Allocation Code	T20139			
Allocation Area Name	Consolidated River Race/US 33			
5 5 45				
Form Prepared By:	January C. Complete			
Name	Jason G. Semler Baker Tilly Municipal Advisors, LLC			
Unit/Company Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
E-man Addiess	Jason. Schner (a) baker tiny.com			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		76,856,101	
2) 2022 Pay 2023 Increment	al Assessed Value of Allocation Area		39,869,283	
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line 1 +	Line 2)	_	\$116,725,384
A) 2022 D. 2024 M. A	LTZ L CAN .: A		100.000.000	
	sed Value of Allocation Area sed Value Growth in Allocation Area Due		123,822,099	
	r a Change in Tax Status		3,548,220	
	sed Value Decrease in Allocation Area Due		3,540,220	
to Demolition or a Cha			1,318,600	
	sed Value Growth as a Result of			
Abatement Roll-Off in			103,270	
	Decrease Due to 2023 Pay 2024			
Appeals Settlements in			1,950,000	
9) 2023 Pay 2024 Adjusted I	Net Assessed Value of Allocation Area			\$119,539,209
			-	\$119,339,209
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five	e Decimal Places)	-	1.02411
11) 2022 Pay 2024 Adjustes	Dose Assessed Value of Allegation Area (Lin	- 1 * I : 10)		\$70.700 L03
	l Base Assessed Value of Allocation Area (Lin ntal Assessed Value of Allocation Area (Line 4	,	_	\$78,709,102 \$45,112,997
12, 2020 1 ay 2024 inciding	THE PROCESSES AND OF SELECTION LEVER (TIME -	- Line II)	_	\$45,112,777
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)	Ε	1.02411
I Dotnicio A Dielrona	Andien of Dileber			
I, Patricia A. Pickens	Auditor, of Elkhar e assessed value calculation is full, true and com		County, certify to the b	est of my
identified above.	e assessed value calculation is full, frue and con	ipiete for the tax increment financ	e anocation area	
Tuestimou accord,				
Dated (month, day, year)	108/17/2023			
tatricia /	rickons	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Pri	nted)	
	DEPARTMENT OF LOCAL G CERTIFICATION OF TIF BA			
	CERTIFICATION OF TIF DA	ASE NEU I KALIZATION		
Allocation Area Name				
	/			
The base assessed value adjus	stment, as certified above, is approved by the De	partment of Local Government Fi	nance.	
	n	00/40/0000		
		08/18/2023		
Commissioner, Department o	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	<u>Elkhart</u>	
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	
2) 2022 Pay 2023 Increment3) 2022 Pay 2023 Total (Re4) 2023 Pay 2024 Net Asses	essed Value of Allocation Area tal Assessed Value of Allocation Area tal) Assessed Value of Allocation Area (Line 1 + Line 2) ssed Value of Allocation Area 8,185,200 ssed Value Growth in Allocation Area Due	\$7,633,400
	or a Change in Tax Status 391,500	
	ssed Value Decrease in Allocation Area Due	
to Demolition or a Cha		
Abatement Roll-Off in	ssed Value Growth as a Result of	
	ne Decrease Due to 2023 Pay 2024	
Appeals Settlements in		
	Net Assessed Value of Allocation Area	
), 1010 1 2, 101 1 1 2, 100 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\$7,793,700
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02100
	d Base Assessed Value of Allocation Area (Line 1 * Line 10) ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$6,758,883 \$1,426,317
	TOTAL TOTAL COOR DOD AND OCATION ADDA (LINE 10)	1.02100
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02100
I, Patricia A. Pickens knowledge that the above ba identified above.	Auditor, of Elkhart County, certify to the base assessed value calculation is full, true and complete for the tax increment finance allocation area	est of my
Dated (month, day, year)	CR 17/2023	
Patricia (Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The base assessed value adju	ustracht, as certified above, is approved by the Department of Local Government Finance, 08/18/2023	
Commissioner Department	of Local Government Finance	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	Wakarusa	
Allocation Code	T20145	
Allocation Area Name	SR 19 Corridor	
Form Prepared By:		
Name	Jason G. Semler	
Unit/Company	Baker Tilly Municipal Advisors, LLC	in the second se
Telephone Number	(317) 465-1500	
E-mail Address	Jason.Semler@bakertilly.com	
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area	60,773,183
	tal Assessed Value of Allocation Area	27,755,197
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$88,528,380
	ssed Value of Allocation Area	98,359,780
	ssed Value Growth in Allocation Area Due	(010 100
	or a Change in Tax Status	6,918,190
to Demolition or a Ch	ssed Value Decrease in Allocation Area Due	280,375
	ssed Value Growth as a Result of	200,373
Abatement Roll-Off in		0
8) Estimated Assessed Valu	ne Decrease Due to 2023 Pay 2024	-
Appeals Settlements in		770,000
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	#00.051.045
		\$90,951,965
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02738
	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$62,437,153
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$35,922,627
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02738
•	,	
	AT ANY TO A PARTY OF	
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the best of my
knowledge that the above ba identified above.	se assessed value calculation is full, true and complete for the tax increm	ent finance allocation area
identified above.	C.	
Dated (month, day, year)	12/17/2013	
(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Policia V	Patricia A	. Pickens
County Auditor (Signature)		ditor (Printed)
2 0.55 1	•	8 155
	DEPARTMENT OF LOCAL GOVERNMENT FINA	
	CERTIFICATION OF TIF BASE NEUTRALIZATI	UN
Allocation Area Name		
A MOUNTAIN AND INCHISE		
The base assessed value adju	streent, as certified above, is approved by the Department of Local Gove	rnment Finance.
	M	
	08/18/20)23
Commissioner, Department	of Local Government Finance Date (month,	day, year)



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Elkhart County		
Allocation Code	T20147		
Allocation Area Name	State Road 13 Interchange		
Form Prepared By:	0		
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
1) 2022 B 2022 B			
	essed Value of Allocation Area		11,561
	tal Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2		63,814 \$112,975,375
3) 2022 1 ay 2023 10tai (Re	n) Assessed value of Anocation Area (Line 1 + Line 2	.)	\$113,875,375
	sed Value of Allocation Area	160,7	68,276
	sed Value Growth in Allocation Area Due		
	r a Change in Tax Status	36,09	97,420
to Demolition or a Cha	sed Value Decrease in Allocation Area Due	5	14,034
	sed Value Growth as a Result of		14,034
Abatement Roll-Off in			0
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024	-	
Appeals Settlements in		10,19	90,000
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area		*** ** ** ** ** ** ** **
			\$114,994,890
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Deci	mal Places)	1.00983
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area (Line 1 * L	Line 10)	\$46,665,821
	ntal Assessed Value of Allocation Area (Line 4 - Lin		\$114,102,455
2022 B - 2024 B 4 CE NEW	ED LIVE ATTION DA CTOD DOD LIVE OCCUTION AND	DEA (7 1217 40)	
2023 Pay 2024 BASE NEU	FRALIZATION FACTOR FOR ALLOCATION AF	REA (LINE 10)	1.00983
I, Patricia A. Pickens	Auditor, of Elkhart		fy to the best of my
	se assessed value calculation is full, true and complete f	for the tax increment finance allocation a	area
identified above.			
Dated (month, day, year)	AS 12 2022		
inonin, day, year)	Collinación		
Patricia 1	-POROND	Patricia A. Pickens	
County Auditor (Signature)	7204.9	County Auditor (Printed)	
N 33 N			
	DEPARTMENT OF LOCAL GOVER		
	CERTIFICATION OF TIF BASE N	EUIKALIZATION	
Allocation Area Name			
The hase sessed value active	stme it, as certified above, is approved by the Departme	ent of Local Government Finance	
base value adjus	annum, as contined above, is approved by the Departine	an of Local Government Finance.	
	N .	08/18/2023	
Commissioner, Department o	f Local Government Finance	Date (month day year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Bristol			
Allocation Code	T20148			
Allocation Area Name	Bristol East EDA			
THIOURION THOU THIN	Bristor Bast BB11			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	Jason.Semler@bakertilly.com			
	essed Value of Allocation Area tal Assessed Value of Allocation Area		2,358,470 17,315,130	
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Li	ne 2)		\$19,673,600
A) 0000 D 000431 . A				
	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due		25,143,480	
	or a Change in Tax Status		2,374,700	
6) 2023 Pay 2024 Net Asse	ssed Value Decrease in Allocation Area Due			
to Demolition or a Cha	ange in Tax Status		0	
	ssed Value Growth as a Result of			
Abatement Roll-Off in	e Decrease Due to 2023 Pay 2024		1,558,480	
Appeals Settlements in	•		540,000	
	Net Assessed Value of Allocation Area		540,000	
				\$20,670,300
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five D	Decimal Places)	_	1.05066
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1	I * Line 10)		\$2,477,950
	ental Assessed Value of Allocation Area (Line 4 -		=	\$22,665,530
	`	,	_	
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	N AREA (LINE 10)	Ι	1.05066
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the	host of my
	se assessed value calculation is full, true and compl			best of my
identified above.	se assessed value ententiation is ran, true and compr	oto for the tax morement intance	e unocurion area	
Dated (month, day, year)	08/17/2023			
1)+- 0	D' 1			
talucia la	. Licleus	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Prin	ıted)	
	DEPARTMENT OF LOCAL GO	VEDNMENT FINANCE		-
	CERTIFICATION OF TIF BAS			
Allocation Area Name				
The base assessed value adju	stment, as certified above, is approved by the Depart	rtment of Local Government Fir	nance.	
	n	00/40/0000		
	CI 10	08/18/2023		
Commissioner, Department of	d Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Nappanee			
Allocation Code	T20153		<u>F</u>	
Allocation Area Name	Consolidated Nappanee Union			
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500		2	
E-mail Address	Jason.Semler@bakertilly.com			
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		2,525,529	
2) 2022 Pay 2023 Incremer	ital Assessed Value of Allocation Area		4,709,871	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1	+ Line 2)	4,707,071	\$7,235,400
4) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area		13,930,100	
5) 2023 Pay 2024 Net Asse	ssed Value Growth in Allocation Area Due		15,950,100	
to New Construction of	or a Change in Tax Status		6,120,900	
	ssed Value Decrease in Allocation Area Due			
to Demolition or a Ch			37,700	
Abatement Roll-Off ir	ssed Value Growth as a Result of		0	
	e Decrease Due to 2023 Pay 2024		0_	
Appeals Settlements in			50,000	
	Net Assessed Value of Allocation Area			
				\$7,796,900
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Fi	ve Decimal Places)	_	1.07760
		·	-	
12) 2023 Pay 2024 Adjuste 12) 2023 Pay 2024 Increme	d Base Assessed Value of Allocation Area (Li ntal Assessed Value of Allocation Area (Line	ne 1 * Line 10) : 4 - Line 11)	=	\$2,721,510 \$11,208,590
		<u>-</u>	-	\$11,200,590
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCAT	ION AREA (LINE 10)		1.07760
I, Patricia A. Pickens	Auditor, of Elkha		County, certify to the	best of my
knowledge that the above ba identified above.	se assessed value calculation is full, true and co	mplete for the tax increment finance	e allocation area	
identified doove.				
Dated (month, day, year)	08 17 2023			
tallicia la	tickous	Patricia A. Pickens		
County Auditor (Signature)		County Auditor (Pri	inted)	
	DEPARTMENT OF LOCAL			
	CERTIFICATION OF TIF B	ASE NEUTRALIZATION		
Allocation Area Name				
The base assessed value adju	stmg it, as certified above, is approved by the D	anartment of Local Community		
is a special various adju	similar, as continued above, is approved by the Di	eparment of Local Government Fi	папсе.	
		08/18/2023		
Commissioner, Department o	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	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	The second secon	
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
	essed Value of Allocation Area		3,588,188
	ital Assessed Value of Allocation Area		1,010,612
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line	2)	\$4,598,800
A) 2022 D 2024 N	177.1		
	ssed Value of Allocation Area	<u> </u>	I,689,100
	ssed Value Growth in Allocation Area Due		0
	or a Change in Tax Status	,	0
	ssed Value Decrease in Allocation Area Due		0
to Demolition or a Ch	ssed Value Growth as a Result of	n-	0
Abatement Roll-Off in			0
	ne Decrease Due to 2023 Pay 2024		0_
Appeals Settlements in			0
	Net Assessed Value of Allocation Area	(-0
3) 2020 1 2) 2021 1 1 2,00000			\$4,689,100
			\$ 1,003,100
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Dec	eimal Places)	1.01964
	, , ,	,	
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1 *	Line 10)	\$3,658,660
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Li	ine 11)	\$1,030,440
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	REA (LINE 10)	1.01964
T D . C . A DI I	The state of the s		
I, Patricia A. Pickens	Auditor, of Elkhart		rtify to the best of my
	se assessed value calculation is full, true and complete	for the tax increment finance allocation	on area
identified above.			
B . 1	201 2/222		
Dated (month, day, year)	281112033		
1)+ - 0			
tallicia le.	Tickens	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVE		
	CERTIFICATION OF TIF BASE	NEUIKALIZATIUN	
Alloantion Area Name			
Allocation Area Name			
The base assessed value adju	astraint, as certified above, is approved by the Departm	nent of Local Government Finance	
inic bas assessed value adju	supplied above, is approved by the Departm	ione of Local Government rinance.	
		08/18/2023	
Commissioner Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Millersburg		Ī	
Allocation Code	T20161		<u>.</u>	
Allocation Area Name	Millersburg Forest River		<u>[</u>	
Form Dramared Day				
Form Prepared By: Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, LLC		<mark>e</mark> :	
Telephone Number	(317) 465-1500		·	
E-mail Address	Jason.Semler@bakertilly.com		2	
	The control of the co		4 a	
	ssessed Value of Allocation Area		5,350,692	
	ntal Assessed Value of Allocation Area		5,857,908	
3) 2022 Pay 2023 Total (R	teal) Assessed Value of Allocation Area (Line 1 + L	ine 2)	8	\$11,208,600
4) 2023 Pay 2024 Net Ass	essed Value of Allocation Area		12,280,200	
5) 2023 Pay 2024 Net Ass	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 Cl			0	
Abatement Roll-Off	essed Value Growth as a Result of		0	
	ue Decrease Due to 2023 Pay 2024		0_	
Appeals Settlements			1,210,000	
	d Net Assessed Value of Allocation Area			
			9	\$11,070,200
10) 2022 D 2024 N4	-Parks Farks (I'm 0/I'm 1) (D. 14 Film)	D : INI \		0.00565
10) 2023 Pay 2024 Neutra	alization Factor (Line 9 / Line 3) (Round to Five l	Jecimai Places)	37	0,98765
11) 2023 Pay 2024 Adjust	ed Base Assessed Value of Allocation Area (Line	1 * Line 10)		\$5,284,611
	ental Assessed Value of Allocation Area (Line 4 -		-	\$6,995,589
4044 B 4044 B 405 NO	WED A LIZATION FACTOR COD AND COLUMN			
2023 Pay 2024 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION	N AREA (LINE 10)]	0.98765
I, Patricia A. Pickens	Auditor, of Elkhart		County, certify to the	best of my
	ase assessed value calculation is full, true and comp	lete for the tax increment finan		,
identified above.				
STANDARD IN	a charles as			
Dated (month, day, year)	D8[17[2023			
John -	0.0	D. C. L. A. D. L.		
County Auditor (Signature)	Ci-LUCON)	Patricia A. Picken		
County Auditor (Signature)	9)	County Auditor (Pr	inted)	
	DEPARTMENT OF LOCAL GO	VERNMENT FINANCE		
	CERTIFICATION OF TIF BAS			
Allocation Area Name				
The base assessed value ac	sustment, as certified above, is approved by the Depa	artment of Local Government F	inance	
1	and the second accord, is approved by the Dept	OF DOWN OUTCOME		
		08/18/2023		
Commissioner Department	of Local Government Finance	Date (month day year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	Syracuse	
Allocation Code	T20162	
Allocation Area Name	Syracuse Technology Park	
Form Prepared By:		
Name	Jason G. Semler	tion of the second seco
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	<u> </u>
E-mail Address	Jason.Semler@bakertilly.com	
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area	0
	atal Assessed Value of Allocation Area	1,921,310
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$1,921,310
, ,		
	ssed Value of Allocation Area	3,778,100
	ssed Value Growth in Allocation Area Due	
	or a Change in Tax Status	1,550,100
to Demolition or a Ch	ssed Value Decrease in Allocation Area Due	0
	ssed Value Growth as a Result of	
Abatement Roll-Off in		250,890
8) Estimated Assessed Valu	ue Decrease Due to 2023 Pay 2024	
Appeals Settlements in	n Allocation Area	0
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	
		\$1,977,110
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02904
	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2025 ray 2024 increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$3,778,100
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02904
•	` '	
- D - L - L - D - L	The second secon	
I, Patricia A. Pickens	Auditor, of Elkhart	County, certify to the best of my
identified above.	ise assessed value calculation is full, true and complete for the tax increment	t finance allocation area
identified above.	T.	
Dated (month, day, year)	1-8/17/2023	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
tatucia 1	Patricia A. I	ickens
County Auditor (Signature)	County Audi	(T) : 0
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATIO	N
Allocation Area Name		
A THOUGHON A HOU TVILLE		
The base assessed value agu	stment, as certified above, is approved by the Department of Local Govern	ment Finance.
	A a	
	08/18/20	23
Commissioner, Department	of Local Government Finance Date (month, da	y, year)



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	Middlebury	
Allocation Code	T20163	
Allocation Area Name	Downtown Middlebury	
THOUSING THE CONTRACT	DOWNIO HILLIAGUOULY	
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) 2022 5 2022 5		
		86,922
	ental Assessed Value of Allocation Area (Leal) Assessed Value of Allocation Area (Line 1 + Line 2)	89,153
3) 2022 Fay 2023 Total (K)	(car) Assessed value of Affocation Area (Line 1 + Line 2)	\$19,776,075
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area 23,65	51,460
	essed Value Growth in Allocation Area Due	
to New Construction	or a Change in Tax Status 3,50	04,460
	essed Value Decrease in Allocation Area Due	
to Demolition or a Ch		14,200
	essed Value Growth as a Result of	
Abatement Roll-Off in	ue Decrease Due to 2023 Pay 2024	0
Appeals Settlements i		00,000
	d Net Assessed Value of Allocation Area	70,000
, ,		\$19,091,200
10) 2022 Day 2024 November	Heating France (Line 0 / Line 2) (Down Lee Fine Desired Dis.	0.06525
10) 2025 Pay 2024 Neutra	alization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.96537
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$10,123,760
	nental Assessed Value of Allocation Area (Line 4 - Line 11)	\$13,527,700
2023 Pay 2024 BASE NEU	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.96537
I, Patricia A. Pickens	Auditor, of Elkhart County, certif	fy to the best of my
	ase assessed value calculation is full, true and complete for the tax increment finance allocation a	
identified above	ase assessed value enterior is fair, that and complete for the tax more ment infinite anotation a	nea
Dated (month, day, year)	08/17/2023	
+	0.1	
fallicia l	Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
	CERTIFICATION OF HE BASE NEUTRALIZATION	
Allocation Area Name		
The state of the s		
The base assessed value adju	ustment, as certified above, is approved by the Department of Local Government Finance.	
	A a	
	08/18/2023	
Commissioner, Department	of Local Government Finance Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

	County	Elkhart				
	Jurisdiction	Elkhart County				
	Allocation Code	T20164				
	Allocation Area Name	Loves Elkhart Northeast Corridor				
	Form Prepared By:					
	Name	Jason G. Semler				
	Unit/Company	Baker Tilly Municipal Advisors, I	LLC			
	Telephone Number	(317) 465-1500				
	E-mail Address	Jason.Semler@bakertilly.com				
	1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area			55,426	
	2) 2022 Pay 2023 Increment	tal Assessed Value of Allocation Area			3,608,574	
	3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area	(Line 1 + Line 2)			\$3,664,000
		sed Value of Allocation Area			4,378,000	
	5) 2023 Pay 2024 Net Asses	sed Value Growth in Allocation Area	Due			
		r a Change in Tax Status	_		714,000	
		sed Value Decrease in Allocation Are	a Due		0	
	to Demolition or a Char 7) 2023 Pay 2024 Net Assess	sed Value Growth as a Result of			0	
	Abatement Roll-Off in				0	
		e Decrease Due to 2023 Pay 2024				
	Appeals Settlements in				0	
	9) 2023 Pay 2024 Adjusted N	Net Assessed Value of Allocation Area	a			
					-	\$3,664,000
	10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Rou	nd to Five Decimal Places))	5	1.00000
		Base Assessed Value of Allocation			_	\$55,426
	12) 2023 Pay 2024 Incremen	ntal Assessed Value of Allocation Ar	rea (Line 4 - Line 11)		3	\$4,322,574
	2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR AL	LOCATION AREA (LINE	E 10)	Ĭ	1.00000
	I, Patricia A. Pickens	Auditor, of	Elkhart	C	ounty, certify to the	best of my
	knowledge that the above bas	se assessed value calculation is full, tru	e and complete for the tax is	ncrement finance	allocation area	,
	identified above.					
	Dated	130/10/0002				
<	Dated (month, day, year)	50111900				
	tatrion (Peakous	Datri	cia A. Pickens		
	County Auditor (Signature)	· rice (NO)		ity Auditor (Prin	ted)	
			Coun	ity ridditor (1711	icuj	
	//	DEPARTMENT OF I	OCAL GOVERNMENT	FINANCE		
		CERTIFICATION C	F TIF BASE NEUTRALI	ZATION		
	Allocation Area Name					
	The base ssessed value actus	stmedt, as certified above, is approved	by the Department of Local	Government Fin	ance.	
	1	An		18/2023		
1	Commissioner, Department of	f Local Government Finance		(month, day, year)		
	- commonder, Department of	. Doom Covernment i manee	Date	(monin, aay, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	City of Elkhart		
Allocation Code	T20169		
Allocation Area Name	Easy Shoppe Plaza		
Form Prepared By:			
Name	Jason G. Semler		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Jason.Semler@bakertilly.com		
 2) 2022 Pay 2023 Increment 3) 2022 Pay 2023 Total (Re 4) 2023 Pay 2024 Net Assesto New Construction of 6) 2023 Pay 2024 Net Assesto Demolition or a Champara Champara	sed Value Growth as a Result of Allocation Area Decrease Due to 2023 Pay 2024 Allocation Area	3,212,494 18,433,906 22,375,600 209,100 0	\$21,646,400
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		
			\$22,166,500
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Dec	imal Places)	1.02403
	l Base Assessed Value of Allocation Area (Line 1 * ntal Assessed Value of Allocation Area (Line 4 - Li		\$3,289,690 \$19,085,910
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION A	REA (LINE 10)	1.02403
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	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	ERNMENT FINANCE	
	CERTIFICATION OF TIF BASE		
Allocation Area Name			
	1		
The base resessed value adju	stment, as certified above, is approved by the Departn	nent of Local Government Finance.	
	An	08/18/2023	
Commissioner Department	f Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	City of Goshen	
Allocation Code	T20170	
Allocation Area Name	Lippert/Dierdorff	
Form Propored Dv		
Form Prepared By: Name	Jason G. Semler	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	
E-mail Address	Jason.Semler@bakertilly.com	
		_
,	essed Value of Allocation Area 44,049,495	
	tal Assessed Value of Allocation Area 7,566,775	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$51,616,270
4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area 52,826,560	
	ssed Value Growth in Allocation Area Due	-
	or a Change in Tax Status	
	ssed Value Decrease in Allocation Area Due	
to Demolition or a Cha	ange in Tax Status 430,400 ssed Value Growth as a Result of	
Abatement Roll-Off in		
	the Decrease Due to 2023 Pay 2024	_
Appeals Settlements in		
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	
		\$51,565,260
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.99901
	(2.10) (2.10)	
	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$44,005,886
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$8,820,674
2023 Pay 2024 RASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99901
2025 I ay 2024 DASE NEC	TRIBLETTION THE TOR PORTED CATTON MEAN (DATE TO)	0.77701
I, Patricia A. Pickens	Auditor, of Elkhart County, certify to the	e best of my
	se assessed value calculation is full, true and complete for the tax increment finance allocation area	
identified above.	To T	
Dated (month, day, year)	26/12/2022	
(monin, duy, year)	CSI Hadas	
Tollier of	Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
Anocation Area Name		
The base assessed value adju	stment, as certified above, is approved by the Department of Local Government Finance.	
1 3	As a second of the second of t	
	08/18/2023	
Commissioner, Department of	of Local Government Finance Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

	County	Elkhart		
	Jurisdiction	Town of Bristol		
	Allocation Code	T20171		
	Allocation Area Name	GGT Economic Development Area		
	F D 1 D			
	Form Prepared By: Name	Jason G. Semler		
	Unit/Company	Baker Tilly Municipal Advisors, LLC		
		(317) 465-1500		
	Telephone Number E-mail Address	Jason.Semler@bakertilly.com		
	L-man Addiess	Jason. Schnick (a) baker tiny. com		
	, ,	ssed Value of Allocation Area	Ì	0
		al Assessed Value of Allocation Area		10,921,400
	3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line	1 + Line 2)	\$10,921,400
	4) 2023 Pay 2024 Net Assess	sed Value of Allocation Area		11,920,200
		sed Value Growth in Allocation Area Due	•	1,520,200
	to New Construction or	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_
	Appeals Settlements in	Decrease Due to 2023 Pay 2024		110,000
		Net Assessed Value of Allocation Area		110,000
), 2025 i uy 2024 / tajustou i	vet Assessed Value of Allocation Alea		\$11,810,200
	10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	1.08138
	11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area	(Line 1 * Line 10)	\$0
		ntal Assessed Value of Allocation Area (L		\$11,920,200
	2022 Day 2024 DAGE NIEUT	CRALIZATION FACTOR FOR ALLOC	A TELONI A DIE A (L'INIE 40)	1 00120
	2023 Pay 2024 BASE NEU I	TRALIZATION FACTOR FOR ALLOCA	ATION AREA (LINE 10)	1.08138
	I, Patricia A. Pickens		<mark>chart Co</mark>	ounty, certify to the best of my
		e assessed value calculation is full, true and	complete for the tax increment finance	allocation area
	identified above.	112		
	957.3	mel 10 1000		
5	Dated (month, day, year)	08/11/00/03		
	1	O'. Dallar	Detailed A. Dieles -	
	County Auditor (Signatura)	- Tuckoro	Patricia A. Pickens	- 1)
	County Auditor (Signature)		County Auditor (Print	<i>:a)</i>
		DEPARTMENT OF LOCA	L GOVERNMENT FINANCE	
		CERTIFICATION OF THE	F BASE NEUTRALIZATION	
	Allocation Area Name			
	A HIOCARON ARCA IVALIE	1		
_	The base assessed value adjus	tm at, as certified above, is approved by the	Department of Local Government Fina	ince.
		n	00/40/0000	
•			08/18/2023	
	Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

	County	Elkhart				
	Jurisdiction	City of Goshen				
	Allocation Code	T20175				
	Allocation Area Name	College Avenue Economic Develo	pment Area			
	Farm Danisa d Dan					
	Form Prepared By: Name	Jason G. Semler				
			I.C			
	Unit/Company	Baker Tilly Municipal Advisors, L	LC			
	Telephone Number	(317) 465-1500				
	E-mail Address	Jason.Semler@bakertilly.com				
	1) 2022 Pay 2023 Base Asse	ssed Value of Allocation Area			36,978	
	2) 2022 Pay 2023 Increment	al Assessed Value of Allocation Area			394,022	
	3) 2022 Pay 2023 Total (Rea	d) Assessed Value of Allocation Area ((Line 1 + Line 2)		5	\$431,000
	4) 2023 Pay 2024 Net Assess				4,378,200	
		sed Value Growth in Allocation Area I	Due			
		a Change in Tax Status			4,262,000	
		sed Value Decrease in Allocation Area	Due			
	to Demolition or a Char				321,800	
		sed Value Growth as a Result of				
	Abatement Roll-Off in				0	
	•	Decrease Due to 2023 Pay 2024			0	
	Appeals Settlements in	Anocation Area Net Assessed Value of Allocation Area			0	
	9) 2023 1 ay 2024 Aujusteu 1	vet Assessed Value of Affocation Afea				\$438,000
	10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Rour	ıd to Five Decimal l	Places)		1.01624
	11) 2023 Pay 2024 Adinsted	Base Assessed Value of Allocation A	rea (Line 1 * Line	10)		\$37,579
		ntal Assessed Value of Allocation Are				\$4,340,621
	2023 Pay 2024 BASE NEUT	RALIZATION FACTOR FOR ALI	OCATION AREA	(LINE 10)	į	1.01624
	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	ne tax increment finan	ce allocation area	
	identified above.					
	D-1	relialoses				
(Dated (month, day, year)	<u>1811 11 4083</u>				
	12 to	2 0 1		Date to the Dist		
	Tancia 6	. Tickery	=0	Patricia A. Picken		
	County Auditor (Signature)			County Auditor (Pr	inted)	
		DEPARTMENT OF L	OCAL COVERNM	IENT FINANCE		
		CERTIFICATION O				
	Allogation Ann. No.					
	Allocation Area Name					
_	The base assessed value adjus	tm/nt, as certified above, is approved b	by the Department of	f Local Government F	inance.	
		N_		08/18/2023		
				· · - · 		

Date (month, day, year)



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	City of Elkhart			
Allocation Code	T20177			
Allocation Area Name	Downtown Redevelopment Area A	Allocation #2		
Form Prepared By:				
Name	Jason G. Semler			
Unit/Company	Baker Tilly Municipal Advisors, L	LC	-	
Telephone Number	(317) 465-1500		<u>=</u>	
E-mail Address	Jason.Semler@bakertilly.com			
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area		2,092,780	
2) 2022 Pay 2023 Increment	tal Assessed Value of Allocation Area		20,510,820	
	al) Assessed Value of Allocation Area ((Line 1 + Line 2)	20,010,020	\$22,603,600
4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area		22,486,100	
5) 2023 Pay 2024 Net Asses	ssed Value Growth in Allocation Area D	Due	22, 100, 100	
to New Construction of	r a Change in Tax Status		0	
6) 2023 Pay 2024 Net Asses	ssed Value Decrease in Allocation Area	Due		
to Demolition or a Cha	inge in Tax Status sed Value Growth as a Result of		0	
Abatement Roll-Off in			0	
	e Decrease Due to 2023 Pay 2024		0	
Appeals Settlements in			0	
9) 2023 Pay 2024 Adjusted 1	Net Assessed Value of Allocation Area			
			: 	\$22,486,100
10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Roun	d to Five Decimal Places)	=	0.99480
11) 2023 Pay 2024 Adjusted	l Base Assessed Value of Allocation A	area (Line 1 * Line 10)		\$2,081,898
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Are	ea (Line 4 - Line 11)	=======================================	\$20,404,202
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	Г	0.99480
		CENTION AREA (EINE 10)	L	0.99480
I, Patricia A. Pickens	Auditor, of	Elkhart		
		and complete for the tax increment final	County, certify to the b	est of my
identified above.	e assessed value calculation is full, frue	and complete for the tax increment final	ice anocation area	
	. 1			
Dated (month, day, year)	D8/17/2023			
Dt /	F) - L			
Tallicia 6	- Pickous	Patricia A. Picker		
County Auditor (Signature)		County Auditor (P	rinted)	
	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE		
		F TIF BASE NEUTRALIZATION		
Allocation Area Name				
Amount of Area Name				
The base assessed value adjus	tm ht, as certified above, is approved b	y the Department of Local Government I	Finance.	
	n	08/18/2023		
Commissioner, Department of	f Local Government Finance	Date (manth day year)	≠e	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart			
Jurisdiction	Town of Bristol		<u>f</u>	
Allocation Code	T20178		į	
Allocation Area Name	Seahawk Allocation Area		<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			
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area		45,858	
	ital Assessed Value of Allocation Area		15,679,042	
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Lin	e 1 + Line 2)	15,075,012	\$15,724,900
4) 2023 Pay 2024 Net Acce	ssed Value of Allocation Area		22.762.600	
	ssed Value Growth in Allocation Area Due		33,763,600	
	or a Change in Tax Status		18,038,700	
	ssed Value Decrease in Allocation Area Du		10,030,700	
to Demolition or a Cha			0	
	ssed Value Growth as a Result of			
Abatement Roll-Off in	a Allocation Area the Decrease Due to 2023 Pay 2024		0	
Appeals Settlements in			0	
	Net Assessed Value of Allocation Area			
				\$15,724,900
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	:=	1.00000
		•	7	1.00000
11) 2023 Pay 2024 Adjusted	d Base Assessed Value of Allocation Area ental Assessed Value of Allocation Area (I	(Line 1 * Line 10)	-	\$45,858
12) 2023 1 ay 2024 thereine	intal Assessed Value of Affocation Area (1	ine 4 - Line II)	Ē	\$33,717,742
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOC	ATION AREA (LINE 10)	[1.00000
I, Patricia A. Pickens	Auditor, of E	khart	County, certify to the	best of my
knowledge that the above ba	se assessed value calculation is full, true and	complete for the tax increment finan-	ce allocation area	Ť
identified above.	w. T			
Dated (month, day, year)	relialana			
Dated (month, ady, year)	CAT HACAS			
-talucia (TIPLOAN	Patricia A. Pickens		
County Auditor (Signature)	- ratification	County Auditor (Pri		
		County reactor (17)	meuj	
		AL GOVERNMENT FINANCE		
	CERTIFICATION OF TI	F BASE NEUTRALIZATION		
Allocation Area Name				
The base ssessed value adu	stment, as certified above, is approved by the	e Department of Local Covernment E	inance	
sided value adju	ominate, as commed above, is approved by in		mance,	
		08/18/2023		
Commissioner, Department of	f Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart	
Jurisdiction	Elkhart County	
Allocation Code	T20179	
Allocation Area Name	AMZ Allocation Area	
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) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area	0
	atal Assessed Value of Allocation Area	297,400
,	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$297,400
4) 2022 B. 2024 M. 4	17/1 647 .: 1	0.5017.000
	ssed Value of Allocation Area ssed Value Growth in Allocation Area Due	96,847,800
•	or a Change in Tax Status	96,550,400
	ssed Value Decrease in Allocation Area Due	30,000,100
to Demolition or a Cha		0
	ssed Value Growth as a Result of	
Abatement Roll-Off in 8) Estimated Assessed Value	n Allocation Area the Decrease Due to 2023 Pay 2024	0
Appeals Settlements in		0
	Net Assessed Value of Allocation Area	
		\$297,400
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1,00000
11) 2022 Day 2024 A 4!4	J.D. A. A. J. J. A. C. Allerton, A. C. C. J. A. J. J. J. J. A. J. J. J. J. A. J.	
	d Base Assessed Value of Allocation Area (Line 1 * Line 10) ental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$0</u> \$96,847,800
12) 2020 Lay 2024 Incience	multicoessed value of the canonical treat (Line 4 - Line 11)	
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00000
I, Patricia A. Pickens	Auditor, of Elkhart Cou	inty, certify to the best of my
	ise assessed value calculation is full, true and complete for the tax increment finance al	
identified above.	, , , , , , , , , , , , , , , , , , , ,	
(E200 1)		
-Dated (month, day, year)	<u>EX[17]2023</u>	
Palace (Patricia A. Pickens	
County Auditor (Signature)	County Auditor (Printed	<i>d</i>)
		<u> </u>
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The base accessed value adju-	istment, as certified above, is approved by the Department of Local Government Finan	ce.
	08/18/2023	
Commissioner, Department o	of Local Government Finance Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart		
Jurisdiction	Town of Bristol		
Allocation Code	T20180		
Allocation Area Name	Valmont Newmark/Thor Industries		
F D 1D			
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		
L-man Address	Jason. Schner@bakerthry.com		
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area	2.	925,100
	tal Assessed Value of Allocation Area		0
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Li	ine 2)	\$2,925,100
	ssed Value of Allocation Area	8,	986,500
	ssed Value Growth in Allocation Area Due		050 500
	or a Change in Tax Status seed Value Decrease in Allocation Area Due	0,	059,700
to Demolition or a Cha			0
	ssed Value Growth as a Result of	<u></u>	U .
Abatement Roll-Off in			0
8) Estimated Assessed Value	e Decrease Due to 2023 Pay 2024		
Appeals Settlements in	Allocation Area		0
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	 	
			\$2,926,800
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five I	Jecimal Places)	1.00058
10) 1020 1 11 1 10 1 1 1 1 1 1 1 1 1 1 1 1	ization 1 actor (Elite > / Elite 5) (Round to 1110 1	remai i faces)	1.00038
11) 2023 Pay 2024 Adjusted	d Base Assessed Value of Allocation Area (Line 1	1 * Line 10)	\$2,926,797
12) 2023 Pay 2024 Increme	ntal Assessed Value of Allocation Area (Line 4 -	Line 11)	\$6,059,703
2022 Bass 2024 BASE MELIS	EDALIZATION EACTOD FOR ALLOCATION	WAREA (LINE 10)	1,000.50
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION	NAREA (LINE 10)	1.00058
I, Patricia A. Pickens	Auditor, of Elkhart	County cert	tify to the best of my
	se assessed value calculation is full, true and compl	ete for the tax increment finance allocation	area
identified above.	,		
Dated (month, day, year)	08/17/2023		
) + () L		
fatucia (- Killows	Patricia A. Pickens	
County Auditor (Signature)		County Auditor (Printed)	
	DEBARTMENT OF LOCAL CO.		
	DEPARTMENT OF LOCAL GO CERTIFICATION OF TIF BAS		
	CENTIFICATION OF HE BAS	e neu i raliza i iun	
Allocation Area Name			
The base assessed value adjust	stment, as certified above, is approved by the Depa	rtment of Local Government Finance.	
	M		
		<u>08/18/2023 </u>	
Commissioner, Department o	f Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart				
Jurisdiction	Goshen				
Allocation Code	T20181				
Allocation Area Name	Indiana Avenue Allocation Area				
			-		
Form Prepared By:					
Name	Jason G. Semler		7		
Unit/Company	Baker Tilly Municipal Advisors, LL	C	,		
Telephone Number	(317) 465-1500		-0		
E-mail Address	Jason.Semler@bakertilly.com				
1) 2022 Pay 2022 Page A	grand Value of Allegation Anna		11 100		
	Assessed Value of Allocation Area		11,100		
 2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area 3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) 			\$11,100		
3) 2022 1 dy 2023 10tm ((E.	ine 1 · Eine 2)	\$11,100		
4) 2023 Pay 2024 Net As	sessed Value of Allocation Area		1,452,200		
	5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due				
to New Construction	n or a Change in Tax Status		1,441,100		
	sessed Value Decrease in Allocation Area D	Pue			
	Change in Tax Status		0		
	sessed Value Growth as a Result of				
Abatement Roll-Off			0		
Appeals Settlements	alue Decrease Due to 2023 Pay 2024		0		
	ed Net Assessed Value of Allocation Area		0		
)) 2023 ray 2021 raguste	7 TVOLVISSOSSOL VIIIAO OLVILIOOULION / UGU		\$11,100		
10) 2023 Pay 2024 Neuti	ralization Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	1.00000		
	ted Base Assessed Value of Allocation Are		\$11,100		
12) 2023 Pay 2024 Increi	mental Assessed Value of Allocation Area	(Line 4 - Line 11)	\$1,441,100		
2023 Pay 2024 BASE NE	CUTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	1.00000		
		CHILDH HILLIAN (EMILE 10)	1.00000		
I, Patricia A. Pickens	Auditor, of	Elkhart	County, certify to the best of my		
knowledge that the above	base assessed value calculation is full, true a	and complete for the tax increment finan	ce allocation area		
identified above.	VI				
62 = 0					
Dated (month, day, year)	08/17/2023				
1) 1:	DS 14	Table 1			
Patricia A. Pickens					
County Auditor (Signature	9	County Auditor (Pr	inted)		
	DEPARTMENT OF LO	CAL GOVERNMENT FINANCE			
		TIF BASE NEUTRALIZATION			
		THE DISCUSSION OF THE PROPERTY			
Allocation Area Name					
The base assessed value ac	justment, as certified above, is approved by	the Department of Local Government F	inance.		
	M	00/40/0000			
		08/18/2023			
Commissioner, Departmen	t of Local Government Finance	Date (month, day, year)			



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Elkhart				
Jurisdiction	Town of Bristol				
Allocation Code	T20182				
Allocation Area Name	Rail Park Allocation Area				
F D 1D					
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				
	out of the control of				
	essed Value of Allocation Area	85,400			
	tal Assessed Value of Allocation Area	0			
3) 2022 Pay 2023 Total (Re	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$85,400			
4) 2023 Pay 2024 Net Asses	ssed Value of Allocation Area	5,276,000			
	sed Value Growth in Allocation Area Due				
	r a Change in Tax Status	5,178,400			
	sed Value Decrease in Allocation Area Due				
to Demolition or a Cha	unge in Tax Status used Value Growth as a Result of	0			
Abatement Roll-Off in		0			
	e Decrease Due to 2023 Pay 2024	-			
Appeals Settlements in		0			
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area				
		\$97,600			
10) 2023 Pay 2024 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.14286			
					
	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$97,600			
12) 2025 Pay 2024 Increme	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$5,178,400			
2023 Pay 2024 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.14286			
		·			
I Detailed A Distance	A. P. C. Elli.				
I, Patricia A. Pickens	Auditor, of Elkhart se assessed value calculation is full, true and complete for the tax incren	County, certify to the best of my			
identified above.	se assessed value calculation is full, true and complete for the tax incren	ient finance affocation area			
	1 /				
Dated (month, day, year)	08/17/2023				
1)					
Palucia C		A. Pickens			
County Auditor (Signature)	County A	uditor (Printed)			
	DEPARTMENT OF LOCAL GOVERNMENT FINA	NCE			
CERTIFICATION OF TIF BASE NEUTRALIZATION					
Allocation Area Name					
The base accessed value adjustment, as certified above, is approved by the Department of Local Government Finance.					
Tho e o ass sou value adju	sample, as continue above, is approved by the Department of Local Gove	Annon Phanes			
	08/18/2	2023			
Commissioner, Department of	f Local Government Finance Date (month)	day, year)			