



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20117
 Allocation Area Name Pierre Moran

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>7,727,282</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>5,421,343</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$13,148,625</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>14,565,552</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>128,300</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>500,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$13,937,252</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.05998</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,190,764</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$6,374,788</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5224</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$224,546</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.5224</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.05998</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Table with 3 columns: Description, Value, and Total. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 Pay 2021 Neutralization Factor.

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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 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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>2,244,156</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>2,388,144</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,632,300</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>4,970,400</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$4,970,400</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.07299</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,407,957</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,562,443</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.0235</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$51,851</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.0235</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.07299</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20112
Allocation Area Name Western Gateway

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include 2019 Pay 2020 Base Assessed Value, 2019 Pay 2020 Incremental Assessed Value, 2020 Pay 2021 Net Assessed Value, etc.

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.
Commissioner, Department of Local Government Finance
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 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

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>15,536,704</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>10,934,365</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$26,471,069</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>29,467,394</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,122,495</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>800,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$27,544,899</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04057</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$16,167,028</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$13,300,366</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5224</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$468,492</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.5224</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04057</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Sterling East

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

Adrian P. Roberts
 Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20106
 Allocation Area Name Century Drive

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@baker.tilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>1,386,047</u>		
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>41,321,393</u>		
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$42,707,440</u>	
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>\$1,298,960</u>		
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,575,910</u>		
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>		
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>952,720</u>		
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>3,000,000</u>		
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$44,770,330</u>	
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04830</u>	
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,452,993</u>	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$49,845,967</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.1703</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,580,267</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.1703</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<table border="1"><tr><td>1.04830</td></tr></table>	1.04830
1.04830			

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 and complete for the tax increment finance allocation area identified above.

Date (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20105
Allocation Area Name Keystone II

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 Pay 2021 Neutralization Factor.

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20104
 Allocation Area Name Keystone I

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>20,190,650</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>63,608,250</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$83,798,900</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>98,746,200</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>6,097,500</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>5,000,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$87,648,700</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04594</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$21,118,208</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$77,627,992</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.1703</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$2,461,040</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.1703</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04594</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

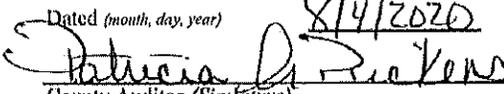
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20102
 Allocation Area Name Elkhart Aeroplex

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>231,208</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>8,707,892</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,939,100</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>9,682,700</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>300,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$9,382,700</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04962</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$242,681</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$9,440,019</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5604</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$336,102</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.5604</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04962</u>

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 and complete for the tax increment finance allocation area identified above.

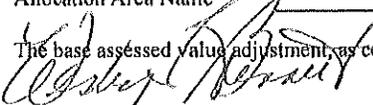
Dated (month, day, year) 8/4/2020

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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



 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>6,380,448</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>13,445,057</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$19,825,505</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>21,306,450</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,001,500</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>459,600</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>300,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$20,464,550</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03223</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,586,090</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$14,720,360</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.156</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$464,575</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.156</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03223</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>50,969,562</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>26,917,824</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$77,887,386</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>86,191,434</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>6,038,200</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>1,300,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$78,853,234</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01240</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$51,601,585</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$34,589,849</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.8291</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,324,480</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.8291</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01240</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20970
 Allocation Area Name Goshen River Race

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>59,054,393</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>32,485,329</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$91,539,722</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>99,903,981</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>5,458,407</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,040,870</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>2,800,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$92,686,444</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01253</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$59,794,345</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$40,109,636</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.1703</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,271,596</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.1703</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01253</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

Adrian P. Nelson
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>0</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>17,502,000</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$17,502,000</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>18,353,700</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$18,353,700</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04866</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$18,353,700</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.7863</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$511,389</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.7863</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.04866</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

Adrianne B. Bandy
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Elkhart
Jurisdiction: City of Elkhart
Allocation Code: T20141
Allocation Area Name: Consolidated South Elkhart BDA

Form Prepared By:
Name: Jason G. Semler
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Jason.Semler@bhakertilly.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2019 and 2021, growth, and neutralization factors. Total 2020 Pay 2021 Adjusted Base Assessed Value is \$6,315,506.

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF THE BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20139
Allocation Area Name Consolidated River Race/US 33

Form Prepared By:
Name Jason G. Semler
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Jason.Semler@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value, 2020 Pay 2021 Net Assessed Value, and 2020 Pay 2021 Neutralization Factor.

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
County Auditor (Signature)

Patricia A. Pickens
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

[Signature]
Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20138
 Allocation Area Name Southeast BDA

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>154,766,787</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>48,639,910</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$203,406,697</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>231,180,575</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>10,487,860</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>7,000,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$213,692,715</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.05057</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$162,593,343</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$68,587,232</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.1703</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$2,174,421</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.1703</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.05057</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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@bhakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>51,595,609</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>14,255,636</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$65,851,245</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>71,454,101</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,040,758</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>2,000,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$66,413,343</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00854</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$52,036,236</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$19,417,865</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.7971</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$737,316</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.7971</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00854</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/4/2020

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>10,566,670</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>34,966,130</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$45,532,800</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>50,197,600</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>567,400</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>2,500,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$47,130,200</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03508</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$10,937,349</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$39,260,251</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.7863</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,093,908</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.7863</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03508</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>5,092,358</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>3,825,165</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,917,523</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>9,809,149</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>116,400</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>800,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$8,892,749</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99722</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,078,201</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$4,730,948</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.3628</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$111,783</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.3628</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99722</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>41,227,007</u>		
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>33,026,468</u>		
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$74,253,475</u>	
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>83,059,525</u>		
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,083,300</u>		
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>		
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>143,950</u>		
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>3,000,000</u>		
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$76,832,275</u>	
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03473</u>	
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$42,658,821</u>	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$40,400,704</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.3628</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$954,588</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.3628</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<table border="1"><tr><td>1.03473</td></tr></table>	1.03473
1.03473			

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

Adrian Beatty
 Commissioner, Department of Local Government Finance

 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20128
 Allocation Area Name Goshen Downtown

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakerilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>14,610,764</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>2,070,996</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,681,760</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>17,594,295</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>207,160</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>500,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$16,887,135</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01231</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,790,623</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,803,672</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.1703</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$88,885</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.1703</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01231</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/4/2020

Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021
 State Form 56059 (R2 / 5-18)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20126
 Allocation Area Name Technology Park

Form Prepared By:
 Name Jason G. Semler
 Unit/Company Baker Tilley Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Jason.Semler@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>14,503,710</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>2,937,990</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$17,441,700</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>20,211,000</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,806,000</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>600,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$17,805,000</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02083</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,805,822</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$5,405,178</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5224</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$190,392</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.5224</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02083</u>

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 and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/4/2020
Patricia A. Pickens
 County Auditor (Signature)

Patricia A. Pickens
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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

[Signature]
 Commissioner, Department of Local Government Finance

 Date (month, day, year)