

**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 T20148  
Allocation Area Name Bristol East 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) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>2,146,256</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>7,545,164</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$9,691,420</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>11,713,300</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>1,212,580</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>400,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$10,100,720</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.04223</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,236,892</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$9,476,408</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>\$223,909</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>1.04223</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 Elkhart County  
Allocation Code T20147  
Allocation Area Name State Road 13 Interchange

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>40,250,955</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>33,442,715</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$73,693,670</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>87,770,657</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>7,082,900</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>250,710</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>2,700,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$77,737,047</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.05487</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$42,459,525</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$45,311,132</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.8441</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$835,583</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>1.8441</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.05487</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)

8/4/2020Patricia 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 Wakarusa  
 Allocation Code T20145  
 Allocation Area Name SR 19 Corridor

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>56,027,816</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>17,493,187</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$73,521,003</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>79,541,865</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,870,200</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>2,600,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$75,071,665</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02109</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$57,209,443</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$22,332,422</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.6559</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$593,127</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>2.6559</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02109</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 SR 19 Corridor

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

[Signature]  
 Commissioner, Department of Local Government Finance

8/4/2020  
 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 T20860  
Allocation Area Name Middlebury East

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>11,806,934</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>36,521,147</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$48,328,081</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>57,919,411</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,492,315</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>4,887,700</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>1,800,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$49,739,396</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02920</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$12,151,696</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$45,767,715</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.731</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,249,916</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.731</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02920</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

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 T20800  
Allocation Area Name Nappanee 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@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>11,383,045</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>5,199,451</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,582,496</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>18,360,195</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,112,870</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>6,800</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>525,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$16,715,525</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00802</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$11,474,337</u>	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$6,885,858</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.1628</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$217,786</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>3.1628</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00802</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 Nappanee Downtown

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

William J. H. H. H.  
Commissioner, Department of Local Government Finance

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



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021**  
State Form 56059 (R2 / 5-18)  
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Nappanee  
Allocation Code T20790  
Allocation Area Name Nappanee Westside

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>18,718,422</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>26,779,208</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$45,497,630</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>51,559,200</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>3,032,700</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>90,970</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>1,600,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$46,835,530</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02941</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$19,268,931</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$32,290,269</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.1856</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,028,639</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.1856</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02941</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 Nappanee Westside

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 Elkhart County  
Allocation Code T20770  
Allocation Area Name Northeast Corridor

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

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>42,831,981</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>119,454,895</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$162,286,876</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>184,380,490</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>11,949,814</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>885,300</u>	
8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area	<u>5,300,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$166,245,376</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02439</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$43,876,653</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$140,503,837</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2650</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$4,587,450</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.2650</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02439</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 Northeast Corridor

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

William J. Harrison  
Commissioner, Department of Local Government Finance

8/4/2020  
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 T20750  
Allocation Area Name Elkhart 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@bakertilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>44,585,810</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>76,636,401</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$121,222,211</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>147,202,852</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>21,884,555</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,857,360</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>3,800,000</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$123,375,657</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01776</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$45,377,654</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$101,825,198</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.6129</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$3,678,843</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.6129</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01776</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)

8/4/2020Patricia 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 T20125  
Allocation Area Name Plymouth Avenue

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>6,754</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>1,832,246</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,839,000</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>1,816,700</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>\$1,816,700</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98787</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$6,672</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,810,028</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>\$57,383</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>0.98787</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 Plymouth Avenue

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

Adrian P. Brown  
Commissioner, Department of Local Government Finance

8/4/2020  
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 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@bakeritilly.com

1) 2019 Pay 2020 Base Assessed Value of Allocation Area	<u>5,061,840</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>17,895,332</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$22,957,172</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>29,117,895</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>6,176,200</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>0</u>	
9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area		<u>\$22,941,695</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99933</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,058,449</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$24,059,446</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4531</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$590,202</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>2.4531</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99933</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 Elkhart County  
Allocation Code T20121  
Allocation Area Name South Benton

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>684,575</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>7,505,100</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$8,189,675</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>9,129,160</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>\$8,829,160</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.07808</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$738,027</u>	
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$8,391,133</u>	
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.486</u>	
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$124,692</u>	
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area	<u>1.486</u>	
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.07808</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

South Benton

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 T20118  
 Allocation Area Name Cassopolis

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>159,975,834</u>	
2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area	<u>112,613,588</u>	
3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$272,589,422</u>
4) 2020 Pay 2021 Net Assessed Value of Allocation Area	<u>277,053,150</u>	
5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>10,371,500</u>	
6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>3,153,700</u>	
7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated 2020 Pay 2021 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>\$267,835,350</u>
10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98256</u>
11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$157,185,855</u>
12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$119,867,295</u>
13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.5349</u>
14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$4,237,189</u>
15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area		<u>3.5349</u>
2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98256</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)