PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	Walkerton
Allocation Area Code	T71301
Allocation Area Name	Walkerton Community E.D.A.

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$17,362,663	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	2,308,632	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$19,671,295
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	19,059,295	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	227,300	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$19,286,595
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.98044**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$17,023,049
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$2,036,246
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.6350
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$74,018
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98044

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Walkerton Community E.D.A.

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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

Form Prepared By:

Name	Matthew R. Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$4,670,934	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	298,178	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$4,969,112
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	5,450,551	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,489,700	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$3,960,851
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.79709**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$3,723,155
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$1,727,396
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.1244
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$53,971
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.79709

I, Michael J Hamann, Auditor of St. Joseph 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 29SEP15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Lakeville EDA

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71513
Allocation Area Name	West Washington-Chapin Allocation Area

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$18,286,632	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	14,337,721	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$32,624,353
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	30,974,844	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	359,300	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	107,000	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$30,722,544
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.94171**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$17,220,704
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$13,754,140
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9952
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$824,588
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94171

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: West Washington-Chapin Allocation Area

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71516
Allocation Area Name	South Side Allocation Area No. 1

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$18,047,801	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	63,142,616	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$81,190,417
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	78,281,969	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	868,300	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	3,277,960	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$80,691,629
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99386**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$17,936,988
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$60,344,981
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9617
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$3,597,587
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99386

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: South Side Allocation Area No. 1

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71518
Allocation Area Name	Douglas Road Allocation Area

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$0	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	8,211,448	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$8,211,448
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	8,102,884	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$8,102,884
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.98678**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$0
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$8,102,884
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9762
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$484,245
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98678

I, Michael J. Hamann, Auditor of St. Joseph 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 29SEP15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Douglas Road Allocation Area

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71519
Allocation Area Name	South Side Allocation Area No. 3

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$0	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	31,177,600	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$31,177,600
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	31,102,200	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	286,400	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$30,815,800
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.98840**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$0
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$31,102,200
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9591
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$1,853,411
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98840

I, Michael J Hamann, Auditor of St. Joseph 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 29SEP15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: South Side Allocation Area No. 3

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

Courtney L Schaafsma

Commissioner, Department of Local Government Finance

9-30-15

Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71521
Allocation Area Name	River West Development Area - Allocation Area No. 1

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$252,090,346	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	446,093,271	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$698,183,617
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	704,665,126	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	11,534,800	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	377,700	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	5,646,840	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	5,000,000	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$682,861,186
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.97805**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$246,556,963
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$458,108,163
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9745
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$27,369,672
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.97805

I, Michael J Hamann, Auditor of St. Joseph 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 9/30/15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: River West Development Area - Allocation Area No. 1

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

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71522
Allocation Area Name	River East Development Area - Allocation Area No. 1

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$81,044,206	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	79,092,231	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$160,136,437
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	157,907,856	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,329,200	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	9,151,330	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	260,750	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	2,000,000	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$162,469,236
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**1.01457**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$82,225,020
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$75,682,836
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9950
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$4,537,186
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01457

I, Michael J Hamann, Auditor of St. Joseph 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 9-25-15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: River East Development Area - Allocation Area No. 1

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

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	City of South Bend
Allocation Area Code	T71523
Allocation Area Name	River East Development Area - Allocation Area No. 2

Form Prepared By:

Name	Matt Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$8,166,548	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	92,935,487	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$101,102,035
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	122,277,881	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	26,785,425	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	146,700	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$95,639,156
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.94597**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$7,725,309
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$114,552,572
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		5.9952
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$6,867,656
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94597

I, Michael J Hamann, Auditor of St. Joseph 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: 29 SEP 15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: River East Development Area - Allocation Area No. 2

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

Courtney L Schaafsma

Commissioner, Department of Local Government Finance

9-30-15

Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	Mishawaka
Allocation Area Code	T71623
Allocation Area Name	Consolidated EDA

Form Prepared By:

Name	Matthew R. Eckerle
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$185,169,245	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	559,091,959	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$744,261,204
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	755,944,786	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	25,635,800	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	9,139,660	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$739,448,646
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99353**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$183,971,200
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$571,973,586
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		4.1918
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$23,975,989
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99353

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Consolidated EDA

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

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	St. Joseph County
Allocation Code	T71401
Allocation Area Name	Wyatt Economic Development Allocation Area #1 (004)

Form Prepared By:

Name	Kathy Gregorich
Unit/Company	St. Joseph County Auditor's Office
Phone Number	(574)235-9398
Email Address	Kgregori@co.st-joseph.in.us

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$6,623,845	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	1,793,608	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$8,417,453
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	6,570,603	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	156,785	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	2,031,100	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	49,780	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$8,395,138
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99735**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$6,606,292
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		($35,689)
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.8841
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		($672)
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99735

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Wyatt Economic Development Allocation Area #1 (004)

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	St. Joseph County
Allocation Code	T71402
Allocation Area Name	St. Joseph County Economic Development District Alloc Area #2 (001&002)

Form Prepared By:

Name	Kathy Gregorich
Unit/Company	St. Joseph County Auditor's Office
Phone Number	(574)235-9398
Email Address	Kgregori@co.st-joseph.in.us

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$34,093,982	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	35,159,146	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$69,253,128
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	67,624,116	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,111,190	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	223,222	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	44,700	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$65,691,448
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.94857**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$32,340,529
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$35,283,587
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.8063
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$990,163
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94857

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: St. Joseph County Economic Development District Alloc Area #2 (001&002)

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	St. Joseph County
Allocation Code	T71403
Allocation Area Name	AM General Allocation Area #3 (003)

Form Prepared By:

Name	Kathy Gregorich
Unit/Company	St. Joseph County Auditor's Office
Phone Number	(574)235-9398
Email Address	Kgregori@co.st-joseph.in.us

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$43,648,855	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	28,615,553	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$72,264,408
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	73,904,080	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	334,100	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	187,930	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	283,565	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$73,474,345
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**1.01674**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$44,379,537
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$29,524,543
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.3301
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$687,951
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01674

I, Michael J Hamann, Auditor of St. Joseph 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 29 SEP 15

County Auditor (Signature)

Michael J Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: AM General Allocation Area #3 (003)

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

Commissioner, Department of Local Government Finance

9-30-15
Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	St. Joseph
Jurisdiction	St. Joseph County
Allocation Code	T71405
Allocation Area Name	NW Cleveland Rd Econ Dev Area (005)

Form Prepared By:

Name	Kathy Gregorich
Unit/Company	St. Joseph County Auditor's Office
Phone Number	(574)235-9398
Email Address	Kgregori@co.st-joseph.in.us

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$155,500	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	0	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$155,500
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	155,500	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	0	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$155,500
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$155,500
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$0
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.7151
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$0
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00000

I, Michael J Hamann, Auditor of St. Joseph 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 21SEP15

County Auditor (Signature)

Michael J Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: NW Cleveland Rd Econ Dev Area (005)

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

Commissioner, Department of Local Government Finance

9-30-15
Date