



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: LaGrange
Jurisdiction: Town of Shipshewana
Allocation Code: T44094
Allocation Area Name: Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)

Form Prepared By: Greg Guerretiaz
Name: FINANCIAL SOLUTIONS GROUP, INC.
Unit/Company: 317-837-4933
Telephone Number: greg@fsgcorp.com
E-mail Address:

Table with 3 columns: Description, Value, and Total. Rows include 2018 Pay 2019 Base Assessed Value, 2018 Pay 2019 Incremental Assessed Value, 2019 Pay 2020 Net Assessed Value, and 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Kathy Hopper Auditor, of LaGrange 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 7/26/19
County Auditor (Signature): Kathy Hopper

KATHRYN HOPPER
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

7/29/19
Date (month, day, year)

TOWN OF SHIPSHEWANA, INDIANA

LaGrange County

Auditor's Certificate of Adjustment to the
Base Assessed Valuation of TIF Districts

TIF Neutralization Assessed January 1, 2019 for 2020

July 26, 2019





TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 36059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction Town of Shipshewana
Allocation Code T44094
Allocation Area Name Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)

Form Prepared By:
Name Greg Guerretaz
Unit/Company FINANCIAL SOLUTIONS GROUP, INC
Telephone Number 317-837-4933
E-mail Address greg@fsgcorp.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and neutralization factors. Total 2019 Pay 2020 Adjusted Net Assessed Value is \$32,346,540.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19

Kathy Hopper County Auditor (Signature)

KATHRYN HOPPER 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

8/15/19 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction Topeka Civil Town
Allocation Code T44089
Allocation Area Name Topeka - Eden TIF

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and neutralization factors. Total 2019 Pay 2020 Adjusted Base Assessed Value is \$8,472,093.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19

Signature of Kathy Hopper, County Auditor

Kathy Hopper 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 of Commissioner, Department of Local Government Finance

Date 8/15/19



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44003
Allocation Area Name Newbury 3

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

Table with 2 columns: Description and Value. Rows include 2018 Pay 2019 Base Assessed Value, 2019 Pay 2020 Net Assessed Value, and various adjustments leading to a 2019 Pay 2020 Base Neutralization Factor of 1.02652.

I, Kathy Hopper Auditor, of LaGrange 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)

8-15-19

Signature of Kathy Hopper, County Auditor

Kathy Hopper
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner, Department of Local Government Finance

8/15/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44004
Allocation Area Name Milford 4

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and neutralization factors. Total 2019 Pay 2020 Base Neutralization Factor is 1.05370.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19
Kathy Hopper
County Auditor (Signature)

Kathy Hopper
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

8/15/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44099
Allocation Area Name North TIF (18)

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

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2018 and 2019, net assessed values, growth, and neutralization factor.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19
Kathy Hopper
County Auditor (Signature)

Kathy Hopper
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

8/15/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange Civil Town
Allocation Code T44098
Allocation Area Name South TIF (15)

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and neutralization factors. Total 2019 Pay 2020 Base Neutralization Factor is 1.01302.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19
County Auditor (Signature) [Handwritten Signature]

Kathy Hopper
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.

[Handwritten Signature]
Commissioner, Department of Local Government Finance

8/15/19
Date (month/day/year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44002
Allocation Area Name ERA #2

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and tax rates. Total 2019 Pay 2020 Base Neutralization Factor is 1.02052.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19
County Auditor (Signature) Kathy Hopper

Kathy Hopper
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) 8/15/19



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State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44001
Allocation Area Name Bloomfield I

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

Table with 3 columns: Line Item Description, Value, and Total. Includes items 1) through 15) and a summary row for 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) with a value of 1.00395.

I, Kathy Hopper Auditor, of LaGrange 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) 8-15-19
County Auditor (Signature) [Handwritten Signature]

Kathy Hopper
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

8/15/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
 Jurisdiction Topeka Civil Town
 Allocation Code T44089
 Allocation Area Name Topeka - Eden TIF

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

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>8,353,031</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>35,888,786</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$44,241,817</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>46,864,821</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,366,500</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>804,700</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$44,693,621</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01021</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$8,438,315</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$38,426,506</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.8298</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$1,087,393</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.8298</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01021</u>

I, Kathy Hopper Auditor, of LaGrange 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) 8-20-19

Kathy Hopper
 County Auditor (Signature)

Kathy Hopper
 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

8/21/19
 Date (month, day, year)



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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
 Jurisdiction LaGrange County
 Allocation Code T44004
 Allocation Area Name Milford 4

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

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>20,771,835</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>680,128</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,451,963</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>22,530,408</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>83,625</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>10,000</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$22,604,033</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.05370</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$21,887,283</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$643,125</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.2012</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$7,725</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>1.2012</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.05370</u>

I, Kathy Hopper Auditor, of LaGrange 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) 8-20-19

Kathy Hopper
 County Auditor (Signature)

Kathy Hopper
 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.

Wesley Beaufort
 Commissioner, Department of Local Government Finance

8/21/19
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
Jurisdiction LaGrange County
Allocation Code T44002
Allocation Area Name ERA #2

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

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and neutralization factors. Total 2019 Pay 2020 Adjusted Net Assessed Value is \$53,831,955. Neutralization Factor is 1.02052.

I, Kathy Hopper Auditor, of LaGrange 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) 8-20-19
Kathy Hopper (Signature)
County Auditor (Signature)

Kathy Hopper
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

8/21/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County LaGrange
 Jurisdiction LaGrange County
 Allocation Code T44003
 Allocation Area Name Newbury 3

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

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>14,239,663</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>7,243,406</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,485,069</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>22,642,594</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>440,500</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>147,300</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$22,054,794</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02652</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,617,299</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$8,025,295</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>1.2132</u>	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$97,363</u>	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>1.2132</u>	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02652</u>

I, Kathy Hopper Auditor, of LaGrange 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) 8-20-19

Kathy Hopper
 County Auditor (Signature)

Kathy Hopper
 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

8/21/19
 Date (month, day, year)