



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

State Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Kendallville
Allocation Code T57013
Allocation Area Name Kendallville Wayne Expansion Allocation Area

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Heidi.Amspaugh@bakertilly.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2021 and 2022, growth, decrease, and neutralization factor calculations.

I, Tonya Jones Auditor, of Noble 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) 8-23-22
County Auditor (Signature) [Signature]

Tonya Jones
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

08/24/2022
Date (month, day, year)



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County Noble
Jurisdiction City of Kendallville
Allocation Code T57006
Allocation Area Name Kendallville - Walmart Allocation Area

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Heidi.Amspaugh@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Neutralization Factor.

I, Tonya Jones Auditor, of Noble 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 8-23-22
County Auditor (Signature)

Tonya Jones
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

08/24/2022
Date (month, day, year)



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County Noble
Jurisdiction City of Kendallville
Allocation Code T57005
Allocation Area Name Kendallville Wayne Allocation Area

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Heidi.Amspaugh@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and 2022 Pay 2023 Neutralization Factor.

I, Tonya Jones Auditor, of Noble 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 8-23-22
Tonya Jones
County Auditor (Signature)

Tonya Jones
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.
08/24/2022
Commissioner, Department of Local Government Finance
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Ligonier
Allocation Code T57011
Allocation Area Name Ligonier TIF 3 (Tenneco)

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Heidi.Amspaugh@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, net assessed values, growth, and neutralization factors.

I, Tonya Jones Auditor, of Noble 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 8-23-22
Signature of Tonya Jones
County Auditor (Signature)

Tonya Jones
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
Commissioner, Department of Local Government Finance

08/24/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble  
 Jurisdiction City of Ligonier  
 Allocation Code T57008  
 Allocation Area Name Guardian Allocation Area

Form Prepared By:  
 Name Heidi Amspaugh  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number 317-465-1500  
 E-mail Address Heidi.Amspaugh@bakertilly.com

1) 2021 Pay 2022 Base Assessed Value of Allocation Area	0	
2) 2021 Pay 2022 Incremental Assessed Value of Allocation Area	7,895,100	
3) 2021 Pay 2022 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,895,100</u>
4) 2022 Pay 2023 Net Assessed Value of Allocation Area	8,488,000	
5) 2022 Pay 2023 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2022 Pay 2023 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2022 Pay 2023 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	22,700	
8) Estimated Assessed Value Decrease Due to 2022 Pay 2023 Appeals Settlements in Allocation Area	0	
9) 2022 Pay 2023 Adjusted Net Assessed Value of Allocation Area		<u>\$8,465,300</u>
10) 2022 Pay 2023 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.07222</u>
11) 2022 Pay 2023 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$0</u>
12) 2022 Pay 2023 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$8,488,000</u>
13) Estimated 2022 Pay 2023 Tax Rate for the Allocation Area (Round to Four Decimal Places)	2.8153	
14) Estimated 2022 Pay 2023 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$238,963	
15) Actual 2021 Pay 2022 Tax Rate for the Allocation Area	2.8153	
<b>2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<b><u>1.07222</u></b>

I, Tonya Jones Auditor, of Noble 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) 8-23-22  
Tonya Jones  
 County Auditor (Signature)

Tonya Jones  
 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

08/24/2022  
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2022 PAY 2023

Slate Form 56059 (R6 / 5-22)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Ligonier
Allocation Code T57007
Allocation Area Name Ligonier Warren Allocation Area

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Heidi.Amspaugh@bakertilly.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2021 and 2022, growth, decrease, and neutralization factor.

I, Tonya Jones Auditor, of Noble 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) 8-23-22
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/24/2022
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction City of Rome City
Allocation Code T57009
Allocation Area Name Rome City Area No. 1

Form Prepared By:
Name Heidi Amspaugh
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number 317-465-1500
E-mail Address Heidi.Amspaugh@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, neutralization factor, and tax rate calculations.

I, Tonya Jones Auditor, of Noble 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) 8-23-22
County Auditor (Signature) Tonya Jones

Tonya Jones
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

08/24/2022
Date (month, day, year)



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County Noble
Jurisdiction Town of Albion
Allocation Code T57001
Allocation Area Name Albion-Albion Allocation Area

Form Prepared By:
Name Nichole Franklin
Unit/Company Peters Franklin LTD
Telephone Number 317-535-1128
E-mail Address nfranklin@petersfranklin.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2021 and 2022, growth, and adjustments, leading to a 2022 Pay 2023 Neutralization Factor of 1.14981.

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.14981

I, Tonya Jones Auditor, of Noble 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 8-23-22
County Auditor (Signature) Tonya Jones

County Auditor (Printed) Tonya Jones

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

08/24/2022

Date (month, day, year)





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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction Town of Albion
Allocation Code T57003
Allocation Area Name Albion North Allocation Area

Form Prepared By:
Name Nichole Franklin
Unit/Company Peters Franklin LTD
Telephone Number 317-535-1128
E-mail Address nfranklin@petersfranklin.com

Table with 3 columns: Description, Value, and Total. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments.

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.96894

I, Tonya Jones Auditor, of Noble 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 8-23-22
County Auditor (Signature) Tonya Jones

County Auditor (Printed) Tonya Jones

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Noble
Jurisdiction Town of Albion
Allocation Code T57002
Allocation Area Name Albion-Jefferson/Dexter Allocation Area

Form Prepared By:
Name Nichole Franklin
Unit/Company Peters Franklin LTD
Telephone Number 317-535-1128
E-mail Address nfranklin@petersfranklin.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2021 Pay 2022 Total (Real) Assessed Value, 2022 Pay 2023 Net Assessed Value, etc.

2022 PAY 2023 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.02066

I, Tonya Jones Auditor, of Noble 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) 8-23-22
County Auditor Signature Tonya Jones

County Auditor (Printed) Tonya Jones

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name

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Commissioner, Department of Local Government Finance

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Noble
Jurisdiction: Town of Avilla
Allocation Code: T57004
Allocation Area Name: Avilla Allocation Area

Form Prepared By: Heidi Amspaugh
Name: Heidi Amspaugh
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: 317-465-1500
E-mail Address: Heidi.Amspaugh@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 2021 Pay 2022 Base Assessed Value, 2022 Pay 2023 Net Assessed Value, and various adjustments leading to a final factor of 1.03762.

I, Tonya Jones Auditor, of Noble 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 8-23-22
Signature of Tonya Jones

Tonya Jones
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Signature of Commissioner
Commissioner, Department of Local Government Finance

08/24/2022
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