



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 85 - Wabash
Jurisdiction Wabash Redevelopment Commission
Allocation Code T85103
Allocation Area Name Miami and Market Streets Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

Table with 3 columns: Description, Value, Total. Rows include 2021 Pay 2022 Base Assessed Value, 2021 Pay 2022 Incremental Assessed Value, 2021 Pay 2022 Total, 2022 Pay 2023 Net Assessed Value, 2022 Pay 2023 Net Assessed Value Growth, etc.

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name _____



certified above, is approved by the Department of Local Government Finance.

07/29/2022
Date (month, day, year)



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 85 - Wabash
Jurisdiction Wabash County Redevelopment Commission
Allocation Code T85201
Allocation Area Name POET Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

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

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/29/2022
MARCIE SHEPHERD County Auditor (Signature)
MARCIE SHEPHERD 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) 07/29/2022



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 85 - Wabash
Jurisdiction Wabash County Redevelopment Commission
Allocation Code T85202
Allocation Area Name Wabash AgriProducts Allocation Area

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.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, Marcie Shepherd Auditor, of Wabash 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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARIE SHEPHERD
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

07/29/2022
Date (month, day, year)



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 85 - Wabash
Jurisdiction Wabash County Redevelopment Commission
Allocation Code T85106
Allocation Area Name Cinergy MetroNet Allocation Area - Wabash County Portion

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.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 leading to a final neutralization factor of 1.11181.

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
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

07/29/2022
Date (month, day, year)



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 85 - Wabash
Jurisdiction North Manchester Redevelopment Commission
Allocation Code T85105
Allocation Area Name Cinergy MetroNet Allocation Area - Town of North Manchester Portion

Form Prepared By:
Name Jim Higgins
Unit/Company LWG CPAs & Advisors
Telephone Number (317) 777-7023
E-mail Address Jim.Higgins@lwgcpa.com

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

I, MARCIE SHEPHERD Auditor, of WABASH 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) 7/29/2022
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
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

07/29/2022
Date (month, day, year)