

DLGF SUBMISSION



LaPorte County, Indiana Office of the Auditor

Annual Trending Adjustment Factors for Allocation Areas:
January 1, 2023 Assessment Date Base Assessment Data

Dated Submitted:
August 1, 2023

Prepared for the
Indiana Department of Local Government Finance

Prepared by



For the Office of the LaPorte County Auditor
Tim Stabosz, Auditor

LaPorte County, Indiana
Office of the LaPorte County Auditor
Tim Stabosz, Auditor

**Pay 2024 Allocation Area Real Property Base Assessment Neutralization Worksheets:
Summary of Neutralization Ratios**

County Code	Allocation Area Name	DLGF Allocation Area Code	County Allocation Area Code	January 1, 2023 Assessment Date Allocation Area Neutralization Ratio
46	City of LaPorte Kankakee 1 TIF Area #3	T46253	LP Kankakee TIF 3 253-053	0.97268
46	LaPorte Center 4 TIF	T46004	LaPorte Center TIF 4-043	1.00404
46	City of LaPorte TIF	T46066	LAPORTE TIF AREA 1	1.03248
46	City of LaPorte TIF #2 Thomas Rose Industrial Park	T46087	LAPORTE TIF 2 087 THOMAS ROSE-043	0.89045
46	City of Michigan City South Side TIF	T46200	MC SOUTH 156-009	0.96387
46	City of Michigan City Northeast Side TIF	T46300	NORTHEAST SIDE TIF 156A-022	0.97638
46	City of Michigan City TIF	T46100	MICHIGAN CITY TIF 051-022 (2018)	1.01190
46	City of Michigan City TIF	T46400	MICHIGAN CITY TIF 051-022 (2018)	0.97209
46	LaPorte Co-I94/US 421 (Original Allocation Area)	T46010	I94 Total	1.06506
46	LaPorte Co-I94/US 421#2 (Lifeplex Allocation Area)	T46020	I 94 US Route 421 274-A	0.79525
46	Kingsbury Industrial Park TIF	T46030	KINGSBURY IND PK ECONOMIC DEVL	1.01275
46	Thirty-Nine North TIF	T46040	Thirty Nine North (39N)-042	0.97614
46	I94-US 35 TIF	T46050	I94-US 35 TIF	0.96010



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 46 (LaPorte)
Jurisdiction T46010
Allocation Code LaPorte Co-194/US 421 (Original Allocation Area)
Allocation Area Name I94 Total

Form Prepared By:
Name Dan Botich, Sr Economic Development Professional
Unit/Company SEH of Indiana, LLC
Telephone Number 219-513-2516
E-mail Address dbotich@sehinc.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Tim Stabosz Auditor, of LaPorte 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) 8/1/2023

Signature of Tim Stabosz
County Auditor (Signature)

Tim Stabosz
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Signature of Commissioner

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

Commissioner, Department of Local Government Finance

08/09/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 46 (LaPorte)
Jurisdiction T46020
Allocation Code LaPorte Co-I94/US 421#2 (Lifeplex Allocation Area)
Allocation Area Name I 94 US Route 421 274-A

Form Prepared By:
Name Dan Botich, Sr Economic Development Professional
Unit/Company SEH of Indiana, LLC
Telephone Number 219-513-2516
E-mail Address dbotich@sehinc.com

Table with 3 columns: Description, Value, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total (Real) Assessed Value, 2023 Pay 2024 Net Assessed Value, 2023 Pay 2024 Net Assessed Value Growth, 2023 Pay 2024 Net Assessed Value Decrease, 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off, Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements, 2023 Pay 2024 Adjusted Net Assessed Value, 2023 Pay 2024 Neutralization Factor, 2023 Pay 2024 Adjusted Base Assessed Value, 2023 Pay 2024 Incremental Assessed Value, and 2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Tim Stabosz Auditor, of LaPorte 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) 8/1/2023

Signature of Tim Stabosz
County Auditor (Signature)

Tim Stabosz
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

08/09/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 46 (LaPorte)
 Jurisdiction T46300
 Allocation Code City of Michigan City Northeast Side TIF
 Allocation Area Name NORTHEAST SIDE TIF 156A-022

Form Prepared By:
 Name Dan Botich, Sr Economic Development Professional
 Unit/Company SEH of Indiana, LLC
 Telephone Number 219-513-2516
 E-mail Address dbotich@sehinc.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>389,119</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,486,381</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,875,500</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>1,831,200</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$1,831,200</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97638</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$379,928</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,451,272</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97638</u>

I, Tim Stabosz Auditor, of LaPorte 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) 8/1/2023

Tim Stabosz
 County Auditor (Signature)

Tim Stabosz
 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

08/09/2023
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

2023 PAY 2024

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 46 (LaPorte)
Jurisdiction T46030
Allocation Code Kingsbury Industrial Park TIF
Allocation Area Name KINGSBURY IND PK ECONOMIC DEVL

Form Prepared By:
Name Dan Botich, Sr Economic Development Professional
Unit/Company SEH of Indiana, LLC
Telephone Number 219-513-2516
E-mail Address dbotich@sehinc.com

Table with 3 columns: Description, Value, Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Neutralization Factor.

I, Tim Stabosz Auditor, of LaPorte 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) 8/1/2023
[Signature]
County Auditor (Signature)

Tim Stabosz
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

08/09/2023
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 46 (LaPorte)
 Jurisdiction T46040
 Allocation Code Thirty-Nine North TIF
 Allocation Area Name Thirty Nine North (39N)-042

Form Prepared By:
 Name Dan Botich, Sr Economic Development Professional
 Unit/Company SEH of Indiana, LLC
 Telephone Number 219-513-2516
 E-mail Address dbotich@sehinc.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>14,593,297</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>2,139,858</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$16,733,155</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>16,333,940</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$16,333,940</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97614</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$14,245,101</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,088,839</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97614</u>

I, Tim Stabosz Auditor, of LaPorte 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) 8/1/2023

Tim Stabosz
 County Auditor (Signature)

Tim Stabosz
 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

08/09/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

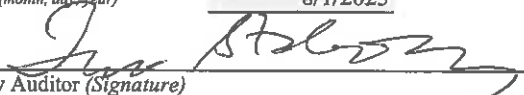
NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 46 (LaPorte)
 Jurisdiction T46050
 Allocation Code I94-US 35 TIF
 Allocation Area Name I94-US 35 TIF

Form Prepared By:
 Name Dan Botich, Sr Economic Development Professional
 Unit/Company SEH of Indiana, LLC
 Telephone Number 219-513-2516
 E-mail Address dbotich@sehinc.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>32,775,658</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>(14,940)</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$32,760,718</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>31,453,680</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$31,453,680</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96010</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$31,467,909</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>(\$14,229)</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.96010</u>

I, Tim Stabosz Auditor, of LaPorte 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) 8/1/2023

 County Auditor (Signature)

Tim Stabosz
 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

08/09/2023
 Date (month, day, year)