



**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 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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>1,181,478</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>611,072</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,792,550</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>1,789,260</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>\$1,789,260</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99816</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,179,304</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$609,956</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99816</u>

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) 7/28/23

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]
 Commissioner, Department of Local Government Finance

7/31/2023
 Date (month, day, year)



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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, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2022 Pay 2023 Incremental Assessed Value, 2022 Pay 2023 Total, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 Adjusted Net Assessed Value.

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) 7/28/23

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

7/31/2023 Date (month, day, year)



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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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>216,560</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>79,840</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$296,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>375,500</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>\$375,500</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.26687</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$274,353</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$101,147</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.26687</u>

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) 7/28/23

Marcie Shepherd
 County Auditor (Signature)

MARCIE SHEPHERD
 County Auditor (Printed)

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[Signature]
 Commissioner, Department of Local Government Finance

7/31/2023
 Date (month, day, year)



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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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>2,762,649</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>2,715,971</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,478,620</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,381,535</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>\$5,381,535</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98228</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,713,695</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,667,840</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98228</u>

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) 7/28/23

Marcie Shepherd
 County Auditor (Signature)

MARCIE SHEPHERD
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name _____

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[Signature]
 Commissioner, Department of Local Government Finance

7/31/2023
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 85 - Wabash
 Jurisdiction Wabash Redevelopment Commission
 Allocation Code T85101
 Allocation Area Name Cinergy MetroNet Allocation Area - City of Wabash Portion

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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>18,149,172</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>37,977,332</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$56,126,504</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>53,855,596</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>482,600</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>270,792</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>64,200</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$53,579,588</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95462</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$17,325,563</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$36,530,033</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95462</u>

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) 7/28/23
Marcie Shepherd
 County Auditor (Signature)

MARCIE SHEPHERD
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
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Allocation Area Name _____

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[Signature]
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County 85 - Wabash
 Jurisdiction Wabash Redevelopment Commission
 Allocation Code T85102
 Allocation Area Name Ford Meter Box 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

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>5,014,700</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>284,700</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,299,400</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,129,500</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>\$5,129,500</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96794</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$4,853,929</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$275,571</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.96794</u>

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.

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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, and Total. Rows include 2022 Pay 2023 Base Assessed Value, 2023 Pay 2024 Net Assessed Value, and 2023 Pay 2024 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) 7/28/23
County Auditor (Signature) Marcie Shepherd

MARCIE SHEPHERD
County Auditor (Printed)

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Commissioner, Department of Local Government Finance

7/31/2023
Date (month, day, year)