



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20750
Allocation Area Name Elkhart Downtown

Form Prepared By:
Name Jason G. Semler
Unit/Company H J Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2017 Pay 2018 Adjusted Net Assessed Value is \$121,177,758. Neutralization Factor is 0.98807.

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Elkhart Downtown

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20770
Allocation Area Name Northeast Corridor

Form Prepared By:
Name Jason G Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and various tax rate calculations. Total 2017 Pay 2018 Base Neutralization Factor is 1.00139.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Northeast Corridor

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Nappanee
Allocation Code T20790
Allocation Area Name Nappanee Westside

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and tax rates. Total values include \$30,376,090 and \$30,016,490.

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Nappanee Westside

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
Jurisdiction Nappanee
Allocation Code T20800
Allocation Area Name Nappanee Downtown

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2016 and 2017, net assessed values for 2018, and neutralization factors. Final total: 1.02257.

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Nappanee Downtown

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20860
 Allocation Area Name Middlebury East

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H J Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>11,013,830</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>21,332,637</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$32,346,467</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>33,398,213</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>525,700</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | <u>224,900</u> | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$33,097,413</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.02322</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$11,269,571</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$22,128,642</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.7023</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$597,982</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.7023</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.02322</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Middlebury East

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

Anthony J. Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20930
 Allocation Area Name Middlebury South Ag

Form Prepared By:
 Name Jason G Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>1,972,963</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>2,046,327</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$4,019,290</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>4,273,245</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>134,990</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$4,138,255</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.02960</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$2,031,363</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$2,241,882</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.0049</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$44,947</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.0049</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.02960</u> |

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Middlebury South Ag

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

Courtney L Shaafema
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20950
 Allocation Area Name Middleburg Southeast

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | |
|---|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>0</u> |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>11,130,000</u> |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | <u>\$11,130,000</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>11,309,100</u> |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | <u>\$11,309,100</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | <u>1.01609</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | <u>\$0</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | <u>\$11,309,100</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | <u>2.7892</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | <u>\$315,433</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | <u>2.7892</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | <u>1.01609</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Middleburg Southeast

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



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 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20970
 Allocation Area Name Goshen River Race

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>55,251,967</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>30,868,514</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$86,120,481</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>85,629,709</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>579,300</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | <u>1,229,200</u> | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | <u>40,590</u> | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$86,239,019</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.00138</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$55,328,215</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$30,301,494</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.6589</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$1,108,701</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.6589</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.00138</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Goshen River Race

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20980
Allocation Area Name Elkhart Southwest Industrial

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include 1) 2016 Pay 2017 Base Assessed Value of Allocation Area (51,257,856), 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (15,273,827), 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (\$66,531,683), 4) 2017 Pay 2018 Net Assessed Value of Allocation Area (72,654,679), 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (5,891,900), 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status, 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area, 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area (686,300), 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area (\$66,076,479), 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.99316), 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$50,907,252), 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$21,747,427), 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.6225), 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$570,326), 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area (2.6225).

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.99316

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Elkhart Southeast Industrial

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
 Jurisdiction Nappanee
 Allocation Code T20800
 Allocation Area Name Nappanee Senior Housing

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>10,862,683</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>7,077,322</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$17,940,005</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>18,914,775</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>593,345</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$18,321,430</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.02126</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$11,093,624</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$7,821,151</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.3624</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$262,978</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.3624</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.02126</u> |

I, Pauline E. Graff Auditor, of Elkhart 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) 8/15/17

Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Nappanee Senior Housing

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20102
 Allocation Area Name Elkhart Aeroplex

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>239,975</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>6,226,525</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$6,466,500</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>6,620,600</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$6,620,600</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.02383</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$245,694</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$6,374,906</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.8499</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$245,428</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.8499</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.02383</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Elkhart Aeroplex

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20104
Allocation Area Name Keystone I

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, net assessed values for 2018, and various adjustments. Total 2017 Pay 2018 Base Neutralization Factor is 0.99392.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Keystone I

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20105
 Allocation Area Name Keystone II

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>0</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>2,554,000</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$2,554,000</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>2,601,400</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$2,601,400</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.01856</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$0</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$2,601,400</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.6589</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$95,183</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.6589</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.01856</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Keystone II

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

Courtney L. Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
Jurisdiction Goshen
Allocation Code T20106
Allocation Area Name Century Drive

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2016 and 2017, growth, and adjustments, leading to a total of \$31,655,660.

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.00156

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Century Drive

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20111
 Allocation Area Name Sterling East

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>15,915,677</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>6,655,887</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$22,571,564</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>24,236,822</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>3,247,200</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | <u>811,700</u> | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$20,177,922</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.89395</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$14,227,819</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$10,009,003</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.8200</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$382,344</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.8200</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.89395</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Sterling East

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 36059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20112
 Allocation Area Name Western Gateway

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>566,242</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>3,548,858</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$4,115,100</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>3,609,035</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | <u>420,900</u> | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$3,188,135</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.77474</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$438,690</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$3,170,345</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.9399</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$93,205</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.9399</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.77474</u> |

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Western Gateway

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20114
Allocation Area Name North Baugo

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of calculations for TIF base neutralization, including assessed values, growth, and tax rates, with a final factor of 0.99337.

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name North Baugo

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month/day/year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20115
Allocation Area Name North US 33

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, net assessed values, growth, and tax rates.

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.97575

I, Pauline E. Graff Auditor of Elkhart 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) 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name North US 33

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month/day/year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20117
Allocation Area Name Pierre Moran

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and 2017 Pay 2018 Neutralization Factor.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Pierre Moran

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20118
 Allocation Area Name Cassopolis

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|--------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>160,413,357</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>74,011,349</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$234,424,706</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>237,371,781</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>5,564,000</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | <u>773,100</u> | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$231,034,681</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.98554</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$158,093,780</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$79,278,001</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.8221</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$3,030,084</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.8221</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.98554</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Cassopolis

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

Courtney L. Staafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20121
Allocation Area Name South Benton

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and 2017 Pay 2018 Neutralization Factor.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name South Benton

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

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
 Jurisdiction Elkhart County
 Allocation Code T20122
 Allocation Area Name Northwest Gateway

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>4,725,548</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>12,369,808</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$17,095,356</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>16,433,949</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$16,433,949</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.96131</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$4,542,717</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$11,891,232</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.2696</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$269,883</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.2696</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.96131</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Northwest Gateway

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

Courtney L. Shafer
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20123
Allocation Area Name Millersburg II

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of calculations for assessed values, growth, and tax rates. Includes totals for 2016 and 2017, and a final 2017 Pay 2018 Base Neutralization Factor of 0.99649.

I, Pauline E. Graff Auditor of Elkhart 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) 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Millersburg II

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
Jurisdiction Goshen
Allocation Code T20125
Allocation Area Name Plymouth Avenue

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of calculations for TIF base neutralization, including assessed values, growth, and tax rates, with a final result of 0.94223 for Line 10.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Plymouth Ave

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R/6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20126
Allocation Area Name Technology Park

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, neutralization factor, and tax rates. Total 2017 Pay 2018 Base Neutralization Factor is 0.99905.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Technology Park

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Goshen
Allocation Code T20128
Allocation Area Name Goshen Downtown

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total 2017 Pay 2018 Base Neutralization Factor for Allocation Area (Line 10) is 0.99837.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Goshen Downtown

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Bristol
Allocation Code T20130
Allocation Area Name South State Road 15

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total neutralization factor is 0.97905.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name South State Rd 15

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

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Bristol
Allocation Code T20132
Allocation Area Name North State Road 15

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include 2016 Pay 2017 Base Assessed Value, 2017 Pay 2018 Net Assessed Value, and various adjustments leading to a total of \$8,821,286.

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.03677

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name North State Road 15

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Middlebury
 Allocation Code T20134
 Allocation Area Name Elroy Drive Industrial Park

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>7,430,735</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>7,799,265</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$15,230,000</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>19,285,100</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>3,944,600</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$15,340,500</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.00726</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$7,484,682</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$11,800,418</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.7892</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$329,137</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.7892</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>1.00726</u> |

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Elroy Drive Industrial Park

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction City of Elkhart
Allocation Code T20136
Allocation Area Name South Main Street Gateway

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, neutralization factor, and tax rates. Total 2017 Pay 2018 Base Neutralization Factor is 0.98977.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name South Main Street Gateway

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

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
 Jurisdiction Goshen
 Allocation Code T20138
 Allocation Area Name Southeast EDA

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|--------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>131,868,586</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>12,734,825</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$144,603,411</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>146,789,078</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>2,566,870</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$144,222,208</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.99736</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$131,520,453</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$15,268,625</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.6589</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$558,664</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.6589</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.99736</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Southeast EDA

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

Courtney L. Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County: Elkhart
Jurisdiction: Goshen
Allocation Code: T20139
Allocation Area Name: Consolidated River Race/US 33

Form Prepared By:
Name: Jason G. Semler
Unit/Company: H. J. Umbaugh & Associates
Telephone Number: (317) 465-1500
E-mail Address: semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, net assessed values for 2018, and various adjustments. Total 2017 Pay 2018 Base Neutralization Factor is 0.97510.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Consolidated River Race/US 33

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

Courtney L. Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction City of Elkhart
 Allocation Code T20141
 Allocation Area Name Consolidated South Elkhart EDA

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|--------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>5,471,613</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>199,187</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$5,670,800</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>5,819,500</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>229,000</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$5,590,500</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.98584</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$5,394,135</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$425,365</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>4.4674</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$19,003</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>4.4674</u> |

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.98584

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Consolidated South Elkhart EDA

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

Courtney L. Swafsmo
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Wakarusa
 Allocation Code T20145
 Allocation Area Name SR 19 Corridor

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|-------------------|---------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>56,680,315</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>6,747,250</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$63,427,565</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>60,708,134</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>2,586,500</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$58,121,634</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.91635</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$51,939,007</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$8,769,127</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.7130</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$237,902</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.7130</u> |

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.91635

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name SR 19 Corridor

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

Courtney Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES

County Elkhart
Jurisdiction Elkhart County
Allocation Code T20147
Allocation Area Name State Road 13 Interchange

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2016 and 2017, net assessed values, and neutralization factors. Total for 2017 Pay 2018 Base Neutralization Factor is 0.93378.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name State Road 13 Interchange

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6-17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Bristol
 Allocation Code T20148
 Allocation Area Name Bristol East EDA

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|--------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>2,066,809</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>2,895,691</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$4,962,500</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>6,619,900</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>553,200</u> | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | <u>716,000</u> | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | <u>180,000</u> | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$5,170,700</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>1.04195</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$2,153,512</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$4,466,388</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>2.6733</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$119,400</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>2.6733</u> |

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.04195

I, Pauline E. Graff Auditor of Elkhart 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) 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Bristol East EDA

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

Courtney J. Schaafsma
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R/6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Nappanee
Allocation Code T20153
Allocation Area Name Consolidated Nappanee Union

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and tax rates. Total values include \$3,933,100 and \$3,977,500.

2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.01129

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Consolidated Nappanee Union

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

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018
 State Form 56059 (R / 6 - 17)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
 Jurisdiction Nappanee
 Allocation Code T20154
 Allocation Area Name Consolidated Nappanee Locke

Form Prepared By:
 Name Jason G. Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number (317) 465-1500
 E-mail Address semler@umbaugh.com

| | | |
|---|------------------|-----------------------|
| 1) 2016 Pay 2017 Base Assessed Value of Allocation Area | <u>3,986,466</u> | |
| 2) 2016 Pay 2017 Incremental Assessed Value of Allocation Area | <u>1,032,534</u> | |
| 3) 2016 Pay 2017 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) | | <u>\$5,019,000</u> |
| 4) 2017 Pay 2018 Net Assessed Value of Allocation Area | <u>4,815,600</u> | |
| 5) 2017 Pay 2018 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | | |
| 6) 2017 Pay 2018 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status | | |
| 7) 2017 Pay 2018 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area | | |
| 8) Estimated Assessed Value Decrease Due to 2017 Pay 2018 Appeals Settlements in Allocation Area | | |
| 9) 2017 Pay 2018 Adjusted Net Assessed Value of Allocation Area | | <u>\$4,815,600</u> |
| 10) 2017 Pay 2018 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) | | <u>0.95947</u> |
| 11) 2017 Pay 2018 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) | | <u>\$3,824,895</u> |
| 12) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) | | <u>\$990,705</u> |
| 13) Estimated 2017 Pay 2018 Tax Rate for the Allocation Area (Round to Four Decimal Places) | | <u>3.3943</u> |
| 14) Estimated 2017 Pay 2018 Incremental Tax Revenue ((Line 12/100) * Line 13) | | <u>\$33,627</u> |
| 15) Actual 2016 Pay 2017 Tax Rate for the Allocation Area | | <u>3.3943</u> |
| 2017 PAY 2018 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) | | <u>0.95947</u> |

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
 County Auditor (Signature)

Pauline E. Graff
 County Auditor (Printed)

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

Allocation Area Name Consolidated Nappanee Locke

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

Courtney L. Swartz
 Commissioner, Department of Local Government Finance

8/15/17
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Millersburg
Allocation Code T20161
Allocation Area Name Millersburg Forest River

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 3 columns: Description, Value, Total. Rows include assessed values for 2016 and 2017, growth and decrease factors, and a final neutralization factor of 1.00000.

I, Pauline E. Graff Auditor of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Millersburg Forest River

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

Commissioner, Department of Local Government Finance

8/15/17
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2017 PAY 2018

State Form 56059 (R / 6-17)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart
Jurisdiction Millersburg
Allocation Code T20161
Allocation Area Name Millersburg Forest River

Form Prepared By:
Name Jason G. Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number (317) 465-1500
E-mail Address semler@umbaugh.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2016 and 2017, neutralization factor, and tax rate calculations.

I, Pauline E. Graff Auditor, of Elkhart 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 8/15/17
Pauline E. Graff
County Auditor (Signature)

Pauline E. Graff
County Auditor (Printed)

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