



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction Walkerton
Allocation Code T71301
Allocation Area Name Walkerton Community

Form Prepared By:
Name Matthew R. Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include 1) 2018 Pay 2019 Base Assessed Value of Allocation Area (16,578,643), 2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (2,045,879), 3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (\$18,624,522), 4) 2019 Pay 2020 Net Assessed Value of Allocation Area (19,080,315), 5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (814,500), 6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status, 7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area, 8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area (200,000), 9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area (\$18,065,815), 10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.97000), 11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$16,081,284), 12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$2,999,031), 13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) (3.9621), 14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$118,825), 15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area (3.9621), 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.97000)

I, Michael J. Hamann Auditor, of St. Joseph 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) 9/15/19

Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

9/16/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71513
Allocation Area Name West Washington-Chapin Allocation Area

Form Prepared By:
Name Matthew R. Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2018 Pay 2019 Base Assessed Value, 2019 Pay 2020 Net Assessed Value, and 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10).

I, Michael J. Hamann Auditor, of St. Joseph 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) 9/5/19
Michael J. Hamann
County Auditor (Signature)

Michael J. Hamann
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

9/6/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction City of South Bend
Allocation Code T71516
Allocation Area Name South Side Allocation Area No. 1

Form Prepared By:
Name Matthew R. Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include 2018 Pay 2019 Base Assessed Value, 2019 Pay 2020 Net Assessed Value, and 2019 Pay 2020 Neutralization Factor.

I, Michael J. Hamann Auditor, of St. Joseph 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) 9/5/19

Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

9/6/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
 Jurisdiction City of South Bend
 Allocation Code T71518
 Allocation Area Name Douglas Road Allocation Area

Form Prepared By:
 Name Matthew R. Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	8,244,544
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$8,244,544
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	8,484,044
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	378,500
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	137,600
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$8,243,144
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.99983
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$8,484,044
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	5.8573
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$496,936
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	5.8573
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.99983

I, Michael J. Hamann Auditor, of St. Joseph 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)

9/5/19

Michael J. Hamann
 County Auditor (Signature)

Michael J. Hamann
 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

9/6/19
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
 Jurisdiction City of South Bend
 Allocation Code T71521
 Allocation Area Name River West Development Area - Allocation Area No. 1

Form Prepared By:
 Name Matthew R. Eckerle
 Unit/Company Baker Tilly Municipal Advisors, LLC
 Telephone Number (317) 465-1500
 E-mail Address Matt.Eckerle@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	221,910,714
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	485,462,090
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$707,372,804
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	724,495,324
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	30,997,048
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	11,527,805
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	6,724,531
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	2,549,000
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$696,261,550
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.98429
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$218,424,497
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$506,070,827
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	5.858
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$29,645,629
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	5.858
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.98429

I, Michael J. Hamann Auditor, of St. Joseph 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) 9/5/19
Michael J. Hamann
 County Auditor (Signature)

Michael J. Hamann
 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

9/6/19
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56039 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Code: T71522
Allocation Area Name: River East Development Area - Allocation Area No. 1

Form Prepared By:
Name: Matthew R. Eckerle
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Matt.Eckerle@bakertilly.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2018 and 2019, net assessed values, growth, decrease, and neutralization factor.

I, Michael J. Hamann, Auditor of St. Joseph 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) 9/5/19
Signature of Michael J. Hamann
County Auditor (Signature)

Michael J. Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

9/6/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: City of South Bend
Allocation Code: T71523
Allocation Area Name: River East Development Area - Allocation Area No. 2

Form Prepared By:
Name: Matthew R. Eckerle
Unit/Company: Baker Tilly Municipal Advisors, LLC
Telephone Number: (317) 465-1500
E-mail Address: Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Value. Rows include 2018 Pay 2019 Base Assessed Value, 2019 Pay 2020 Net Assessed Value, and 2019 Pay 2020 Neutralization Factor.

I, Michael J. Hamann Auditor, of St. Joseph 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) 9/5/19
[Signature]
County Auditor (Signature)

Michael J. Hamann
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
Date (month, day, year) 9/6/19



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction Mishawaka
Allocation Code T71623
Allocation Area Name Consolidated

Form Prepared By:
Name Matthew R. Eckerle
Unit/Company Baker Tilly Municipal Advisors, LLC
Telephone Number (317) 465-1500
E-mail Address Matt.Eckerle@bakertilly.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2018 and 2019, net assessed values, growth, and tax rate calculations. Total 2019 Pay 2020 Neutralization Factor is 0.99154.

I, Michael J. Hamann Auditor, of St. Joseph 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) 9/5/19
[Signature]
County Auditor (Signature)

Michael J. Hamann
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

9/6/19
Date (month, day, year)



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State Form 56059 (R3 / 5-19)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: St. Joseph County Indiana
Allocation Code: T71402
Allocation Area Name: New Carlisle Economic Development Area Allocation Area #1

Form Prepared By: Steve Dalton
Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1800
E-mail Address: sdalton@cendercompany.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2018 and 2019, net assessed values, growth, decrease, and neutralization factor. Final total for 2019 Pay 2020 Adjusted Base Assessed Value is \$17,771,754.

I, Michael Hamann Auditor, of St. Joseph 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) 8/28/19

Signature of Michael Hamann, County Auditor

Michael Hamann County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner, Department of Local Government Finance

Commissioner, Department of Local Government Finance

Date (month, day, year) 8/28/19



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: St. Joseph County Indiana
Allocation Code: T71401
Allocation Area Name: Wyatt Economic Development Area Allocation Area #1

Form Prepared By: Steve Dalton
Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1800
E-mail Address: sdalton@cendercompany.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2018 and 2019, net assessed values for 2020, and various adjustments. Total 2019 Pay 2020 Adjusted Net Assessed Value is \$6,079,251.

I, Michael Hamann Auditor, of St. Joseph 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) 8/28/19

Signature of Michael Hamann
County Auditor (Signature)

Michael Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

8/28/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL-PROPERTY VALUES.

County St. Joseph
Jurisdiction St. Joseph County Indiana
Allocation Code T71405
Allocation Area Name NW Cleveland EDA

Form Prepared By:
Name Steve Dalton
Unit/Company Cender & Company LLC
Telephone Number 219-736-1800
E-mail Address sdalton@cendercompany.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2018 and 2019, growth, and neutralization factors.

I, Michael Hamann, Auditor, of St. Joseph 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)

8/28/19

Signature of Michael Hamann
County Auditor (Signature)

Michael Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

8/28/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: St. Joseph
Jurisdiction: St. Joseph County Indiana
Allocation Code: T71311
Allocation Area Name: Lakeville EDA

Form Prepared By: Steve Dalton
Name: Steve Dalton
Unit/Company: Cender & Company LLC
Telephone Number: 219-736-1800
E-mail Address: sdalton@cendercompany.com

Table with 3 columns: Description, Value, and Total. Rows include 2018 Pay 2019 Base Assessed Value, 2019 Pay 2020 Net Assessed Value, and 2019 Pay 2020 Neutralization Factor.

I, Michael Hamann Auditor, of St. Joseph 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) 8/28/19

Signature of Michael Hamann
County Auditor (Signature)

Michael Hamann
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Signature of Commissioner
Commissioner, Department of Local Government Finance

8/28/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
Jurisdiction St. Joseph County Indiana
Allocation Code T71403
Allocation Area Name Capital Avenue EDA - AM General Allocation Area

Form Prepared By: Name Steve Dalton
Unit/Company Cender & Company LLC
Telephone Number 219-736-1800
E-mail Address sdalton@cendercompany.com

Table with 2 columns: Description and Value. Rows include assessed values for 2018 and 2019, net assessed values for 2020, and neutralization factors. Total values include \$77,860,883 and \$73,724,419.

I, Michael Hamann Auditor, of St. Joseph 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) 8/28/19

Handwritten signature of Michael Hamann

County Auditor (Signature)

Michael Hamann

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.

Handwritten signature of Commissioner

Commissioner, Department of Local Government Finance

8/28/19
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020
 State Form 56059 (R3 / 5-19)
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County St. Joseph
 Jurisdiction St. Joseph County Indiana
 Allocation Code T71406
 Allocation Area Name New Carlisle Economic Development Area Allocation Area #2

Form Prepared By:
 Name Steve Dalton
 Unit/Company Cender & Company LLC
 Telephone Number 219-736-1800
 E-mail Address sdalton@cendercompany.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	7,973,321	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	1,614,728	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$9,588,049
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	12,663,394	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	2,991,450	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	470,650	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$9,203,294
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95987
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$7,653,352
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$5,012,042
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.1164	
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$156,195	
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	3.1164	
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95987

I, Michael Hamann Auditor, of St. Joseph 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) 8/28/19

Michael Hamann
 County Auditor (Signature)

Michael Hamann
 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.

Ed Staley
 Commissioner, Department of Local Government Finance

8/28/19
 Date (month, day, year)