PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Cass
Allocation Area Code	T09061
Allocation Area Name	Clymers EDA

Form Prepared By:

Name	Jason Semler
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	semler@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$22,556,844	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	10,403,074	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$32,959,918
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	33,293,717	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	383,300	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	228,150	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$32,682,267
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**0.99158**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$22,366,915
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$10,926,802
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4982
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$272,973
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99158

I, Van Ide, Auditor of Cass 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 8-5-15

County Auditor (Signature)

Van Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Clymers EDA

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

Commissioner, Department of Local Government Finance

Date 8-5-15

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County	Cass
Allocation Area Code	T09062
Allocation Area Name	Project Outdoor Allocation Area

Form Prepared By:

Name	Jason Semler
Unit/Company	H. J. Umbaugh & Associates
Phone Number	317-465-1500
Email Address	semler@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$97,300	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	0	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$97,300
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	97,300	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		$97,300
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		**1.00000**
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$97,300
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$0
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4982
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$0
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00000

I, Van Ide, Auditor of Cass 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 8-5-15

Vaneen M Ide
County Auditor (Signature)

Van Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Project Outdoor Allocation Area

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

Courtney L Zwaafsma
Commissioner, Department of Local Government Finance

8-5-15
Date

Pay 2016 TIF Allocation Area Real Property Base Neutralization Worksheet

County	Cass County
Taxing Unit	LOGANSPORT CITY-WASH TWP-SE SC
Allocation Area Code	T09271
Allocation Area Name	Airport - Industrial Park Economic Development Allocation Area

Form Prepared By:

Name	Gary Smith
Unit/Company	Reedy Financial Group, PC
Phone Number	(812) 522-9444 ext. 307
Email Address	gsmith@reedyfinancialgroup.com

1)	2014 Pay 2015 Base Assessed Value of Allocation Area	$ 1,950,169	
2)	2014 Pay 2015 Incremental Assessed Value of Allocation Area	$ 7,065,747	
3)	2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$ 9,015,916
4)	2015 Pay 2016 Net Assessed Value of Allocation Area	$ 8,683,175	
5)	2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	$ 14,500	
6)	2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	$ -	
7)	2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	$ 10,429	
8)	Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	$ -	
9)	2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		$ 8,658,246
10)	2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96033
11)	2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$ 1,872,804
12)	2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$ 6,810,371
13)	Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) (Tax Rate Over the 3% Tax Cap)		$ 3.0000
14)	Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$ 204,311
	2015 Pay 2016 Base Neutralization Factor For Allocation Area (Line 10)		0.96033

I, _____, Auditor of Cass 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: 8-5-15

Vanessa M Tide

County Auditor (Signature)

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Airport - Industrial Park Economic Development Allocation Area

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

8-5-15

Date

Pay 2016 TIF Allocation Area Real Property Base Neutralization Worksheet

County	Cass County
Taxing Unit	LOGANSPORT CITY-Eel Twp.
Allocation Area Code	T09253
Allocation Area Name	Logansport Consolidated Economic Development Allocation Area

Form Prepared By:

Name	Gary Smith
Unit/Company	Reedy Financial Group, PC
Phone Number	(812) 522-9444 ext. 307
Email Address	gsmith@reedyfinancialgroup.com

1)	2014 Pay 2015 Base Assessed Value of Allocation Area	$ 87,602,962	
2)	2014 Pay 2015 Incremental Assessed Value of Allocation Area	$ 6,088,609	
3)	2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$ 93,691,571
4)	2015 Pay 2016 Net Assessed Value of Allocation Area	$ 92,711,865	
5)	2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	$ 445,900	
6)	2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	$ 296,100	
7)	2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	$ 17,755	
8)	Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	$ -	
9)	2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		$ 92,544,310
10)	2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98775
11)	2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$ 86,530,257
12)	2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$ 6,181,608
13)	Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) (Tax Rate Over the $3 Tax Cap)		$ 3.0000
14)	Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$ 185,448
	2015 Pay 2016 Base Neutralization Factor For Allocation Area (Line 10)		0.98775

I, Vaneen M Ide, Auditor of Cass 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: 8-5-15

Vaneen M Ide
County Auditor (Signature)

Vaneen M Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Logansport Consolidated Economic Development Allocation Area

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

Courtney L Abrams
Commissioner, Department of Local Government Finance

8-5-15
Date

Pay 2016 TIF Allocation Area Real Property Base Neutralization Worksheet

County	Cass County
Taxing Unit	LOGANSPORT CITY-Noble Twp.
Allocation Area Code	T09253
Allocation Area Name	Logansport Consolidated Economic Development Allocation Area

Form Prepared By:

Name	Gary Smith
Unit/Company	Reedy Financial Group, PC
Phone Number	(812) 522-9444 ext. 307
Email Address	gsmith@reedyfinancialgroup.com

1)	2014 Pay 2015 Base Assessed Value of Allocation Area	$ 536,300		
2)	2014 Pay 2015 Incremental Assessed Value of Allocation Area	$ -		
3)	2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$	536,300
4)	2015 Pay 2016 Net Assessed Value of Allocation Area	$ 599,500		
5)	2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	$ 63,200		
6)	2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demoiltion or a Change in Tax Status	$ -		
7)	2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	$ -		
8)	Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	$ -		
9)	2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area ((Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		$	536,300
10)	2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)			1.00000
11)	2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$	536,300
12)	2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$	63,200
13)	Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) (Tax Rate Over the 3% Tax Cap)		$	3.0000
14)	Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$	1,896
	2015 Pay 2016 Base Neutralization Factor For Allocation Area (Line 10)			1.00000

I, Vaneen M Ide, Auditor of Cass 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: 8-5-15

Vaneen M Ide
County Auditor (Signature)

Vaneen M Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Logansport Consolidated Economic Development Allocation Area

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

8-5-15
Date

Pay 2016 TIF Allocation Area Real Property Base Neutralization Worksheet

County	Cass County
Taxing Unit	LOGANSPORT CITY-Washington Twp
Allocation Area Code	T09253
Allocation Area Name	Logansport Consolidated Economic Development Allocation Area

Form Prepared By:

Name	Gary Smith
Unit/Company	Reedy Financial Group, PC
Phone Number	(812) 522-9444 ext. 307
Email Address	gsmith@reedyfinancialgroup.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$ 1,521,044		
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	$ 21,256		
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$ 1,642,300	
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	$ 1,521,800		
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	$ -		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	$ -		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	$ -		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	$ -		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		$ 1,521,800	
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)			0.92663
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$ 1,502,104	
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$ 19,696	
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) (Tax Rate Over the 3% Tax Cap)		$ 3.0000	
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$ 591	
2015 Pay 2016 Base Neutralization Factor For Allocation Area (Line 10)			0.92663

I, Vaneen M Ide, Auditor of Cass 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: 8-5-15

Vaneen M Ide
County Auditor (Signature)

Vaneen M Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Logansport Consolidated Economic Development Allocation Area

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

Commissioner, Department of Local Government Finance

8-5-15
Date

Pay 2015 TIF Allocation Area Real Property Base Neutralization Worksheet

County	Cass County
Taxing Unit	Logansport City- Washington SE
Allocation Area Code	T09253
Allocation Area Name	Logansport Consolidated Economic Development Allocation Area

Form Prepared By:	
Name	Gary Smith
Unit/Company	Reedy Financial Group, PC
Phone Number	(812) 522-9444 ext. 307
Email Address	gsmith@reedyfinancialgroup.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$ 5,060,233		
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	$ 160,895		
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$ 5,221,128	
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	$ 6,131,050		
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	$ 1,078,100		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	$ -		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	$ -		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	$ -		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		$ 5,052,950	
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96779	
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$ 4,897,238	
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$ 1,233,812	
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) (Tax Rate Over the 3% Tax Cap)		$ 3.0000	
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$ 37,014	
2015 Pay 2016 Base Neutralization Factor For Allocation Area (Line 10)		0.96779	

I, Vaneen M Ide, Auditor of Cass 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: 8-5-15

Vaneen M Ide
County Auditor (Signature)

Vaneen M Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Logansport Consolidated Economic Development Allocation Area

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

Courtney L Daafsma
Commissioner, Department of Local Government Finance

8-5-15
Date

Pay 2016 TIF Allocation Area Real Property Base Neutralization Worksheet

County	Cass County
Taxing Unit	LOGANSPORT CITY-Eel Twp.
Allocation Area Code	T09251
Allocation Area Name	Downtown Redevelopment Allocation Area

Form Prepared By:

Name	Gary Smith
Unit/Company	Reedy Financial Group, PC
Phone Number	(812) 522-9444 ext. 307
Email Address	gsmith@reedyfinancialgroup.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	$ 10,865,253		
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	$ 4,848,939		
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		$	15,714,192
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	$ 15,164,132		
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	$ 122,800		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	$ 675,400		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	$ -		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	$ 13,700		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		$	15,703,032
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)			0.99929
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		$	10,857,537
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		$	4,306,595
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places) (Tax Rate Over the 3% Tax Cap)		$	3.0000
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		$	129,198
2015 Pay 2016 Base Neutralization Factor For Allocation Area (Line 10)			0.99929

I, Vaneen M Ide, Auditor of Cass 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: 8-5-15

Vaneen M Ide
County Auditor (Signature)

Vaneen M Ide
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name: Downtown Redevelopment Allocation Area

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

Courtney L Shafsma
Commissioner, Department of Local Government Finance

8-5-15
Date