



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 Wells County
Jurisdiction Bluffton Redevelopment Commission
Allocation Code T90402
Allocation Area Name Adams Street #2 TIF

Form Prepared By:
Name Matt 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 (2,552,078), 2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (3,042,601), 3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (5,594,679), 4) 2019 Pay 2020 Net Assessed Value of Allocation Area (5,637,600), 5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 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 (62,020), 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 (\$5,575,580), 10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.99659), 11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$2,543,375), 12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$3,094,225), 13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.7759), 14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$54,950), 15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area (1.7759), 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.99659)

I, Lisa McCormick Auditor, of Wells 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) July 19, 2019
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

7/19/19
Date (month, day, year)



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County Wells County
Jurisdiction Ossian Redevelopment Commission
Allocation Code T90901
Allocation Area Name Ossian Industrial Park EDA TIF

Form Prepared By:
Name Matt 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 2018 Pay 2019 Base Assessed Value, 2019 Pay 2020 Net Assessed Value, and 2019 Pay 2020 Neutralization Factor.

I, Lisa McCormick Auditor, of Wells 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) July 19, 2019
Lisa McCormick
County Auditor (Signature)

Lisa McCormick
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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

Commissioner, Department of Local Government Finance

7/19/19
Date (month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Wells County
Jurisdiction: Bluffton Redevelopment Commission
Allocation Code: T90401
Allocation Area Name: Adams Street #1 TIF

Form Prepared By:
Name: Matt 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 various adjustments leading to a 2019 Pay 2020 Base Neutralization Factor of 0.99993.

I, Lisa McCormick Auditor, of Wells 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) July 19, 2019

Signature of Lisa McCormick, County Auditor

Lisa McCormick 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

Date 7/19/19

TIF NEUTRALIZATION SUMMARY

WELLS COUNTY, INDIANA

Allocation Area	Allocation Code/ State TIF Code	2020 Neutral Factor	Pay 2020 Pass-through AV
Adams Street #1 TIF	T90401	0.99993	\$0
Adams Street #2 TIF	T90402	0.99659	\$0
Ossian Industrial Park EDA TIF	T90901	1.00618	\$0

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PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
July 19, 2019