



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Form Prepared By: Name: Matt Eckerle
Unit/Company: H. J. Umbaugh & Associates
Telephone Number: 317-465-1500
E-mail Address: eckerle@umbaugh.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total values include \$52,876,935 and \$53,065,455.

I, Beth Davis Auditor of Wells County 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 7/11/2018 Beth Davis County Auditor (Signature) Beth Davis County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION Allocation Area Name: Adams Street #1 TIF Commissioner: [Signature] Date: 7/11/18



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County: Wells County
Jurisdiction: Bluffton RDC
Allocation Code: T90402
Allocation Area Name: Adams Street #2 TIF

Form Prepared By:
Name: Matt Eckerle
Unit/Company: H. J. Umbaugh & Associates
Telephone Number: 317-465-1500
E-mail Address: eckerle@umbaugh.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2017 and 2018, net assessed values, growth, and tax rate calculations.

2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 1.04209

I, Beth Davis, Auditor, of Wells County, 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 7/11/2018
Beth Davis
County Auditor (Signature)

Beth Davis
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

Adams Street #2 TIF

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

[Signature]
Commissioner, Department of Local Government Finance

7/11/18
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2018 PAY 2019

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Form Prepared By:
Name Matt Eckerle
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address eckerle@umbaugh.com

Table with 2 columns: Description and Amount. Rows include 1) 2017 Pay 2018 Base Assessed Value of Allocation Area (\$14,098,693), 2) 2017 Pay 2018 Incremental Assessed Value of Allocation Area (\$181,154), 3) 2017 Pay 2018 Total (Real) Assessed Value of Allocation Area (\$14,279,847), 4) 2018 Pay 2019 Net Assessed Value of Allocation Area (\$14,844,209), 5) 2018 Pay 2019 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (\$261,500), 6) 2018 Pay 2019 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (\$266,400), 7) 2018 Pay 2019 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (\$396,459), 8) Estimated Assessed Value Decrease Due to 2018 Pay 2019 Appeals Settlements in Allocation Area (0), 9) 2018 Pay 2019 Adjusted Net Assessed Value of Allocation Area (\$14,452,850), 10) 2018 Pay 2019 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (1.01212), 11) 2018 Pay 2019 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$14,269,569), 12) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$574,640), 13) Estimated 2018 Pay 2019 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.4852), 14) Estimated 2018 Pay 2019 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$8,535), 15) Actual 2017 Pay 2018 Tax Rate for the Allocation Area (1.4852). 2018 PAY 2019 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (1.01212)

I, Beth Davis 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) 7/11/2018
Beth Davis
County Auditor (Signature)

Beth Davis
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF THE BASE NEUTRALIZATION

Allocation Area Name

Ossian Industrial Park EDA TIF

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

Commissioner, Department of Local Government Finance

7/11/18
Date (month, day, year)