



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
 Jurisdiction Columbia City Redevelopment Commission
 Allocation Code T92005
 Allocation Area Name Columbia City Downtown

Form Prepared By:
 Name Tiffany Deakins
 Unit/Company Whitley County Auditor
 Telephone Number 260-248-3176
 E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>12,338,608</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,788,057</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$14,126,665</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>14,757,312</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>289,282</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>95,065</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$14,563,095</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03089</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$12,719,748</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,037,564</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03089</u>

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023

Tiffany Deakins
 County Auditor (Signature)

Tiffany Deakins
 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

07/26/2023
 Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
 Jurisdiction Whitley County Redevelopment Commission
 Allocation Code T92004
 Allocation Area Name Whitley County Ec Dev Area #1

Form Prepared By:
 Name Tiffany Deakins
 Unit/Company Whitley County Auditor
 Telephone Number 260-248-3176
 E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>2,415,387</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>160,582,443</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$162,997,830</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>168,306,660</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>389,050</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>2,311,800</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>893,475</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$169,335,935</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03888</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,509,297</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$165,797,363</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03888</u>

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023
Tiffany Deakins
 County Auditor (Signature)

Tiffany Deakins
 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

07/26/2023
 Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
Jurisdiction Churubusco Redevelopment Commission
Allocation Code T92010
Allocation Area Name Churubusco Downtown

Form Prepared By:
Name Tiffany Deakins
Unit/Company Whitley County Auditor
Telephone Number 260-248-3176
E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	9,094,104	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	77,665	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$9,171,769
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	10,136,580	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	51,244	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	222,800	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$9,965,024
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.08649
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$9,880,653
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$255,927
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.08649

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023

Tiffany Deakins
County Auditor (Signature)

Tiffany Deakins
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

07/24/2023

Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: Whitley
Jurisdiction: Columbia City Redevelopment Commission
Allocation Code: T92002
Allocation Area Name: Columbia City Economic Development Area #2

Form Prepared By:
Name: Tiffany Deakins
Unit/Company: Whitley County Auditor
Telephone Number: 260-248-3176
E-mail Address: wcauditor@whitleygov.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2022 and 2023, net assessed values for 2024, and neutralization factors. Total values include \$40,300, \$51,000, \$37,805, \$13,195, and 1.26551.

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023

Signature of Tiffany Deakins, County Auditor (Signature)

Tiffany Deakins 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

07/24/2023

Date (month, day, year)



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

County Whitley
 Jurisdiction Larwill Redevelopment Commission
 Allocation Code T92009
 Allocation Area Name Larwill Redevelopment Commission

Form Prepared By:
 Name Tiffany Deakins
 Unit/Company Whitley County Auditor
 Telephone Number 260-248-3176
 E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>4,173,043</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>131,833</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,304,876</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>5,573,780</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,087,120</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>15,037</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>41,300</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$4,460,397</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03613</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$4,323,815</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,249,965</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03613</u>

I, Tiffany Deakins Auditor, of Whitley 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) 7/21/2022

Tiffany Deakins
 County Auditor (Signature)

Tiffany Deakins
 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

07/24/2023

Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET
2023 PAY 2024**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
 Jurisdiction South Whitley Redevelopment Commission
 Allocation Code T92007
 Allocation Area Name South Whitley Allocation Area #1

Form Prepared By:
 Name Tiffany Deakins
 Unit/Company Whitley County Auditor
 Telephone Number 260-248-3176
 E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>10,397,369</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>432,673</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$10,830,042</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>11,060,240</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$11,060,240</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02126</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$10,618,417</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$441,823</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02126</u>

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023

Tiffany Deakins
 County Auditor (Signature)

Tiffany Deakins
 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] **07/24/2023**

Commissioner, Department of Local Government Finance Date (month, day, year)



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2023 PAY 2024**

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County Whitley
Jurisdiction Churubusco Redevelopment Commission
Allocation Code T92011
Allocation Area Name US 33 South

Form Prepared By:
Name Tiffany Deakins
Unit/Company Whitley County Auditor
Telephone Number 260-248-3176
E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>17,187,116</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>240,827</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$17,427,943</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>18,074,856</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>292,500</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>148,875</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$17,931,231</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.02888</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$17,683,480</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$391,376</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.02888</u>

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023
Tiffany Deakins
County Auditor (Signature)

Tiffany Deakins
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

07/24/2023
Date (month, day, year)



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

County Whitley
Jurisdiction Columbia City Redevelopment Commission
Allocation Code T92003
Allocation Area Name Whitley County Economic Dev Area No. 2 (Rail Connect)

Form Prepared By:
Name Tiffany Deakins
Unit/Company Whitley County Auditor
Telephone Number 260-248-3176
E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>136,128</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>18,430,116</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$18,566,244</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>19,267,890</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>378,446</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$18,889,444</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01741</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$138,498</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$19,129,392</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01741</u>

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023
Tiffany Deakins
County Auditor (Signature)

Tiffany Deakins
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

07/24/2023
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley
 Jurisdiction Whitley County Redevelopment Commission
 Allocation Code T92006
 Allocation Area Name Railroad Corridor Ec Dev Area

Form Prepared By:
 Name Tiffany Deakins
 Unit/Company Whitley County Auditor
 Telephone Number 260-248-3176
 E-mail Address wcauditor@whitleygov.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	8,737,144	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	981,126	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$9,718,270
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	9,840,848	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	34,600	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$9,806,248
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00905
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$8,816,215
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,024,633
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00905

I, Tiffany Deakins Auditor, of Whitley 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) 7/14/2023

Tiffany Deakins
 County Auditor (Signature)

Tiffany Deakins
 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]

07/24/2023

 Commissioner, Department of Local Government Finance

 Date (month, day, year)