



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: 85-Wabash
Jurisdiction: Wabash Redevelopment Commission
Allocation Code: T85101
Allocation Area Name: Cinergy MetroNet Allocation Area

Form Prepared By:
Name: Jennifer Hudson
Unit/Company: LWG CPAs & Advisors
Telephone Number: 317.634.4747
E-mail Address: jennifer.hudson@lwgcpa.com

Table with 3 columns: Description, Value, and Total. Rows include assessed values for 2018 and 2019, net assessed values, and neutralization factors. Total values include \$53,376,779 and \$50,393,844.

I, Marcie Shepherd Auditor, of Wabash 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) 7/23/2019

Marcie Shepherd County Auditor (Signature)

MARCIE SHEPHERD 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

7/23/19 Date (month, day, year)



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County: 85-Wabash
Jurisdiction: Wabash Redevelopment Commission
Allocation Code: T85102
Allocation Area Name: Ford Meter Box Allocation Area

Form Prepared By:
Name: Jennifer Hudson
Unit/Company: LWG CPAs & Advisors
Telephone Number: 317.634.4747
E-mail Address: jennifer.hudson@lwgcpa.com

Table with 15 rows of financial data including assessed values, growth, and neutralization factors. Total values include \$4,658,600 and \$4,856,700.

I, Marcie Shepherd Auditor, of Wabash 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) 7/23/19

Marcie Shepherd County Auditor (Signature)

MARCIE SHEPHERD 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

7/23/19 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 36059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County: 85-Wabash
Jurisdiction: Wabash Redevelopment Commission
Allocation Code: T85103
Allocation Area Name: Miami and Market Streets Allocation Area

Form Prepared By:
Name: Jennifer Hudson
Unit/Company: LWG CPAs & Advisors
Telephone Number: 317.634.4747
E-mail Address: jennifer.hudson@lwgcpa.com

Table with 15 rows of financial data including assessed values, tax rates, and neutralization factors. Total 2019 Pay 2020 Adjusted Base Assessed Value is \$1,108,300.

I, Marcie Shepherd Auditor, of Wabash 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) 7/23/19
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

7/23/19
Date (month, day, year)



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County: 85 - Wabash
Jurisdiction: Wabash County Redevelopment Commission
Allocation Code: T85201
Allocation Area Name: POET Allocation Area

Form Prepared By: Jennifer Hudson
Unit/Company: LWG CPAs & Advisors
Telephone Number: 317.634.4747
E-mail Address: jennifer.hudson@lwgcpa.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, Marcie Shepherd Auditor, of Wabash 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) 7/23/19
Marcie Shepherd
County Auditor (Signature)

MARCIE SHEPHERD
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

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Commissioner, Department of Local Government Finance

7/23/19
Date (month, day, year)



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County 85 - Wabash
Jurisdiction Wabash County Redevelopment Commission
Allocation Code T85202
Allocation Area Name Wabash AgriProducts Allocation Area

Form Prepared By:
Name Jennifer Hudson
Unit/Company LWG CPAs & Advisors
Telephone Number 317.634.4747
E-mail Address jennifer.hudson@lwgcpa.com

Table with 2 columns: Description and Amount. Rows include 1) 2018 Pay 2019 Base Assessed Value of Allocation Area (231,310), 2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area (85,290), 3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (\$316,600), 4) 2019 Pay 2020 Net Assessed Value of Allocation Area (306,900), 5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status, 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, 9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area (\$306,900), 10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.96936), 11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10) (\$224,223), 12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$82,677), 13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places) (1.2922), 14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13) (\$1,068), 15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area (1.2922), 2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.96936)

I, Marcie Shepherd Auditor, of Wabash 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) 7/23/19

Marcie Shepherd County Auditor (Signature)

MARCI E SHEPHERD County Auditor (Printed)

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