



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

Form Prepared By:
Name: Jana Schinbeckler
Unit/Company: Whitley County Auditor
Telephone Number: (260) 248-3176
E-mail Address: woauditor@whitleygov.com

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value of Allocation Area (\$31,050), 2019 Pay 2020 Incremental Assessed Value of Allocation Area (\$10,850), 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (\$41,900), 2020 Pay 2021 Net Assessed Value of Allocation Area (\$34,400), 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$34,400), 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.82100), 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$25,492), 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$8,908), Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.4702), Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$220), Actual 2019 Pay 2020 Tax Rate for the Allocation Area (2.4702).

2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) 0.82100

I, Jana Schinbeckler 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) 7/31/20
Jana L. Schinbeckler
County Auditor (Signature)

Jana L. Schinbeckler
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

7/31/20
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 3-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley County
Jurisdiction Columbia City Redevelopment Commission
Allocation Code T92006
Allocation Area Name Railroad Corridor Economic Development Area

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

Table with 2 columns: Description and Amount. Rows include 2019 Pay 2020 Base Assessed Value, 2019 Pay 2020 Incremental Assessed Value, 2019 Pay 2020 Total (Real) Assessed Value, 2020 Pay 2021 Net Assessed Value, etc.

I, Jana Schinbeckler 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) 7/31/20
Jana L. Schinbeckler
County Auditor (Signature)

Jana L. Schinbeckler
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

7/31/20
Date (month/day/year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 3-20)

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 Jana Schinbeckler
Unit/Company Whitley County Auditor
Telephone Number 260-248-3176
E-mail Address wcauditor@whitleygov.com

Table with 2 columns: Description and Amount. Rows include assessed values for 2019 and 2020, neutralization factor, and tax rate calculations.

I, Jana Schinbeckler 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) 7/31/20
Jana L. Schinbeckler
County Auditor (Signature)

Jana L. Schinbeckler
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

7/31/20
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (R4 / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

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

Table with 3 columns: Description, Value, Total. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (3,407,267), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (0), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$3,407,267), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (3,245,822), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (0), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (0), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$3,245,822), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.95262), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$3,245,831), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$9), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.7379), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$0), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (2.7379), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.95262)

I, Jana Schinbeckler 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) 7/31/20
Jana L. Schinbeckler
County Auditor (Signature)

Jana L. Schinbeckler
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

7/31/20
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021**  
 State Form 56059 (R4 / 5-20)  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

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

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

|   |                   |                     |
|---|-------------------|---------------------|
| 1) 2019 Pay 2020 Base Assessed Value of Allocation Area   | <u>123,530</u>    |                     |
| 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area  | <u>6,086,545</u>  |                     |
| 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)                               |                   | <u>\$6,210,075</u>  |
| 4) 2020 Pay 2021 Net Assessed Value of Allocation Area  | <u>14,233,460</u> |                     |
| 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>7,215,900</u>  |                     |
| 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status     | <u>0</u>          |                     |
| 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area                 | <u>832,485</u>    |                     |
| 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area                | <u>0</u>          |                     |
| 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area   |                   | <u>\$6,185,075</u>  |
| 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)                        |                   | <u>0.99597</u>      |
| 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)                            |                   | <u>\$123,032</u>    |
| 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)                              |                   | <u>\$14,110,428</u> |
| 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)                     |                   | <u>1.492</u>        |
| 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)                                   |                   | <u>\$210,528</u>    |
| 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area   |                   | <u>1.492</u>        |
| 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)  |                   | <u>0.99597</u>      |

I, Jana Schinbeckler 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) 7/31/20  
Jana R. Schinbeckler  
 County Auditor (Signature)

Jana L. Schinbeckler  
 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

7/31/20  
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021

State Form 56059 (RA / 5-20)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

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 Jana Schinbeckler
Unit/Company Whitley County Auditor
Telephone Number 260-248-3176
E-mail Address wcauditor@whitleygov.com

Table with 2 columns: Description and Amount. Rows include 1) 2019 Pay 2020 Base Assessed Value of Allocation Area (9,301,683), 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (48,081), 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2) (\$9,349,764), 4) 2020 Pay 2021 Net Assessed Value of Allocation Area (8,991,138), 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status (17,190), 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status (195,250), 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area (0), 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area (0), 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area (\$9,169,198), 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places) (0.98069), 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 \* Line 10) (\$9,122,068), 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11) (\$130,930), 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places) (2.9455), 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) \* Line 13) (\$3,857), 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area (2.9455), 2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10) (0.98069)

I, Jana I. Schinbeckler 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) 7/31/20
County Auditor (Signature) Jana I. Schinbeckler

Jana I. Schinbeckler
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

7/31/20
Date (month, day, year)



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2020 PAY 2021**  
 State Form 56059 (R4 / 5-20)  
 PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Whitley  
 Jurisdiction Whitley County Redevelopment Commission  
 Allocation Code T92004  
 Allocation Area Name Whitley County Economic Development Area No. 1 (Union)

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

|   |                       |
|---|-----------------------|
| 1) 2019 Pay 2020 Base Assessed Value of Allocation Area   | <u>2,220,210</u>      |
| 2) 2019 Pay 2020 Incremental Assessed Value of Allocation Area  | <u>128,095,459</u>    |
| 3) 2019 Pay 2020 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)                               | <u>\$130,315,669</u>  |
| 4) 2020 Pay 2021 Net Assessed Value of Allocation Area  | <u>130,940,875</u>    |
| 5) 2020 Pay 2021 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status | <u>530670</u>         |
| 6) 2020 Pay 2021 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status     | <u>0</u>              |
| 7) 2020 Pay 2021 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area                 | <u>1,086,780</u>      |
| 8) Estimated Assessed Value Decrease Due to 2020 Pay 2021 Appeals Settlements in Allocation Area                | <u>0</u>              |
| 9) 2020 Pay 2021 Adjusted Net Assessed Value of Allocation Area   | <u>\$129,323,425</u>  |
| 10) 2020 Pay 2021 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)                        | <u>0.99239</u>        |
| 11) 2020 Pay 2021 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)                            | <u>\$2,203,314</u>    |
| 12) 2020 Pay 2021 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)                              | <u>\$128,737,561</u>  |
| 13) Estimated 2020 Pay 2021 Tax Rate for the Allocation Area (Round to Four Decimal Places)                     | <u>1.492</u>          |
| 14) Estimated 2020 Pay 2021 Incremental Tax Revenue ((Line 12/100) * Line 13)                                   | <u>\$1,920,764</u>    |
| 15) Actual 2019 Pay 2020 Tax Rate for the Allocation Area   | <u>1.492</u>          |
| <b>2020 PAY 2021 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>                                   | <b><u>0.99239</u></b> |

I, Jana Schinbeckler 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) 7/31/20  
Jana Schinbeckler  
 County Auditor (Signature)

Jana L. Schinbeckler  
 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

7/31/20  
 Date (month, day, year)