

State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	St. Joseph		
Jurisdiction	Mishawaka		
Allocation Code	T71623		
Allocation Area Name	Consolidated		
Amocation Area Pame	Consortance		
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LL	.C	
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
	ssed Value of Allocation Area		187,490,242
· ·	al Assessed Value of Allocation Area	. 1 . 1 . 2)	742,903,454
3) 2022 Pay 2023 Total (Rea	l) Assessed Value of Allocation Area (L	line 1 + Line 2)	\$930,393,696
4) 2023 Pay 2024 Net Assess	sed Value of Allocation Area		921,134,881
· ·	sed Value Growth in Allocation Area Du	ıe	
to New Construction or	=		17,356,038
	sed Value Decrease in Allocation Area D	Due	
to Demolition or a Char			3,712,786
	sed Value Growth as a Result of		0
Abatement Roll-Off in	Decrease Due to 2023 Pay 2024		0
Appeals Settlements in	•		24,250,000
	Net Assessed Value of Allocation Area		24,230,000
)) 2023 Tay 2021 Hajustea I	ver rissessed value of rinocation rica		\$883,241,629
10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Round	d to Five Decimal Places)	0.94932
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation A	rea (Line 1 * Line 10)	\$177,988,237
· · · · · · · · · · · · · · · · · · ·	ntal Assessed Value of Allocation Area		\$743,146,644
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	0.94932
I John Mannhay	A. 1.4 C	Ct. Learnh	Country and forth the best of man
I, John Murphy	Auditor, of	St. Joseph and complete for the tax increment finance	County, certify to the best of my
identified above.	e assessed value calculation is full, true a	and complete for the tax increment finance	s anocation area
identified above.			
Dated (month, day, year)			
Dated (monin, day, year)			
		John Murphy	
County Auditor (Signature)		County Auditor (Pr.	inted)
		OCAL GOVERNMENT FINANCE	
	CERTIFICATION OF	F TIF BASE NEUTRALIZATION	
Allocation Area Name			
Anocation Area Name			
The base asserted value adius	tment as certified above, is approved by	the Department of Local Government Fig.	nance.
varue adjus	An	, and 2 sparement of 200m Government I	
		08/30/2023	

TIF NEUTRALIZATION SUMMARY

ST. JOSEPH COUNTY, INDIANA

Allocation Area	Allocation Code/ State TIF Code	2024 Neutral Factor	Pay 2024 Pass-through AV
Douglas Road	T71518	0.90938	\$0
River East Development Area - Allocation Area No. 1	T71522	0.95549	0
River East Development Area - Allocation Area No. 2	T71523	0.95257	0
River West Development Area - Allocation Area No. 1	T71521	0.97472	0
Southside Allocation Area No. 1	T71516	0.97672	0
West Washington-Chapin Allocaiton Area	T71513	0.97947	0
Mishawaka Consolidated	T71623	0.94910	\$0
Sports Facility Allocation Area	T71624	1.00000	0
Walkerton Community	T71301	0.95991	\$0



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph			
Jurisdiction	City of South Bend			
Allocation Code	T71518			
Allocation Area Name	Douglas Road Allocation Area			
			-:	
Form Prepared By:				
Name	Matthew R. Eckerle			
Unit/Company	Baker Tilly Municipal Advisors	, LLC		
Telephone Number	(317) 465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2022 B 2022 B 4	177.1			
1) 2022 Pay 2023 Base Asset			8,182,080	
	al Assessed Value of Allocation Area il) Assessed Value of Allocation Area		\$,182,080	90
3) 2022 1 ay 2023 10tai (Rea	1) Assessed Value of Allocation Area	(Line 1 + Line 2)	\$0,102,0	30
4) 2023 Pay 2024 Net Assess	sed Value of Allocation Area		8,461,830	
5) 2023 Pay 2024 Net Assess	sed Value Growth in Allocation Area	Due		
to New Construction or			131,250	
	sed Value Decrease in Allocation Are	ea Due		
to Demolition or a Char			0	
The state of the s	sed Value Growth as a Result of		0	
Abatement Roll-Off in A	Decrease Due to 2023 Pay 2024		0	
Appeals Settlements in .			890,000	
	Net Assessed Value of Allocation Are	ea	0,0,000	
			\$7,440,5	80
10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Ro	und to Five Decimal Places)	0.909	38
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation	Area (Line 1 * Line 10)		\$0
	ital Assessed Value of Allocation A		\$8,461,8	
•		(
2023 Pay 2024 BASE NEUT	TRALIZATION FACTOR FOR A	LLOCATION AREA (LINE 10)	0.909	38
I John Murphy	Auditan of	Ct Jaconh	Country and forth the best of the	
I, John Murphy	Auditor, of	St. Joseph Le and complete for the tax increment finance	County, certify to the best of my	
identified above.	assessed value calculation is full, tit	de and complete for the tax increment finance	anocation area	
identified above.	r = I			
Dated (month, day, year)	8/24/23			
Jal 13. m	N			
	w	John Murphy	1)	
County Additor (Signature)		County Auditor (Pr	intea)	
	DEPARTMENT OF	LOCAL GOVERNMENT FINANCE		
		OF TIF BASE NEUTRALIZATION		
Allocation Area Name				_
The base asses ed value adjust	thent, as certified above, is approved	by the Department of Local Government Fin	ance.	
Tarac adjust	and a continue above, is approved	5 .		
	2V_	08/24/2023		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71522		
Allocation Area Name	River East Development Area - All	ocation Area No. 1	
			2)
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LI	LC	
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2022 Pay 2023 Base Asses	sad Value of Allocation Area		156,843,149
	l Assessed Value of Allocation Area		212,471,470
) Assessed Value of Allocation Area (L	ine 1 + Line 2)	\$369,314,619
-,, (,	2 2,	
4) 2023 Pay 2024 Net Assess	ed Value of Allocation Area		442,810,437
5) 2023 Pay 2024 Net Assess	ed Value Growth in Allocation Area Du	ie	
to New Construction or			64,481,171
	ed Value Decrease in Allocation Area D	Due	
to Demolition or a Chan			1,087,690
	ed Value Growth as a Result of		16.010.040
Abatement Roll-Off in A	Decrease Due to 2023 Pay 2024		16,010,840
Appeals Settlements in A			10,530,000
	et Assessed Value of Allocation Area		10,330,000
5) 2025 ray 202 (rayasica r	et 165essed Talue of 1 moedion 1 med		\$352,876,116
10) 2023 Pay 2024 Neutraliz	ation Factor (Line 9 / Line 3) (Round	l to Five Decimal Places)	0.95549
	Base Assessed Value of Allocation Ar		\$149,862,060
12) 2023 Pay 2024 Incremen	tal Assessed Value of Allocation Area	(Line 4 - Line 11)	\$292,948,377
2023 Pay 2024 BASE NEUT	RALIZATION FACTOR FOR ALL	OCATION AREA (LINE 10)	0.95549
		o e (E E 10)	0.55515
I, John Murphy	Auditor, of		County, certify to the best of my
	assessed value calculation is full, true a	nd complete for the tax increment finance	allocation area
identified above.			
Dated	2/04/02		
Dated (month, day, year)	8/24/23		
Jul 12 m		Tales Massalas	
County Auditor (Signature)		John Murphy	
County Auditor (Signature)		County Auditor (Pri	nted)
ELECTRICAL DE CONTRACTOR D	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE	
		F TIF BASE NEUTRALIZATION	
Allocation Area Name			
i ne base assessed velue adjusti	ment, a certified above, is approved by	the Department of Local Government Fina	ince.
	$\prec \sim$	08/24/2023	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph			
Jurisdiction	City of South Bend			
Allocation Code	T71523			
Allocation Area Name	River East Development Area - Alloc	eation Area No. 2		
Form Prepared By:	Made B B L L			
Name	Matthew R. Eckerle	1		
Unit/Company	Baker Tilly Municipal Advisors, LLC	,		
Telephone Number	(317) 465-1500			
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 2022 Pay 2023 Base Asses	ssed Value of Allocation Area		16,906,558	
	al Assessed Value of Allocation Area		272,131,227	
	l) Assessed Value of Allocation Area (Line	e 1 + Line 2)		\$289,037,785
4) 2023 Pay 2024 Net Assess			291,064,340	
	sed Value Growth in Allocation Area Due			
to New Construction or			15,160,675	
to Demolition or a Chan	sed Value Decrease in Allocation Area Due		1,276,280	
	sed Value Growth as a Result of		1,270,200	
Abatement Roll-Off in A			0	
8) Estimated Assessed Value	Decrease Due to 2023 Pay 2024			
Appeals Settlements in A			1,850,000	
9) 2023 Pay 2024 Adjusted N	Net Assessed Value of Allocation Area		15.	
			_	\$275,329,945
10) 2023 Pay 2024 Neutrali	zation Factor (Line 9 / Line 3) (Round to	Five Decimal Places		0.95257
10) 2023 Lay 2024 Neutran	Eation Pactor (Eine 97 Eine 3) (Round to	orive Decimal Flaces)		0.93237
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area	(Line 1 * Line 10)		\$16,104,680
	tal Assessed Value of Allocation Area (I			\$274,959,660
			_	
2023 Pay 2024 BASE NEUT	RALIZATION FACTOR FOR ALLOC	CATION AREA (LINE 10)		0.95257
I, John Murphy	Auditor of	St. Tosoph	Country contiferts that	C
	Auditor, of Seassessed value calculation is full, true and		County, certify to the b	est of my
identified above.	assessed value calculation is full, true and	complete for the tax increment finance :	anocation area	
racinited above.	1 1			
Dated (month, day, year)	8/24/23			
0 0				
Joh 13. W		John Murphy		
County Auditor (Signature)		County Auditor (Pri	nted)	
		CAL GOVERNMENT FINANCE		
	CERTIFICATION OF 1	TIF BASE NEUTRALIZATION		
Allocation Area Name				
Allocation Area Ivallie				
The base assessed value adjust	ment, a certified above, is approved by th	e Department of Local Government Fina	ance.	
	Aa		emogramus di	
	3/	08/24/2023		
Commissioner, Department of	Local Government Finance	Date (month, day, year)		



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph				
Jurisdiction	City of South Bend				
Allocation Code	T71521				
Allocation Area Name	River West Development Area - A	Allocation Area No.	1		
Form Prepared By:					
Name	Matthew R. Eckerle				
Unit/Company	Baker Tilly Municipal Advisors, I	LLC .			
Telephone Number	(317) 465-1500				
E-mail Address	Matt.Eckerle@bakertilly.com				
1) 2022 Pay 2023 Base Asses	egad Value of Allocation Area			242,083,737	
	al Assessed Value of Allocation Area			587,938,035	
	l) Assessed Value of Allocation Area (Line 1 + Line 2)		367,936,033	\$830,021,772
5) 2022 Tuy 2023 Total (Real	y rissessed value of rinoculon rirea (Elite 1 · Elite 2)		9-	\$650,021,772
4) 2023 Pay 2024 Net Assess	ed Value of Allocation Area			848,435,537	
5) 2023 Pay 2024 Net Assess	ed Value Growth in Allocation Area I)ue			
to New Construction or				14,843,953	
	ed Value Decrease in Allocation Area	Due			
to Demolition or a Chan				7,909,353	
Abatement Roll-Off in A	ed Value Growth as a Result of			0.269.215	
	Decrease Due to 2023 Pay 2024			9,268,215	
Appeals Settlements in A	and the state of t			23,190,000	
	let Assessed Value of Allocation Area			25,170,000	
,					\$809,042,722
10) 2023 Pay 2024 Neutraliz	zation Factor (Line 9 / Line 3) (Rour	ıd to Five Decimal P	laces)	_	0.97472
40 2022 B 2024 L H					
	Base Assessed Value of Allocation A		0)	_	\$235,963,860
12) 2023 Pay 2024 Incremen	tal Assessed Value of Allocation Are	ea (Line 4 - Line 11)		_	\$612,471,677
2023 Pay 2024 BASE NEUT	RALIZATION FACTOR FOR ALI	LOCATION AREA	(LINE 10)	Г	0.97472
		Jo Oli Toll Milli	(21.12.19)	<u> </u>	0.57172
I, John Murphy	Auditor, of	St. Joseph		County, certify to the b	est of my
	assessed value calculation is full, true	and complete for the	tax increment finance a	allocation area	
identified above.					
	sladler				
Dated (month, day, year)	8/24/20				
20 110	n ()		Y 1 3 4 1		
Jally w			John Murphy	. 1)	
County Auditor (Signature)	0		County Auditor (Prin	ntea)	
	DEPARTMENT OF I	OCAL GOVERNA	IENT FINANCE		
	CERTIFICATION				
Allocation Area Name					
	\ /				
The base assessed value adjust	nient, a certified above, is approved b	y the Department of I	Local Government Fina	nce.	
	\mathcal{M}		00/04/0000		
		_	08/24/2023		
Commissioner, Department of	Local Government Finance		Date (month, day, year)		



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71516	13 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (1	
Allocation Area Name	Southside Allocation Area No. 1		
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com	3. (A. 1988)	
	essed Value of Allocation Area	38,929,495	
	al Assessed Value of Allocation Area	95,542,127	
3) 2022 Pay 2023 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$134,471,622
1) 2022 B 2024 N	1771 049 2 4		
4) 2023 Pay 2024 Net Assess		140,144,684	
	sed Value Growth in Allocation Area Due	2.042.074	
	r a Change in Tax Status sed Value Decrease in Allocation Area Due	2,842,974	
to Demolition or a Char		178,900	
	sed Value Growth as a Result of	178,900	
Abatement Roll-Off in		658,834	
	e Decrease Due to 2023 Pay 2024	030,031	
Appeals Settlements in		5,480,000	
	Net Assessed Value of Allocation Area	, , , , , , , , , , , , , , , , , , , ,	
			\$131,341,776
		-	
10) 2023 Pay 2024 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	12	0.97672
11) 2022 Pay 2024 Adjusted	Page Aggregad Value of Allocation Area (Line 1 * Line 10)		¢20,022,217
	l Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)	-	\$38,023,216 \$102,121,468
12) 2023 Tay 2024 Incremen	ital Assessed Value of Anocation Area (Ellie 4 - Ellie 11)	-	\$102,121,400
2023 Pay 2024 BASE NEUT	FRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	Г	0.97672
• •	(
I, John Murphy	Auditor, of St. Joseph	County, certify to the	best of my
knowledge that the above base	e assessed value calculation is full, true and complete for the tax increment		
identified above.			
Dated (month, day, year)	8/24/23		
0 11.			
Jul 19	John Murp		
County Auditor (Signature)	County Aug	litor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINAN		
	CERTIFICATION OF TIF BASE NEUTRALIZATION	DN	
Allocation Aug No.			
Allocation Area Name	<u> </u>		
The base assessed value adjus	tment, as certified above, is approved by the Department of Local Governm	nent Finance	
The bush assessed value as its			
	08/24/202	23	
Commissioner, Department of	F Local Government Finance Date (month, a	lay, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph		
Jurisdiction	City of South Bend		
Allocation Code	T71513		
Allocation Area Name	West Washington-Chapin Allocation	n Area	
Form Prepared By:			
Name	Matthew R. Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LI	.C	
Telephone Number	(317) 465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2022 Pay 2023 Base Asses	esad Value of Allocation Area		22,529,773
	al Assessed Value of Allocation Area		19,057,343
	l) Assessed Value of Allocation Area (Li	ine 1 + Line 2)	\$41,587,116
· / - · - · · · · · · · · · · · · · · ·	.,	e 1	
4) 2023 Pay 2024 Net Assess	sed Value of Allocation Area		42,575,927
	sed Value Growth in Allocation Area Du	e	
to New Construction or			1,770,339
	sed Value Decrease in Allocation Area D	ue	
to Demolition or a Chan			727,940
1850 S. C.	sed Value Growth as a Result of		0
Abatement Roll-Off in A	Decrease Due to 2023 Pay 2024		0
Appeals Settlements in A			800,000
and the control of th	Vet Assessed Value of Allocation Area		800,000
>) ==== : u) === : : iaj uoi ea :	The state of the s		\$40,733,528
10) 2023 Pay 2024 Neutraliz	zation Factor (Line 9 / Line 3) (Round	to Five Decimal Places)	0.97947
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Ar	ea (Line 1 * Line 10)	\$22,067,237
	ital Assessed Value of Allocation Area		\$20,508,690
4044 B + GE NEUT	The Lagrange Company of the Company		
2023 Pay 2024 BASE NEUT	RALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	0.97947
I, John Murphy	Auditor, of		County, certify to the best of my
	assessed value calculation is full, true a	nd complete for the tax increment finance	allocation area
identified above.		-	
Dated (month, day, year)	8/24/22		
Dated (month, day, year)	0/0/1/0		
1.011 V		John Murphy	
County Auditor (Signature)		County Auditor (Pri	utad)
County Additor (Signature)		County Auditor (F7)	ntea)
	DEPARTMENT OF LO	OCAL GOVERNMENT FINANCE	
		TIF BASE NEUTRALIZATION	
Allocation Area Name			
The base assessed value adjust	ment. s certified above, is approved by	the Department of Local Government Fina	ance.
	M	08/24/2023	
		00/2 - 1/2020	
Commissioner, Department of	Local Government Finance	Date (month, day, year)	



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph	
Jurisdiction	Mishawaka	
Allocation Code	T71624	Land North
Allocation Area Name	Sports Facility Allocation Area	
Form Prepared By:		
Name	Matthew R. Eckerle	
Unit/Company	Baker Tilly Municipal Advisors, LLC	
Telephone Number	(317) 465-1500	
E-mail Address	Matt.Eckerle@bakertilly.com	
1) 2022 Pay 2023 Base Asse	essed Value of Allocation Area	0
	al Assessed Value of Allocation Area	0
	al) Assessed Value of Allocation Area (Line 1 + Line 2)	\$0

4) 2023 Pay 2024 Net Asses		0
	sed Value Growth in Allocation Area Due	
	a Change in Tax Status	0
to Demolition or a Cha	sed Value Decrease in Allocation Area Due	0
	sed Value Growth as a Result of	0
Abatement Roll-Off in		0
8) Estimated Assessed Value	Decrease Due to 2023 Pay 2024	
Appeals Settlements in		0
9) 2023 Pay 2024 Adjusted l	Net Assessed Value of Allocation Area	
		\$0_
10) 2023 Pay 2024 Nautrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1,00000
10) 2023 Lay 2024 Neutran	Zation Factor (Eine 97 Eine 3) (Round to Five Decimal Flaces)	1.00000
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)	\$0
2023 Pay 2024 BASE NEUT	FRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00000
I, John Murphy	Auditor, of St. Joseph	County, certify to the best of my
	e assessed value calculation is full, true and complete for the tax increme	ent finance allocation area
identified above.	e assessed value calculation is run, true and complete for the tax merenic	in infance anocation area
	1 1	
Dated (month, day, year)	8/24/23	
010		
De 19	John Mu	rphy
County Auditor (Signature)	County A	uditor (Printed)
	DED DE MENT OF A COLL COLUED WATER TO	
	DEPARTMENT OF LOCAL GOVERNMENT FINA CERTIFICATION OF TIF BASE NEUTRALIZAT	
	CENTIFICATION OF HE DASE NEUTRALIZAT	ION
Allocation Area Name		
The base assested value adjus	tment, ascertified above, is approved by the Department of Local Gover	nment Finance.
	00/04/0	1000
	08/24/2	<u>'UZ3</u>
Commissioner, Department of	Local Government Finance Date (month)	h, day, year)



State Form 56059 (R4 / 06-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	St. Joseph		
Jurisdiction	Walkerton		
Allocation Code	T71301		
Allocation Area Name	Walkerton Community		
Form Prepared By:	M. D. L.		
Name	Matt Eckerle		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	317-465-1500		
E-mail Address	Matt.Eckerle@bakertilly.com		
1) 2022 Pay 2023 Base Asses	ssed Value of Allocation Area	15,671,147	
	Il Assessed Value of Allocation Area	5,688,603	
) Assessed Value of Allocation Area (Line 1 + Line 2)	\$21,359,750	0
The street was selected and the second was asset to	* Bookingson the resident transfer transfer to the second of the second		
4) 2023 Pay 2024 Net Assess		21,080,020	
	ed Value Growth in Allocation Area Due		
to New Construction or		189,470	
to Demolition or a Chan	ed Value Decrease in Allocation Area Due	195 000	
	ge in Tax Status ed Value Growth as a Result of	185,900	
Abatement Roll-Off in A		0	
	Decrease Due to 2023 Pay 2024		
Appeals Settlements in A	20 - 20 - 20 - 20 - 20 - 20 - 20 - 20 -	573,000	
9) 2023 Pay 2024 Adjusted N	let Assessed Value of Allocation Area		
		\$20,503,450	0
10) 2022 Day 2024 Name !:-	resting France (Line 0 / Line 2) (Boundary File Boule 1 Bloom	0.0500	
10) 2023 Pay 2024 Neutranz	cation Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.9599	1
11) 2023 Pay 2024 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$15,042,89	1
	tal Assessed Value of Allocation Area (Line 4 - Line 11)	\$6,037,129	
	,		_
2023 Pay 2024 BASE NEUT	RALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.9599	1
I, John Murphy	Auditor, of St. Joseph	County, certify to the best of my	
knowledge that the above base identified above.	assessed value calculation is full, true and complete for the tax increme	nt finance allocation area	
identified above.	W		
Dated (month, day, year)	6/24/23		
Dated (month, day, year)	8/0/1/25		
John 17.	John Mu	rnhy	
County Auditor (Signature)		uditor (Printed)	
		autor (17 milety)	
	DEPARTMENT OF LOCAL GOVERNMENT FINA	NCE	
	CERTIFICATION OF TIF BASE NEUTRALIZAT	ION	
Allocation Area Name			_
The base assessed value a live	nent, as certified above, is approved by the Department of Local Gover	4 Pi	
The case assessed value adjust	ment, a regulated above, is approved by the Department of Local Gover	iment Finance.	
	20/04	/2022	
Commissioner, Department of	Local Government Finance Date (month)	/2023	
perminent of	Date (month	, way, year)	



St. Joseph County, Indiana Office of the Auditor

Annual Trending Adjustment Factors for Allocation Areas

Dated August 9, 2023

Prepared for the Indiana Department of Local Government Finance

Prepared by:



For the Office of the St. Joseph County Auditor
John Murphy, Auditor

St. Joseph County, Indiana Office of the St. Joseph County Auditor John Murphy, Auditor

Pay 2024 Allocation Area Real Property Base Assessment Neutralization Worksheets: Summary of Neutralization Ratios

County Code	Allocation Area Name	DLGF Allocation Area Code	County Allocation Area Code	January 1, 2023 Assessment Date Allocation Area Neutralization Ratio
71	Wyatt Economic Development Area Allocation Area #1	T71401	Wyatt EDA Allocation Area #1	1.02468
71	New Carlisle Economic Development Area Allocation Area #1	T71402	NCEDA #1	0.98011
71	New Carlisle Economic Development Area Allocation Area #2	T71406	NCEDA #2	1.01578
71	Capital Avenue - AM General Allocation Area #3	T71403	AM General	0.99386
71	NW Cleveland Road Economic Development Area	T71404	NW Cleveland EDA	0.96710
71	Lakeville Economic Development Area	T71311	Lakeville EDA	1.17930
71	Solar Project Economic Development Area	T71407	Solar Project EDA	0.00000



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	71 - St. Joseph County	
Jurisdiction	St. Joseph County	
Allocation Code	T71401	
Allocation Area Name	Wyatt EDA	
Form Prepared By:		
Name	Steve Dalton	
Unit/Company	Cender Dalton Municipal Advisors	
Telephone Number	(219) 465-8352	
E-mail Address	sdalton@cenderdalton.com	
1) 2022 Pay 2023 Rasa Ass	sessed Value of Allocation Area 5,	956,962
	19 507 30 database de laborate de 1901	143,633
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$6,100,595
5) 2022 Tuy 2023 Total (Re	rissessed value of Amocanon Area (Ellie 1 + Ellie 2)	30,100,373
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area 6,	475,180
5) 2023 Pay 2024 Net Asse	essed Value Growth in Allocation Area Due	
to New Construction of	or a Change in Tax Status	219,700
6) 2023 Pay 2024 Net Asse	ssed Value Decrease in Allocation Area Due	
to Demolition or a Ch	The second secon	0
The second secon	ssed Value Growth as a Result of	
Abatement Roll-Off in		0
	ne Decrease Due to 2023 Pay 2024	
Appeals Settlements in		4,295
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	96 251 195
		\$6,251,185
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.02468
,	, (,	
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$6,103,980
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$371,200
2023 PAV 2024 RASE NEI	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02468
2023 TAT 2024 DASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.02408
I, John Murphy	Auditor, of St. Joseph County, cer	rtify to the best of my
	ise assessed value calculation is full, true and complete for the tax increment finance alloca	
identified above.	,	
Dated (month, day, year)	8-10-23	
011110		1
0 (1)	Tohn H. Mu County Auditor (Printed)	rphy
County Anditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The base assesed value adju	is ment, as certified above, is approved by the Department of Local Government Finance.	
	08/11/2023	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	71 St Jessey County	
County Jurisdiction	71 - St. Joseph County St. Joseph County	
Allocation Code	T71402	
Allocation Area Name	New Carlisle EDA #1	
Timocation Titlea Traine	Ten Cantile EDIT #1	
Form Prepared By:		
Name	Steve Dalton	
Unit/Company	Cender Dalton Municipal Advisors	
Telephone Number	(219) 465-8352	
E-mail Address	sdalton@cenderdalton.com	
1) 2022 B 2022 B 4		15.044.504
		17,264,784
		42,893,336
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$60,158,120</u>
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area	59,216,980
	essed Value Growth in Allocation Area Due	
to New Construction of	or a Change in Tax Status	348,900
6) 2023 Pay 2024 Net Asse	essed Value Decrease in Allocation Area Due	
to Demolition or a Ch	ange in Tax Status	190,100
7) 2023 Pay 2024 Net Asse	essed Value Growth as a Result of	
Abatement Roll-Off in		0
	ne Decrease Due to 2023 Pay 2024	
Appeals Settlements in	11 30 110 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	96,345
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	
		\$58,961,835
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.98011
10, 1010 110, 1011111111	The beam of the be	0.90011
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$16,921,387
12) 2023 Pay 2024 Increme	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$42,295,593
		,
2022 D. M. 2024 D. CE MEI	WED ALIZATION DA CTOD FOR ALL OCATION AREA OF ME 40	0.00011
2023 PAY 2024 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.98011
I, John Murphy	Auditor, of St. Joseph County,	, certify to the best of my
	use assessed value calculation is full, true and complete for the tax increment finance al	
identified above.		
	8	
Dated (month, day, year)	<u>8-10-23</u>	
011		
JA 151	John H.	Murphy
County Auditor (Signature)	County Auditor (Printed)	. ,
	DEDI DEMENT OF LOCAL COMPANIENT FINANCE	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION	
	CERTIFICATION OF THE DASE NEUTRALIZATION	
Allocation Area Name		
The base accessed value adju	istment as certified above, is approved by the Department of Local Government Financial	ce.
	08/11/2023	
	00/11/2023	



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

County	71 - St. Joseph County	
Jurisdiction	St. Joseph County	
Allocation Code	T71406	
Allocation Area Name	New Carlisle EDA #2	
Form Prepared By:		
Name	Steve Dalton	
Unit/Company	Cender Dalton Municipal Advisors	
Telephone Number	(219) 465-8352	
E-mail Address	sdalton@cenderdalton.com	
1) 2022 Pay 2023 Base Ass	essed Value of Allocation Area 7,923,625	
	ital Assessed Value of Allocation Area 7,807,840	
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$15,731,465
,	<u>-</u>	,,
and account to the second process of	ssed Value of Allocation Area 16,200,680	
The residence of the contract processes and the contract of th	ssed Value Growth in Allocation Area Due	
	or a Change in Tax Status 685,000	
	ssed Value Decrease in Allocation Area Due	
to Demolition or a Cha		
	ssed Value Growth as a Result of	
Abatement Roll-Off in		
	te Decrease Due to 2023 Pay 2024	
Appeals Settlements in	n Allocation Area 60,395 Net Assessed Value of Allocation Area	
9) 2023 Pay 2024 Adjusted	Net Assessed value of Affocation Area	\$15,979,745
	-	313,777,713
10) 2023 Pay 2024 Neutral	lization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.01578
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$8,048,660
- CO	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$8,152,020
2023 PAV 2024 RASE NEI	UTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.01578
	The formal desiration (the formal desiration)	1.01370
I, John Murphy	Auditor, of St. Joseph County, certify to the	best of my
knowledge that the above ba	se assessed value calculation is full, true and complete for the tax increment finance allocation area	
identified above.		
Dated (month, day, year)	8-10-23	
C A		
121	John H. Murph	Ч
County Audito (Signature)	County Auditor (Printed))
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE	
	CERTIFICATION OF TIF BASE NEUTRALIZATION	
Allocation Area Name		
The state of the s		
The base asst sed value adju	Ament as certified above, is approved by the Department of Local Government Finance.	
	08/11/2023	



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

Commissioner, Department of Local Government Finance

Country	71 St. Joseph County			
County Jurisdiction	71 - St. Joseph County		į.	
Allocation Code	St. Joseph County T71403		,	
Allocation Area Name	AM General EDA		+	
Anocation Area Name	AW General EDA		8	
Form Prepared By:				
Name	Steve Dalton			
Unit/Company	Cender Dalton Municipal Advisors		2	
Telephone Number	(219) 465-8352			
E-mail Address	sdalton@cenderdalton.com		<u>.</u>	
1) 2022 B 2022 B 4	177.1		56.550.100	
	essed Value of Allocation Area		56,558,129	
	ntal Assessed Value of Allocation Area	(Line 1 + Line 2)	25,260,702	601 010 021
3) 2022 Pay 2023 Total (Re	eal) Assessed Value of Allocation Area	(Line 1 + Line 2)	_	\$81,818,831
4) 2023 Pay 2024 Net Asse	ssed Value of Allocation Area		81,917,787	
	ssed Value Growth in Allocation Area I	Due		
to New Construction of	or a Change in Tax Status		1,066,588	
6) 2023 Pay 2024 Net Asse	ssed Value Decrease in Allocation Area	Due	±	
to Demolition or a Ch	ange in Tax Status		501,350	
7) 2023 Pay 2024 Net Asse	ssed Value Growth as a Result of			
Abatement Roll-Off in	Allocation Area		0	
	e Decrease Due to 2023 Pay 2024			
Appeals Settlements in			35,780	
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	i e e e e e e e e e e e e e e e e e e e		
			_	\$81,316,769
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Roun	nd to Five Decimal Places)		0.99386
10) 2023 1 ay 2024 Neutra	ization ractor (Eine 57 Eine 3) (Rour	id to Five Decimal Fraces)	<u></u>	0.99380
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation A	Area (Line 1 * Line 10)		\$56,210,862
70	ental Assessed Value of Allocation Are		_	\$25,706,925
			Mari	
			_	
2023 PAY 2024 BASE NE	UTRALIZATION FACTOR FOR AL	LOCATION AREA (LINE 10)		0.99386
I, John Murphy	Auditor, of	St. Joseph	County, certify to the l	hast of my
	se assessed value calculation is full, true			best of my
identified above.	se assessed value calculation is fail, true	e and complete for the tax merement in	iance anocation area	
admined doore.			•	
Dated (month, day, year)	8-10-23			
0 1		- 1		
JUN 12.1	7	John	H. Murph	M
County Auditor (Signature)	0	County Auditor (Pr	inted)	J
		ON THE SECOND SE		
		CAL GOVERNMENT FINANCE		
	CERTIFICATION OF	TIF BASE NEUTRALIZATION		
Allocation Area Name				
mocunon ruca rante				
The base assesed value adju	sment, as certified above, is approved by	by the Department of Local Governmer	nt Finance.	
I	10	1. The control of the second control of the control	or versit (1955) PBV	
		08/11/2023		



State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	71 - St. Joseph County		
Jurisdiction	St. Joseph County		
Allocation Code	T71405		
Allocation Area Name	NW Cleveland Road EDA		
Form Prepared By:			
Name	Steve Dalton		
Unit/Company	Cender Dalton Municipal Advisors		
Telephone Number	(219) 465-8352		
E-mail Address	sdalton@cenderdalton.com		
1) 2022 Pay 2023 Rasa Ass	sessed Value of Allocation Area	162,69	20
-	ntal Assessed Value of Allocation Area	13,282,70	
3	eal) Assessed Value of Allocation Area (Line		\$13,445,400
3) 2022 Tay 2023 Total (10	July 1135essed Value of 1111ocation 111ea (Ellie	7 (Ellic 2)	
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area	13,003,10	00
5) 2023 Pay 2024 Net Asse	essed Value Growth in Allocation Area Due		
	or a Change in Tax Status		0
6) 2023 Pay 2024 Net Asse	essed Value Decrease in Allocation Area Due		
to Demolition or a Ch			0
7) 2023 Pay 2024 Net Asse	essed Value Growth as a Result of		
Abatement Roll-Off in			0
	ie Decrease Due to 2023 Pay 2024		
Appeals Settlements in			0
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area		
			\$13,003,100
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to	Five Decimal Places)	0.96710
11) 2023 Pay 2024 Adjuste	ed Base Assessed Value of Allocation Area	(Line 1 * Line 10)	\$157,346
	ental Assessed Value of Allocation Area (L	# - P-07-07-17-07-12	\$12,845,754
,	_		
2023 PAY 2024 BASE NE	UTRALIZATION FACTOR FOR ALLO	CATION AREA (LINE 10)	0.96710
I, John Murphy		oseph County, certify to	
	se assessed value calculation is full, true and	complete for the tax increment finance allocation a	rea
identified above.			
Distribution	5-10-22		
Dated (month, day, year)	8-10-23		
(1.11)		Tales II Must	ah
Country Auditor (Circulation)	IV .	_ John H. Mur	3/19
County Auditor Signature)	0	County Auditor (Printed)	
	DEPARTMENT OF LOCAL	COVEDNMENT FINANCE	
	CERTIFICATION OF TIF		
Allocation Area Name			
The bose coases	const a contiged above is seen to a	a Department of Level Community	
The base assested value adju	istment, a certified above, is approved by the	e Department of Local Government Finance.	
	M	08/11/2023	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	



State Form 56059 (R7 / 7-23)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	71 - St. Joseph County	
Jurisdiction	St. Joseph County	
Allocation Code	T71311	
Allocation Area Name	Lakeville EDA	
Form Prepared By:		
Name	Steve Dalton	
Unit/Company	Cender Dalton Municipal Advisors	
Telephone Number	(219) 465-8352	
E-mail Address	sdalton@cenderdalton.com	
1) 2022 Pay 2023 Base Ass	sessed Value of Allocation Area	13,355,927
• • • • • • • • • • • • • • • • • • • •	ntal Assessed Value of Allocation Area	5,170,260
	eal) Assessed Value of Allocation Area (Line 1 + Line 2)	\$18,526,187
A 2002 B 2004 N		
and the contract of the contra	ssed Value of Allocation Area	23,548,355
	ssed Value Growth in Allocation Area Due or a Change in Tax Status	1 075 085
	ssed Value Decrease in Allocation Area Due	1,975,985
to Demolition or a Ch		275,650
	ssed Value Growth as a Result of	273,030
Abatement Roll-Off in		0
	ne Decrease Due to 2023 Pay 2024	
Appeals Settlements in	Allocation Area	0
9) 2023 Pay 2024 Adjusted	Net Assessed Value of Allocation Area	
		\$21,848,020
10) 2023 Pay 2024 Neutra	lization Factor (Line 9 / Line 3) (Round to Five Decimal Place	1.17930
11) 2023 Pay 2024 Adjuste	d Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$15,750,645
	ental Assessed Value of Allocation Area (Line 4 - Line 11)	\$7,797,710
	8	
2023 PAY 2024 BASE NEW	UTRALIZATION FACTOR FOR ALLOCATION AREA (L	INE 10) 1.17930
I, John Murphy	Auditor, of St. Joseph	County, certify to the best of my
	se assessed value calculation is full, true and complete for the tax	
identified above.		
	E	
Dated (month, day, year)	8-10-23	
		Tile II M. Ohi
County Aud(tor (Signature)	Coun	John H. Murphy ty Auditor (Printed)
County Auditor Signature)	Coun	ty Auditor (Frinted)
	DEPARTMENT OF LOCAL GOVERNMENT	FINANCE
	CERTIFICATION OF TIF BASE NEUTRALI	ZATION
Allocation Area Name		
The base of seed by adim	stmeps, as certified above, is approved by the Department of Loc	cal Covernment Finance
The base assessed value adju	\mathcal{M}	
	08/1	1/2023
Commissioner, Department	of Local Government Finance Date	(month, day, year)



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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	71 - St. Joseph County		
Jurisdiction	St. Joseph County		
Allocation Code	T71407		
Allocation Area Name	Solar Project EDA		
Form Prepared By:			
Name	Steve Dalton		
Unit/Company	Cender Dalton Municipal Advisors		
Telephone Number E-mail Address	(219) 465-8352 sdalton@cenderdalton.com		
E-man Address	sdanon@cenderdanon.com		
1) 2022 Pay 2023 Base As	sessed Value of Allocation Area		0
	ntal Assessed Value of Allocation Area	The second secon	0
	eal) Assessed Value of Allocation Area (Line 1 + I	Line 2)	S0
		,	
4) 2023 Pay 2024 Net Asse	essed Value of Allocation Area	4	,355,520
5) 2023 Pay 2024 Net Asse	essed Value Growth in Allocation Area Due	3	
to New Construction	or a Change in Tax Status		0
	essed Value Decrease in Allocation Area Due		
to Demolition or a Ch			0
	essed Value Growth as a Result of	The state of the s	
Abatement Roll-Off in			0
	ue Decrease Due to 2023 Pay 2024	The second secon	0
Appeals Settlements i	n Allocation Area l Net Assessed Value of Allocation Area	t en	0
9) 2023 Pay 2024 Adjusted	Thet Assessed value of Affocation Area		\$4,355,520
Note: Line 11) 2023 Pay 2024 Adjuste	alization Factor (Line 9 / Line 3) (Round to Five e 10 is attempting to divide by zero. Please review ed Base Assessed Value of Allocation Area (Line ental Assessed Value of Allocation Area (Line 4	Lines 1 and 2. 1 * Line 10)	
2023 PAY 2024 BASE NE	UTRALIZATION FACTOR FOR ALLOCATION	ON AREA (LINE 10)	
I, John Murphy	Auditor, of St. Joseph	County, ce	ertify to the best of my
knowledge that the above ba	ase assessed value calculation is full, true and comp	plete for the tax increment finance alloc	cation area
identified above.			
Dated (month, day, year) County Auditor (Signature)	8-10-23	County Auditor (Printed)	lurphy
NAME OF THE OWNER O	DEPARTMENT OF LOCAL GOV	VERNMENT FINANCE	
	CERTIFICATION OF TIF BASE		
Allocation Area Name			
The base assessed value adi	usment, as certified above, is approved by the Dep	partment of Local Government Finance	
	The second according to approved by the Dep		
	31	08/11/2023	
Commissioner, Department	of Local Government Finance	Date (month, day, year)	