

2021 APPRAISAL INSURANCE REPORT

APPRAISAL

OF PROPERTY OF

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

INSURANCE REPORT

**Maintenance Service Report
1/1/2021 to 12/31/2021**

BY

**APPRAISAL AFFILIATES, INC.
24902 JERICHO TURNPIKE, SUITE 203
FLORAL PARK, NEW YORK 11001**

Appraisal Affiliates, Inc.

24902 Jericho Turnpike, Suite 203
Floral Park, New York 11001

The Appraisal Affiliates, Inc., a corporation, hereby furnishes its appraisal maintenance service in accordance with contract. The values furnished in this report have been determined after proper consideration of:

- a. Property details as recorded in the primary appraisal report dated 2/14/2002
- b. Additions, deductions, replacements and transfers of physical assets subsequent to date of primary appraisal report.
- c. Current replacement cost new reflecting present labor rates and commodity prices.
- d. Revision of accrued depreciation to reflect normal usage after giving effect to expenditures for maintenance and repairs.

After a careful review of conditions outlined and detailed we certify, under our corporate seal and over the signature of an authorized officer of our company, the values to be:

TOTAL REPLACEMENT COST NEW:	\$10,746,122
TOTAL DEPRECIATED VALUE:	\$7,263,724

The property scheduled is known as:

NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK

We have not examined into and do not pass upon the title to,
or liabilities against any of the property appraised.

Appraisal Affiliates, Inc.



Drew J. Stinson

Date: as of December 31, 2021

President

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

BUILDING #1 - Administration Building

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	93,941	54,486
Structures - Above Ground	1,555,795	910,215
Heating, Vent. & Air Cond. System	323,592	220,043
Lighting System	294,742	197,477
Plumbing System	126,193	85,811
Building Elevator	143,263	95,986
TOTAL BUILDING ACCOUNT	2,537,526	1,564,018
Total Building Account - Below Ground	93,941	54,486
Total Building Account - Above Ground	2,443,585	1,509,532
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	499,108	321,775
TOTAL EQUIPMENT ACCOUNT	499,108	321,775
TOTAL BELOW GROUND	93,941	54,486
TOTAL ABOVE GROUND	2,942,693	1,831,307
TOTAL BUILDING #1 - Administration Building	3,036,634	1,885,793

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

BUILDING #2 - Maintenance Garage/Offices

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	71,167	39,854
Structures - Above Ground	656,775	380,930
Heating, Vent. & Air Cond. System	64,687	40,753
Lighting System	135,917	78,832
Plumbing System	38,686	23,598
TOTAL BUILDING ACCOUNT	967,232	563,967
Total Building Account - Below Ground	71,167	39,854
Total Building Account - Above Ground	896,065	524,113
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	341,339	208,530
TOTAL EQUIPMENT ACCOUNT	341,339	208,530
TOTAL BELOW GROUND	71,167	39,854
TOTAL ABOVE GROUND	1,237,404	732,643
TOTAL BUILDING #2 - Maintenance Garage/Offices	1,308,571	772,497

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

BUILDING #3 - Garage

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	6,169	3,208
Structures - Above Ground	72,320	39,053
Lighting System	3,559	1,993
TOTAL BUILDING ACCOUNT	82,048	44,254
Total Building Account - Below Ground	6,169	3,208
Total Building Account - Above Ground	75,879	41,046
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	31,305	18,783
TOTAL EQUIPMENT ACCOUNT	31,305	18,783
TOTAL BELOW GROUND	6,169	3,208
TOTAL ABOVE GROUND	107,184	59,829
TOTAL BUILDING #3 - Garage	113,353	63,037

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

BUILDING #4 - Toll Booths

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Below Ground	13,826	7,604
Structures - Above Ground	1,453,936	1,022,233
TOTAL BUILDING ACCOUNT	1,467,762	1,029,837
Total Building Account - Below Ground	13,826	7,604
Total Building Account - Above Ground	1,453,936	1,022,233
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	1,089,325	720,446
TOTAL EQUIPMENT ACCOUNT	1,089,325	720,446
TOTAL BELOW GROUND	13,826	7,604
TOTAL ABOVE GROUND	2,543,261	1,742,679
TOTAL BUILDING #4 - Toll Booths	2,557,087	1,750,283

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

BUILDING #5 - Generator Building

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>		
Structures - Above Ground	558,113	514,206
TOTAL BUILDING ACCOUNT	558,113	514,206
Total Building Account - Above Ground	558,113	514,206
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	1,026,759	718,731
TOTAL EQUIPMENT ACCOUNT	1,026,759	718,731
TOTAL ABOVE GROUND	1,584,872	1,232,937
TOTAL BUILDING #5 - Generator Building	1,584,872	1,232,937

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

BRIDGE TOWER

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<u>EQUIPMENT ACCOUNT</u>		
Furnishings & Equipment	139,963	84,855
TOTAL EQUIPMENT ACCOUNT	139,963	84,855
TOTAL ABOVE GROUND	139,963	84,855
TOTAL BRIDGE TOWER	139,963	84,855

SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
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as of December 31, 2021

OUTSIDE

BUILDING ACCOUNT

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
Miscellaneous	916,961	623,533
TOTAL BUILDING ACCOUNT	916,961	623,533
Total Building Account - Above Ground	916,961	623,533

EQUIPMENT ACCOUNT

Furnishings & Equipment	332,125	229,166
TOTAL EQUIPMENT ACCOUNT	332,125	229,166

TOTAL ABOVE GROUND	1,249,086	852,699
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TOTAL OUTSIDE	1,249,086	852,699
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SUMMARY OF VALUES BY CLASSIFICATION

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

THROUGHOUT

BUILDING ACCOUNT

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
Lighting System	5,346	5,346
TOTAL BUILDING ACCOUNT	5,346	5,346
Total Building Account - Above Ground	5,346	5,346

EQUIPMENT ACCOUNT

Furnishings & Equipment	15,941	13,390
Vehicles & Equipment	378,806	367,621
Surveillance System	356,463	235,266
TOTAL EQUIPMENT ACCOUNT	751,210	616,277

TOTAL ABOVE GROUND **751,210** **616,277**

TOTAL THROUGHOUT **751,210** **616,277**

SUMMARY OF GRAND TOTAL VALUES

**NASSAU COUNTY BRIDGE AUTHORITY
LAWRENCE, NEW YORK**

as of December 31, 2021

	<u>Replacement Cost New</u>	<u>Accrued Depreciation</u>	<u>Depreciated Value</u>
<u>BUILDING ACCOUNT</u>			
Structures - Below Ground	185,103	79,951	105,152
Structures - Above Ground	4,296,939	1,430,302	2,866,637
Heating, Vent. & Air Cond. System	388,279	127,483	260,796
Lighting System	439,564	155,916	283,648
Plumbing System	164,879	55,470	109,409
Building Elevator	143,263	47,277	95,986
Miscellaneous	916,961	293,428	623,533
TOTAL BUILDING ACCOUNT	6,534,988	2,189,827	4,345,161
Total Building Account - Below Ground	185,103	79,951	105,152
Total Building Account - Above Ground	6,349,885	2,109,876	4,240,009
<u>EQUIPMENT ACCOUNT</u>			
Furnishings & Equipment	3,475,865	1,160,189	2,315,676
Vehicles & Equipment	378,806	11,185	367,621
Surveillance System	356,463	121,197	235,266
TOTAL EQUIPMENT ACCOUNT	4,211,134	1,292,571	2,918,563
TOTAL BELOW GROUND	185,103	79,951	105,152
TOTAL ABOVE GROUND	10,561,019	3,402,447	7,158,572
GRAND TOTAL	10,746,122	3,482,398	7,263,724

ADDITIONS

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Structures - Above Ground			
Building #1 - Administration Building			
1 Application of commercial roof coating to approx. 4,000 square feet by My Frind's Construction	<u>18,700</u>	0	<u>18,700</u>
TOTAL STRUCTURES - ABOVE GROUND Building #1 - Administration Building ADDITIONS	18,700		18,700

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Structures - Above Ground			
Building #4 - Toll Booths			
4 Fujitsu, 12000 BTU ductless split type air conditioners with ceiling cassettes by K.C.N. Heating & AC, Inc. for lanes 1,2, 8 and 10 [ck #55391, 7/16/21]	14,925	0	14,925
TOTAL STRUCTURES - ABOVE GROUND			
Building #4 - Toll Booths			
ADDITIONS	14,925		14,925

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Structures - Above Ground			
Building #5 - Generator Building			
1 Step down transformer project work to elevate and house existing step down transformer by Haugland Energy	<u>265,402</u>	0	<u>265,402</u>
TOTAL STRUCTURES - ABOVE GROUND Building #5 - Generator Building ADDITIONS	265,402		265,402

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Lighting System Throughout			
1 Supply LED light fixtures from Schwing Electrical Supply for overhead sign, parking lot, salt dome, supervisor's office and generator building	<u>5,346</u>	0	<u>5,346</u>
TOTAL LIGHTING SYSTEM Throughout ADDITIONS	5,346		5,346

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #1 - Administration Building			
3 Hi-Def cameras from Multi-Media Communications	1,502		
2 Dell, computers for Toll Dept/Cashier	1,605		
2 Dell, computers for offices	1,605		
1 Dell monitor & camera with bracket for conference room	<u>1,805</u>		
TOTAL FURNISHINGS & EQUIPMENT			
Building #1 - Administration Building			
ADDITIONS	6,517	0	6,517

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #2 - Maintenance Garage/Offices			
1 Dell computer	<u>802</u>	0	<u>802</u>
TOTAL FURNISHINGS & EQUIPMENT Building #2 - Maintenance Garage/Offices ADDITIONS	802		802

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #4 - Toll Booths			
1 Software license for Microsoft server & SQL server toll equipment upgrade - LPR	<u>4,387</u>	0	<u>4,387</u>
TOTAL FURNISHINGS & EQUIPMENT Building #4 - Toll Booths ADDITIONS	4,387		4,387

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Bridge Tower			
1 New Incinolet toilet	2,194	0	2,194
TOTAL FURNISHINGS & EQUIPMENT			
Bridge Tower			
ADDITIONS	2,194		2,194

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Vehicles & Equipment			
Throughout Pick-Up Truck			
1 2022 Ford F250 Pick-Up Truck, 8cylinder, painted blue, VIN: 1FT7W2B67NEC27285 [ck #55505, 10/8/21]	34,222		
1 Western, Tornado spreader, 1.8 CY, inverted vee, poly, electric, Model 78003-1, SN 21061730658778003-1, 8' long, with wire harness [ck #55517, 10/8/21]	6,223		
TOTAL VEHICLES & EQUIPMENT Throughout ADDITIONS	40,445	0	40,445