

# APPRAISAL

OF PROPERTY OF

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

**INSURANCE**

**Maintenance Service Report  
1/1/2014 to 12/31/2014**

BY

**APPRAISAL AFFILIATES, Inc.  
249-02 Jericho Turnpike  
Bellerose, New York 11001**

## Appraisal Affiliates, Inc.

249-02 Jericho Turnpike  
Bellerose, 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 a going concern to be:

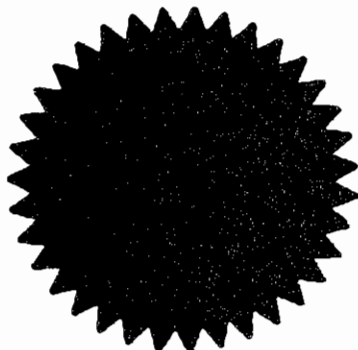
Replacement Cost New	\$ 7,804,975
Depreciated Value	\$ 5,603,579

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.



Date as of December 31, 2014

President

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**BUILDING #1 - Administration Building**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>		
Structures - Below Ground	72,390	45,606
Structures - Above Ground	1,197,718	754,562
Heating, Vent. & Air Cond. System	249,357	195,422
Lighting System	227,125	172,615
Plumbing System	97,243	74,457
Building Elevator	110,396	83,901
<b>TOTAL BUILDING ACCOUNT</b>	<b>1,954,229</b>	<b>1,326,563</b>
Total Building Account - Below Ground	72,390	45,606
Total Building Account - Above Ground	1,881,839	1,280,957
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	372,102	259,483
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>372,102</b>	<b>259,483</b>
<b>TOTAL BELOW GROUND</b>	<b>72,390</b>	<b>45,606</b>
<b>TOTAL ABOVE GROUND</b>	<b>2,253,941</b>	<b>1,540,440</b>
<b>TOTAL BUILDING #1 - Administration Building</b>	<b>2,326,331</b>	<b>1,586,046</b>

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**BUILDING #2 - Maintenance Garage/Offices**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>		
Structures - Below Ground	54,299	30,407
Structures - Above Ground	498,382	279,094
Heating, Vent. & Air Cond. System	49,353	30,892
Lighting System	103,698	60,145
Plumbing System	28,954	16,793
<b>TOTAL BUILDING ACCOUNT</b>	<b>734,686</b>	<b>417,331</b>
Total Building Account - Below Ground	54,299	30,407
Total Building Account - Above Ground	680,387	386,924
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	254,574	166,876
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>254,574</b>	<b>166,876</b>
<b>TOTAL BELOW GROUND</b>	<b>54,299</b>	<b>30,407</b>
<b>TOTAL ABOVE GROUND</b>	<b>934,961</b>	<b>553,800</b>
<b>TOTAL BUILDING #2 - Maintenance Garage/Offices</b>	<b>989,260</b>	<b>584,207</b>

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**BUILDING #3 - Garage**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>		
Structures - Below Ground	4,707	2,448
Structures - Above Ground	55,177	29,796
Lighting System	2,715	1,520
<b>TOTAL BUILDING ACCOUNT</b>	<b>62,599</b>	<b>33,764</b>
Total Building Account - Below Ground	4,707	2,448
Total Building Account - Above Ground	57,892	31,316
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	24,021	15,133
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>24,021</b>	<b>15,133</b>
<b>TOTAL BELOW GROUND</b>	<b>4,707</b>	<b>2,448</b>
<b>TOTAL ABOVE GROUND</b>	<b>81,913</b>	<b>46,449</b>
<b>TOTAL BUILDING #3 - Garage</b>	<b>86,620</b>	<b>48,897</b>

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**BUILDING #4 - Toll Booths**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>		
Structures - Below Ground	10,548	5,801
Structures - Above Ground	1,097,903	845,385
<b>TOTAL BUILDING ACCOUNT</b>	<b>1,108,451</b>	<b>851,186</b>
Total Building Account - Below Ground	10,548	5,801
Total Building Account - Above Ground	1,097,903	845,385
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	741,483	506,173
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>741,483</b>	<b>506,173</b>
<b>TOTAL BELOW GROUND</b>	<b>10,548</b>	<b>5,801</b>
<b>TOTAL ABOVE GROUND</b>	<b>1,839,386</b>	<b>1,351,558</b>
<b>TOTAL BUILDING #4 - Toll Booths</b>	<b>1,849,934</b>	<b>1,357,359</b>

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**BUILDING #5 - Generator Building**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>		
Structures - Above Ground	177,101	157,620
<b>TOTAL BUILDING ACCOUNT</b>	<b>177,101</b>	<b>157,620</b>
Total Building Account - Above Ground	177,101	157,620
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	787,806	614,489
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>787,806</b>	<b>614,489</b>
<b>TOTAL ABOVE GROUND</b>	<b>964,907</b>	<b>772,109</b>
<b>TOTAL BUILDING #5 - Generator Building</b>	<b>964,907</b>	<b>772,109</b>

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**BRIDGE TOWER**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	98,098	59,417
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>98,098</b>	<b>59,417</b>
<b>TOTAL ABOVE GROUND</b>	<b>98,098</b>	<b>59,417</b>
<b>TOTAL BRIDGE TOWER</b>	<b>98,098</b>	<b>59,417</b>



**SUMMARY OF VALUES BY CLASSIFICATION**

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

as of December 31, 2014

**OUTSIDE**

	<u>Replacement Cost New</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>		
Miscellaneous	602,125	439,551
<b>TOTAL BUILDING ACCOUNT</b>	<b>602,125</b>	<b>439,551</b>
Total Building Account - Above Ground	602,125	439,551
<b><u>EQUIPMENT ACCOUNT</u></b>		
Furnishings & Equipment	254,080	192,105
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>254,080</b>	<b>192,105</b>
<b>TOTAL ABOVE GROUND</b>	<b>856,205</b>	<b>631,656</b>
<b>TOTAL OUTSIDE</b>	<b>856,205</b>	<b>631,656</b>

**SUMMARY OF VALUES BY CLASSIFICATION**

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

**as of December 31, 2014**

**THROUGHOUT**

**Replacement  
Cost New**

**Depreciated  
Value**

**EQUIPMENT ACCOUNT**

Furnishings & Equipment

12,232

11,987

Vehicles & Equipment

347,883

341,302

Surveillance System

273,505

210,599

**TOTAL EQUIPMENT ACCOUNT**

**633,620**

**563,888**

**TOTAL ABOVE GROUND**

**633,620**

**563,888**

**TOTAL THROUGHOUT**

**633,620**

**563,888**

**SUMMARY OF GRAND TOTAL VALUES**

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

**as of December 31, 2014**

	<u>Replacement Cost New</u>	<u>Accrued Depreciation</u>	<u>Depreciated Value</u>
<b><u>BUILDING ACCOUNT</u></b>			
Structures - Below Ground	141,944	57,682	84,262
Structures - Above Ground	3,026,281	959,824	2,066,457
Heating, Vent. & Air Cond. System	298,710	72,396	226,314
Lighting System	333,538	99,258	234,280
Plumbing System	126,197	34,947	91,250
Building Elevator	110,396	26,495	83,901
Miscellaneous	602,125	162,574	439,551
<b>TOTAL BUILDING ACCOUNT</b>	<b>4,639,191</b>	<b>1,413,176</b>	<b>3,226,015</b>
Total Building Account - Below Ground	141,944	57,682	84,262
Total Building Account - Above Ground	4,497,247	1,355,494	3,141,753
<b><u>EQUIPMENT ACCOUNT</u></b>			
Furnishings & Equipment	2,544,396	718,733	1,825,663
Vehicles & Equipment	347,883	6,581	341,302
Surveillance System	273,505	62,906	210,599
<b>TOTAL EQUIPMENT ACCOUNT</b>	<b>3,165,784</b>	<b>788,220</b>	<b>2,377,564</b>
<b>TOTAL BELOW GROUND</b>	<b>141,944</b>	<b>57,682</b>	<b>84,262</b>
<b>TOTAL ABOVE GROUND</b>	<b>7,663,031</b>	<b>2,143,714</b>	<b>5,519,317</b>
<b>GRAND TOTAL</b>	<b>7,804,975</b>	<b>2,201,396</b>	<b>5,603,579</b>

**ADDITIONS**

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
<p style="text-align: center;">Heating, Ventilating &amp; Air Conditioning System</p>			
<p style="text-align: center;">Building #1 - Administration Building</p>			
<p>1 Air conditioning unit for Registry Room including wiring [8/22/15, #22810/22811]</p>	<p><u>4,250</u></p>	<p>0</p>	<p><u>4,250</u></p>
<p>TOTAL HEATING, VENTILATING &amp; AIR CONDITIONING SYS Building #1 - Administration Building ADDITIONS</p>	<p>4,250</p>		<p>4,250</p>

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Plumbing System			
Building #1 - Administration Building			
1 New 50 gallon water heater by A. Montilli Plumbing [1/24/14, #22374]	2,300	0	2,300
TOTAL PLUMBING SYSTEM Building #1 - Administration Building ADDITIONS	2,300		2,300

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Heating, Ventilating & Air Conditioning System			
Building #2 - Maintenance Garage/Offices			
1 Modine 140,000 BTU unit heater by Bayview A/C & Heating [1/24/14, #22375]	<u>3,200</u>	0	<u>3,200</u>
TOTAL HEATING, VENTILATING & AIR CONDITIONING SYS Building #2 - Maintenance Garage/Offices ADDITIONS	3,200		3,200

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Miscellaneous			
Outside			
1 Parking lot island curbing by Grace Industries [12/12/14, #23058]	9,700	0	9,700
TOTAL MISCELLANEOUS Outside ADDITIONS	9,700		9,700



ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #1 - Administration Building Supervisor			
1 Atlaz International, printer	229		
Toll Dept.			
1 Scan Coin coin sorter/counter [3/21/14, #22491]	2,058		
2 Bilicon, Model N131A, currency counters [3/7/14, #22458]	2,530		
Deputy Manager/Sergeant's Office			
1 Laptop for Sergeant's Office & computer for Deputy Mgr. [2/7/14, #22412]	2,088		
Manager			
1 Desktop computer & memory upgrade	721		
Throughout			
4 Hot/cold water coolers, Nestle [1/10/14, #22348]	525		
1 Filemaker upgrade to server software [2/7/14, #22401]	<u>664</u>		
TOTAL FURNISHINGS & EQUIPMENT			
Building #1 - Administration Building			
ADDITIONS	8,815	0	8,815

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #2 - Maintenance Garage/Offices			
1 Tarp for salt bin	484		
1 New Holland, gas powered hot water pressure washer [12/12/14, #23071]	<u>3,525</u>		
TOTAL FURNISHINGS & EQUIPMENT			
Building #2 - Maintenance Garage/Offices			
ADDITIONS	4,009	0	4,009

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Building #4 - Toll Booths			
1 USB//O board for lane controller	290		
1 Automatic Control Systems gate arm with breakaway assembly for Lane #8 [6/13/14, #22676]	1,116		
1 Automatic Control Systems parts for lane gate arms [6/27/14, #22697]	983		
1 Atlaz International lane controller computer for Lane #8 [8/22/14, #22819]	1,010		
4 Atlaz International receipt printers [10/31/14, #22962]	1,385		
4 Atlaz International receipt printers for #4,7 8 & 10 [9/5/14, #22848]	<u>1,385</u>		
TOTAL FURNISHINGS & EQUIPMENT			
Building #4 - Toll Booths			
ADDITIONS	6,169	0	6,169

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Bridge Tower			
1 Refrigerator [5/16/14, #22616]	440		
1 Desk chair	217		
1 Air compressor [12/12/14, #23055]	<u>739</u>		
TOTAL FURNISHINGS & EQUIPMENT			
Bridge Tower			
ADDITIONS	1,396	0	1,396

ADDITIONS	REPLACEMENT COST NEW	DEPR. %	DEPRECIATED VALUE
Furnishings & Equipment			
Outside			
2 Below Ground, 1 - 1080 gallon gasoline and 1 - 550 gallon Diesel Fiberglass double walled fuel tanks, incl. 4 - Pipe protective barriers w/all alarms & leak detection system	52,845		
1 Backflow valve for ballfield irrigation system	<u>1,315</u>		
TOTAL FURNISHINGS & EQUIPMENT Outside ADDITIONS	54,160	0	54,160

