



Industrial Appraisal Company

Binghamton-Johnson City Joint Sewage Board

Insurance Summary

Valuation Date: 2/2/2024

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BUILDING TOTAL		\$128,136,970	\$52,815,790	\$75,321,180	\$103,656,176	\$43,603,630	\$60,052,546
ARCHITECT FEES		\$25,556,533		\$25,556,533	\$20,665,111		\$20,665,111
GRAND TOTAL BUILDING		\$153,693,503	\$52,815,790	\$100,877,713	\$124,321,287	\$43,603,630	\$80,717,657
CONTENTS TOTAL		\$116,574,520		\$116,574,520	\$95,078,259		\$95,078,259
GRAND TOTAL CONTENTS		\$116,574,520		\$116,574,520	\$95,078,259		\$95,078,259
GRAND TOTAL		\$270,268,023	\$52,815,790	\$217,452,233	\$219,399,546	\$43,603,630	\$175,795,916
GRAND TOTAL APPRAISED							
SQ. FOOTAGE: 138,872							
(SUPERSTRUCTURE: 91,167 / BASEMENT: 47,705)							



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BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0299					
TERMINAL PUMPING STATION PITO					
3936 GATES ROAD					
VESTAL, NY 13850					
OCCUPANCY: PROPERTY IN THE OPEN					
INSURABLE SITE IMPROVEMENTS	02/24	\$43,360	\$43,360	\$34,922	\$34,922
TOTAL BUILDING		\$43,360	\$0	\$34,922	\$34,922
MACHINERY/SHOP EQUIPMENT	02/24	\$360,000	\$360,000	\$288,000	\$288,000
POWER FEED MAINS	02/24	\$61,100	\$61,100	\$48,880	\$48,880
TOTAL CONTENTS		\$421,100	\$421,100	\$336,880	\$336,880
TOTAL BUILDING & CONTENTS		\$464,460	\$0	\$371,802	\$371,802



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE			
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BLDG NO: 0202							
TERMINAL PUMPING STATION ELECTRIC BUILDING							
4480 VESTAL ROAD							
VESTAL, NY 13850							
OCCUPANCY: ELECTRIC BUILDING							
CONST YEARS: 2015							
CONSTRUCTION CLASS: 6							
CAPACITY SIZE: 20 X 55 FT							
CAPACITY TYPE: SIZE							
CONDITION: GOOD							
BUILDING	02/24	\$296,890	\$12,630	\$293,910	\$12,500	\$281,410	
ENGINEERING FEES	02/24	\$59,359		\$58,777		\$58,777	
TOTAL BUILDING		\$356,249	\$12,630	\$352,687	\$12,500	\$340,187	
EQUIPMENT	02/24	\$4,000		\$2,800		\$2,800	
POWER FEED MAINS	02/24	\$301,130		\$240,904		\$240,904	
TOTAL CONTENTS		\$305,130		\$243,704		\$243,704	
TOTAL BUILDING & CONTENTS		\$661,379	\$12,630	\$596,391	\$12,500	\$583,891	



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE			
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BLDG NO: 0201							
TERMINAL PUMPING STATION							
3936 GATES ROAD							
VESTAL, NY 13850							
OCCUPANCY: PUMPING STATION							
CONST YEARS: 1966							
CONSTRUCTION CLASS: 4							
SUPER SQFT: 2,155 / BASEMENT SQFT: 4,310							
STORIES: 1							
CONDITION: GOOD							
BUILDING	02/24	\$3,255,630	\$535,500	\$2,720,130	\$1,534,500	\$251,690	\$1,282,810
ARCHITECT FEES	02/24	\$651,110		\$651,110	\$306,883		\$306,883
TOTAL BUILDING		\$3,906,740	\$535,500	\$3,371,240	\$1,841,383	\$251,690	\$1,589,693
MACHINERY/SHOP EQUIPMENT							
EQUIPMENT	02/24	\$1,424,000		\$1,424,000	\$900,450		\$900,450
PROCESS PIPING	02/24	\$20,300		\$20,300	\$12,460		\$12,460
POWER FEED MAINS	02/24	\$477,135		\$477,135	\$238,568		\$238,568
	02/24	\$51,416		\$51,416	\$40,613		\$40,613
TOTAL CONTENTS		\$1,972,851		\$1,972,851	\$1,192,091		\$1,192,091
TOTAL BUILDING & CONTENTS		\$5,879,591	\$535,500	\$5,344,091	\$3,033,474	\$251,690	\$2,781,784



Industrial Appraisal Company

Binghamton-Johnson City Joint Sewage Board

Insurance Summary

Valuation Date: 2/2/2024

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0199					
PROPERTY IN THE OPEN					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PROPERTY IN THE OPEN					
INSURABLE SITE IMPROVEMENTS	02/24	\$308,330	\$308,330	\$292,914	\$292,914
TOTAL BUILDING		\$308,330	\$0	\$292,914	\$292,914
MACHINERY/SHOP EQUIPMENT	02/24	\$395,000	\$395,000	\$316,500	\$316,500
EQUIPMENT	02/24	\$30,000	\$30,000	\$21,000	\$21,000
POWER FEED MAINS	02/24	\$2,226,100	\$2,226,100	\$1,780,880	\$1,780,880
TOTAL CONTENTS		\$2,651,100	\$2,651,100	\$2,118,380	\$2,118,380
TOTAL BUILDING & CONTENTS		\$2,959,430	\$0	\$2,411,294	\$2,411,294



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0198					
THROUGHOUT SEWAGE PLANT					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: EQUIPMENT ONLY					
MACHINERY/SHOP EQUIPMENT	02/24	\$9,175,000	\$9,175,000	\$7,340,000	\$7,340,000
TOTAL CONTENTS		\$9,175,000	\$9,175,000	\$7,340,000	\$7,340,000



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0152					
FLOOD WALL					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: FLOOD WALL					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: VARIES					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$4,515,530	\$3,294,750	\$4,470,380	\$3,261,800
ENGINEERING FEES	02/24	\$903,096	\$903,096	\$894,060	\$894,060
TOTAL BUILDING		\$5,418,626	\$3,294,750	\$5,364,440	\$3,261,800
PROCESS PIPING	02/24	\$99,300	\$99,300	\$79,440	\$79,440
TOTAL CONTENTS		\$99,300	\$99,300	\$79,440	\$79,440
TOTAL BUILDING & CONTENTS		\$5,517,926	\$3,294,750	\$5,443,880	\$3,261,800
					\$2,182,080



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0151					
DISTRIBUTION BOX #2					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: DISTRIBUTION BOX					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 18 X 30 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$176,800	\$123,150	\$175,020	\$121,910
ENGINEERING FEES	02/24	\$35,341	\$35,341	\$35,000	\$35,000
TOTAL BUILDING		\$212,141	\$123,150	\$210,020	\$121,910
PROCESS PIPING	02/24	\$118,000		\$94,400	\$94,400
TOTAL CONTENTS		\$118,000		\$94,400	\$94,400
TOTAL BUILDING & CONTENTS		\$330,141	\$123,150	\$304,420	\$121,910
					\$182,510



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0150					
REGULATOR VAULT					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: REGULATOR VAULT					
CONST YEARS: 1977					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 12X14.5 FT/12.5X18 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$336,130	\$336,130	\$181,510	\$181,510
ENGINEERING FEES	02/24	\$67,221	\$67,221	\$36,300	\$36,300
TOTAL BUILDING		\$403,351	\$336,130	\$217,810	\$181,510
TOTAL CONTENTS		\$0	\$0	\$0	\$0
TOTAL BUILDING & CONTENTS		\$403,351	\$336,130	\$217,810	\$181,510



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0149					
EMERGENCY OUTFALL CHAMBER					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: EMERGENCY OUTFALL CHAMBER					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 12 X 12 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$181,100	\$99,480	\$179,280	\$98,480
ENGINEERING FEES	02/24	\$36,202		\$35,849	\$35,849
TOTAL BUILDING		\$217,302	\$99,480	\$215,129	\$98,480
PROCESS PIPING	02/24	\$92,500		\$74,000	\$74,000
TOTAL CONTENTS		\$92,500		\$74,000	\$74,000
TOTAL BUILDING & CONTENTS		\$309,802	\$99,480	\$289,129	\$98,480



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0148					
INFLUENT SAMPLING CHAMBER					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: INFLUENT SAMPLING CHAMBER					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 9 X 9 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$85,700	\$66,480	\$84,850	\$65,820
ENGINEERING FEES	02/24	\$17,132		\$16,954	
TOTAL BUILDING		\$102,832	\$66,480	\$101,804	\$65,820
					\$19,030
					\$16,954
					\$35,984
MACHINERY/SHOP EQUIPMENT	02/24	\$19,500		\$15,600	
EQUIPMENT	02/24	\$2,000		\$1,600	
PROCESS PIPING	02/24	\$40,000		\$32,000	
TOTAL CONTENTS		\$61,500		\$49,200	
TOTAL BUILDING & CONTENTS		\$164,332	\$66,480	\$151,004	\$65,820
					\$85,184



Insurance Summary

Valuation Date: 2/2/2024

Industrial Appraisal Company
Pittsburgh, Pennsylvania



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0146					
VALVE VAULT					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: VALVE VAULT					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 7 X 9 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$21,710	\$21,710	\$21,500	\$21,500
ENGINEERING FEES	02/24	\$4,342	\$4,342	\$4,291	\$4,291
TOTAL BUILDING		\$26,052	\$21,710 \$4,342	\$25,791	\$21,500 \$4,291
PROCESS PIPING	02/24	\$6,050		\$4,840	\$4,840
TOTAL CONTENTS		\$6,050		\$4,840	\$4,840
TOTAL BUILDING & CONTENTS		\$32,102	\$21,710 \$10,392	\$30,631	\$21,500 \$9,131



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0145					
OLD CHLORINE CONTACT TANK					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: OLD CHLORINE CONTACT TANK					
CONST YEARS: 1977					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 50 X 91 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$1,047,510	\$848,320	\$565,650	\$458,090
ENGINEERING FEES	02/24	\$209,486		\$113,128	
TOTAL BUILDING		\$1,256,996	\$848,320	\$678,778	\$458,090
PROCESS PIPING	02/24	\$55,900		\$16,770	
TOTAL CONTENTS		\$55,900		\$16,770	
TOTAL BUILDING & CONTENTS		\$1,312,896	\$848,320	\$695,548	\$458,090



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0144					
SCUM PUMP STATION #3					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SCUM PUMP STATION					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 10 X 19 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$69,610	\$69,610	\$68,910	\$68,910
ENGINEERING FEES	02/24	\$13,916	\$13,916	\$13,781	\$13,781
TOTAL BUILDING		\$83,526	\$69,610	\$82,691	\$13,781
MACHINERY/SHOP EQUIPMENT	02/24	\$36,000		\$28,800	\$28,800
EQUIPMENT	02/24	\$4,500		\$3,600	\$3,600
TOTAL CONTENTS		\$40,500		\$32,400	\$32,400
TOTAL BUILDING & CONTENTS		\$124,026	\$69,610	\$115,091	\$46,181



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0143					
SCUM PUMP STATION #2					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SCUM PUMP STATION					
CONST YEARS: 1977					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 6 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$41,410	\$41,410	\$22,370	\$22,370
ENGINEERING FEES	02/24	\$8,282	\$8,282	\$4,464	\$4,464
TOTAL BUILDING		\$49,692	\$41,410	\$26,834	\$22,370
MACHINERY/SHOP EQUIPMENT	02/24	\$36,000		\$28,800	\$28,800
TOTAL CONTENTS		\$36,000		\$28,800	\$28,800
TOTAL BUILDING & CONTENTS		\$85,692	\$41,410	\$55,634	\$22,370
					\$33,264



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0142					
SCUM PUMP STATION #1					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SCUM PUMP STATION					
CONST YEARS: 1977					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 9 X 11 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$50,210	\$50,210	\$27,110	\$27,110
ENGINEERING FEES	02/24	\$10,035	\$10,035	\$5,422	\$5,422
TOTAL BUILDING		\$60,245	\$50,210	\$32,532	\$27,110
MACHINERY/SHOP EQUIPMENT	02/24	\$36,000	\$36,000	\$28,800	\$28,800
TOTAL CONTENTS		\$36,000	\$36,000	\$28,800	\$28,800
TOTAL BUILDING & CONTENTS		\$96,245	\$50,210	\$61,332	\$27,110
					\$34,222



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0141					
RAW SLUDGE CHAMBER					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: RAW SLUDGE CHAMBER					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 26 X 55 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$498,670	\$351,650	\$493,680	\$348,130
ENGINEERING FEES	02/24	\$99,723	\$99,723	\$98,729	\$98,729
TOTAL BUILDING		\$598,393	\$351,650	\$592,409	\$348,130
PROCESS PIPING	02/24	\$18,232		\$14,586	\$14,586
TOTAL CONTENTS		\$18,232		\$14,586	\$14,586
TOTAL BUILDING & CONTENTS		\$616,625	\$351,650	\$606,995	\$348,130



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0140					
BLENDÉD SLUDGE CHAMBER					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: BLENDÉD SLUDGE CHAMBER					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 20 X 39 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$295,210	\$146,720	\$292,260	\$145,260
ENGINEERING FEES	02/24	\$59,031		\$58,439	
TOTAL BUILDING		\$354,241	\$146,720	\$350,699	\$145,260
					\$205,439
PROCESS PIPING	02/24	\$18,232		\$14,586	
TOTAL CONTENTS		\$18,232		\$14,586	
TOTAL BUILDING & CONTENTS		\$372,473	\$146,720	\$365,285	\$145,260
					\$220,025



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0139					
DIGESTER SLUDGE CHAMBER					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: DIGESTER SLUDGE CHAMBER					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 19 X 39 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$427,160	\$245,100	\$422,890	\$242,650
ENGINEERING FEES	02/24	\$85,414		\$84,558	
TOTAL BUILDING		\$512,574	\$245,100	\$507,448	\$242,650
					\$180,240
					\$84,558
					\$264,798
PROCESS PIPING	02/24	\$18,232		\$14,586	
TOTAL CONTENTS		\$18,232		\$14,586	
TOTAL BUILDING & CONTENTS		\$530,806	\$245,100	\$522,034	\$242,650
					\$14,586
					\$14,586
					\$279,384



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE			
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BLDG NO: 0138							
SOUTHWEST STORM WATER PUMP STATION #4							
4480 VESTAL ROAD							
VESTAL, NY 13850							
OCCUPANCY: PUMP STATION							
CONST YEARS: 2018							
CONSTRUCTION CLASS: 6							
CAPACITY SIZE: 18 X 21 FT							
CAPACITY TYPE: SIZE							
CONDITION: GOOD							
BUILDING	02/24	\$169,830	\$79,490	\$90,340	\$168,130	\$78,690	\$89,440
ENGINEERING FEES	02/24	\$33,953		\$33,953	\$33,615		\$33,615
TOTAL BUILDING		\$203,783	\$79,490	\$124,293	\$201,745	\$78,690	\$123,055
MACHINERY/SHOP EQUIPMENT	02/24	\$306,000		\$306,000	\$244,800		\$244,800
EQUIPMENT	02/24	\$4,500		\$4,500	\$3,600		\$3,600
POWER FEED MAINS	02/24	\$12,000		\$12,000	\$9,600		\$9,600
TOTAL CONTENTS		\$322,500		\$322,500	\$258,000		\$258,000
TOTAL BUILDING & CONTENTS		\$526,283	\$79,490	\$446,793	\$459,745	\$78,690	\$381,055



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE		
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE
BLDG NO: 0137						
WEST FLOODWALL PUMPING STATION #2						
4480 VESTAL ROAD						
VESTAL, NY 13850						
OCCUPANCY: PUMPING STATION						
CONST YEARS: 2018						
CONSTRUCTION CLASS: 6						
CAPACITY SIZE: 13 X 22 FT						
CAPACITY TYPE: SIZE						
CONDITION: GOOD						
BUILDING	02/24	\$182,870	\$136,490	\$181,040	\$135,120	\$45,920
ENGINEERING FEES	02/24	\$36,563		\$36,199		\$36,199
TOTAL BUILDING		\$219,433	\$136,490	\$217,239	\$135,120	\$82,119
MACHINERY/SHOP EQUIPMENT	02/24	\$272,000		\$217,600		\$217,600
PROCESS PIPING	02/24	\$298,434		\$268,591		\$268,591
POWER FEED MAINS	02/24	\$46,830		\$42,147		\$42,147
TOTAL CONTENTS		\$617,264		\$528,338		\$528,338
TOTAL BUILDING & CONTENTS		\$836,697	\$136,490	\$745,577	\$135,120	\$610,457



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0136					
EAST FLOODWALL PUMPING STATION #1					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PUMPING STATION					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 13 X 22 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$182,870	\$136,490	\$181,040	\$135,120
ENGINEERING FEES	02/24	\$36,563		\$36,199	
TOTAL BUILDING		\$219,433	\$136,490	\$217,239	\$135,120
					\$45,920
					\$36,199
					\$82,119
MACHINERY/SHOP EQUIPMENT	02/24	\$272,000		\$217,600	
PROCESS PIPING	02/24	\$298,434		\$268,591	
POWER FEED MAINS	02/24	\$46,830		\$42,147	
TOTAL CONTENTS		\$617,264		\$528,338	
TOTAL BUILDING & CONTENTS		\$836,697	\$136,490	\$745,577	\$135,120
					\$217,600
					\$268,591
					\$42,147
					\$528,338
					\$610,457



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BLDG NO: 0135							
BUILDING #23							
4480 VESTAL ROAD							
VESTAL, NY 13850							
OCCUPANCY: SLUDGE PROCESSING BUILDING							
CONST YEARS: 2018							
CONSTRUCTION CLASS: 4							
SUPER SQFT: 13,112 / BASEMENT SQFT: 3,611							
STORIES: 4							
CONDITION: GOOD							
BUILDING	02/24	\$6,827,460	\$239,870	\$6,587,590	\$6,556,020	\$230,280	\$6,325,740
ARCHITECT FEES	02/24	\$1,365,477		\$1,365,477	\$1,311,192		\$1,311,192
TOTAL BUILDING		\$8,192,937	\$239,870	\$7,953,067	\$7,867,212	\$230,280	\$7,636,932
MACHINERY/SHOP EQUIPMENT	02/24	\$5,988,600		\$5,988,600	\$4,790,880		\$4,790,880
EQUIPMENT	02/24	\$28,500		\$28,500	\$22,800		\$22,800
EDP EQUIPMENT	02/24	\$3,000		\$3,000	\$2,100		\$2,100
PROCESS PIPING	02/24	\$640,726		\$640,726	\$512,581		\$512,581
POWER FEED MAINS	02/24	\$1,178,900		\$1,178,900	\$943,120		\$943,120
TOTAL CONTENTS		\$7,839,726		\$7,839,726	\$6,271,481		\$6,271,481
TOTAL BUILDING & CONTENTS		\$16,032,663	\$239,870	\$15,792,793	\$14,138,693	\$230,280	\$13,908,413



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BLDG NO: 0134							
BUILDING #22							
4480 VESTAL ROAD							
VESTAL, NY 13850							
OCCUPANCY: UV BUILDING							
CONST YEARS: 2018							
CONSTRUCTION CLASS: 6							
SUPER SQFT: 5,127 / BASEMENT SQFT:							
STORIES: 2							
CONDITION: GOOD							
BUILDING	02/24	\$2,339,930	\$202,080	\$2,137,850	\$2,270,470	\$196,020	\$2,074,450
ARCHITECT FEES	02/24	\$467,977		\$467,977	\$454,086		\$454,086
TOTAL BUILDING		\$2,807,907	\$202,080	\$2,605,827	\$2,724,556	\$196,020	\$2,528,536
MACHINERY/SHOP EQUIPMENT	02/24	\$2,212,000		\$2,212,000	\$1,768,400		\$1,768,400
EQUIPMENT	02/24	\$22,000		\$22,000	\$17,600		\$17,600
PROCESS PIPING	02/24	\$255,000		\$255,000	\$204,000		\$204,000
POWER FEED MAINS	02/24	\$189,367		\$189,367	\$151,494		\$151,494
TOTAL CONTENTS		\$2,678,367		\$2,678,367	\$2,141,494		\$2,141,494
TOTAL BUILDING & CONTENTS		\$5,486,274	\$202,080	\$5,284,194	\$4,866,050	\$196,020	\$4,670,030



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0133					
BUILDING #21					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: BAF BACKWASH TREATMENT FACILITY					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 2,439 / BASEMENT SQFT: 4,043					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$2,605,930	\$308,650	\$2,502,890	\$2,206,580
ARCHITECT FEES	02/24	\$521,178		\$500,562	\$500,562
TOTAL BUILDING		\$3,127,108	\$308,650	\$3,003,452	\$2,707,142
MACHINERY/SHOP EQUIPMENT	02/24	\$912,000		\$723,000	\$723,000
EQUIPMENT	02/24	\$42,600		\$32,980	\$32,980
PROCESS PIPING	02/24	\$420,341		\$336,272	\$336,272
POWER FEED MAINS	02/24	\$396,228		\$316,982	\$316,982
TOTAL CONTENTS		\$1,771,169		\$1,409,234	\$1,409,234
TOTAL BUILDING & CONTENTS		\$4,898,277	\$308,650	\$4,412,686	\$4,116,376



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0132					
BUILDING #19					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PRIMARY DISTRIBUTION BOX #1					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 35X28 FT / 7X9 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$422,700	\$269,760	\$418,480	\$267,060
ENGINEERING FEES	02/24	\$84,534		\$83,682	
TOTAL BUILDING		\$507,234	\$269,760	\$502,162	\$267,060
					\$151,420
					\$83,682
					\$235,102
MACHINERY/SHOP EQUIPMENT	02/24	\$30,000		\$27,000	
PROCESS PIPING	02/24	\$323,500		\$258,800	
POWER FEED MAINS	02/24	\$9,900		\$7,920	
TOTAL CONTENTS		\$363,400		\$293,720	
TOTAL BUILDING & CONTENTS		\$870,634	\$269,760	\$795,882	\$267,060
					\$27,000
					\$258,800
					\$7,920
					\$293,720
					\$528,822



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0131					
BUILDING #18					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: BLOWER BUILDING					
CONST YEARS: 2005					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 2,750 / BASEMENT SQFT: 364					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$1,362,370	\$187,150	\$1,091,360	\$149,720
ARCHITECT FEES	02/24	\$272,459	\$272,459	\$218,263	\$218,263
TOTAL BUILDING		\$1,634,829	\$187,150	\$1,309,623	\$149,720
					\$1,159,903
MACHINERY/SHOP EQUIPMENT	02/24	\$2,102,000	\$2,102,000	\$1,681,600	\$1,681,600
EQUIPMENT	02/24	\$1,000	\$1,000	\$800	\$800
PROCESS PIPING	02/24	\$429,820	\$429,820	\$386,838	\$386,838
POWER FEED MAINS	02/24	\$621,840	\$621,840	\$559,656	\$559,656
TOTAL CONTENTS		\$3,154,660	\$3,154,660	\$2,628,894	\$2,628,894
TOTAL BUILDING & CONTENTS		\$4,789,489	\$187,150	\$3,938,517	\$149,720
					\$3,788,797



Industrial Appraisal Company

Binghamton-Johnson City Joint Sewage Board

Insurance Summary

Valuation Date: 2/2/2024

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0130					
BUILDING #17					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: CONTROL BUILDING					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 432 / BASEMENT SQFT: 792					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$674,100	\$105,210	\$647,140	\$101,000
ARCHITECT FEES	02/24	\$134,809	\$134,809	\$129,413	\$129,413
TOTAL BUILDING		\$808,909	\$105,210	\$776,553	\$101,000
EQUIPMENT	02/24	\$2,800	\$2,800	\$2,240	\$2,240
PROCESS PIPING	02/24	\$642,824	\$642,824	\$514,259	\$514,259
POWER FEED MAINS	02/24	\$124,865	\$124,865	\$107,579	\$107,579
TOTAL CONTENTS		\$770,489	\$770,489	\$624,078	\$624,078
TOTAL BUILDING & CONTENTS		\$1,579,398	\$105,210	\$1,400,631	\$1,299,631



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0129					
BUILDING #16					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: CHEMICAL STORAGE BUILDING					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 2,487 / BASEMENT SQFT:					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$1,426,180	\$170,130	\$1,369,860	\$163,330
ARCHITECT FEES	02/24	\$285,226	\$285,226	\$273,962	\$273,962
TOTAL BUILDING		\$1,711,406	\$170,130	\$1,643,822	\$163,330
MACHINERY/SHOP EQUIPMENT	02/24	\$412,000	\$412,000	\$324,900	\$324,900
EQUIPMENT	02/24	\$49,500	\$49,500	\$39,600	\$39,600
PROCESS PIPING	02/24	\$65,000	\$65,000	\$58,500	\$58,500
POWER FEED MAINS	02/24	\$48,075	\$48,075	\$43,268	\$43,268
TOTAL CONTENTS		\$574,575	\$574,575	\$466,268	\$466,268
TOTAL BUILDING & CONTENTS		\$2,285,981	\$170,130	\$2,110,090	\$163,330



Industrial Appraisal Company

Binghamton-Johnson City Joint Sewage Board

Insurance Summary

Valuation Date: 2/2/2024

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0128					
BUILDING #15					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: CN FILTER COMPLEX					
CONST YEARS: 2005 -2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 184 X 308 FT OVERALL					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$33,520,490	\$22,913,340	\$33,185,290	\$22,684,210
ENGINEERING FEES	02/24	\$6,704,097		\$6,637,051	
TOTAL BUILDING		\$40,224,587	\$22,913,340	\$39,822,341	\$22,684,210
					\$10,501,080
					\$6,637,051
					\$17,138,131
MACHINERY/SHOP EQUIPMENT	02/24	\$22,925,000		\$20,423,300	
EQUIPMENT	02/24	\$109,600		\$87,680	
PROCESS PIPING	02/24	\$10,081,992		\$8,065,594	
POWER FEED MAINS	02/24	\$1,296,290		\$1,037,032	
TOTAL CONTENTS		\$34,412,882		\$29,613,606	
TOTAL BUILDING & CONTENTS		\$74,637,469	\$22,913,340	\$69,435,947	\$22,684,210
					\$29,613,606
					\$46,751,737



Industrial Appraisal Company

Binghamton-Johnson City Joint Sewage Board

Insurance Summary

Valuation Date: 2/2/2024

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0127					
BUILDING #14					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: DN FILTER COMPLEX					
CONST YEARS: 2004 -2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 154 X 104 FT OVERALL					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$9,087,110	\$5,697,230	\$8,814,510	\$5,526,320
ENGINEERING FEES	02/24	\$1,817,417	\$1,817,417	\$1,762,881	\$1,762,881
TOTAL BUILDING		\$10,904,527	\$5,697,230	\$10,577,391	\$5,526,320
MACHINERY/SHOP EQUIPMENT	02/24	\$5,155,800	\$5,155,800	\$4,591,840	\$4,591,840
EQUIPMENT	02/24	\$72,000	\$72,000	\$57,600	\$57,600
PROCESS PIPING	02/24	\$2,277,626	\$2,277,626	\$1,907,365	\$1,907,365
POWER FEED MAINS	02/24	\$1,029,101	\$1,029,101	\$895,675	\$895,675
TOTAL CONTENTS		\$8,534,527	\$8,534,527	\$7,452,480	\$7,452,480
TOTAL BUILDING & CONTENTS		\$19,439,054	\$5,697,230	\$18,029,871	\$5,526,320



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0126					
BUILDING #13					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PLANT WATER PUMP BUILDING					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 1,208 / BASEMENT SQFT:					
STORIES: 2					
CONDITION: GOOD					
BUILDING	02/24	\$880,360	\$113,670	\$845,710	\$109,120
ARCHITECT FEES	02/24	\$176,056	\$176,056	\$169,137	\$169,137
TOTAL BUILDING		\$1,056,416	\$113,670	\$1,014,847	\$109,120
					\$736,590
					\$169,137
					\$905,727
MACHINERY/SHOP EQUIPMENT	02/24	\$137,800		\$110,240	\$110,240
EQUIPMENT	02/24	\$23,500		\$18,800	\$18,800
PROCESS PIPING	02/24	\$27,492		\$21,994	\$21,994
POWER FEED MAINS	02/24	\$88,365		\$70,692	\$70,692
TOTAL CONTENTS		\$277,157		\$221,726	\$221,726
TOTAL BUILDING & CONTENTS		\$1,333,573	\$113,670	\$1,236,573	\$109,120
					\$1,127,453



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0125					
BUILDING #12A					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PRIMARY SETTLING TANKS #7 THRU #10					
CONST YEARS: 1974					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 138 X 154 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$6,432,350	\$4,385,630	\$2,894,570	\$1,973,540
ENGINEERING FEES	02/24	\$1,286,468		\$578,898	
TOTAL BUILDING		\$7,718,818	\$4,385,630	\$3,473,468	\$1,973,540
					\$921,030
					\$578,898
					\$1,499,928
MACHINERY/SHOP EQUIPMENT	02/24	\$2,280,000		\$1,824,000	
EQUIPMENT	02/24	\$6,000		\$4,800	
PROCESS PIPING	02/24	\$46,000		\$36,800	
POWER FEED MAINS	02/24	\$54,447		\$43,558	
TOTAL CONTENTS		\$2,386,447		\$1,909,158	
TOTAL BUILDING & CONTENTS		\$10,105,265	\$4,385,630	\$5,382,626	\$1,973,540
					\$1,824,000
					\$4,800
					\$36,800
					\$43,558
					\$1,909,158
					\$3,409,086



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0124					
BUILDING #12					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: WEST PRIMARY SLUDGE PUMPING STATION					
CONST YEARS: 1974					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 500 / BASEMENT SQFT: 2,750					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$1,346,870	\$199,650	\$633,030	\$93,840
ARCHITECT FEES	02/24	\$269,366		\$126,600	
TOTAL BUILDING		\$1,616,236	\$199,650	\$759,630	\$93,840
					\$539,190
					\$126,600
					\$665,790
MACHINERY/SHOP EQUIPMENT	02/24	\$460,300		\$360,340	
EQUIPMENT	02/24	\$1,800		\$1,390	
PROCESS PIPING	02/24	\$470,709		\$376,567	
POWER FEED MAINS	02/24	\$365,596		\$292,477	
TOTAL CONTENTS		\$1,298,405		\$1,030,774	
TOTAL BUILDING & CONTENTS		\$2,914,641	\$199,650	\$1,790,404	\$93,840
					\$1,696,564



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	BELOW GRADE	ABOVE GRADE	TOTAL	BELOW GRADE	ABOVE GRADE
BLDG NO: 0123							
BUILDING #11							
4480 VESTAL ROAD							
VESTAL, NY 13850							
OCCUPANCY: BAF ELECTRICAL ROOM							
CONST YEARS: 2004							
CONSTRUCTION CLASS: 4							
SUPER SQFT: 3,360 / BASEMENT SQFT: 3,360							
STORIES: 1							
CONDITION: GOOD							
BUILDING	02/24	\$2,857,780	\$375,120	\$2,482,660	\$2,417,400	\$315,100	\$2,102,300
ARCHITECT FEES	02/24	\$571,544		\$571,544	\$483,472		\$483,472
TOTAL BUILDING		\$3,429,324	\$375,120	\$3,054,204	\$2,900,872	\$315,100	\$2,585,772
MACHINERY/SHOP EQUIPMENT	02/24	\$18,000		\$18,000	\$14,400		\$14,400
EQUIPMENT	02/24	\$9,700		\$9,700	\$6,790		\$6,790
PROCESS PIPING	02/24	\$92,250		\$92,250	\$73,800		\$73,800
POWER FEED MAINS	02/24	\$1,695,415		\$1,695,415	\$1,356,332		\$1,356,332
TOTAL CONTENTS		\$1,815,365		\$1,815,365	\$1,451,322		\$1,451,322
TOTAL BUILDING & CONTENTS		\$5,244,689	\$375,120	\$4,869,569	\$4,352,194	\$315,100	\$4,037,094



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0122					
BUILDING #10					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: HEAD HOUSE AND LABORATORY					
CONST YEARS: 1959 -2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 8,547 / BASEMENT SQFT: 9,279					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$7,503,180	\$1,154,010	\$5,119,790	\$784,730
ARCHITECT FEES	02/24	\$1,500,625	\$1,500,625	\$1,023,936	\$1,023,936
TOTAL BUILDING		\$9,003,805	\$1,154,010	\$6,143,726	\$784,730
MACHINERY/SHOP EQUIPMENT	02/24	\$4,119,500	\$4,119,500	\$3,022,100	\$3,022,100
EQUIPMENT	02/24	\$224,500	\$224,500	\$176,450	\$176,450
EDP EQUIPMENT	02/24	\$1,400	\$1,400	\$1,120	\$1,120
PROCESS PIPING	02/24	\$1,164,549	\$1,164,549	\$818,232	\$818,232
POWER FEED MAINS	02/24	\$1,021,441	\$1,021,441	\$817,153	\$817,153
TOTAL CONTENTS		\$6,531,390	\$6,531,390	\$4,835,055	\$4,835,055
TOTAL BUILDING & CONTENTS		\$15,535,195	\$1,154,010	\$10,978,781	\$784,730



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0121					
BUILDING #9					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: GENERATOR BUILDING					
CONST YEARS: 1974					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 8,404 / BASEMENT SQFT: 7,358					
STORIES: 2					
CONDITION: GOOD					
BUILDING	02/24	\$6,005,150	\$462,880	\$2,825,740	\$2,608,180
ARCHITECT FEES	02/24	\$1,201,023		\$565,136	\$565,136
TOTAL BUILDING		\$7,206,173	\$462,880	\$3,390,876	\$3,173,316
MACHINERY/SHOP EQUIPMENT	02/24	\$3,336,000		\$2,915,500	\$2,915,500
EQUIPMENT	02/24	\$43,500		\$34,800	\$34,800
PROCESS PIPING	02/24	\$1,110,275		\$999,247	\$999,247
POWER FEED MAINS	02/24	\$3,780,585		\$3,402,527	\$3,402,527
TOTAL CONTENTS		\$8,270,360		\$7,352,074	\$7,352,074
TOTAL BUILDING & CONTENTS		\$15,476,533	\$462,880	\$10,742,950	\$10,525,390



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0120					
BUILDING #8					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: HEADWORKS					
CONST YEARS: 2018					
CONSTRUCTION CLASS: 5					
SUPER SQFT: 3,815 / BASEMENT SQFT: 5,563					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$3,959,050	\$506,560	\$3,802,130	\$3,315,830
ARCHITECT FEES	02/24	\$791,806	\$791,806	\$760,419	\$760,419
TOTAL BUILDING		\$4,750,856	\$506,560	\$4,562,549	\$4,076,249
MACHINERY/SHOP EQUIPMENT	02/24	\$2,211,000		\$1,768,800	\$1,768,800
EQUIPMENT	02/24	\$69,000		\$52,150	\$52,150
PROCESS PIPING	02/24	\$532,405		\$425,924	\$425,924
POWER FEED MAINS	02/24	\$429,233		\$343,386	\$343,386
TOTAL CONTENTS		\$3,241,638		\$2,590,260	\$2,590,260
TOTAL BUILDING & CONTENTS		\$7,992,494	\$506,560	\$7,152,809	\$6,666,509



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0119					
BUILDING #7C					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PRIMARY SETTLING TANK #6					
CONST YEARS: 1977					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 50 X 92 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$1,322,830	\$800,830	\$714,330	\$432,450
ENGINEERING FEES	02/24	\$264,560		\$142,861	
TOTAL BUILDING		\$1,587,390	\$800,830	\$857,191	\$432,450
					\$281,880
					\$142,861
					\$424,741
MACHINERY/SHOP EQUIPMENT	02/24	\$587,000		\$469,600	
EQUIPMENT	02/24	\$4,500		\$3,600	
POWER FEED MAINS	02/24	\$47,800		\$38,240	
TOTAL CONTENTS		\$639,300		\$511,440	
TOTAL BUILDING & CONTENTS		\$2,226,690	\$800,830	\$1,368,631	\$432,450
					\$936,181



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0118					
BUILDING #7B					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PRIMARY SETTLING TANK #5					
CONST YEARS: 1966					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 49 X 94 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$1,527,280	\$1,005,280	\$504,010	\$331,750
ENGINEERING FEES	02/24	\$305,450	\$305,450	\$100,791	\$100,791
TOTAL BUILDING		\$1,832,730	\$1,005,280	\$604,801	\$331,750
					\$273,051
MACHINERY/SHOP EQUIPMENT	02/24	\$587,000	\$587,000	\$469,600	\$469,600
EQUIPMENT	02/24	\$4,500	\$4,500	\$3,600	\$3,600
POWER FEED MAINS	02/24	\$47,800	\$47,800	\$38,240	\$38,240
TOTAL CONTENTS		\$639,300	\$639,300	\$511,440	\$511,440
TOTAL BUILDING & CONTENTS		\$2,472,030	\$1,005,280	\$1,116,241	\$331,750
					\$784,491



Industrial Appraisal Company

Binghamton-Johnson City Joint Sewage Board

Insurance Summary

Valuation Date: 2/2/2024

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0117					
BUILDING #7A					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: PRIMARY SETTLING TANKS #1 THRU #4					
CONST YEARS: 1959					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 105X132 FT/13X16 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$3,688,940	\$2,231,080	\$1,032,900	\$624,700
ENGINEERING FEES	02/24	\$737,773	\$737,773	\$206,580	\$206,580
TOTAL BUILDING		\$4,426,713	\$2,231,080	\$1,239,480	\$614,780
MACHINERY/SHOP EQUIPMENT	02/24	\$1,512,000	\$1,512,000	\$1,209,600	\$1,209,600
EQUIPMENT	02/24	\$10,500	\$10,500	\$8,400	\$8,400
POWER FEED MAINS	02/24	\$143,890	\$143,890	\$115,112	\$115,112
TOTAL CONTENTS		\$1,666,390	\$1,666,390	\$1,333,112	\$1,333,112
TOTAL BUILDING & CONTENTS		\$6,093,103	\$2,231,080	\$2,572,592	\$624,700



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0116					
BUILDING #7					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: EAST PRIMARY SLUDGE GALLERY					
CONST YEARS: 1959					
CONSTRUCTION CLASS: 6					
SUPER SQFT: 75 / BASEMENT SQFT: 906					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$394,970	\$53,840	\$213,290	\$29,080
ARCHITECT FEES	02/24	\$78,989	\$78,989	\$42,648	\$42,648
TOTAL BUILDING		\$473,959	\$53,840	\$255,938	\$29,080
PROCESS PIPING	02/24	\$108,460	\$108,460	\$37,961	\$37,961
TOTAL CONTENTS		\$108,460	\$108,460	\$37,961	\$37,961
TOTAL BUILDING & CONTENTS		\$582,419	\$53,840	\$293,899	\$29,080
					\$264,819



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0115					
BUILDING #68					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: METHANOL FILL STATION					
CONST YEARS: 2019					
CONSTRUCTION CLASS: 3					
SUPER SQFT: 1,740 / BASEMENT SQFT: 88					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$378,670	\$54,110	\$360,940	\$51,410
ARCHITECT FEES	02/24	\$75,727	\$75,727	\$72,177	\$72,177
TOTAL BUILDING		\$454,397	\$54,110	\$433,117	\$51,410
					\$309,530
					\$72,177
					\$381,707
MACHINERY/SHOP EQUIPMENT	02/24	\$211,000		\$186,300	\$186,300
EQUIPMENT	02/24	\$6,500		\$5,200	\$5,200
POWER FEED MAINS	02/24	\$16,067		\$12,854	\$12,854
TOTAL CONTENTS		\$233,567		\$204,354	\$204,354
TOTAL BUILDING & CONTENTS		\$687,964	\$54,110	\$637,471	\$51,410
					\$586,061



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0114					
BUILDING #6A					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: METHANOL STORAGE TANK					
CONST YEARS: 1999 -2018					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 28 X 73 FT					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$1,523,600	\$893,900	\$1,493,130	\$876,020
ENGINEERING FEES	02/24	\$304,710		\$298,614	
TOTAL BUILDING		\$1,828,310	\$893,900	\$1,791,744	\$876,020
					\$617,110
					\$298,614
					\$915,724
MACHINERY/SHOP EQUIPMENT	02/24	\$307,000		\$245,600	
EQUIPMENT	02/24	\$8,500		\$6,800	
PROCESS PIPING	02/24	\$47,120		\$37,696	
POWER FEED MAINS	02/24	\$15,900		\$12,720	
TOTAL CONTENTS		\$378,520		\$302,816	
TOTAL BUILDING & CONTENTS		\$2,206,830	\$893,900	\$2,094,560	\$876,020
					\$1,218,540



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0113					
BUILDING #6					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: METHANOL AUXILLARY BUILDING					
CONST YEARS: 1999					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 1,978 / BASEMENT SQFT:					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$1,105,250	\$149,860	\$949,860	\$125,880
ARCHITECT FEES	02/24	\$221,039		\$189,967	\$189,967
TOTAL BUILDING		\$1,326,289	\$149,860	\$1,139,827	\$1,013,947
MACHINERY/SHOP EQUIPMENT	02/24	\$152,000		\$121,600	\$121,600
EQUIPMENT	02/24	\$4,500		\$3,600	\$3,600
POWER FEED MAINS	02/24	\$158,060		\$126,448	\$126,448
TOTAL CONTENTS		\$314,560		\$251,648	\$251,648
TOTAL BUILDING & CONTENTS		\$1,640,849	\$149,860	\$1,391,475	\$1,265,595



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0112					
BUILDING #5A					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE THICKENER #1					
CONST YEARS: 1966					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE : 35 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$212,860	\$154,470	\$70,250	\$50,980
ENGINEERING FEES	02/24	\$42,561	\$42,561	\$14,039	\$14,039
TOTAL BUILDING		\$255,421	\$154,470	\$84,289	\$50,980
MACHINERY/SHOP EQUIPMENT	02/24	\$140,000	\$140,000	\$112,000	\$112,000
TOTAL CONTENTS		\$140,000	\$140,000	\$112,000	\$112,000
TOTAL BUILDING & CONTENTS		\$395,421	\$154,470	\$196,289	\$50,980
					\$145,309



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0111					
BUILDING #5					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE THICKENER #1 CONTROL BUILDING					
CONST YEARS: 1966					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 175 / BASEMENT SQFT: 624					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$399,220	\$61,740	\$187,640	\$29,020
ARCHITECT FEES	02/24	\$79,832		\$37,514	
TOTAL BUILDING		\$479,052	\$61,740	\$225,154	\$29,020
					\$158,620
					\$37,514
					\$196,134
MACHINERY/SHOP EQUIPMENT	02/24	\$240,000		\$192,000	
EQUIPMENT	02/24	\$300		\$210	
PROCESS PIPING	02/24	\$29,143		\$10,200	
POWER FEED MAINS	02/24	\$97,000		\$77,600	
TOTAL CONTENTS		\$366,443		\$280,010	
TOTAL BUILDING & CONTENTS		\$845,495	\$61,740	\$505,164	\$29,020
					\$476,144



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0110					
BUILDING #4D					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE DIGESTER#1 AND #2 CONTROL BUILDING					
CONST YEARS: 1959					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 1,155 / BASEMENT SQFT: 1,155					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$1,118,720	\$161,300	\$542,400	\$75,810
ARCHITECT FEES	02/24	\$223,730		\$108,475	
TOTAL BUILDING		\$1,342,450	\$161,300	\$650,875	\$75,810
					\$466,590
					\$108,475
					\$575,065
MACHINERY/SHOP EQUIPMENT	02/24	\$734,000		\$620,200	
EQUIPMENT	02/24	\$30,200		\$21,140	
PROCESS PIPING	02/24	\$623,286		\$373,972	
POWER FEED MAINS	02/24	\$48,300		\$38,640	
TOTAL CONTENTS		\$1,435,786		\$1,053,952	
TOTAL BUILDING & CONTENTS		\$2,778,236	\$161,300	\$1,704,827	\$75,810
					\$1,629,017



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0109					
BUILDING #4C					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE DIGESTER TANK #3					
CONST YEARS: 1974					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 75 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$1,358,560	\$890,990	\$611,360	\$400,950
ENGINEERING FEES	02/24	\$271,709		\$122,261	
TOTAL BUILDING		\$1,630,269	\$890,990	\$733,621	\$400,950
MACHINERY/SHOP EQUIPMENT	02/24	\$1,250,000		\$875,000	
TOTAL CONTENTS		\$1,250,000		\$875,000	
TOTAL BUILDING & CONTENTS		\$2,880,269	\$890,990	\$1,608,621	\$400,950



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0108					
BUILDING #4B					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE DIGESTER TANK #1					
CONST YEARS: 1959					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 40 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$445,050	\$353,790	\$124,630	\$99,070
ENGINEERING FEES	02/24	\$89,007	\$89,007	\$24,906	\$24,906
TOTAL BUILDING		\$534,057	\$353,790	\$149,536	\$99,070
MACHINERY/SHOP EQUIPMENT	02/24	\$600,000		\$480,000	\$480,000
TOTAL CONTENTS		\$600,000		\$480,000	\$480,000
TOTAL BUILDING & CONTENTS		\$1,134,057	\$353,790	\$629,536	\$99,070
					\$530,466



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0107					
BUILDING #4A					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE DIGESTER TANK #2					
CONST YEARS: 1959					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE: 40 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$445,050	\$353,790	\$124,630	\$99,070
ENGINEERING FEES	02/24	\$89,007	\$89,007	\$24,906	\$24,906
TOTAL BUILDING		\$534,057	\$353,790	\$149,536	\$99,070
MACHINERY/SHOP EQUIPMENT	02/24	\$600,000	\$600,000	\$480,000	\$480,000
TOTAL CONTENTS		\$600,000	\$600,000	\$480,000	\$480,000
TOTAL BUILDING & CONTENTS		\$1,134,057	\$353,790	\$629,536	\$99,070
					\$530,466



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0106					
BUILDING #4					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE DIGESTER CONTROL BUILDING					
CONST YEARS: 1974 -2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 4,139 / BASEMENT SQFT: 2,502					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$2,650,400	\$353,820	\$1,974,920	\$261,830
ARCHITECT FEES	02/24	\$530,066	\$530,066	\$394,973	\$394,973
TOTAL BUILDING		\$3,180,466	\$353,820	\$2,369,893	\$261,830
MACHINERY/SHOP EQUIPMENT	02/24	\$2,124,000	\$2,124,000	\$1,737,800	\$1,737,800
EQUIPMENT	02/24	\$37,500	\$37,500	\$25,700	\$25,700
PROCESS PIPING	02/24	\$948,414	\$948,414	\$569,048	\$569,048
POWER FEED MAINS	02/24	\$405,705	\$405,705	\$324,564	\$324,564
TOTAL CONTENTS		\$3,515,619	\$3,515,619	\$2,657,112	\$2,657,112
TOTAL BUILDING & CONTENTS		\$6,696,085	\$353,820	\$5,027,005	\$261,830



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0105					
BUILDING #3B					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE THICKENER #3					
CONST YEARS: 1963					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE : 50 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$359,970	\$278,350	\$108,000	\$83,510
ENGINEERING FEES	02/24	\$71,987		\$21,587	
TOTAL BUILDING		\$431,957	\$278,350	\$129,587	\$83,510
					\$46,077
MACHINERY/SHOP EQUIPMENT	02/24	\$200,000		\$160,000	
TOTAL CONTENTS		\$200,000		\$160,000	
TOTAL BUILDING & CONTENTS		\$631,957	\$278,350	\$289,587	\$83,510
					\$206,077



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0104					
BUILDING #3A					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE THICKENER #2					
CONST YEARS: 1963					
CONSTRUCTION CLASS: 6					
CAPACITY SIZE : 50 FT DIA					
CAPACITY TYPE: SIZE					
CONDITION: GOOD					
BUILDING	02/24	\$359,970	\$278,350	\$108,000	\$83,510
ENGINEERING FEES	02/24	\$71,987		\$21,587	
TOTAL BUILDING		\$431,957	\$278,350	\$129,587	\$83,510
					\$46,077
MACHINERY/SHOP EQUIPMENT	02/24	\$200,000		\$160,000	
TOTAL CONTENTS		\$200,000		\$160,000	
TOTAL BUILDING & CONTENTS		\$631,957	\$278,350	\$289,587	\$83,510
					\$206,077



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0103					
BUILDING #3					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: SLUDGE THICKENER #2 AND #3 CONTROL BUILDING					
CONST YEARS: 1974					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 259 / BASEMENT SQFT: 1,000					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$720,090	\$110,360	\$338,440	\$51,870
ARCHITECT FEES	02/24	\$144,002	\$144,002	\$67,683	\$67,683
TOTAL BUILDING		\$864,092	\$110,360	\$406,123	\$51,870
					\$286,570
					\$67,683
					\$354,253
MACHINERY/SHOP EQUIPMENT	02/24	\$370,000	\$370,000	\$295,000	\$295,000
EQUIPMENT	02/24	\$1,300	\$1,300	\$910	\$910
PROCESS PIPING	02/24	\$184,728	\$184,728	\$120,073	\$120,073
POWER FEED MAINS	02/24	\$109,060	\$109,060	\$87,248	\$87,248
TOTAL CONTENTS		\$665,088	\$665,088	\$503,231	\$503,231
TOTAL BUILDING & CONTENTS		\$1,529,180	\$110,360	\$909,354	\$51,870
					\$857,484



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0102					
BUILDING #2					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: EAST SCRUBBER BUILDING					
CONST YEARS: 1999					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 3,431 / BASEMENT SQFT:					
STORIES: 1					
CONDITION: GOOD					
BUILDING	02/24	\$1,860,990	\$206,440	\$1,382,400	\$152,770
ARCHITECT FEES	02/24	\$372,187		\$276,461	
TOTAL BUILDING		\$2,233,177	\$206,440	\$1,658,861	\$152,770
					\$1,506,091
MACHINERY/SHOP EQUIPMENT	02/24	\$1,664,000		\$941,200	\$941,200
EQUIPMENT	02/24	\$16,500		\$11,550	\$11,550
POWER FEED MAINS	02/24	\$105,110		\$84,088	\$84,088
TOTAL CONTENTS		\$1,785,610		\$1,036,838	\$1,036,838
TOTAL BUILDING & CONTENTS		\$4,018,787	\$206,440	\$2,695,699	\$152,770
					\$2,542,929



BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW		SOUND VALUE	
		TOTAL	BELOW GRADE ABOVE GRADE	TOTAL	BELOW GRADE ABOVE GRADE
BLDG NO: 0101					
BUILDING #1					
4480 VESTAL ROAD					
VESTAL, NY 13850					
OCCUPANCY: ADMINISTRATION OFFICES AND MAINTENANCE SHOP					
CONST YEARS: 1989 -2018					
CONSTRUCTION CLASS: 4					
SUPER SQFT: 23,879 / BASEMENT SQFT: 0					
STORIES: 2					
CONDITION: GOOD					
BUILDING	02/24	\$8,707,910	\$491,670	\$7,610,880	\$427,750
ARCHITECT FEES	02/24	\$1,741,566		\$1,522,169	
TOTAL BUILDING		\$10,449,476	\$491,670	\$9,133,049	\$427,750
MACHINERY/SHOP EQUIPMENT	02/24	\$379,500		\$215,200	
EQUIPMENT	02/24	\$383,200		\$263,920	
EDP EQUIPMENT	02/24	\$208,100		\$145,670	
POWER FEED MAINS	02/24	\$211,865		\$169,492	
LEASED EQUIPMENT	02/24	\$8,500		\$5,950	
TOTAL CONTENTS		\$1,191,165		\$800,232	
TOTAL BUILDING & CONTENTS		\$11,640,641	\$491,670	\$9,933,281	\$427,750