



Compass Consulting & Services LLC

26 Railroad Avenue, Suite 305, Babylon, NY 11702

Phone: (631) 206-6870 Fax: (888) 456-8228

Investment Project Analysis

55 Feet Bulkhead Waterfront Property



**127 Barbara Road
Bellmore, New York 11710**

COMPASS Consulting & Services, LLC

Calculation Sheet for Potential Investment Properties

Date: 5/1/2009
Address: 127 Barbara Rd.
Zip: 11710

Note:

Gross Sale: \$ 350,000.00 CMA range \$350,000 - \$395,000
RE Commisison: \$ 14,000.00
Net Sale: \$ 336,000.00

Investor Pricing \$ 220,000.00
Taxes: \$ 10,482.00 Assuming 1 Year holding cost
Insurance: \$ 1,300.00 Assuming 1 Year holding cost
Renovation Cost: \$ 50,000.00
Total Cost: \$ 281,782.00

Profit: \$ 54,218.00
Profit Percentage: 19.24%





BELLMORE AVE

BEACH AVE

SHORT ST

BARBARA RD

BOUNDARY RD

Bellmore
162



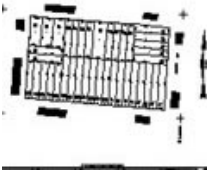
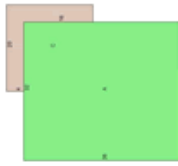

LEN DR

164ft





[Department Home](#)
[Property Search](#)
[Map](#)

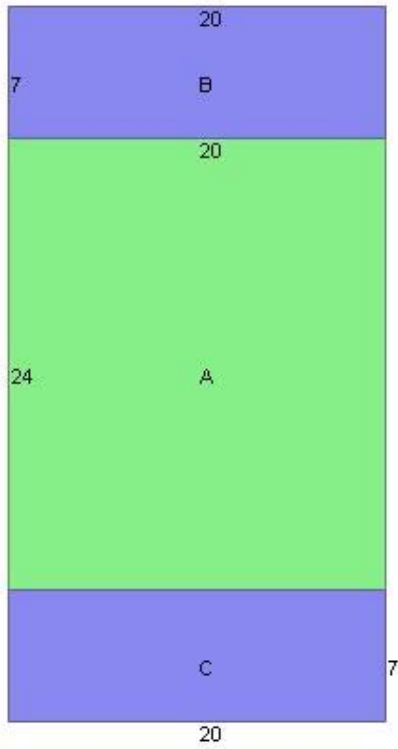
Section	63	Block	224	Lot	162	Condo		Unit		Town	Hempstead	
Address	127 Barbara Dr, Bellmore, 11710											
Village	Bellmore - 7											
												
Enlarge photos			View Area Maps			View Tax Maps			View Property Sketch		View Correspondence	

[Values](#)
[Comparable Sales](#)
[General and School Taxes](#)
[Property Description](#)
[Recent Sales](#)

View: 2008

Values Used For This Class I Property:	School ('08-09) and County/Town '09'	School ('09-10) and County/Town '10'	School ('10-11) and County/Town '11'
Adjusted Market Values (Equalized Full Value)	\$470,200	\$459,400	\$422,100
Level of Assessment (% of Market Value)	0.25%	0.25%	0.25%
Assessed Value	1,176	1,149	1,055
Tax Roll Status	FINAL as of 4/1/08	FINAL as of 4/1/09	TENTATIVE as of 1/2/09
Taxable Status Date	January 2, 2007	January 2, 2008	January 2, 2009
The Assessed Value for Class I residential properties (excluding new construction and renovations) cannot be increased by more than 6% per year or 20% over 5 years.			
Fair Market Values	\$470,200	\$459,400	\$422,100
Note: Fair Market Value is the value determined by the Department of Assessment, which reflects the amount of money a buyer would be willing to pay a seller for property offered for sale on an open market, over a reasonable amount of time, where both the buyer and seller are well informed and neither is under undue pressure to act. The Adjusted Market Value is used in the calculation of property taxes and as the basis for filing an appeal; it reflects any and all adjustments and limitations on increases in assessed value. Any adjustments to the Final Assessment Roll can be viewed by going to the Appeals Reduction page of this web site..			
View Appeals Process	ARC	SCAR	CERTIORARI
View Value Changes To Current, Prior or Tentative Assessment Roll			

Select Year: 2009 · Select Card: Residential Additions Card# 1 ·



CARD#	LABEL	LOWER	FIRST	SECOND	THIRD	AREA
1	A					480
1	B		1s FR FRAME			140
1	C		1s FR FRAME			140

80' 40' 0' 80' 160'



SCALE: 1" = 80'

N 157,600

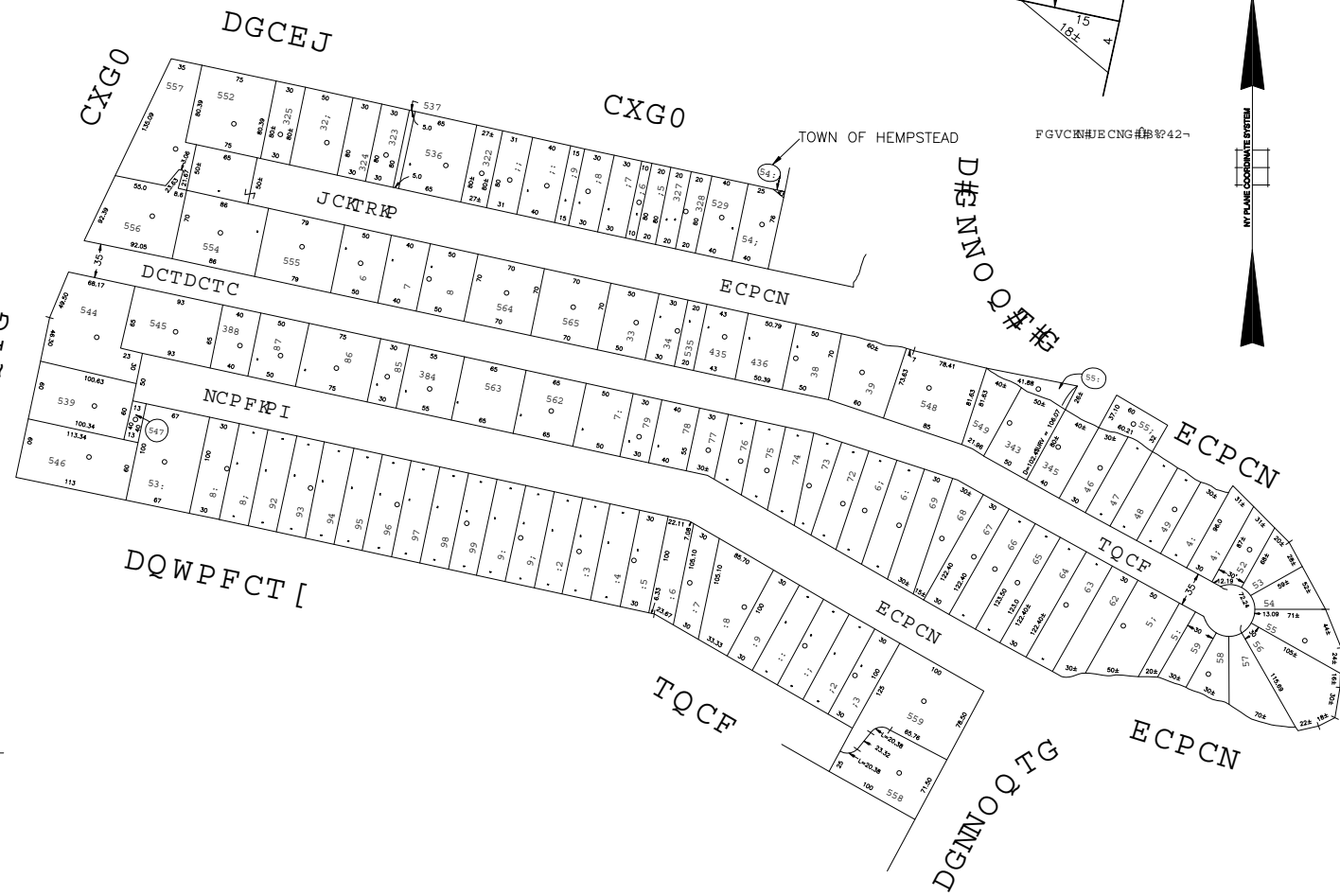
N 156,950

DGNNO Q TG

E 2,132,350

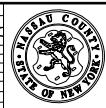
N 156,950

E 2,133,800



COPYRIGHT 1998 NASSAU COUNTY

LEGEND										SPECIAL DISTRICTS										MUNICIPALITIES									
CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN	CODE	SPECIAL	DISTRICT	WITHIN																		
127	1	2	26	3	39	47	60	127	1	2	26	3	39	47	60	127	1	2	26	3	39	47	60						





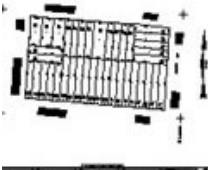
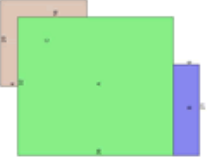

Nassau County
Department of Assessment
Harvey B. Levinson, Chairman
Land & Tax Map

SEC. 63
BLK. 224
SHEET 1 OF 1

Map Last Revised: March 22 2007



[Department Home](#) [Property Search](#) [Map](#) :




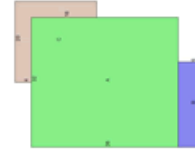

Section	63	Block	224	Lot	162	Condo		Unit		Town	Hempstead
Address	127 Barbara Dr, Bellmore, 11710										
Village	Bellmore - 7										
											
Enlarge photos	View Area Maps	View Tax Maps	View Property Sketch	View Correspondence							

[Values](#) [Comparable Sales](#) [General and School Taxes](#) [Property Description](#) [Recent Sales](#)

Roll Year	2010-2011	Liber & Page (Deed#)	12094301
		Land Category	Residential
Property Size Code	4	Land Title	One Family Year-Round Residence
Property Class Code	210.01	Land Description	
Item Number	2938	A One Family Dwelling Constructed To Accommodate Year-Round Occupancy, I.E., Adequate Insulation, Heating, Etc. Includes Duplex Type One Halfownership And Row Type Individually Owned. Note: If Not Constructed To Accommodate Year-Round Occupancy, See Property Class Code 260.	
NYS School Code	282007		
NYS SWIS Code	282089	Lot Grouping	
View Property Record Cards 1938-1985			
Tax Year	2011	Total Living Area	952
Card/Bldg	1	Full Bathrooms	1
School District	BELLMORE UFSD - 7	Half Bathrooms	0
Acres	0.0821	Fireplaces	
Lot Square Footage	3575	Number of Bedrooms	
Land Code	CANAL WATER FRONT	Additional Fixtures	0
Location	NO LOCATIONAL INFLUENCE	Attic	FULL
Living Units	1	Basement Area	NONE
Style	BUNGALOW,COTTAGE	Finished Basement Living Area	
Story Height	1	Recreation Room	
CDU	AVERAGE	Basement Garage	
Grade	D	Attached Garage	No
Exterior Walls	ALUM/VINYL	Detached Garage	No
Year Built	1930	Decks/Porches	
Year Remodeled			
Fuel	GAS		
Heat/AC	CNTRL HEAT		
Pool	No		
Addition and Out-Building Structures			
Line	Area	Code	Description
1	140	10	1s FR FRAME
2	140	10	1s FR FRAME



[Department Home](#)
[Property Search](#)
[Map](#)

Section	63	Block	224	Lot	162	Condo		Unit		Town	Hempstead	
Address	127 Barbara Dr, Bellmore, 11710											
Village	Bellmore - 7											
												
Enlarge photos			View Area Maps			View Tax Maps			View Property Sketch		View Correspondence	

[Values](#)
[Comparable Sales](#)
[General and School Taxes](#)
[Property Description](#)
[Recent Sales](#)

Show Comparable Sales on Map						
Parcel ID	63 224 01620	63 205 01910 Map	63 224 00860 Map	63 200 01290 Map	63 200 01360 Map	63 144 00240 Map
Address	127 BARBARA DR, BELLMORE	2910 SUNRISE AVE, BELLMORE	2799 BOUNDARY RD, BELLMORE	2436 LEGION ST, BELLMORE	2400 LEGION ST, BELLMORE	2459 WALTERS CT, BELLMORE
Village	Bellmore - 7					
School District	BELLMORE UFSD - 7					
Acres	0.0821	0.1818	0.1951	0.1928	0.3444	0.0918
Lot Square Ft	3575	7920	8500	8400	15000	4000
Land Code	CANAL WATER FRONT	CANAL WATER FRONT	CANAL WATER FRONT	CANAL WATER FRONT	CANAL WATER FRONT	PRIMARY SITE
Location	NO LOCATIONAL INFLUENCE	NO LOCATIONAL INFLUENCE				
Living Units	1	1	1	1	1	1
Property Class Code	210.01	210.01	210.01	210.01	210.01	210.01
Style	BUNGALOW,COTTAGE	RANCH	SPLIT LEVEL	SPLIT LEVEL	SPLIT LEVEL	BUNGALOW,COTTAGE
Story Height	1	1	1	1	1	1
CDU	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Grade	D	C	C	C	C	C-
Exterior Wall	ALUM/VINYL	ALUM/VINYL	COMPOSITION	ALUM/VINYL	ALUM/VINYL	ALUM/VINYL
Year Built	1930	1964	1991	1959	1958	1932
Total Living Area	952	1176	982	1638	1920	1032
Full Bathrooms	1	1	1	3	1	1
Half Bathrooms	0	1	0	0	2	0
Fireplaces						
Attic	FULL	NONE	UNFI	NONE	NONE	PART
Basement Area	NONE	FULL	1/2 BSMT/CRAWL	FULL	FULL	NONE
Finished Basement Living Area				314	574	

Recreation Room		YES				
Basement Garage				1		
Attached Garage	No	No	No	No	Yes	No
Detached Garage	No	No	Yes	No	No	Yes
Decks/Porches		YES	YES	YES	YES	YES
Pool	No	No	No	No	No	No
Fuel	GAS	OIL	OIL	OIL	OIL	OIL
Heat/AC	CNTRL HEAT	CNTRL HEAT	CNTRL HEAT	CNTRL HEAT	CNTRL HEAT	CNTRL HEAT
Sale Date		01/07/2008	05/29/2008	11/14/2007	01/05/2007	10/19/2007
Sale Price		\$525,000	\$495,500	\$752,600	\$995,000	\$432,000
Net Adjustment		(\$218,600)	(\$201,640)	(\$305,830)	(\$452,700)	\$63,720
Adjusted Comp Value		\$306,400	\$293,860	\$446,770	\$542,300	\$495,720
Weighted Average	\$400,321					
MRA Value	\$443,840					
Time Adjusted Sale Price						
Market Value	\$422,100					

Comparable sales data based on January 2, 2009 valuation date.

Note: **Fair Market Value** is the value determined by the Department of Assessment, which reflects the amount of money a buyer would be willing to pay a seller for property offered for sale on an open market, over a reasonable amount of time, where both the buyer and seller are well informed and neither is under undue pressure to act. The Adjusted Market Value is used in the calculation of property taxes and as the basis for filing an appeal; it reflects any and all adjustments and limitations on increases in assessed value.

How is Market Value Determined?

When there has been a recent sale on the Subject parcel:

1. Take the MRA Estimate, the Weighted Average, and the Subject's Adjusted Sales Price
2. Add the 3 numbers
3. Divide by 3 to find the Average

For all other residential parcels:

1. Take the MRA Estimate and the Weighted Average
2. Add the 2 numbers
3. Divide by 2 to find the Average

Note: Properties that are under construction and properties that are unique may be valued using an alternate method.

Terms You Should Know:

Weighted Average – An average of the Adjusted Sale Prices weighted by the extent of the adjustments made to the sale price of the comparable.

Multiple Regression Analysis (MRA) – Multiple regression analysis is a statistical technique used to analyze residential data in order to predict market value. The assessor, with the help of a statistics program, analyzes predetermined variables like bathrooms, garages, and square footage in a large group of current sales in a given market area (also referred to as a neighborhood or model) to determine the relationship of each variable to the sale price.

Typical variables in a model include: Square footage, Location, Bathrooms, Garages, Porches, Fireplace, In-ground Pool, Basements, and Heat/Air Conditioning.

Selection criteria for comparable sales include: School District, Style, Neighborhood, Year built, Water Influence, Square Footage, and Village.

Time Adjusted Sale Price – The subject's sale price adjusted for time to the date of valuation

© Nassau County Department of Assessment [Click Here to Print Screen in Landscape](#)

Public Records
Prepared by Xu Lu
Charles Rutenberg Realty Inc
5/2/2009 10:14:10 AM

St #	Dr	Street Name	Sfx	Unit#	Town	Property Zip	Owner Last	Owner First	Add'l Owner	Sec	Block	Lot	Taxes	Property Class	DeedDate	Sold Price	Acres	Zoning	NonOwn
2635		Bellmore	Ave		Bellmore	11710	Perdios	Michael		63	222	41	\$10,057	Single Family Residence	1/23/2009	\$475,000	0.19		Y
2799		Boundary	Rd		Bellmore	11710	Medina	Gloria	Charles	63	224	86	\$10,168	Single Family Residence	12/18/2008	\$610,000	0.14		N
2676		Bedell	St		Bellmore	11710	Riomao	John		63	232	6	\$8,469	Single Family Residence	11/24/2008	\$532,500	0.17		Y
110		Beach	Ave		Bellmore	11710	Liu	Xuemin		63	223	17	\$8,818	Single Family Residence	6/25/2008	\$285,000	0.04		Y
2709		Walker	St		Bellmore	11710	Belferder	Jared	Joann	63	272	14	\$7,967	Single Family Residence	5/30/2008	\$442,000	0.14		Y
2724		Walker	St		Bellmore	11710	Milman	Chad	Jeanne	63	273	11	\$9,810	Single Family Residence	5/27/2008	\$510,000	0.15		Y
124		Beach	Ave		Bellmore	11710	Starzman	Ronald		63	223	42	\$6,466	Single Family Residence	4/22/2008	\$356,690	0.06		Y
114		Clubhouse	Rd		Bellmore	11710	Kratenstein	Brian		63	221	8	\$5,449	Single Family Residence	1/29/2008	\$510,000	0.09		Y
2737		Boundary	Rd		Bellmore	11710	Kritikos	Dimitrios	Chrysanthe	63	224	324	\$13,646	Single Family Residence	1/29/2008	\$440,000	0.16		Y
2821		Beach	Ave		Bellmore	11710	Pisano	Anthony	Joanne	63	223	27	\$10,906	Single Family Residence	1/28/2008	\$425,000	0.08		N

Information supplied by third parties and not by Multiple Listing Service of Long Island, Inc.
Information Copyright 2009, Multiple Listing Service of Long Island, Inc.

Residential Unavailable

Prepared by Xu Lu
Charles Rutenberg Realty Inc
5/2/2009 10:20:32 AM

Town: Bellmore

Bedrooms: min 3 max 4

Bath: min 1 max 2

Title Date: min 11/3/2008 max 5/2/2009

St #	D	Street Name	Sfx	Town	Zip	ListPrice	SoldPrice	Style	Rms	Br	Bath	Bsmt	Gar	SD#	Taxes	LSC	ListDate	ExpDate	ContDate	TitleDate	DOM	Det	Fm	K	WF	ML#
2865		Alder	Rd	Bellmore	11710	\$279,000	\$232,000	Ranch	5	3	1	None	1	7	\$10,100	CL	8/6/2008	12/15/2008	12/29/2008	2/26/2009	145	Det	1	1	Y	2134885
300		Argyle	Pl	Bellmore	11710	\$319,000	\$290,000	Cape	6	4	1	Full	2	7	\$8,483	CL	8/13/2008	3/1/2009	11/17/2008	3/13/2009	96	Det	1	1	N	2107070
2082		Newbridge	Rd	Bellmore	11710	\$324,900	\$265,000	Split	7	3	1.5	Part	1	7	\$9,500	CL	9/9/2008	6/11/2009	11/28/2008	3/11/2009	80	Det	1	1	N	2114716
37		Croydon	Dr	Bellmore	11710	\$344,900	\$340,000	Cape	7	4	1	Full	1.5	4	\$8,557	CL	8/27/2008	12/31/2008	10/24/2008	11/26/2008	58	Det	1	1	N	2110853
23		Croydon	Dr	Bellmore	11710	\$349,000	\$325,000	Cape	7	3	2	Full	1.5	4	\$9,496	CL	9/19/2008	1/19/2009	10/16/2008	12/11/2008	27	Det	1	1	N	2118079
2645		Martin	Ave	Bellmore	11710	\$349,999	\$344,000	Exp Cape	7	4	1	Full	1	4	\$7,626	CL	4/23/2008	4/30/2009	10/20/2008	12/24/2008	180	Det	1	1	N	2117257
405		Farmers	Ave	Bellmore	11710	\$349,999	\$310,000	Cape	6	3	1	Full	2	7	\$7,688	CL	7/16/2008	1/2/2009	10/7/2008	11/17/2008	83	Det	1	1	N	2098572
2376		Orange	St	Bellmore	11710	\$359,000	\$330,000	Cape	6	3	1.5	Full	1	7	\$8,213	CL	8/4/2008	2/3/2009	9/18/2008	11/12/2008	45	Det	1	1	N	2104472
701		Wyckoff	Ave	Bellmore	11710	\$369,000	\$345,000	Colonial	7	3	1.5	Full	2	7	\$9,312	CL	4/17/2008	4/17/2009	1/7/2009	2/10/2009	265	Det	1	1	N	2108398
15		Belt	St	Bellmore	11710	\$369,000	\$360,000	Cape	6	4	1	Full	1	4	\$9,587	CL	12/8/2008	12/4/2009	2/19/2009	4/29/2009	73	Att	1	1	N	2139603
2305		Grand	Ave	Bellmore	11710	\$375,000	\$360,000	Cape	8	4	2	Full	1	7	\$7,265	CL	10/7/2008	12/31/2008	11/11/2008	12/31/2008	35	Det	1	1	N	2123537
2439		Washington	Blvd	Bellmore	11710	\$389,000	\$385,000	Colonial	7	4	2	Full	1	4	\$9,091	CL	1/13/2009	1/13/2010	2/17/2009	4/27/2009	35	Det	1	1	N	2147445
2298		Woodbine	Ave	Bellmore	11710	\$395,001	\$370,000	2 Story	7	4	1	None	1	4	\$7,321	CL	4/1/2008	9/30/2008	9/19/2008	11/29/2008	171	Det	1	1	N	2067540
4		Gunther	Pl	Bellmore	11710	\$399,000	\$375,000	Cape	7	4	2	Full	1	4	\$6,449	CL	10/8/2008	4/8/2009	1/8/2009	3/6/2009	92	Det	1	1	N	2123960
908		Jay	Dr	Bellmore	11710	\$409,000	\$381,000	Ranch	6	3	2	Full	1	4	\$9,409	CL	6/8/2008	12/31/2008	11/13/2008	2/10/2009	158	Det	1	1	N	2086877
6		Van Cott	Pl	Bellmore	11710	\$415,000	\$405,000	Tudor	6	3	2	Full	2.5	4	\$8,814	CL	7/10/2008	1/31/2009	11/24/2008	12/23/2008	137	Det	1	1	N	2097762
1152		Little Neck	Ave	Bellmore	11710	\$429,000	\$422,000	Exp Ranch	8	3	2	Full	1	4	\$10,402	CL	11/22/2008	8/22/2009	2/16/2009	5/1/2009	86	Det	1	1	N	2136629
4		Charlotte	Pl	Bellmore	11710	\$439,000	\$426,500	Cape	7	3	2	Full	1	4	\$8,480	CL	9/22/2008	3/31/2009	12/11/2008	2/25/2009	80	Det	1	1	N	2118775
2641		Wilson	Ave	Bellmore	11710	\$449,000	\$440,000	Colonial	7	3	1.5	Full	2	7	\$8,426	CL	3/6/2008	9/6/2008	4/15/2008	12/8/2008	40	Det	1	1	N	2054940
2591		Wilson	Ave	Bellmore	11710	\$469,000	\$446,000	Colonial	8	3	2	Full	1	7	\$8,836	CL	9/16/2008	3/16/2009	10/16/2008	11/26/2008	30	Det	1	1	N	2116917
933		Oakland	Ct	Bellmore	11710	\$549,000	\$495,000	Colonial	7	3	2	Full		4	\$11,842	CL	11/8/2008	5/8/2009	2/20/2009	4/27/2009	104	Det	1	1	N	2132625
2799		Boundary	Rd	Bellmore	11710	\$629,000	\$610,000	Split	8	4	2	Crawl	2	7	\$0	CL	10/8/2008	10/8/2009	12/2/2008	12/19/2008	55	Det	1	1	Y	2124274

Information supplied by third parties and not by Multiple Listing Service of Long Island, Inc.

Information Copyright 2009, Multiple Listing Service of Long Island, Inc.

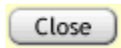
Statistics

Field	Count	Mean (Average)	Median	Mode	Low	High
Listing Price	22	\$398,173	\$382,000	\$349,999	\$279,000	\$629,000
Original Price	22	\$415,622	\$405,950	\$349,000	\$279,000	\$649,000
Sold Price	22	\$375,295	\$365,000	\$360,000	\$232,000	\$610,000
% Difference	22	6.07	5.45	2.4	1	18.4
Taxes	21	\$8,805	\$8,814	\$6,449	\$6,449	\$11,842
Bedrooms	22	3.4	3	3	3	4
Baths	22	1.6	1.75	2	1	2
Days On Market	22	94	81.5	35	27	265

(Calculations are done excluding zero-values except for %Difference)

Counts

Field	Value	Count
Town	Bellmore	22
Zip	11710	22
Zone	5	22
County	N	22
Last Status Change	CL	22
Style	2 Story	1
	Cape	9
	Colonial	5
	Exp Cape	1
	Exp Ranch	1
	Ranch	2
	Split	2
	Tudor	1



Residential Available
Prepared by Xu Lu
Charles Rutenberg Realty Inc
5/2/2009 10:17:28 AM

Town: Bellmore

Bedrooms: min 3 max 4

Bath: min 1 max 2

St #	Dir	Street Name	Sfx	Town	Zip	ListPrice	Style	Rms	Br	Bath	Bsmt	Gar	SD#	Taxes	Det	#Fam	#Kit	WF	Listing Broker	Phone#	ML#
127		Barbara	Rd	Bellmore	11710	\$219,000	Cape	8	4	2	None	0	7	\$6,334	Det	1	1	Y	Sir Winston Realty Inc	631-968-8881	2173434
2836		Alder	Rd	Bellmore	11710	\$329,000	Colonial	8	3	1	Crawl		7	\$16,042	Det	1	1	Y	RE/MAX Family	718-454-6500	2141575
212		Chapman	Ave	Bellmore	11710	\$344,900	Colonial	8	4	2	Full	2	7	\$9,580	Det	1	1	N	Rock Realty Inc	718-478-4545	2162135
2041		Freeman	Ave	Bellmore	11710	\$355,000	Cape	6	3	1	Full		4	\$7,160	Det	1	1	N	Prudential Douglas Elliman RE	516-796-4000	2063231
406		Florence	Pl	Bellmore	11710	\$355,000	Colonial	7	4	2	Full	1	7	\$8,659	Det	1	1	N	Century 21 Prevete Real Estate	516-826-2000	2148660
2722		Wilson	Ave	Bellmore	11710	\$359,000	Colonial	7	3	2	Full	0	7	\$9,304	Det	1	1	N	Real Property Data Network	516-294-0100	2155473
2809		Grand	Ave	Bellmore	11710	\$359,900	Colonial	9	4	2	Full	0	7	\$7,800	Det	1	1	N	Prudential Douglas Elliman RE	623-4500	2169278
427		Midwood	Ave	Bellmore	11710	\$369,000	Cape	7	4	1	Full	1	7	\$7,215	Det	1	1	N	RE/MAX Shores	516-797-5700	2130215
1		Ocean	Ave	Bellmore	11710	\$369,000	Cape	6	4	2	Full	1	7	\$8,805	Det	1	1	N	Prudential Douglas Elliman RE	623-4500	2143496
310		Linden	St	Bellmore	11710	\$389,999	Colonial	6	3	1	Crawl	1.5	7	\$9,600	Det	1	1	N	Prudential Douglas Elliman RE	516-557-3384	2148565
2013		Bergen	St	Bellmore	11710	\$395,000	Colonial	10	4	1.5	Full	1	4	\$7,041	Det	1	1	N	L I House Hunters	631-412-5462	2084449
2427		Swenson	Pl	Bellmore	11710	\$399,000	Split	8	4	2	None	0	4	\$9,930	Det	1	1	N	Call Murf Real Estate Co Inc	631-226-8080	2157890
125		Belmill	Rd	Bellmore	11710	\$410,000	Cape	8	4	2	None	0	7	\$9,723	Det	1	1	N	Sailing Home Realty Corp	516-353-1038	2168950
119		Linden	St	Bellmore	11710	\$419,000	Colonial	6	3	1.5	Full	2	7	\$9,736	Det	1	1	N	Weichert REALTORS Dallow Agcy	516-679-0133	2176497
818		Ardmore	Pl	Bellmore	11710	\$429,000	Colonial	8	4	2	Full	2.5	7	\$9,081	Det	1	1	N	Weichert REALTORS Dallow Agcy	516-679-0133	2178091
2538	S	Saint Marks	Ave	Bellmore	11710	\$439,000	Cape	7	3	2	Full	0	7	\$8,507	Det	1	1	N	Coldwell Banker Your Home Rlty	516-867-4600	2158771
127		Kopf	Rd	Bellmore	11710	\$458,888	Colonial	7	4	2	Crawl	0	7	\$8,000	Det	1	1	Y	Century 21 Prevete Real Estate	516-520-3838	2171923
2478		Bedford	Pl	Bellmore	11710	\$459,000	Hi Ranch	8	4	2	None	1	7	\$10,482	Det	1	1	N	RE/MAX Hearthstone	516-771-8300	2173927
2518		Lefferts	Pl	Bellmore	11710	\$499,999	Split	9	4	2	Full	1	7	\$11,601	Det	1	1	N	RE/MAX Hearthstone	516-771-8300	2164341
2375		Oak	St	Bellmore	11710	\$519,990	Hi Ranch	9	4	2	None	2	4	\$9,679	Det	1	1	N	Century 21 American Homes	735-9500	2150514
2570		Martin	Ave	Bellmore	11710	\$529,000	Split	7	3	2	Full	2	7	\$9,913	Det	1	1	N	Century 21 Prevete Real Estate	516-826-2000	2172530
2578		Bedell	St	Bellmore	11710	\$529,000	Split	6	4	1.5	Crawl	1	25	\$6,635	Det	1	1	N	Exit Grand Centurion Realty	718-205-5572	2107076
702		Nassau	St	Bellmore	11710	\$549,000	Colonial	8	4	2	Full	2	7	\$9,708	Det	1	1	N	RE/MAX Shores	516-897-4422	2101033
200		Argyle	Pl	Bellmore	11710	\$565,000	Cape	8	4	2	Crawl	1	7	\$7,000	Det	1	1	N	Destiny Realty	646-235-8894	2071325
2540		Phillip	Ct	Bellmore	11710	\$739,000	Split	8	3	2	Part	0	7	\$11,806	Det	1	1	N	Century 21 Laffey Associates	516-922-9800	2124525

Information supplied by third parties and not by Multiple Listing Service of Long Island, Inc.
Information Copyright 2009, Multiple Listing Service of Long Island, Inc.

Statistics

Field	Count	Mean (Average)	Median	Mode	Low	High
Listing Price	25	\$431,587	\$410,000	\$355,000	\$219,000	\$739,000
Original Price	25	\$453,987	\$429,000	\$369,000	\$219,000	\$752,000
Sold Price	0	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
% Difference	25	0	0	0	0	0
Taxes	25	\$9,174	\$9,304	\$6,334	\$6,334	\$16,042
Bedrooms	25	3.7	4	4	3	4
Baths	25	1.8	2	2	1	2
Days On Market	0	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

(Calculations are done excluding zero-values except for %Difference)

Counts

Field	Value	Count
Town	Bellmore	25
Zip	11710	25
Zone	5	25
County	N	25
Last Status Change	EXT	5
	NEW	8
	PC	12
	Style	Cape
Style	Colonial	11
	Hi Ranch	2
	Split	5

Close

Prepared by Xu Lu
Charles Rutenberg Realty Inc
5/2/2009 9:54:43 AM



Parcel ID: N2089-63-224-00-0162-0

Property Address

127 Barbara Rd
Bellmore, NY 11710-4702

Carrier Rte: C027
Census Tract: 4154023004

Loc: Town Of Hempstead

Block: 224 00 Tax Unit:

Lot: 162 0 Building:

Section:63
Additional Lot: N ID#:

Owner Info:

Owner: Florecio Sanchez

Owner Addl: Alice

Company:

Own Ph#: -

Ownership:

Do Not Call: Mailing Opt Out:

Non Owner Occupied: Y

Mailing Address:

172 Botsford St Carrier Rte: C014
Hempstead, NY 11550-7327

Taxes

County Tax: \$3,362

School Tax: \$7,119

Taxes: \$10,482

Tax Year: 6

NYS Exemption:

Assessments

Land Value: \$1,071

Imp Value: \$385

Total Value: \$1,309

Assessment Update Date: 12/10/2007

Data Update Date: 5/8/2006

Appraised

Land Value: \$319,260

Imp Value: \$76,940

Total Value: \$396,200

Lot Description

Acres: 0.08

Lot Square Footage: 3575

Lot Frontage Feet: 55

Lot Depth: 65

Irregular:

Schools SD#:7 Bellmore

State School Code: 282007

State SWIS Code: 282089

Property Characteristics

Property Class: 210.01 - Single Family Residence Style: Bungalow Land Use: Sfr

Stories: 1 # Bldgs: 1 Fireplaces: Location Influence:

Total Rooms: 7 Fuel: Gas Property Indic: Single Family Residence / Townhouse

Baths Full: 1 Pool: Garage: Frame/Concrete Block 288 Park: Frame/Concrete Block Garage

Baths Half: Year Built: 1930 Ground Floor Sqft: 480 Univ Bldg Sqft: 952 L

Baths Total: 1 Ext Walls: Aluminum/Vinyl Sewer: Water:

Deed Info:

Deed Date: 3/7/2006

Sold Price: \$424,000

Mortgage Recording Date:

Deed Recording Date: 3/20/2006

Grantor: Fredrikson Alice M

Mortgage Amount:

Deed Book/Page: 12094 / 301

Lender:

Multi APN:

Sales Deed Categ: Grant Deed

2nd Mtg:

Listing History:

ML#	Style	Rms	Br	Bth	Status	Price	ListDate	ExpDate	TitleDate	DOM
2173434	Cape	8	4	2	NEW	\$219000	4/8/2009	12/31/2009		
2096732	Cape	8	4	2	EXP	\$269000	4/1/2008	4/1/2009		
1999150	Ranch	7	3	1	EXP	\$329000	9/7/2007	10/1/2007		
1931035	2 Story	7	3	1	W/R	\$429000	3/7/2007	12/1/2007		
1912939	2 Story	7	3	1	W/R	\$455000	1/12/2007	7/12/2007		
1836730	2 Story	7	3	1	EXP	\$475000	6/7/2006	9/5/2006		
1763496	2 Story	7	3	1.5	CL	\$400000	11/10/2005	7/30/2006	3/7/2006	29

Information supplied by third parties and not by Multiple Listing Service of Long Island, Inc.

Information Copyright 2009, Multiple Listing Service of Long Island, Inc.

NASSAU COUNTY DEPARTMENT OF ASSESSMENT*Harvey B. Levinson, Chairman of the Board of Assessors*

240 Old Country Road, Mineola, New York 11501 (516) 571-1500

January 2, 2008

127 BARBARA DR
BELLMORE NY 11710SBL: 63224 01620
Tax Class: Class 1**NOTICE OF TENTATIVE ASSESSED VALUE FOR 2009/2010**

	<u>2008/09 Tax Year</u>	<u>2009/10 Change</u>	<u>2009/10 Tax Year</u>
YOUR TAX WILL BE BASED ON A VALUE OF:	\$470,200	- (\$10,800)	\$459,400
(Adjusted Market Value)			
Level of Assessment:	0.25%		0.25%
Tentative Assessed Value Capped at 6% (if applicable):	\$1,176	- (\$27)	\$1,149
<i>Your Assessed Value will be reduced by any exemption amount (such as STAR) you qualify for each year.</i>			

- **Adjusted Market Value Capped at 6%:** This is the value used in the calculation of property taxes and as the basis for filing an appeal; it reflects limitations on increases in assessed value. Your value is determined as of January 2, 2008 for the 2009/2010 tax year.
- **Tentative Assessed Value Capped at 6%:** Your property's adjusted market value is multiplied by the level of assessment to determine the assessed value. The assessed value of residential properties will not increase more than 6% each year and 20% over five years. (Additions and renovations are not subject to the limitation.)

The tentative 2009/2010 assessment roll will be available for inspection at the Department of Assessment's 4th floor offices at 240 Old Country Road in Mineola on or after January 2, 2008. For further explanation of the Adjusted Market Value or to review information specific to your property, as well as all other properties, please visit our website at www.mynassauproperty.com and follow the link to "Property Search." The Department of Assessment will be open from 9 A.M. until 8 P.M. on January 30th and February 6th for your convenience.

If you believe that the **adjusted market value** exceeds your estimate of the value of your property or would like to challenge your property's tax classification or exemption status, you may file an "Application for Correction of Assessment" with the Assessment Review Commission between January 2, 2008 and March 3, 2008. The application is available and can be filed **on-line** at the AROW (Assessment Review on Web) internet site: www.nassaucountyny.gov/arc, obtained in person at the Department of Assessment, or by calling (516) 571-1500. **Homeowners who file a challenge on their own pay no fees and have been more likely to get a reduction than those using a representative. No one knows your property better than you.**

NASSAU COUNTY DEPARTMENT OF ASSESSMENT

240 Old Country Road, Mineola, New York 11501 (516) 571-1500

January 2, 2009

127 BARBARA DR
BELLMORE NY 11710

Section-Block-Lot: 63224 01620

Tax Class: Class 1

NOTICE OF TENTATIVE ASSESSED VALUE FOR 2010/2011

	<u>2009/10 Tax Year</u>	<u>Change</u>	<u>2010/11 Tax Year</u>
Market Value*:	\$459,400	-\$37,300	\$422,100
Level of Assessment:	0.25%		0.25%
Tentative Assessed Value:	1,149	-94	1,055

Your Tentative Assessed Value will be reduced by any exemption amount (such as STAR) you qualify for each year.

Market Value*: This is the value used as the basis for filing an appeal. This value is determined as of January 2, 2009 for the 2010/2011 tax year.

Tentative Assessed Value*: Your property's Market Value multiplied by the Level of Assessment (.25%) equals your Tentative Assessed Value.

The "Tentative 2010/2011 Assessment Roll" will be available for inspection at the Department of Assessment's 4th Floor offices at 240 Old Country Road in Mineola on or after January 2, 2009. For further explanation of Market Value*, Tentative Assessed Value*, or to review information specific to your property, as well as all other properties, please visit our website at www.mynassauproperty.com and follow the link to "Property Search."



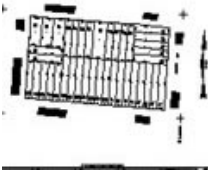
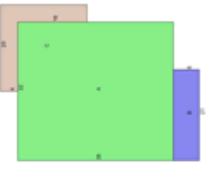

The Department of Assessment is open from 8:00 A.M. to 4:45 P.M. with extended hours of 8:00 A.M. until 8:00 P.M. on February 5th for your convenience.

If you believe that the **Market Value*** exceeds your estimate of the value of your property or would like to challenge your property's tax classification or exemption status, you may file an "Application for Correction of Assessment" with the Assessment Review Commission between January 2, 2009 and March 2, 2009. The application is available and can be filed **online** at www.nassaucountyny.gov/arc, obtained in person at the Department of Assessment, or by calling (516) 571-1500.

**Pursuant to state law, the assessed value of residential properties will never increase more than 6% each year and 20% over five years (additions and renovations are not subject to the limitation.).*



Department Home | Property Search | Map |

Section	63	Block	224	Lot	162	Condo		Unit		Town	Hempstead
Address	127 Barbara Dr, Bellmore, 11710										
Village	Bellmore - 7										
											
Enlarge photos	View Area Maps	View Tax Maps	View Property Sketch	View Correspondence							

Values | Comparable Sales | **General and School Taxes** | Property Description | Recent Sales

View: [\[Previous\]](#) 2007 2008 **2009** 2010 2011

General Roll 2009

Rate Code - Village Code	Assessed Value	Tax Rate per 100 of Assessed Value	Tax Dollar Amount (With Exemption)
127	1,176	266.538	\$3,134.49
		Total General Taxes	\$3,134.49
Total General Tax Bill			\$3,134.49
1st Half Taxes			\$1,567.25
2nd Half Taxes			\$1,567.24

Taxes Without Adjustments (Exemptions, Abatements, Direct Assessments, Transitionals)

ASSESSED VALUE	Tax Rate per 100 of Assessed Value	General Tax
1,176	266.538	\$3,134.49

[View Exemption Detail](#)
Savings Due to Exemptions \$0.00

[View General Tax Bill Details](#)

School Roll 2008-2009

	Assessed Value	Tax Rate per 100 of Assessed Value	Tax Dollar Amount (With Exemption)
Net School Tax	1,176	543.267	\$6,388.82
Net Library Tax	1,176	34.207	\$402.27
Net Recreation Tax			
Combined School Taxes			\$6,791.09
School Adjustments			Amount
Total School Taxes			\$6,791.09
1st Half Taxes			\$3,395.55
2nd Half Taxes			\$3,395.54

Taxes Without Adjustments (Exemptions, Abatements, Direct Assessments, Transitionals)

ASSESSED VALUE	Tax Rate per 100 of Assessed Value	School Tax
1,176	577.474	\$6,791.09

[View Exemption Detail](#)
Savings Due to Exemptions \$0.00

[View School Tax Bill Details](#)

Please contact your Receiver of Taxes for payment information.

Town of Hempstead 538-1500, Town of North Hempstead 869-7630, Town of Oyster Bay 624-6400