

**CLASSIFIEDS / REAL ESTATE**

# Roosevelt is 'a different community from what it used to be,' says town councilwoman

Changes have included upgraded schools, new housing and improvements to the downtown, says Town of Hempstead's Dorothy Goosby.



Luis Trinidad and Nasir Reid during an electronic music class at Roosevelt High School, Feb. 14, 2018. Photo Credit: Newsday / J. Conrad Williams Jr.

**By Michael Gavin**

michael.gavin@newsday.com [@MikeGavin7](#)

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## THE SCOOP

With recent new construction, downtown enhancement projects and progress within the school district, Roosevelt is "a different community from what it used to be," says Town of Hempstead councilwoman Dorothy Goosby. "There's been a great deal of improvement."

In February 2016, Roosevelt Middle School was removed from the State Education Department's list of "struggling" schools, leading to all five schools within the district being in "good standing" with the state. Administrators at the time said the designation was the first in decades for the district, which, while under state control, received more than \$300 million in state money to upgrade facilities and programs.

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A Veterans Memorial is outside the Roosevelt Post Office, March 1, 2018. Photo Credit: Newsday / J. Conrad Williams Jr.

Goosby also highlighted the recent success of the high school's football team, which advanced to the Nassau III semifinals, and marching band, which has doubled in size since 2016.



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In recent years, 200 affordable single-family homes have been built throughout Roosevelt using federal community development grants, Goosby says. Nassau Road, she says, has added Roosevelt’s first Bethpage Federal Credit Union and an office building that includes NuHealth’s Roosevelt-Freeport Health Center. Brick walkways, Victorian-style lighting and new storefronts and facades have been added to the downtown area, she says.

Enhancements, Goosby adds, have also been made to Roosevelt’s fire department and library, which is offering new technology and programs.

The most common housing styles in the area are Capes and Colonials, followed by ranches, says Denise Kearse of Weichert Realtors Quality Homes. Prices on average range from a starter house around \$250,000 to high ranches and Tudors that fetch around \$400,000.

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“For first-time home buyers, compared with other towns in Nassau County, the average price is lower and the taxes are about \$8,400 on average, which is slightly under the Nassau County average,” Kearse says.

The area features various parks, including Arthur Mackey Jr. Park and Centennial Park, and Roosevelt Pool, which Goosby says is soon expected to undergo renovation.

## CONDOS AND TOWNHOUSES

There are no condos or townhouses on the market

## **SALES PRICE**

Between Feb. 1, 2017, and Feb. 25, 2018, there were 156 home sales with a median sale price of \$302,500, according to the Multiple Listing Service of Long Island. The low price for that period was \$95,000 and the high was \$500,000. During that time period a year earlier, there were 111 home sales with a median sale price of \$265,000. The price range was \$69,900 to \$468,000.

## **SCHOOLS**

Most students attend Roosevelt High School.

## **OTHER STATS**

**Town** Hempstead

**Area** 1.8 square miles

**ZIP code** 11575

**Population** 16,258

**Median age** 33.0

**Median household income** \$73,191

**Median home value** \$ 327,000\*

**LIRR to NYC** From Freeport, 41 to 47 minutes at peak

**Monthly ticket** \$297

**School district** Roosevelt

**SOURCES:** 2010 Census; mlsll.com; LIRR;

\*Based on sales in the past six months, according to MLSLI

**\$415,000**

**EAST RAYMOND AVENUE** After 236 days on the market, this five-bedroom high-ranch sold for \$10,000 less than its asking price. The 1991 home, with three full bathrooms, features a living room and dining room with hardwood floors. Also on the main level is an eat-in kitchen and three bedrooms, including the en suite master. The lower level includes a den, two additional bedrooms and a full bath. The 75-by-189-foot property, with taxes of \$10,200, also has an attached one-car garage and back patio.

**\$345,000**

**BEECHWOOD AVENUE** This four-bedroom Cape sold for \$4,000 less than its asking price after 203 days on the market. Built in 1954, the house includes two full bathrooms. In addition to the living room-dining room combination, the main level includes a kitchen, two bedrooms and a bath. On the upper level are two additional bedrooms and the second bathroom. A full, finished basement features a rec room and bar. The 60-by-100-foot property, with taxes of \$6,974, also has an in-ground pool and attached one-car garage.

**\$293,000**

**TAYLOR AVENUE** Originally listed for \$325,000, this two-bedroom Colonial sold in February after 201 days on the market. The house, which was built in 1932, features one bathroom. The main level of the house includes a living room, a dining room, a kitchen with granite countertops and stainless steel appliances and a sun porch. Both bedrooms, along with an updated bathroom, are on the upper level. The house also includes an unfinished basement. The 40-by-159-foot property, with taxes of \$7,380, features a detached one-car garage.

**NOW ON THE MARKET**

**\$239,000** This two-bedroom, one-bathroom bungalow includes a living room, a dining room, an eat-in kitchen, an enclosed porch and a full basement. Taxes on the 61-by-108-foot property are \$7,099. Donna Roberson, Laffey Real Estate, 516-350-8232.

**\$330,000** This three-bedroom, two-bathroom ranch features a living room-dining room combination, an eat-in kitchen and a finished basement. The 40-by-100-foot property has taxes of \$8,385. Jeffrey Evans, Charles Rutenberg Realty, 347-234-3173.

**\$450,000** This five-bedroom, three-bathroom high-ranch boasts a living room, a granite kitchen, a formal dining room, a family room and a finished basement. Taxes on the 75-by-100-foot property are \$10,000.

## On Multiple Listings

**Number of houses** 38

**Price range** \$109,000-\$489,000

**Tax range** \$5,661-\$12,086

### By Michael Gavin

michael.gavin@newsday.com  @MikeGavin7

Mike Gavin has worked at Newsday since 2007, covering everything from real estate to sports. Born and raised on Long Island, he is a graduate of Stony Brook University.