

RCH Residential Rental Property Rating for Suffolk County

Old Medford Avenue

Rating	Points	Location *Weighted more heavily – double points	Lot Size (sq. ft.)	House Layout *1 point may be earned for amenities such as: garage, basement entrance, Florida room, etc.	Year Constructed *1 point may be earned for renovation	School District	
A	4	Established highly desirable area , quiet neighborhood with minimum traffic, no eyesores/nuisance (8 points)	15,000 +	4 Bedrooms 2+ Bathrooms -or- 2 Story 3 Bedrooms 2 + Bathrooms	2010 - Present	Babylon Bayport-Blue Point Commack Harborfields Hauppauge Kings Park Northport Sayville Smithtown Three Village West Islip	
B	3	Moderately quiet neighborhood, with minimum traffic, no eyesores/nuisances (6 points)	10,000 – 14,999	3 Bedrooms 1.5 + Bathrooms	2000 - 2009	Connetquot East Islip Eastport-South Manor John Glenn (Elwood) Islip Miller Place Mount Sinai Sachem Shoreham-Wading River	
C	2	Located on or adjacent to a main road with heavy traffic, one or more eyesores/nuisances, i.e. railroad, airport, commercial building, etc. -or- Moderately quiet neighborhood, with minimum traffic, no eyesores/nuisances but located in a less desirable neighborhood (4 points)	5,000 - 9,999	3 Bedrooms 1 Bathroom	1990 - 1999	Bay Shore Center Moriches Comsewogue Deer Park Lindenhurst Longwood Middle Country Patchogue-Medford Rocky Point West Babylon Westhampton	
D	1	Undesirable area (2 points)	0 – 4,999	2 Bedrooms 1 Bathroom	Before 1990	Amityville South Country (Bellport) Brentwood Central Islip North Babylon Riverhead William Floyd Wyandanch	
Sub.	4		4	4	4	2	Final Rating - 16/6= 2.67 C