



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

Office: 978.726.0261

Fax: 978.236.7257

email: serene@simplysellnow.com

Web: www.simplysellnow.com



Personal and Professional Information



Serene Knell

Affiliation

Simply Sell Now
119 Drum Hill Rd Suite 343
Chelmsford, MA 01824
Office: 978.726.0261
Fax: 978.236.7257



Experience

Century 21 Commonwealth
Century 21 Heritage
Century 21 DeAnn Group
Boston Globe (Marketing Division)
DGA (Sr. Operation Mgr/Marketing Firm)
Radio City Music Hall (Production)
Apollo Theatre (Production/Staging)
CBS (Television Production/Line Producer)
Meadowlands Arena (Stage Manager)
Serene Hands (Neuromuscular Sports Massage Therapist)

Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

Prepared by Serene Knell, BROKER, REALTOR®



Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

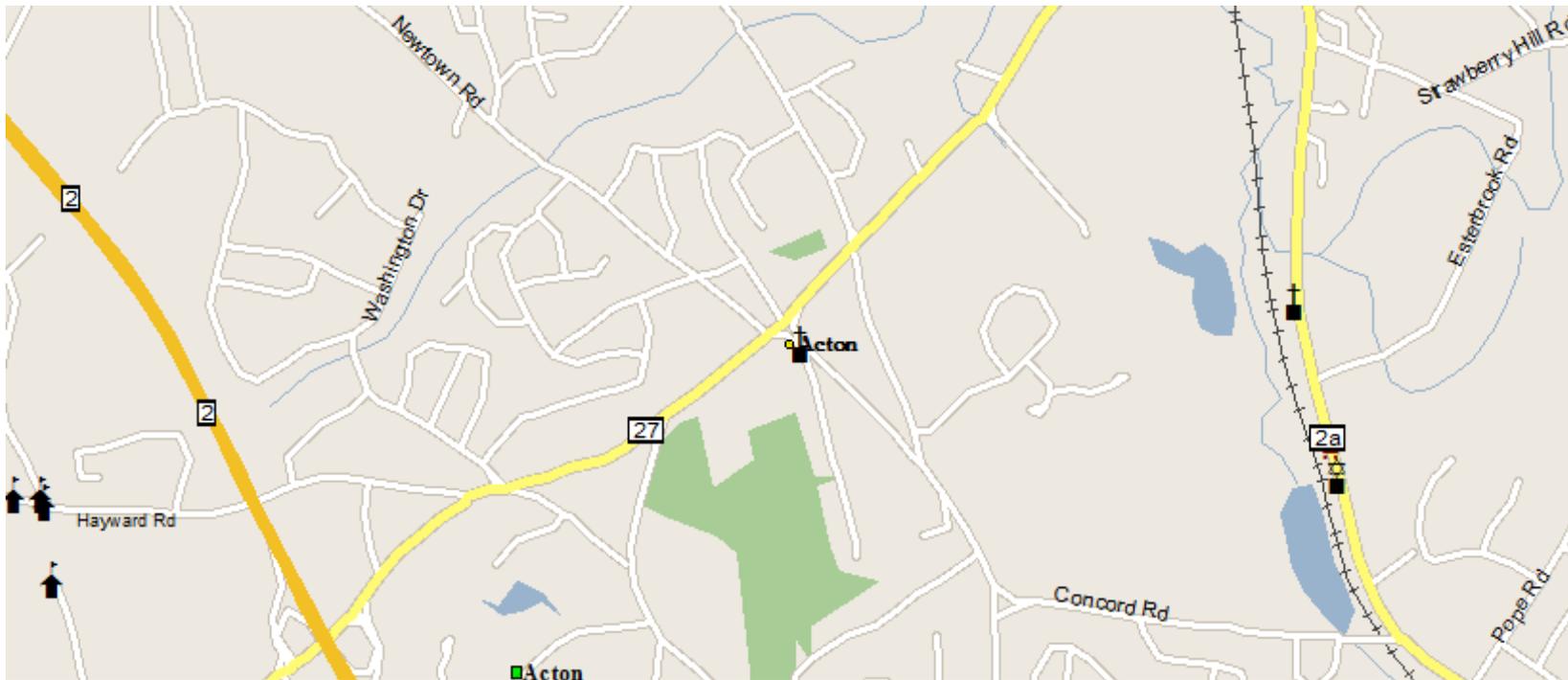
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





ACTON, MA





Neighborhood Facts

ACTON

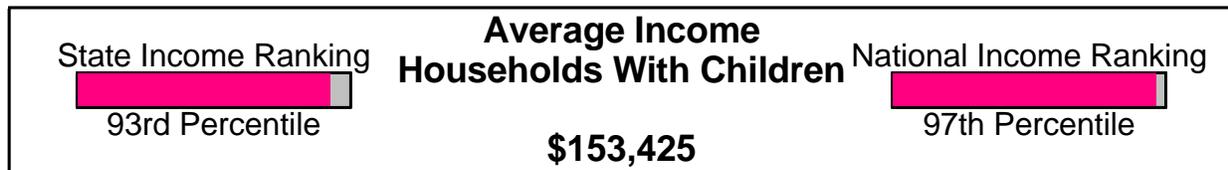
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Neighborhood Facts

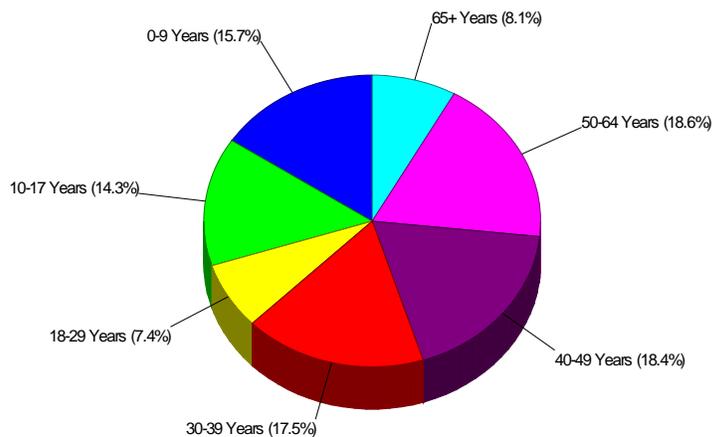


Income For Neighborhood Within Town of Acton



Age Breakdown For Neighborhood Within Town of Acton

Average Age = 37.9 Years



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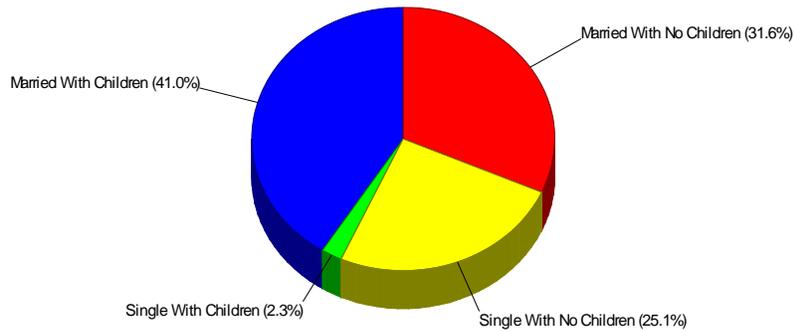


Neighborhood Facts



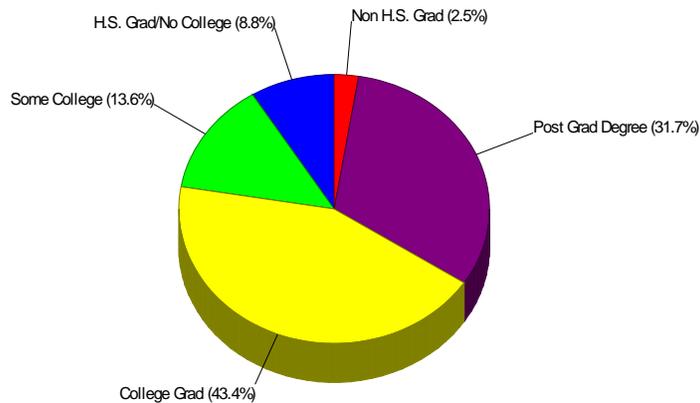
Household Characteristics For Neighborhood Within Town of Acton

72.7% Married
43.3% With Children



Adult Education Level For Neighborhood Within Town of Acton

97.5% High School Graduates
75.1% College Graduates



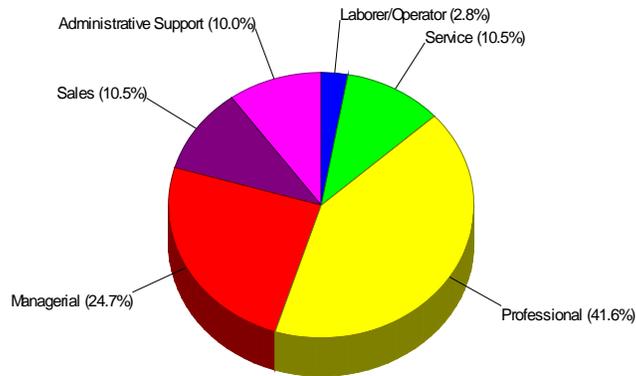
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Neighborhood Facts



Employment For Neighborhood Within Town of Acton Average Travel Time To Work = 34.0 Minutes



Occupation





Area Facts

ACTON

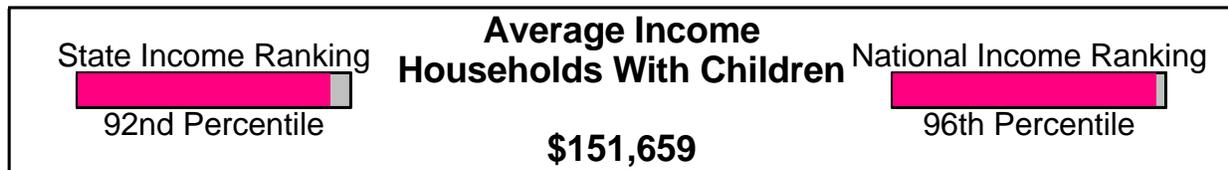
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Area Facts

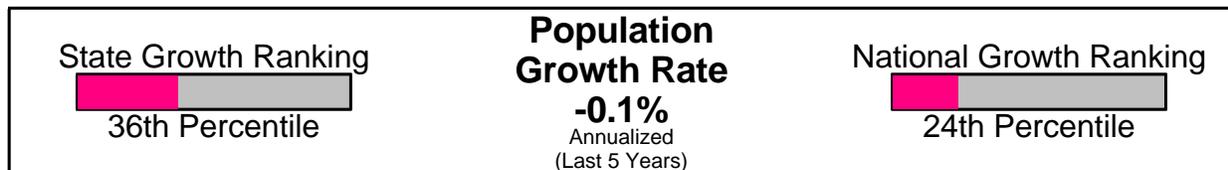
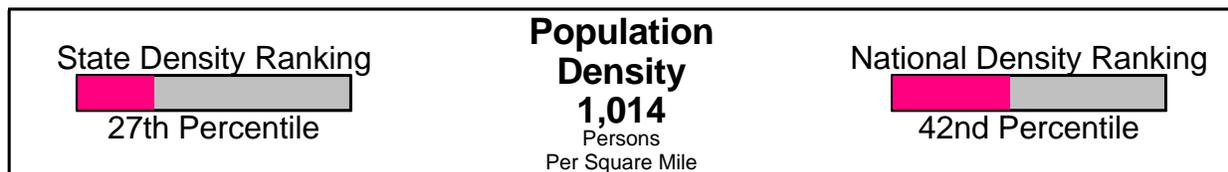


Income For Town of Acton



Population For Town of Acton

Population = 20,242
Land Area = 20.0 Square Miles

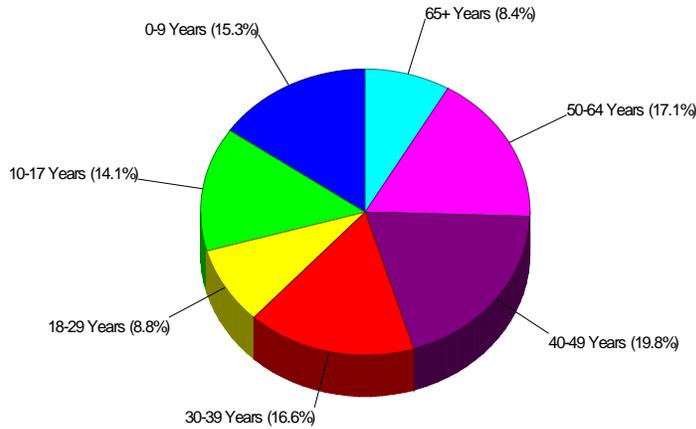


Area Facts



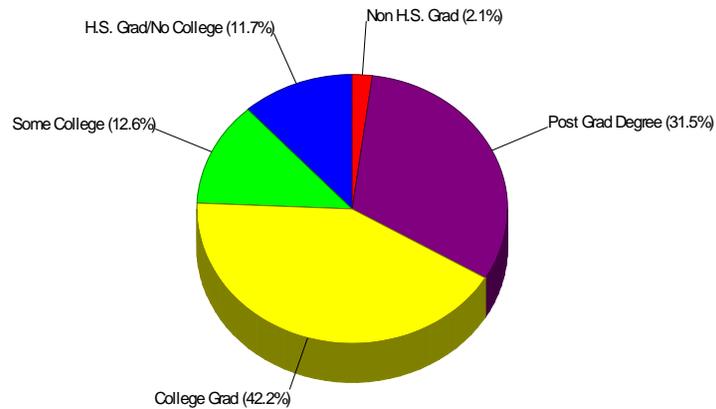
Age Breakdown For Town of Acton

Average Age = 37.7 Years



Adult Education Level For Town of Acton

**97.9% High School Graduates
73.7% College Graduates**



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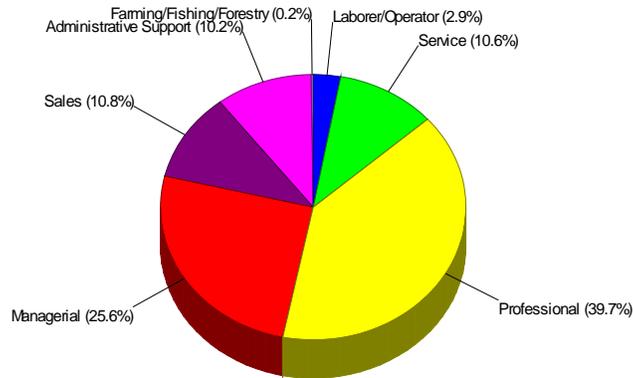


Area Facts



Employment For Town of Acton

Average Travel Time To Work = 34.0 Minutes



Occupation





School Information

ACTON

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School Information



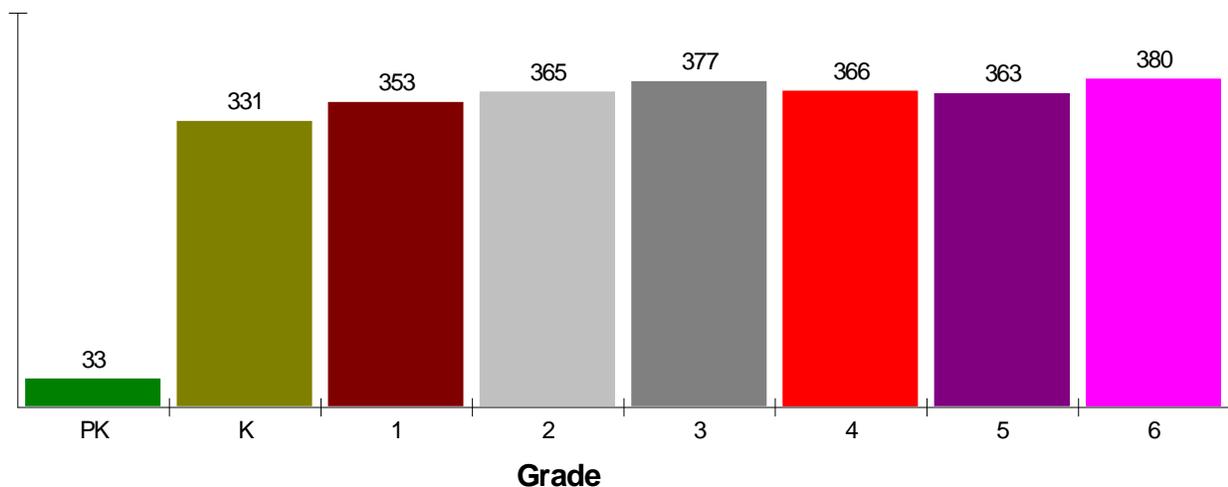
General Facts FOR ACTON

ACTON
16 CHARTER ROAD
ACTON, MA 01720

Type:	(978)264-4700	Union Component Local District
Grade Range:		PK - 6
Schools:		5
Teacher:		142
Students:		2,568
Student/Teacher Ratio:		18.1 To 1
Student/Librarian Ratio:		Not Available
Secondary Student/Guidance Ratio:		Not Available

Student Enrollment By Grade FOR ACTON

Total Enrollment = 2,568



National Enrollment Ranking: 4,306 of 15,679 (72nd Percentile)
State Enrollment Ranking: 141 of 354 (60th Percentile)

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School Information

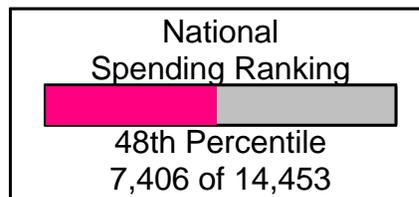
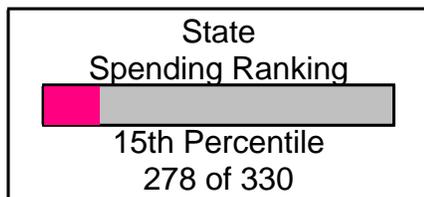
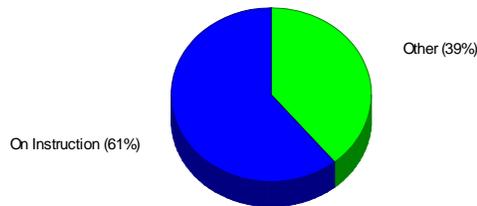


High School Statistics FOR ACTON

Information Not Available For This Area

School Expenditures FOR ACTON

Expenditures Per Student
\$9,892

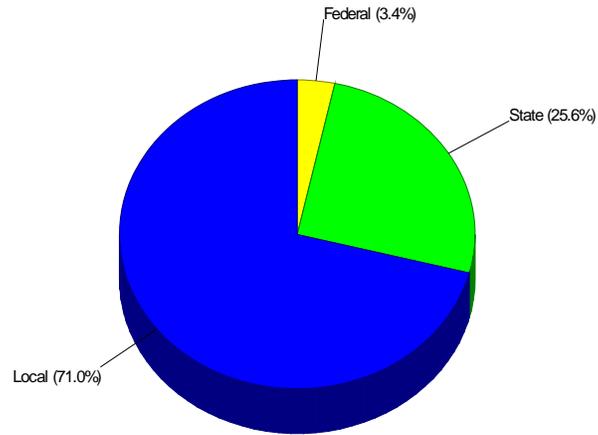


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School Funding FOR ACTON



School Information



Public Schools for District

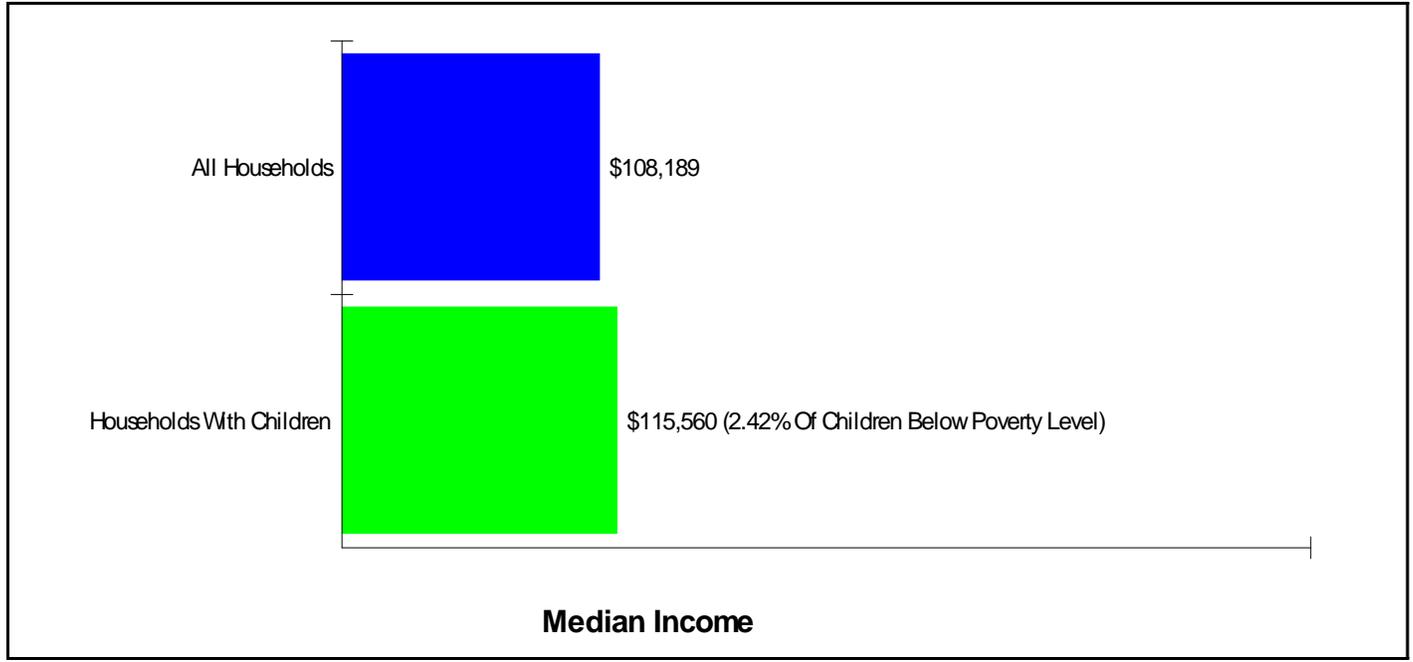
LUTHER CONANT 80 TAYLOR ROAD, ACTON, MA 01720		Phone: (978)264-4700 Grades: K - 6
Distance from Subject: 0.7 Miles Student/Teacher Ratio: 16.9 to 1	School Type: Students/Teachers:	Regular 474/28
<hr/>		
MCCARTHY-TOWNE 13 CHARTER ROAD, ACTON, MA 01720		Phone: (978)264-4700 Grades: K - 6
Distance from Subject: 1.3 Miles Student/Teacher Ratio: 16.9 to 1	School Type: Students/Teachers:	Regular 491/29
<hr/>		
MERRIAM 11 CHARTER ROAD, ACTON, MA 01720		Phone: (978)264-4700 Grades: PK - 6
Distance from Subject: 1.3 Miles Student/Teacher Ratio: 18.9 to 1	School Type: Students/Teachers:	Regular 568/30
<hr/>		
DOUGLAS 21 ELM STREET, ACTON, MA 01720		Phone: (978)264-4700 Grades: K - 6
Distance from Subject: 2.0 Miles Student/Teacher Ratio: 17.8 to 1	School Type: Students/Teachers:	Regular 481/27
<hr/>		
GATES 75 SPRUCE STREET, ACTON, MA 01720		Phone: (978)264-4700 Grades: K - 6
Distance from Subject: 2.1 Miles Student/Teacher Ratio: 17.6 to 1 Mascot: Panthers	School Type: Students/Teachers: School Colors :	Regular 476/27 Gold & Navy



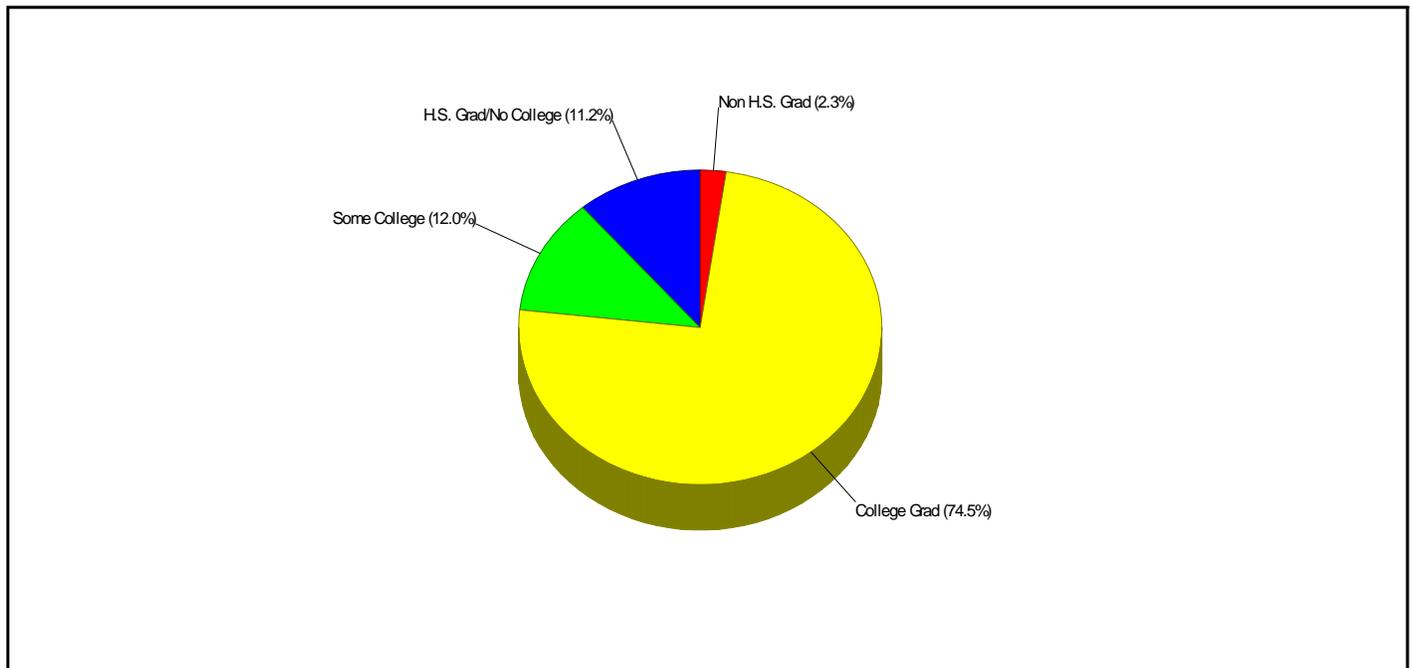
School Information



Income FOR ACTON



Parent Education Level FOR ACTON



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School Information



Private Schools

Private School Enrollment= 18.32% within School District

CONCORD ASSABET

380 MASSACHUSETTS AVE, ACTON, MA 01720

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 31

Enrollment By Grade: 7-2 8-6 9-12 10-5 11-5 12-1

Phone: (978)264-3812

Grades: 7 - 12

School Type: Special Education

Gender: All-Female

Student/Teacher Ratio: 3.9 to 1

MT. CALVARY CHRISTIAN SCHOOL

472 MASSACHUSETTS, ACTON, MA 01720

Distance from Subject: 1.6 Miles

Affiliation: Lutheran Church

Students: 96

Enrollment By Grade: PK-82 K-14

Phone: (978)263-0337

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.2 to 1

NASHOBA BROOKS SCHOOL

200 Strawberry Hill Rd, CONCORD, MA 01742

Distance from Subject: 2.7 Miles

Affiliation: Nonsectarian

Students: 300

Student/ Homeroom Ratio: 20.0

School Colors: Royal & White

Enrollment By Grade: PK-31 K-30 1-30 2-31 3-31 4-28 5-29 6-30 7-30 8-30

Phone: (978)369-4591

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.0 to 1

ALPHA OMEGA

544 Newtowne Rd, LITTLETON, MA 01460

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 21

Student/ Homeroom Ratio: 2.3

School Colors: Royal & White

Enrollment By Grade: UG-7 6-1 8-5 9-2 11-4 12-2

Phone: (978)486-8919

Grades: 6 - 12

School Type: Special Education

Gender: All-Male

Student/Teacher Ratio: 5.4 to 1

MIDDLESEX SCHOOL

1400 Lowell Rd, CONCORD, MA 01742

Distance from Subject: 3.2 Miles

Affiliation: Nonsectarian

Students: 329

Student/ Homeroom Ratio: 36.6

School Colors: Maroon & Black

Enrollment By Grade: 9-61 10-88 11-91 12-89

Phone: (978)371-6585

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 7.1 to 1



School Information



Private Schools

Private School Enrollment= 18.32% within School District

OAK MEADOW MONTESSORI SCHOOL

2 Pickard Ln, LITTLETON, MA 01460

Distance from Subject: 3.2 Miles

Affiliation: Nonsectarian

Students: 249

Student/ Homeroom Ratio: 249.0

Enrollment By Grade: PK-110 K-30 1-22 2-22 3-16 4-18 5-12 6-6 7-10 8-3

Phone: (978)486-9874

Grades: PK - 8

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 8.1 to 1

THE IMAGO SCHOOL ASSOCIATION I

MAYNARD, MA 01754

Distance from Subject: 4.2 Miles

Affiliation: Baptist

Students: 85

Enrollment By Grade: 1-9 2-14 3-16 4-14 5-9 6-4 7-7 8-6 9-4 12-2

Phone: (978)897-0549

Grades: 1 - 12

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 9.7 to 1

THE FENN SCHOOL

516 Monument St., CONCORD, MA 01742

Distance from Subject: 4.3 Miles

Affiliation: Nonsectarian

Students: 297

Student/ Homeroom Ratio: 9.9

School Colors: Navy & Gold

Enrollment By Grade: 4-49 5-47 6-56 7-58 8-55 9-32

Phone: (978)369-5800

Grades: 4 - 9

School Type: Regular

Gender: All-Male

Student/Teacher Ratio: 7.5 to 1

CONCORD ACADEMY

166 MAIN STREET, CONCORD, MA 01742

Distance from Subject: 4.4 Miles

Affiliation: Nonsectarian

Students: 343

Enrollment By Grade: 9-66 10-101 11-88 12-88

Phone: (978)402-2274

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 7.9 to 1

LITTLETON GIRLS HSE[DARE]

PO Box 2335, LITTLETON, MA 01460

Distance from Subject: 4.7 Miles

Affiliation: Nonsectarian

Students: 10

Student/ Homeroom Ratio: 1.1

School Colors: Royal & White

Enrollment By Grade: UG-10

Phone: (978)486-9227

Grades: Ungraded

School Type: Regular

Gender: All-Female

Student/Teacher Ratio: 3.6 to 1





Housing Information

ACTON

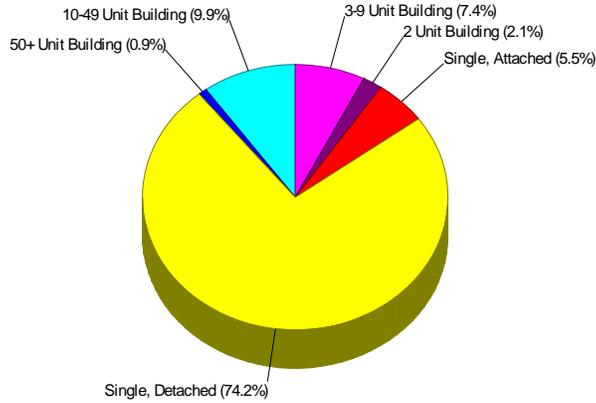
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Housing Characteristics For Neighborhood Within Town of Acton

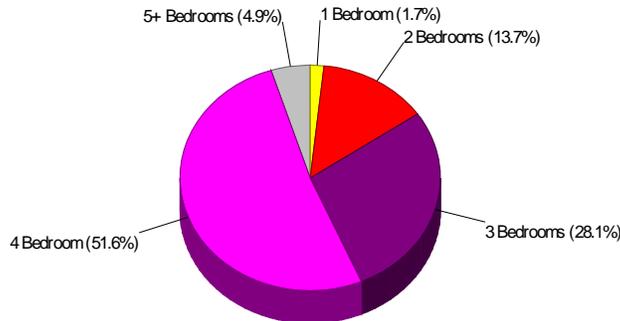
Average Age of Housing 30 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Acton

Owner Occupied Households = 84.0%
Median Housing Value = \$501,907
Median Number of Bedrooms = 4



Home Size Breakdown



Housing Information



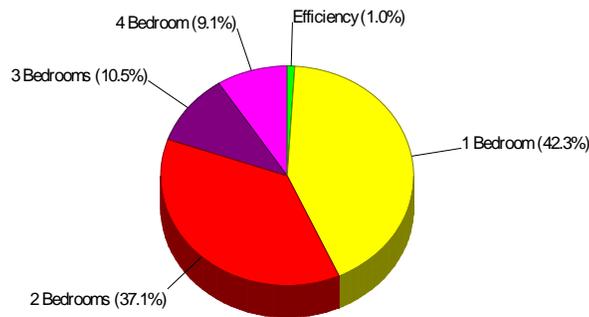
Rental

For Neighborhood Within Town of Acton

Renter Occupied Households = 16.0%

Median Monthly Rent = \$849

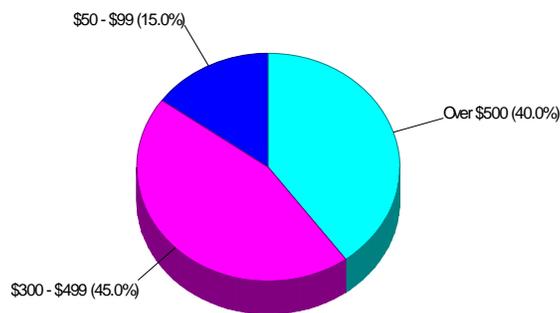
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$477,000
Average Price = \$459,900



**Dollars In Thousands
Homes Sold In Past Year**

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Crime Information

ACTON

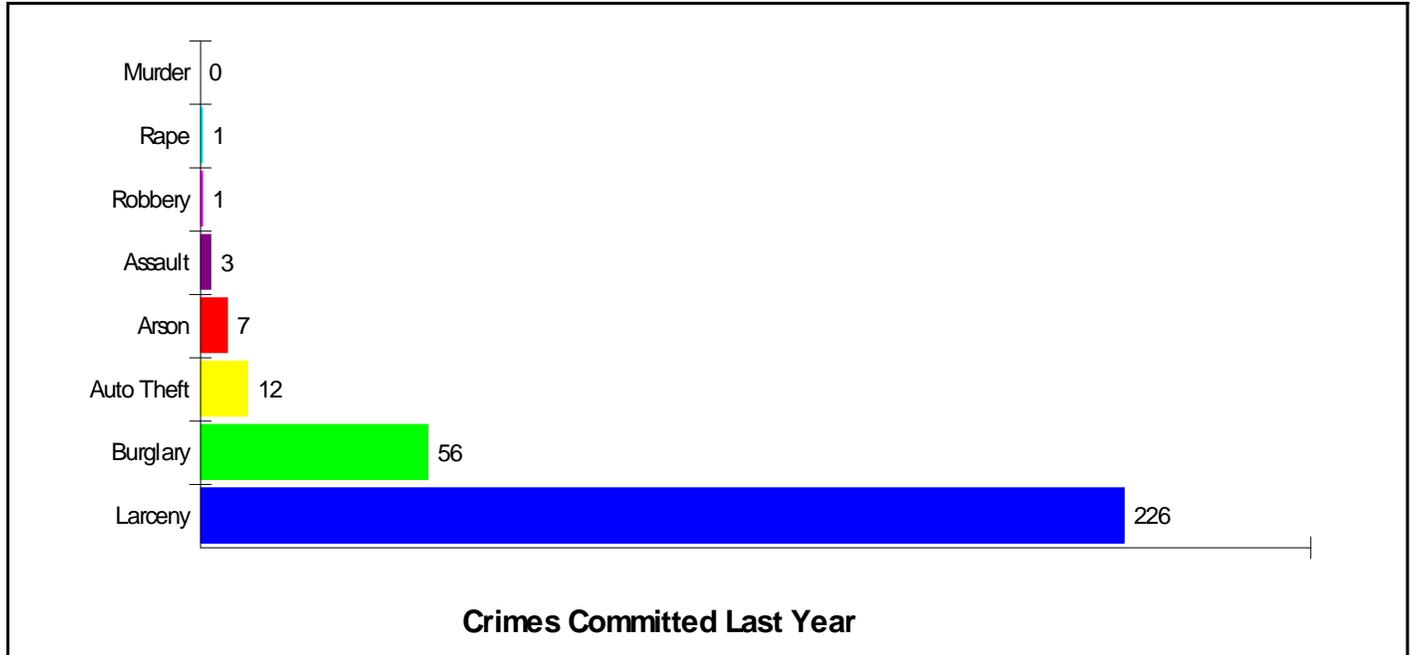
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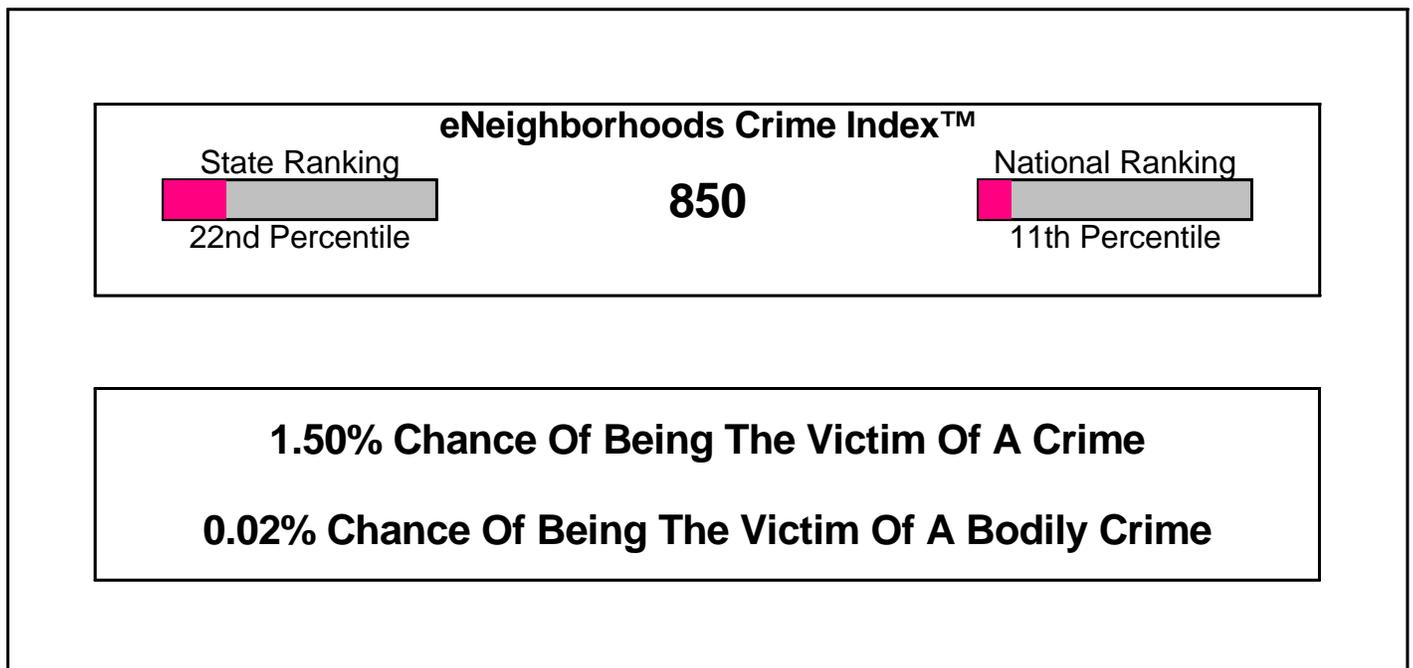
Crime Information



Crime Incidents For Town of Acton



Crime Index For Town of Acton



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Climate Information

ACTON

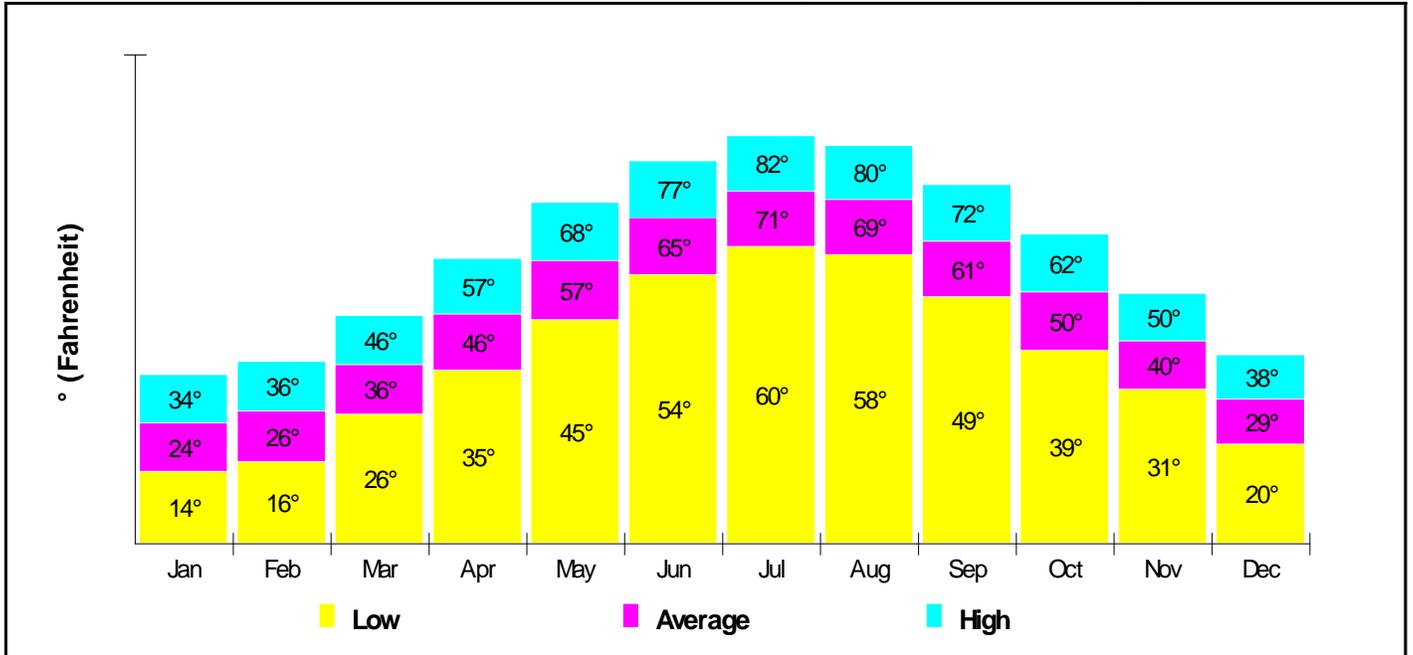
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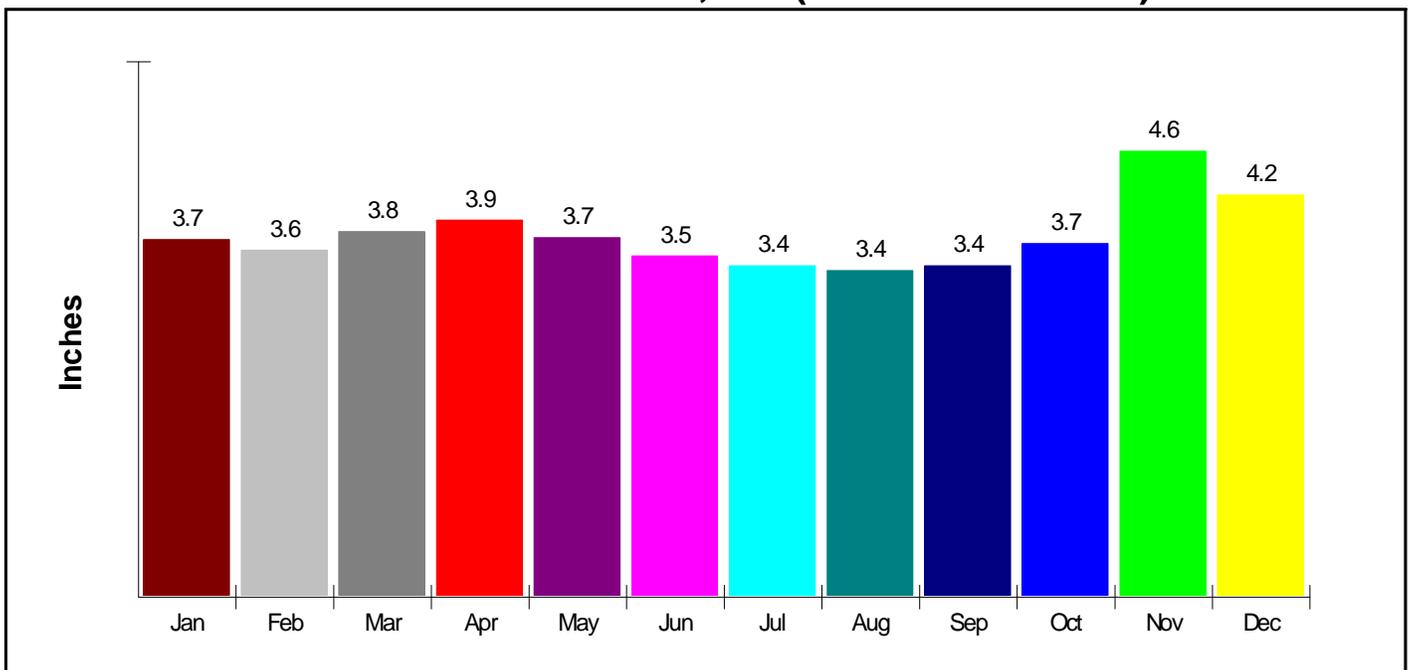
Climate Information



Temperature Measured at BEDFORD, MA (elevation = 160ft.)



Average Precipitation Measured at BEDFORD, MA (elevation = 160ft.)



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Houses of Worship

ACTON

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Houses of Worship



Houses of Worship

ACTON CONGREGATIONAL CHURCH

12 CONCORD RD, ACTON, MA 01720

Denomination: Churches of Christ**Phone:** (978)263-2728**Distance from Subject:** 0.00 miles

DAVID ERICKSON MINISTRIES

172 GREAT RD, ACTON, MA 01720

Denomination: Churches, Denomination Unknown**Phone:** (978)263-7088**Distance from Subject:** 0.90 miles

CHABAD CENTER OF ACTON

148 GREAT RD, ACTON, MA 01720

Denomination: Jewish Synagogues**Phone:** (978)929-2513**Distance from Subject:** 0.90 miles

ACTON KOREAN CHURCH

54 HOSMER ST, ACTON, MA 01720

Denomination: Churches, Denomination Unknown**Phone:** (978)263-8459**Distance from Subject:** 0.90 miles

CHURCH OF THE GOOD SHEPHERD

164 NEWTOWN RD, ACTON, MA 01720

Denomination: Episcopal Churches**Phone:** (978)263-5782**Distance from Subject:** 1.50 miles

SAINT ELIZABETH HUNGARY CHURCH

89 ARLINGTON ST, ACTON, MA 01720

Denomination: Catholic Churches**Phone:** (978)263-4305**Distance from Subject:** 1.50 miles

BETH CONGREGATION ELOHIM

10 HENNESSEY DR, ACTON, MA 01720

Denomination: Jewish Synagogues**Phone:** (978)263-3061**Distance from Subject:** 1.50 miles

MT CALVARY CHRIST PRESCHOOL

472 MASSACHUSETTS AVE, ACTON, MA 01720

Denomination: Lutheran Churches**Phone:** (978)263-5156**Distance from Subject:** 1.60 miles

SOUTH ACTON CONGREGATION CHURCH

35 SCHOOL ST, ACTON, MA 01720

Denomination: Churches of Christ**Phone:** (978)263-2332**Distance from Subject:** 1.90 miles

VISION NEW ENGLAND

468 GREAT RD, ACTON, MA 01720

Denomination: Covenant & Evangelical Churches**Phone:** (978)929-9800**Distance from Subject:** 2.00 miles

Houses of Worship



Houses of Worship

WEST ACTON BAPTIST CHURCH

592 MASSACHUSETTS AVE, ACTON, MA 01720

Denomination: Baptist Churches**Phone:** (978)263-5902**Distance from Subject:** 2.20 miles

CHRISTIAN SCIENCE SOCIETY

267 CENTRAL ST, ACTON, MA 01720

Denomination: Christian Science Churches**Phone:** (978)263-1482**Distance from Subject:** 2.20 miles

SAINT MATTHEWS UNITED METHODIST CHURCH

435 CENTRAL ST, ACTON, MA 01720

Denomination: Methodist Churches**Phone:** (978)263-2822**Distance from Subject:** 2.30 miles

HOLY FAMILY PARISH OFFICE

55 CHURCH ST, CONCORD, MA 01742

Denomination: Churches, Denomination Unknown**Phone:** (978)369-7442**Distance from Subject:** 2.80 miles

WEST CONCORD UNION CHURCH

1317 MAIN ST, CONCORD, MA 01742

Denomination: Churches of Christ**Phone:** (978)369-6309**Distance from Subject:** 2.90 miles



County Facts

ACTON

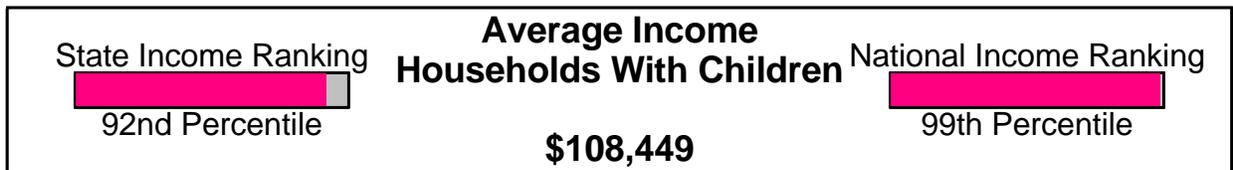
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County Facts

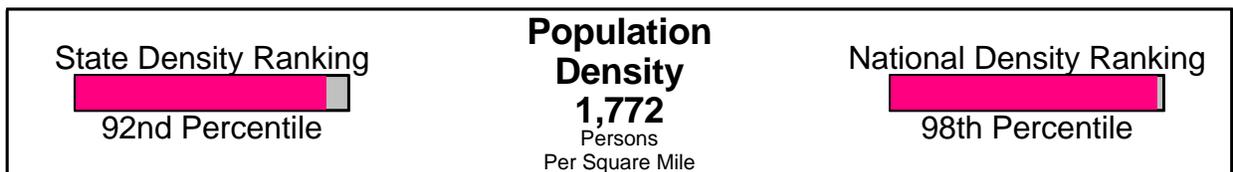


Income For Middlesex County



Population For Middlesex County

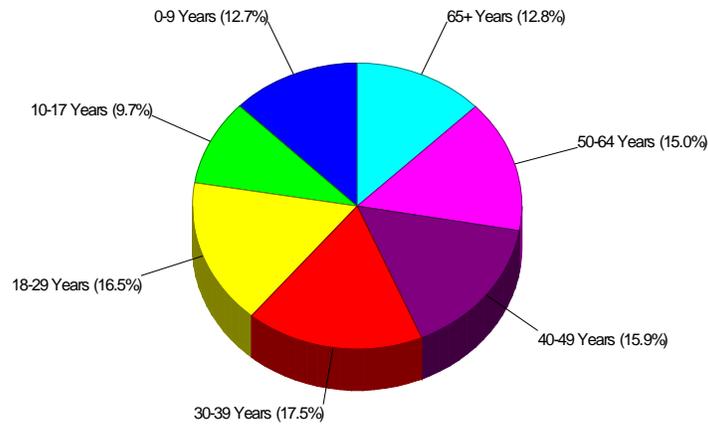
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

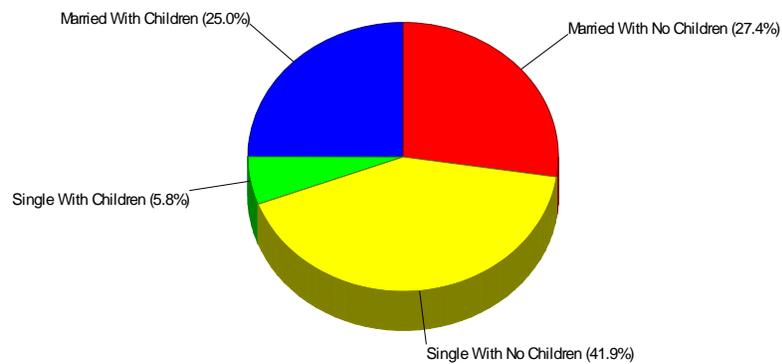


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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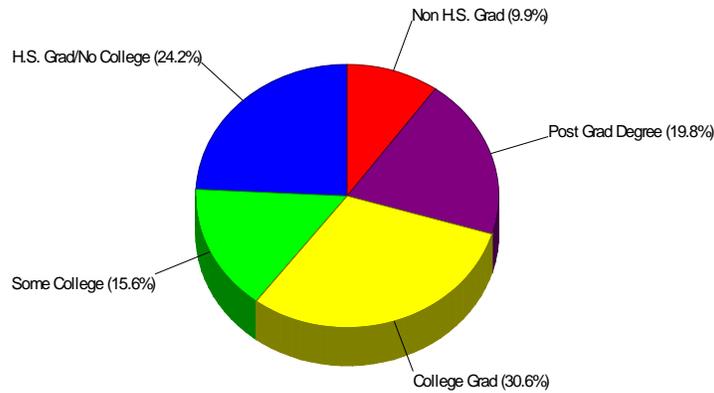


County Facts



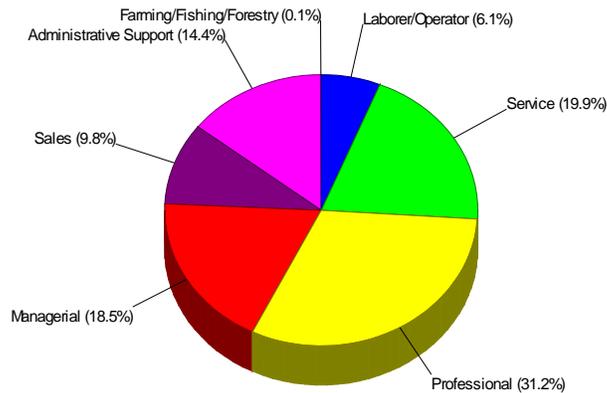
Adult Education Level For Middlesex County

**90.1% High School Graduates
50.4% College Graduates**



Employment For Middlesex County

Average Travel Time To Work = 29.7 Minutes



Occupation

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State Facts

ACTON

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State Facts



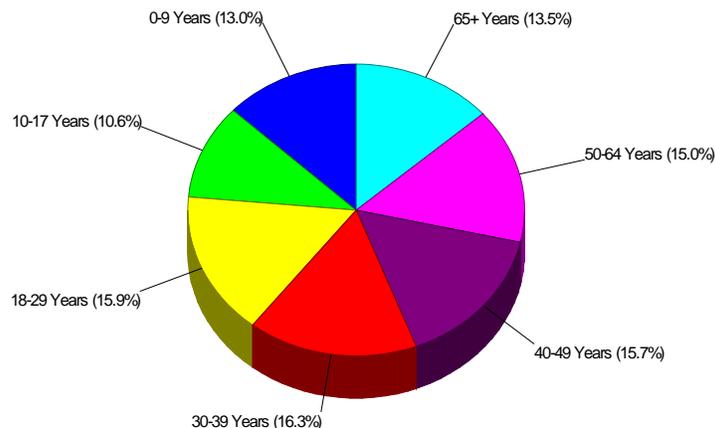
General Facts For Massachusetts



Median Income:	\$52,713
Income (W/Children):	\$81,908
Population:	6,398,743
Land Area:	7,840 Square Miles
Population Density:	816 Persons Per Square Mile
Nickname:	Bay State
Capital:	Boston
Date of Statehood:	February 6, 1788
State Bird:	Chickadee
State Flower:	Mayflower
State Tree:	American Elm

Age Breakdown For Massachusetts

Average Age = 36.6 Years



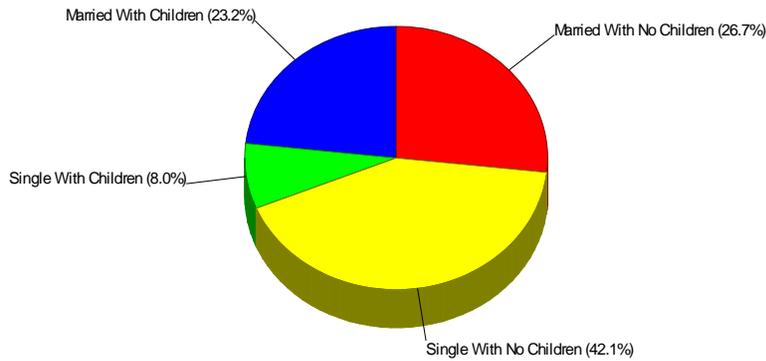
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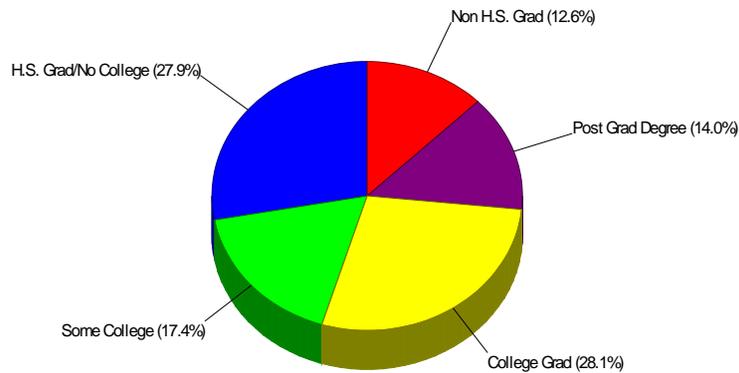
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

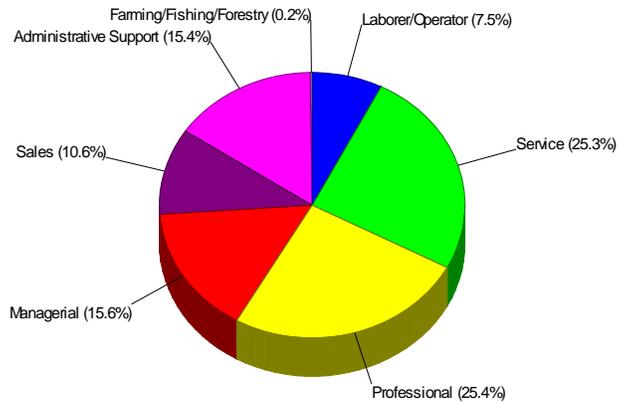
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation