



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
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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



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.

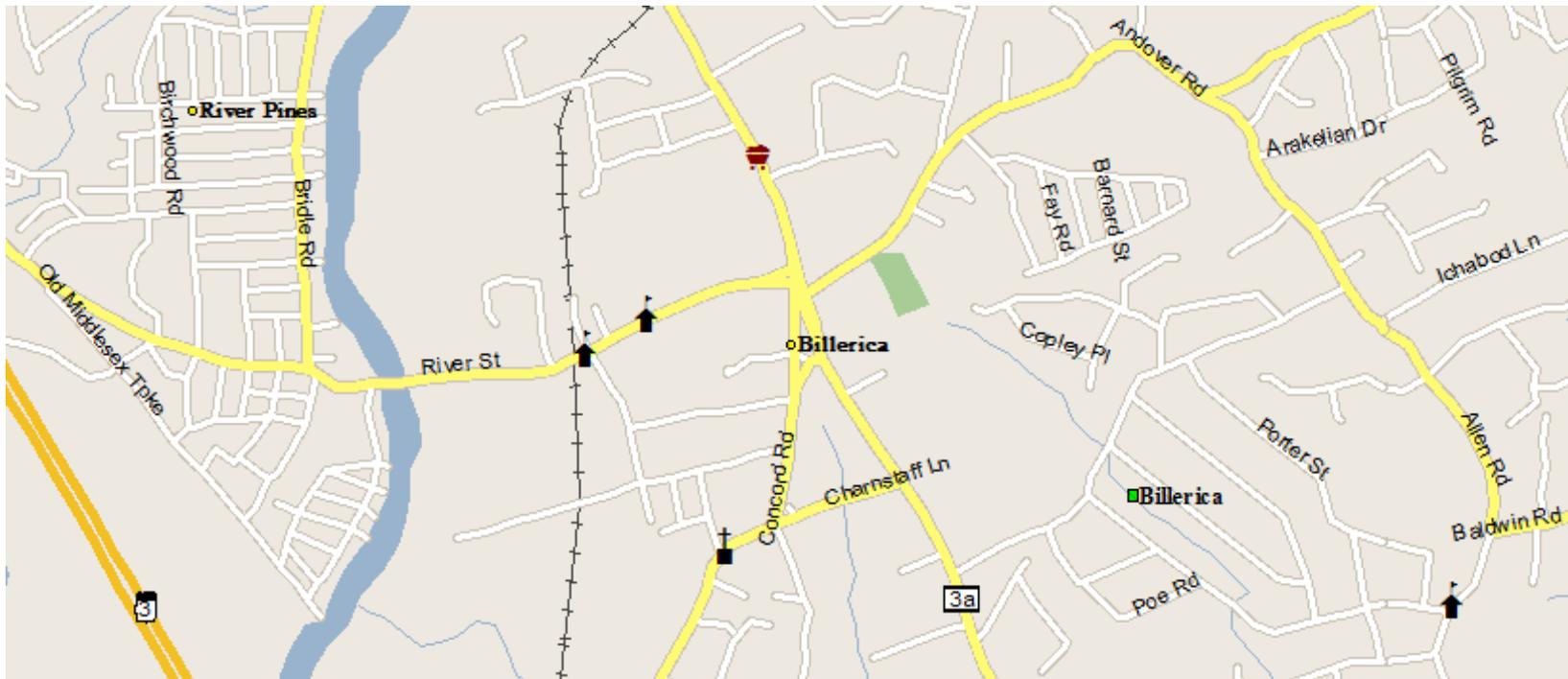
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the 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!





BILLERICA, MA





Neighborhood Facts

BILLERICA

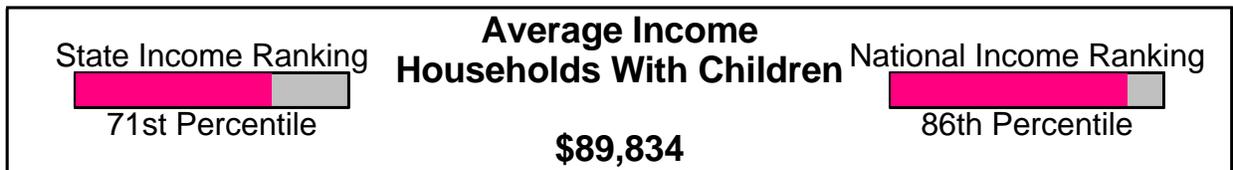
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Neighborhood Facts

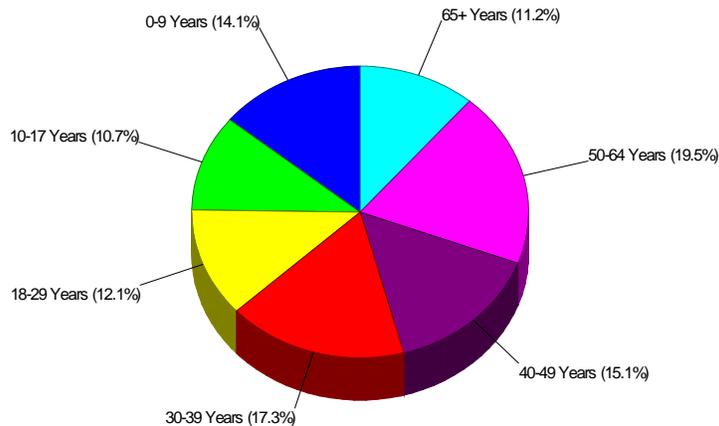


Income For Neighborhood Within Town of Billerica



Age Breakdown For Neighborhood Within Town of Billerica

Average Age = 37.8 Years



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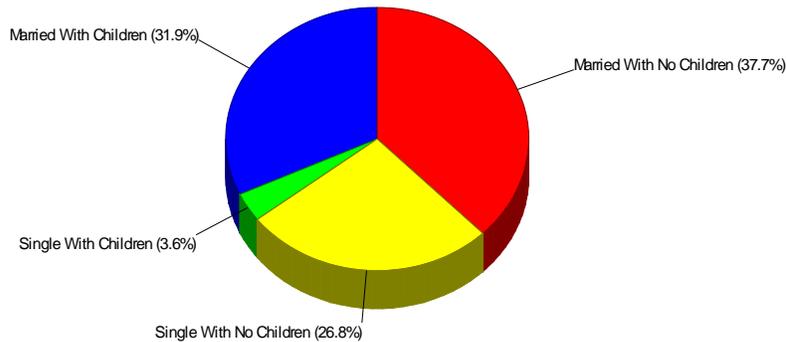


Neighborhood Facts



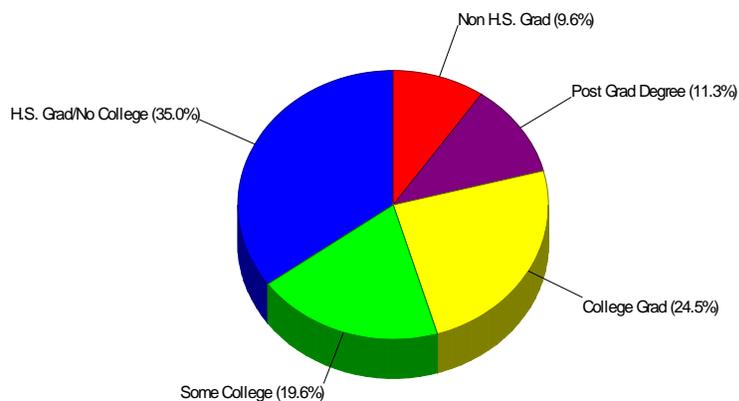
Household Characteristics For Neighborhood Within Town of Billerica

69.7% Married
35.5% With Children



Adult Education Level For Neighborhood Within Town of Billerica

90.4% High School Graduates
35.8% College Graduates



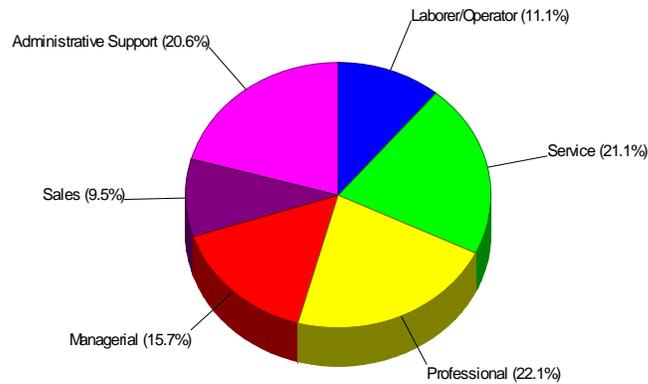
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Neighborhood Facts



Employment For Neighborhood Within Town of Billerica Average Travel Time To Work = 32.7 Minutes



Occupation





Area Facts

BILLERICA

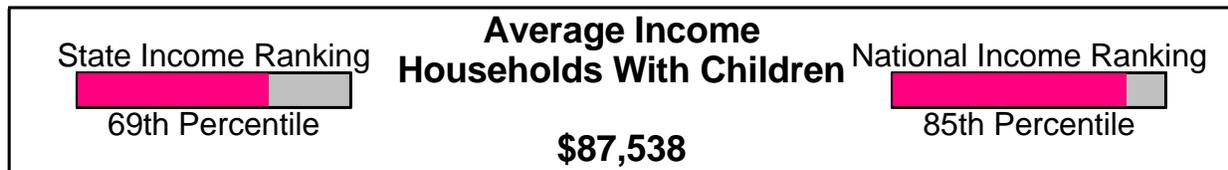
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Area Facts

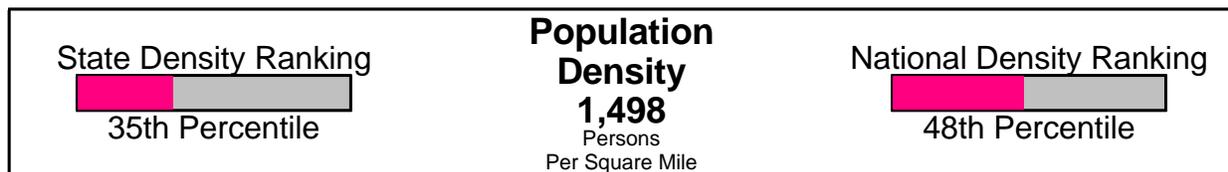


Income For Town of Billerica



Population For Town of Billerica

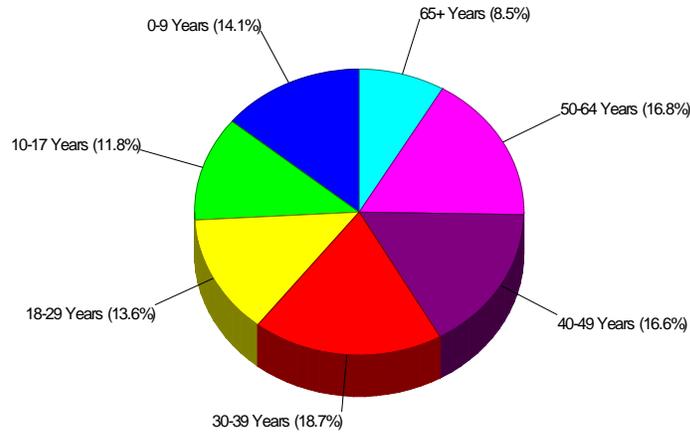
Population = 38,774
Land Area = 25.9 Square Miles



Area Facts

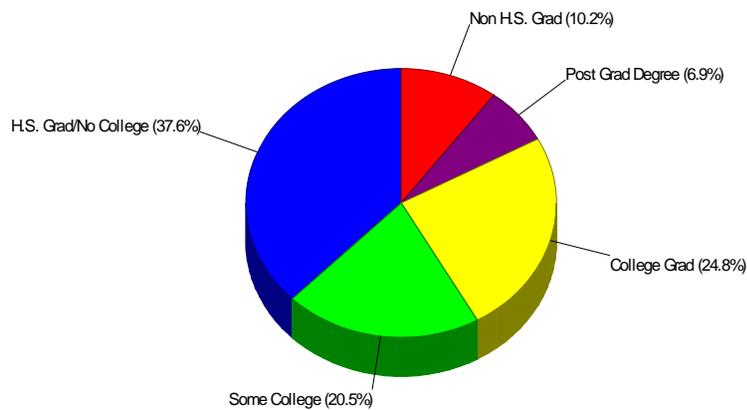


Age Breakdown For Town of Billerica Average Age = 35.9 Years



Adult Education Level For Town of Billerica

89.8% High School Graduates
31.7% College Graduates



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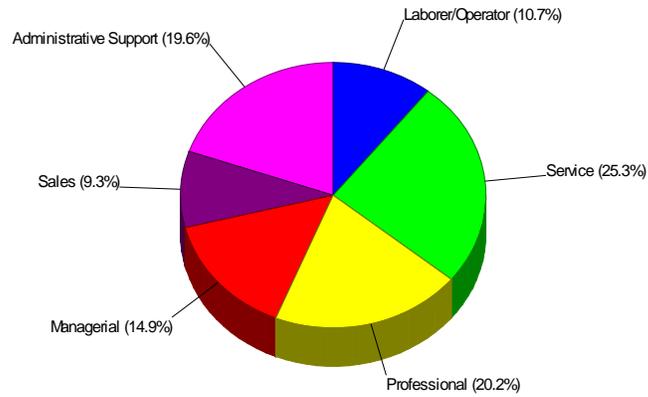


Area Facts



Employment For Town of Billerica

Average Travel Time To Work = 29.0 Minutes



Occupation





School Information

BILLERICA

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School Information



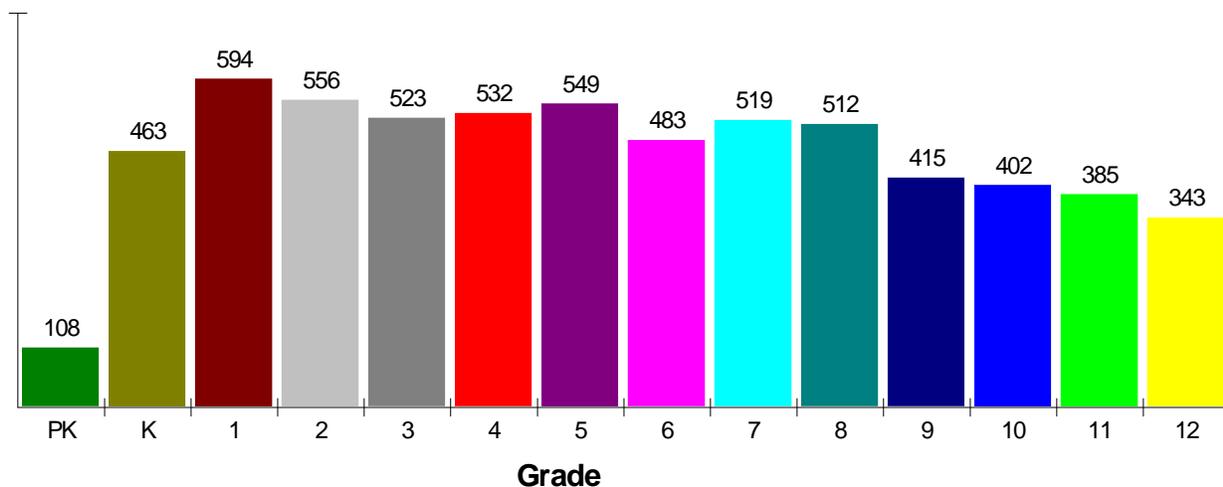
General Facts FOR BILLERICA

BILLERICA
365 BOSTON RD
BILLERICA, MA 01821

| | | |
|-----------------------------------|---------------|----------------------------|
| Type: | (978)436-9500 | Independent Local District |
| Grade Range: | | PK - 12 |
| Schools: | | 9 |
| Teacher: | | 430 |
| Students: | | 6,384 |
| Student/Teacher Ratio: | | 14.8 To 1 |
| Student/Librarian Ratio: | | 982.2 To 1 |
| Secondary Student/Guidance Ratio: | | 171.7 To 1 |

Student Enrollment By Grade FOR BILLERICA

Total Enrollment = 6,384



National Enrollment Ranking: 1,426 of 15,679 (90th Percentile)

State Enrollment Ranking: 28 of 354 (92nd Percentile)

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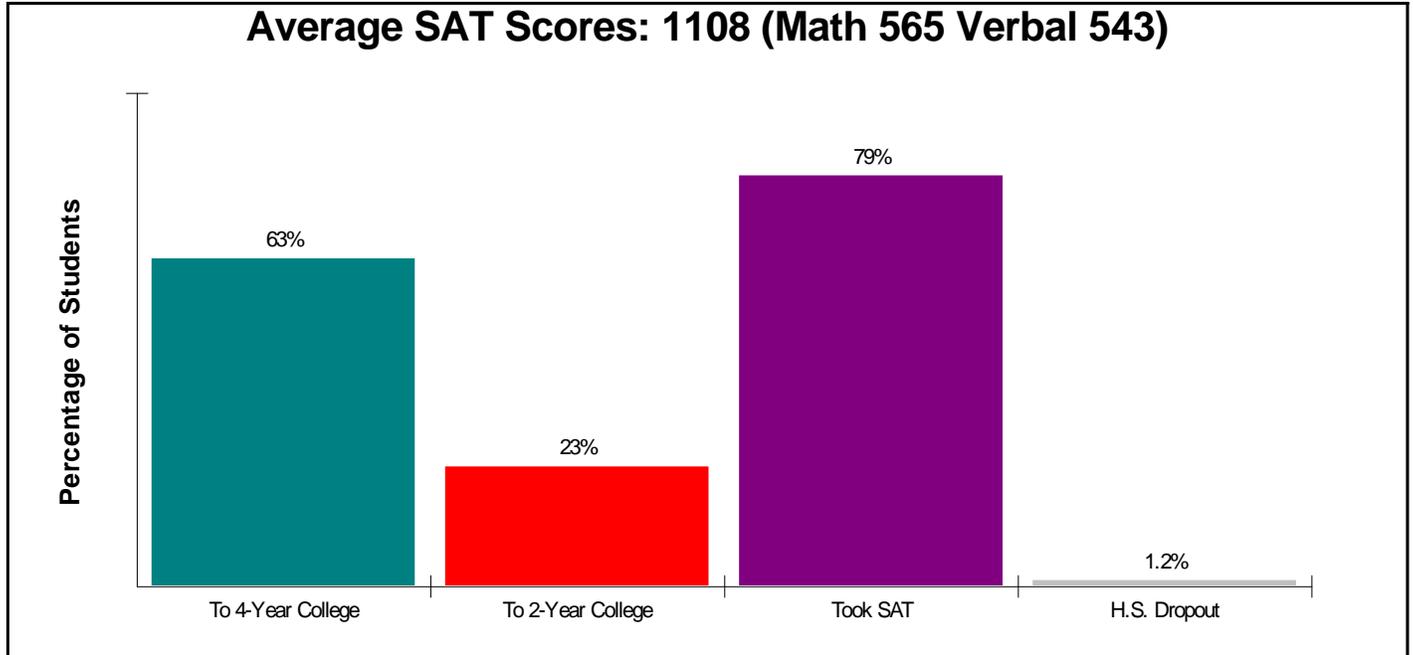


School Information



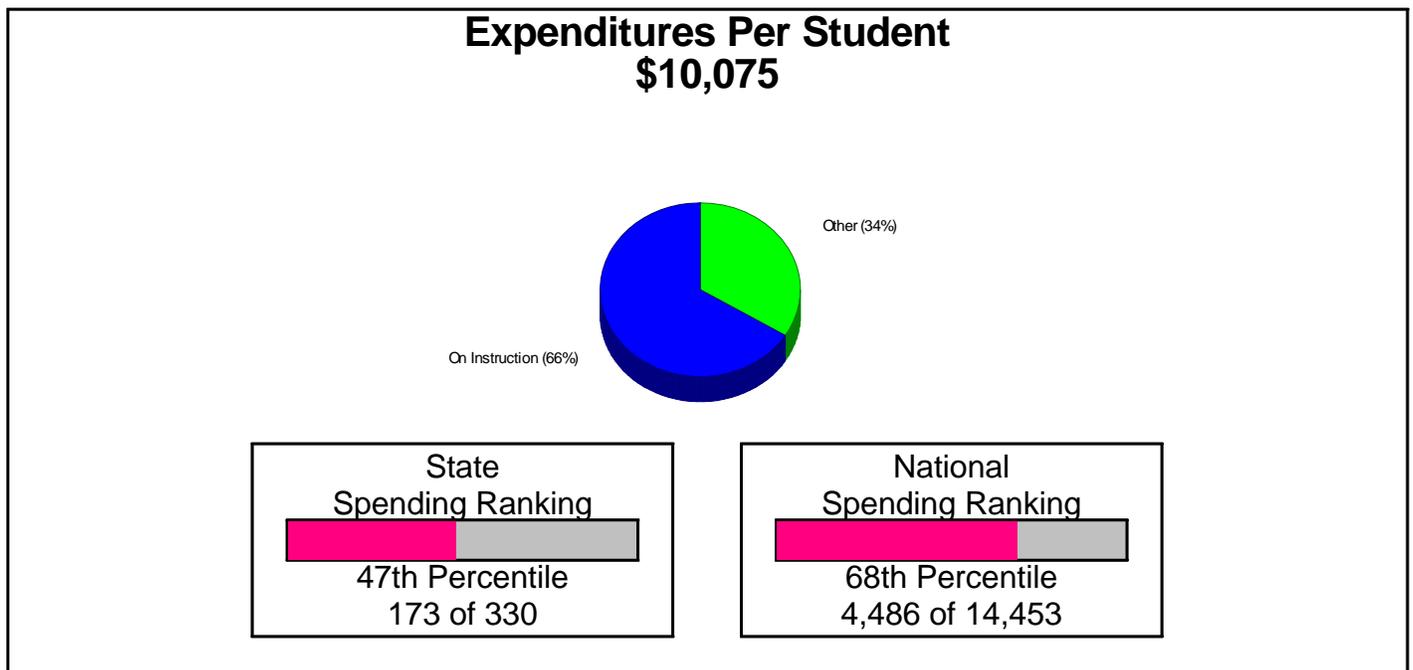
High School Statistics FOR BILLERICA

Average SAT Scores: 1108 (Math 565 Verbal 543)



School Expenditures FOR BILLERICA

Expenditures Per Student
\$10,075

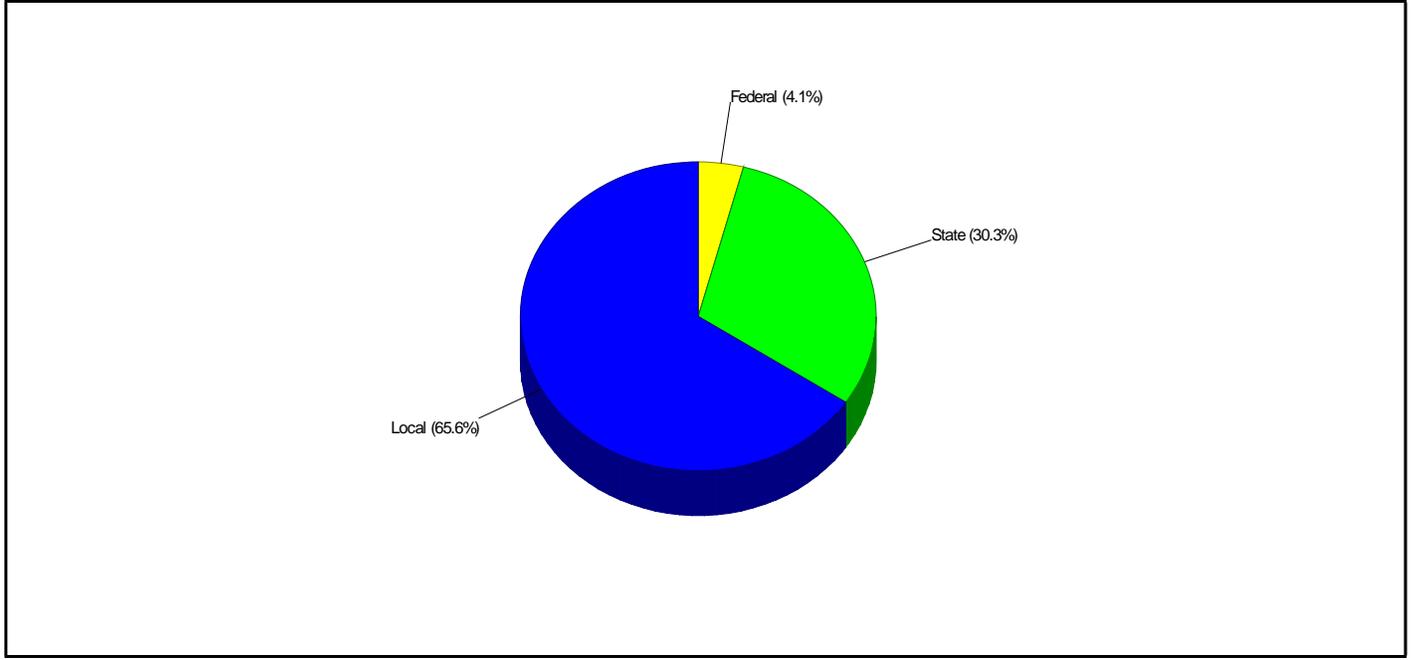


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School Funding FOR BILLERICA



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School Information



Public Schools for District

BILLERICA MEMORIAL HIGH SCHOOL **Phone:** (978)436-9300
35 RIVER STREET, BILLERICA, MA 01821 **Grades:** PK - 12

| | | | |
|-------------------------------|----------------------------|-------------------------------------|----------------------|
| Distance from Subject: | 0.2 Miles | School Type: | Regular |
| Student/Teacher Ratio: | 16.2 to 1 | Students/Teachers: | 1,651/102 |
| Mascot: | Indians | School Colors : | Hunter Green & White |
| Average SAT: | 1108 (Math 565 Verbal 543) | Graduates To 2-Year College: | 23.0% |
| Students Taking SAT: | 79.0% | Graduates To 4-Year College: | 63.0% |

PARKER **Phone:** (978)436-9570
52 RIVER STREET, BILLERICA, MA 01821 **Grades:** K - 5

| | | | |
|-------------------------------|-----------|---------------------------|---------------------|
| Distance from Subject: | 0.3 Miles | School Type: | Regular |
| Student/Teacher Ratio: | 14.9 to 1 | Students/Teachers: | 403/27 |
| Mascot: | Indians | School Colors : | Kelly Green & White |

MARSHALL MIDDLE SCHOOL **Phone:** (978)436-9440
15 FLOYD STREET, BILLERICA, MA 01821 **Grades:** 6 - 8

| | | | |
|-------------------------------|-----------|---------------------------|---------------------|
| Distance from Subject: | 1.0 Miles | School Type: | Regular |
| Student/Teacher Ratio: | 11.8 to 1 | Students/Teachers: | 848/72 |
| Mascot: | Indians | School Colors : | Kelly Green & White |

LOCKE MIDDLE **Phone:** (978)436-9420
110 ALLEN RD, BILLERICA, MA 01821 **Grades:** 6 - 8

| | | | |
|-------------------------------|-----------|---------------------------|---------------------|
| Distance from Subject: | 1.2 Miles | School Type: | Regular |
| Student/Teacher Ratio: | 12.1 to 1 | Students/Teachers: | 618/51 |
| Mascot: | Scouts | School Colors : | Kelly Green & White |

FREDERICK J DUTILE **Phone:** (978)436-9540
10 BIAGIOTTI WAY, NORTH BILLERICA, MA 01862 **Grades:** K - 5

| | | | |
|-------------------------------|-----------|---------------------------|-------------|
| Distance from Subject: | 1.5 Miles | School Type: | Regular |
| Student/Teacher Ratio: | 15.6 to 1 | Students/Teachers: | 500/32 |
| | | School Colors : | Red & White |

EUGENE C VINING **Phone:** (978)436-9580
121 LEXINGTON RD, BILLERICA, MA 01821 **Grades:** K - 5

| | | | |
|-------------------------------|-----------|---------------------------|--------------|
| Distance from Subject: | 1.7 Miles | School Type: | Regular |
| Student/Teacher Ratio: | 12.9 to 1 | Students/Teachers: | 323/25 |
| | | School Colors : | Gold & Royal |



School Information



Public Schools for District

HAJJAR ELEMENTARY SCHOOL
59 ROGERS STREET, BILLERICA, MA 01862

Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 15.7 to 1

School Type: Regular
Students/Teachers: 598/38
School Colors : Kelly Green & White

Phone: (978)436-9550
Grades: K - 5

JOHN F KENNEDY
20 KIMBROUGH RD, BILLERICA, MA 01821

Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 15.7 to 1
Mascot: Bookworms

School Type: Regular
Students/Teachers: 519/33
School Colors : Gold & Navy

Phone: (978)436-9560
Grades: K - 5

THOMAS DITSON
39 COOK STREET, BILLERICA, MA 01821

Distance from Subject: 2.6 Miles
Student/Teacher Ratio: 15.6 to 1

School Type: Regular
Students/Teachers: 766/49

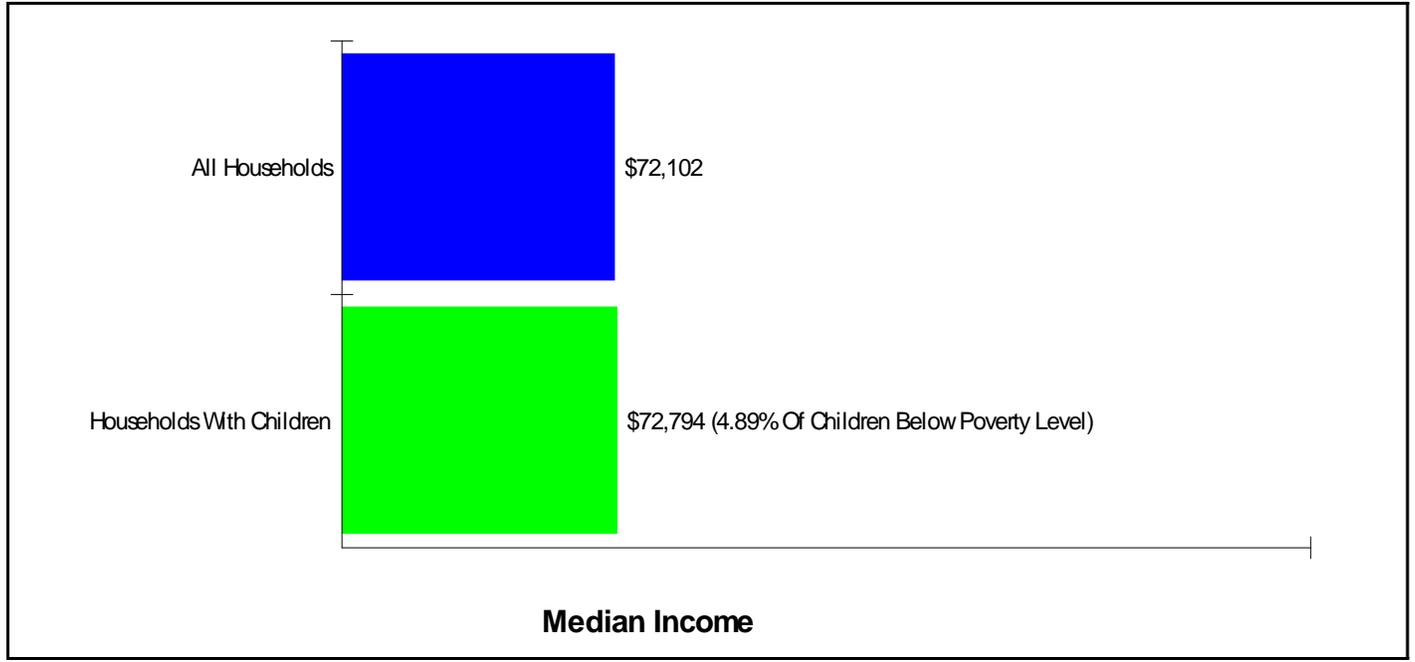
Phone: (978)436-9530
Grades: K - 5



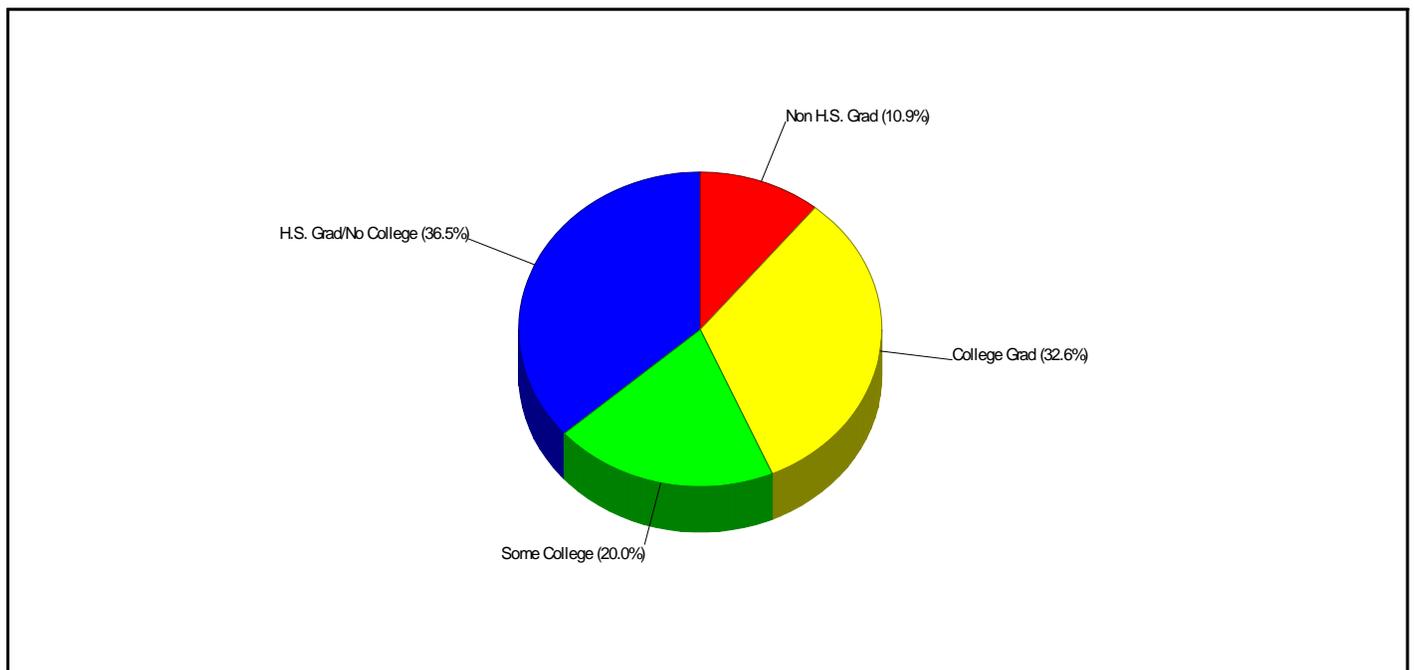
School Information



Income FOR BILLERICA



Parent Education Level FOR BILLERICA



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School Information



Private Schools

Private School Enrollment= 10.36% within School District

KINDERCARE LEARNING CENTER

179 BOSTON ROAD, NORTH BILLERICA, MA 01862

Distance from Subject: 2.0 Miles

Affiliation: Nonsectarian

Students: 105

Enrollment By Grade: PK-80 K-25

Phone: (978)670-9070

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.6 to 1

FAULKNER KINDERGARTEN

FAULKNER ST.BOX 202, N BILLERICA, MA 01862

Distance from Subject: 2.5 Miles

Affiliation: Nonsectarian

Students: 38

Enrollment By Grade: PK-20 K-18

Phone: (978)663-3615

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 7.5 to 1

NEW ENGLAND PEDIATRIC CARE

78 BOSTON RD, N BILLERICA, MA 01862

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 51

Enrollment By Grade: UG-12 PK-3 2-5 4-1 5-3 6-3 7-8 8-2 9-4 10-3

Phone: (978)667-5123

Grades: PK - 11

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 7.0 to 1

INCH BY INCH CHILD DVLP CENTER

19 CROSBY DRIVE, BEDFORD, MA 01730

Distance from Subject: 3.8 Miles

Affiliation: Nonsectarian

Students: 79

Enrollment By Grade: UG-40 PK-20 K-19

Phone: (781)271-0800

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 29.5 to 1

BURKE SCHOOL

Distance from Subject: 3.8 Miles

Affiliation: Nonsectarian

Students: 196

Enrollment By Grade: PK-120 K-20 1-14 2-13 3-12 4-12 5-5

Phone: (978)851-3220

Grades: PK - 5

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.4 to 1

School Information



Private Schools

Private School Enrollment= 10.36% within School District

COUNTRY MOUSE NURSERY SCHOOL

885 MAIN STREET UNITS 7 - 8, TEWKSBURY, MA 01876

Distance from Subject: 4.1 Miles

Affiliation: Nonsectarian

Students: 8

Enrollment By Grade: K-8

Phone: (978)851-9870

Grades: K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.0 to 1

BUILDING BLOCKS PRESCHOOL

75 CHAMBERLAIN STREET, LOWELL, MA 01852

Distance from Subject: 4.4 Miles

Affiliation: Nonsectarian

Students: 33

Enrollment By Grade: PK-16 K-17

Phone: (978)937-0187

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 13.6 to 1

KINDERCARE LEARNING CENTER#654

72 BOSTON RD, CHELMSFORD, MA 01824

Distance from Subject: 4.7 Miles

Affiliation: Nonsectarian

Students: 59

Enrollment By Grade: PK-45 K-14

Phone: (978)256-0561

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 1.0 to 1

COMMUNITY CHRISTIAN ACAD.

205 INDUSTRIAL AVE E, LOWELL, MA 01852

Distance from Subject: 4.8 Miles

Affiliation: Christian

Students: 193

Enrollment By Grade: PK-20 K-20 1-20 2-18 3-11 4-12 5-10 6-9 7-8

Phone: (978)453-4738

Grades: PK - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.5 to 1

CHELMSFORD CHILDRENS SCHOOL

135 PARKER ROAD, CHELMSFORD, MA 01824

Distance from Subject: 4.9 Miles

Affiliation: Nonsectarian

Students: 70

Enrollment By Grade: PK-40 K-30

Phone: (978)256-3831

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 16.0 to 1





Housing Information

BILLERICA

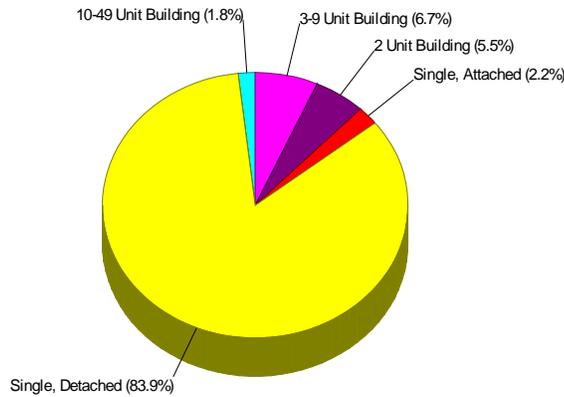
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Housing Characteristics For Neighborhood Within Town of Billerica

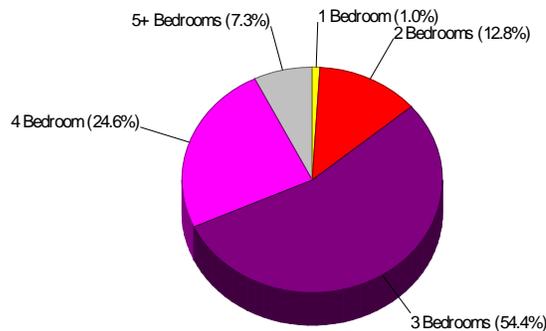
Average Age of Housing 30 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Billerica

Owner Occupied Households = 84.2%
Median Housing Value = \$345,911
Median Number of Bedrooms = 3



Home Size Breakdown



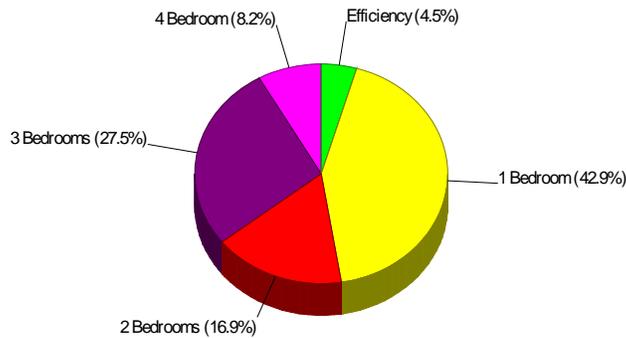
Housing Information



Rental

For Neighborhood Within Town of Billerica

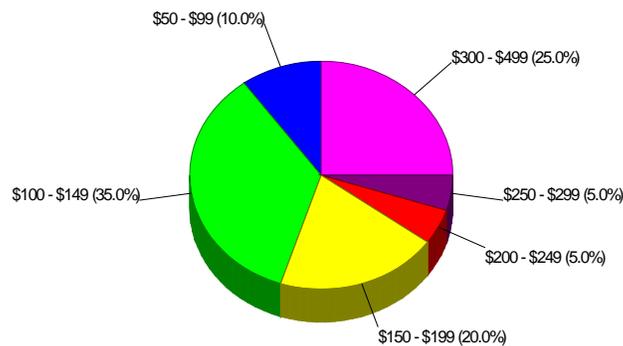
Renter Occupied Households = 15.8%
Median Monthly Rent = \$638
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$160,000
Average Price = \$198,050



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





Crime Information

BILLERICA

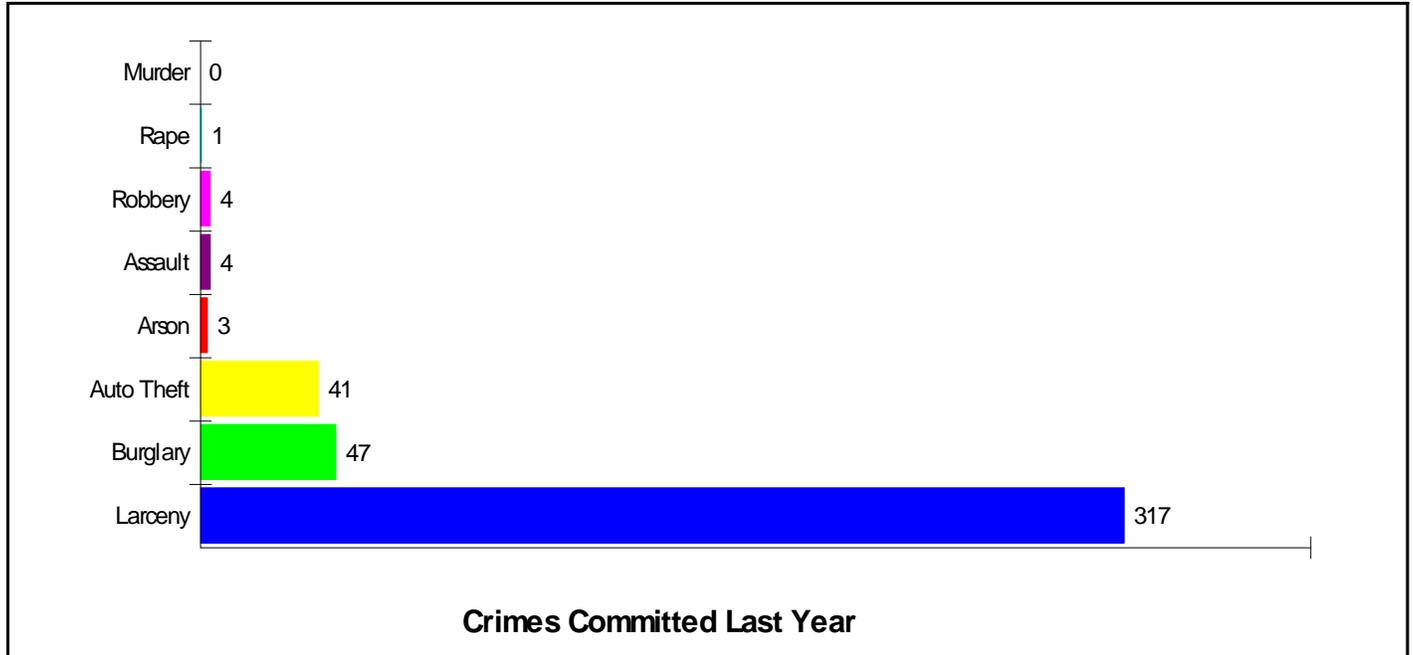
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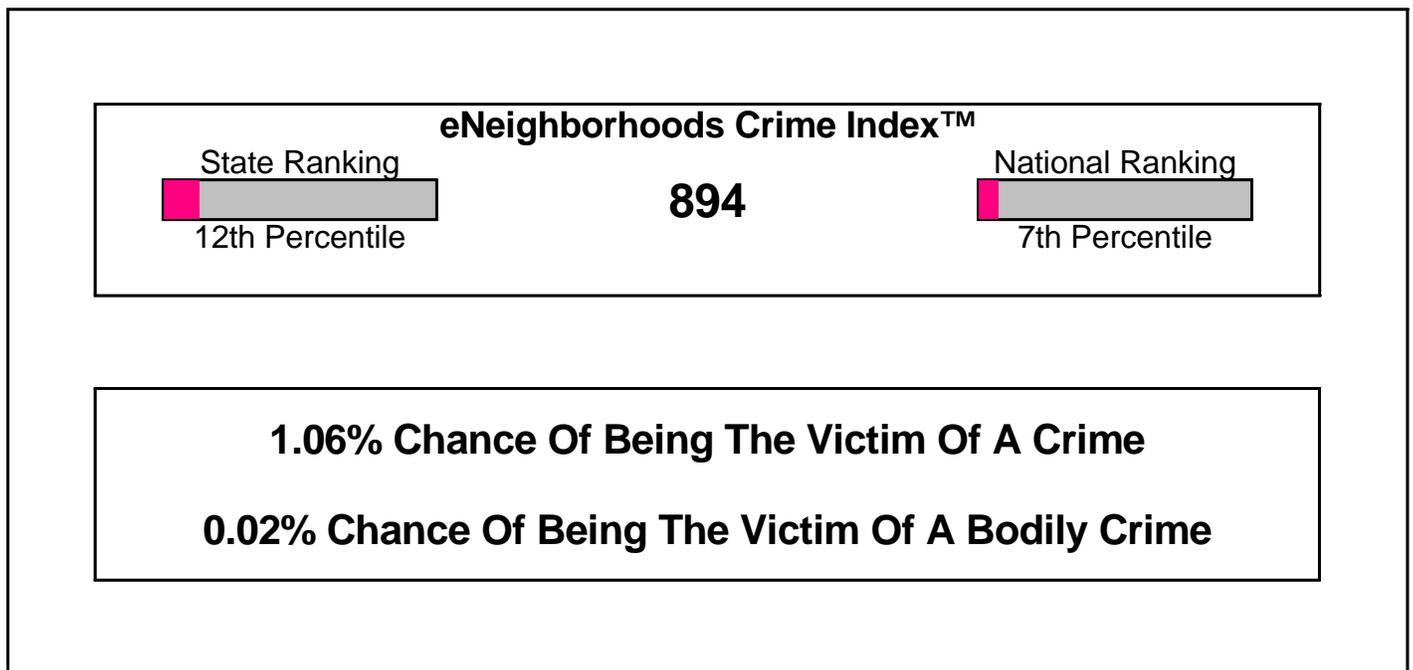
Crime Information



Crime Incidents For Town of Billerica



Crime Index For Town of Billerica





Climate Information

BILLERICA

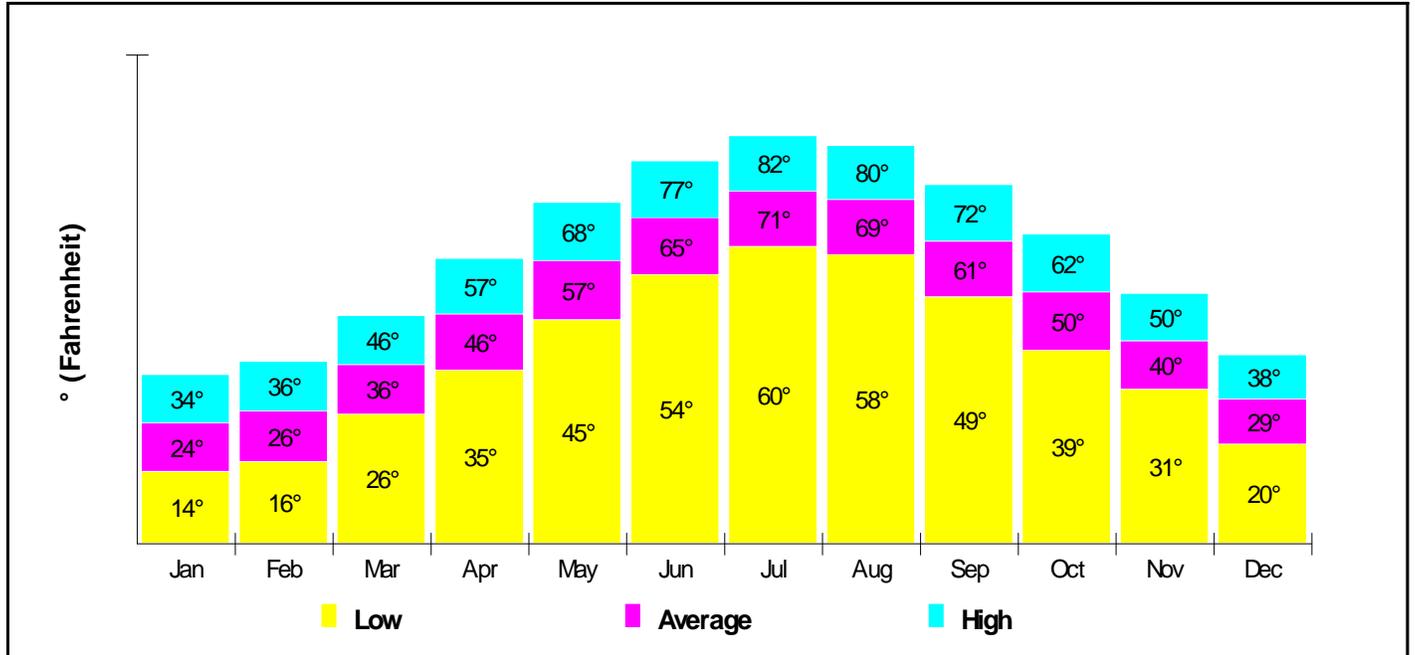
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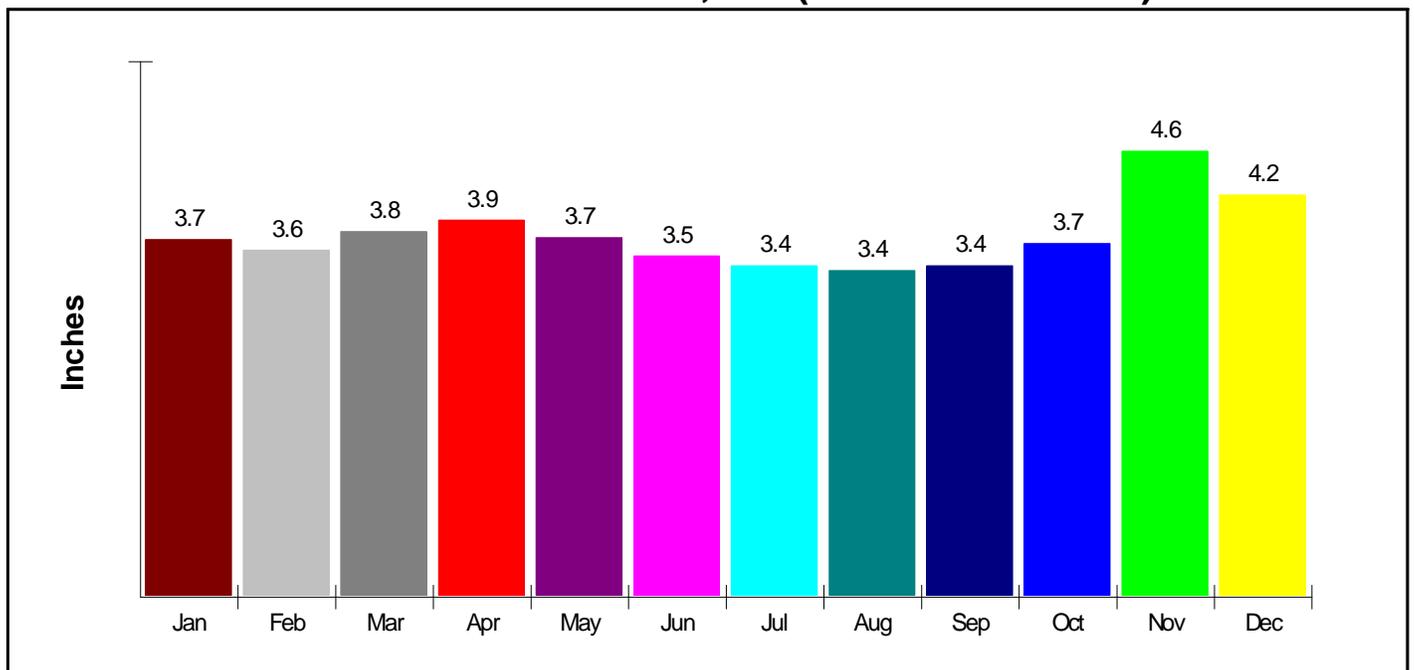
Climate Information



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



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



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Houses of Worship

BILLERICA

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Houses of Worship



Houses of Worship

CHURCH OF JESUS CHRIST OF LDS

70 CONCORD RD, BILLERICA, MA 01821

Denomination: Church of Jesus Christ of Latter Day Saints**Phone:** (978)667-7663**Distance from Subject:** 0.40 miles

OPEN DOOR BAPTIST CHURCH

6 LOWELL, BILLERICA, MA 01821

Denomination: Baptist Churches**Phone:** (978)667-9329**Distance from Subject:** 1.00 miles

ST ANDREWS RECTORY

45 TALBOT AVE, NORTH BILLERICA, MA 01862

Denomination: Churches, Denomination Unknown**Phone:** (978)663-3624**Distance from Subject:** 2.20 miles

COMMUNITY CONGREGATION CHURCH UNITED CHURCH

803 BOSTON RD, PINEHURST, MA 01866

Denomination: Community Churches**Phone:** (978)663-3750**Distance from Subject:** 2.30 miles

ANJUMAN E EZZI

246 RANGEWAY RD, NORTH BILLERICA, MA 01862

Denomination: Churches, Denomination Unknown**Phone:** (978)262-1360**Distance from Subject:** 2.50 miles

ST MARY'S RECTORY

796 BOSTON RD, BILLERICA, MA 01821

Denomination: Churches, Denomination Unknown**Phone:** (978)663-2215**Distance from Subject:** 3.00 miles

BEDFORD CHRISTIAN CHURCH

276 OLD BILLERICA RD, BEDFORD, MA 01730

Denomination: Churches of Christ**Phone:** (781)275-0299**Distance from Subject:** 3.30 miles

IMMANUEL BAPTIST CHURCH

301 BOSTON RD, CHELMSFORD, MA 01824

Denomination: Baptist Churches**Phone:** (978)256-6463**Distance from Subject:** 3.40 miles

MATTHEWS MEMORIAL CHURCH

128 GORHAM ST, CHELMSFORD, MA 01824

Denomination: Churches, Denomination Unknown**Phone:** (978)453-8732**Distance from Subject:** 3.40 miles

SAINT ELIZABETHS EPISCOPAL CHAPLE

4 FOREST ST, WILMINGTON, MA 01887

Denomination: Episcopal Churches**Phone:** (978)658-2487**Distance from Subject:** 3.60 miles

Houses of Worship



Houses of Worship

ALDRSGATE UNITED METHODIST CHURCH

242 BOSTON RD, CHELMSFORD, MA 01824

Denomination: Methodist Churches**Phone:** (978)256-9400**Distance from Subject:** 3.60 miles

GRACE COMMUNITY CHURCH

275 BILLERICA RD, CHELMSFORD, MA 01824

Denomination: Churches, Inter-Denominational**Phone:** (978)256-2626**Distance from Subject:** 3.60 miles

UPON A PRAYER ONCE

10 PINWOOD RD, TEWKSBURY, MA 01876

Denomination: Churches, Denomination Unknown**Phone:** (978)640-6252**Distance from Subject:** 3.90 miles

BURLINGTON CHURCH OF CHRIST

344 CAMBRIDGE ST, BURLINGTON, MA 01803

Denomination: Churches of Christ**Phone:** (781)272-6430**Distance from Subject:** 3.90 miles

PRESBYTERIAN NURSERY SCHOOL

335 CAMBRIDGE ST, BURLINGTON, MA 01803

Denomination: Presbyterian Churches**Phone:** (781)272-9190**Distance from Subject:** 4.00 miles



County Facts

BILLERICA

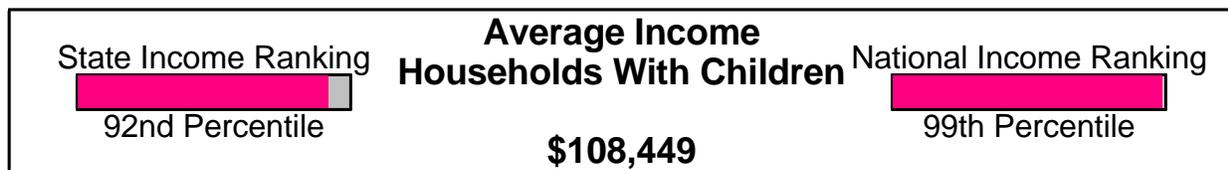
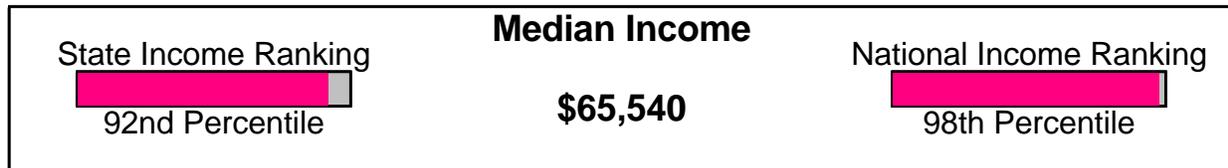
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County Facts

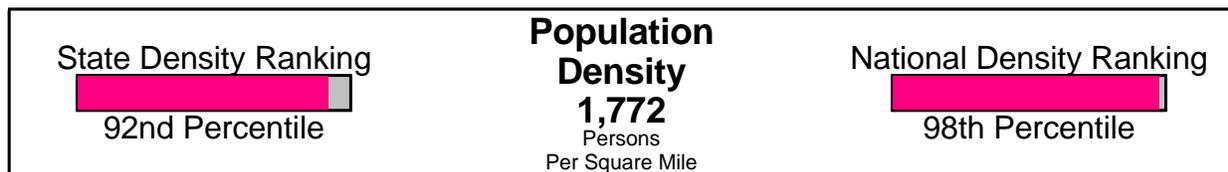


Income For Middlesex County



Population For Middlesex County

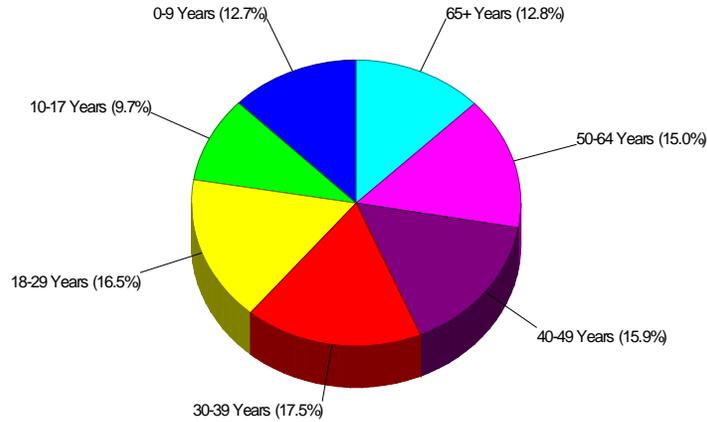
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

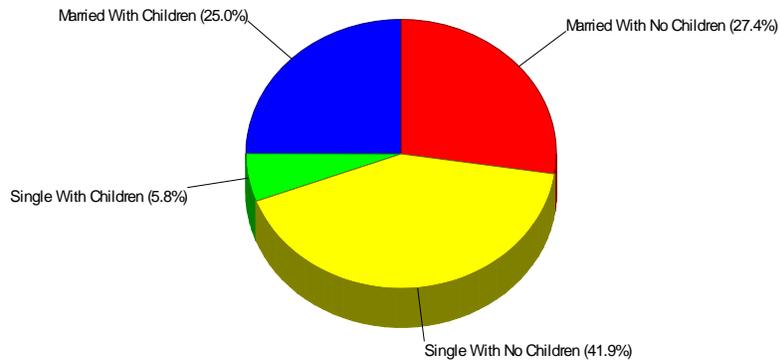


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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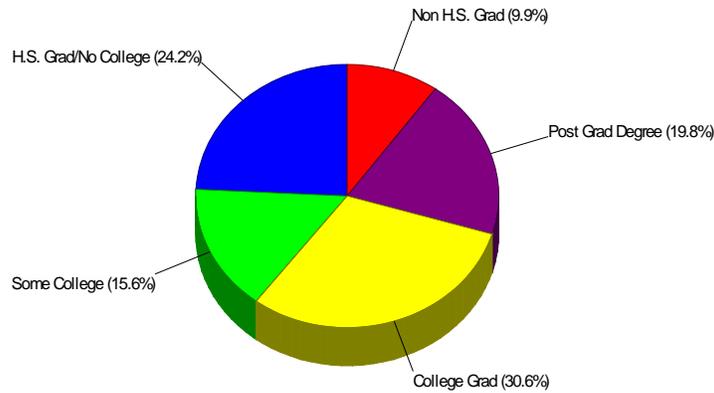


County Facts



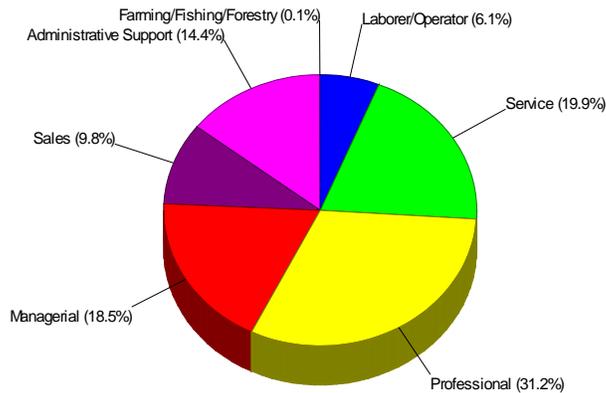
Adult Education Level For Middlesex County

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



Employment For Middlesex County

Average Travel Time To Work = 29.7 Minutes



Occupation

Prepared by Serene Knell, BROKER, REALTOR®





State Facts

BILLERICA

Prepared by Serene Knell, BROKER, REALTOR®



State Facts



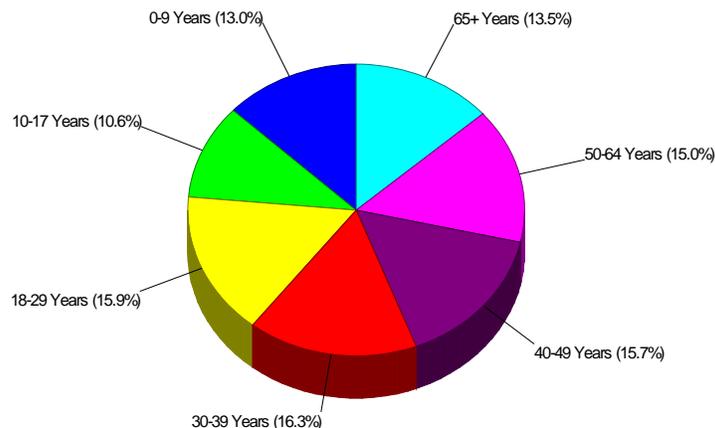
General Facts For Massachusetts



| | |
|----------------------|------------------------------------|
| 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



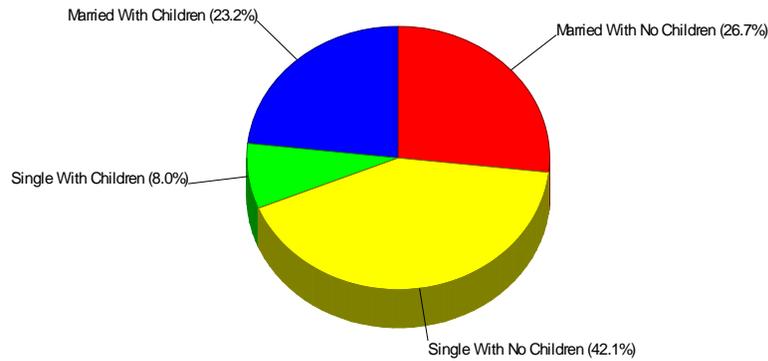
Prepared by Serene Knell, BROKER, REALTOR®





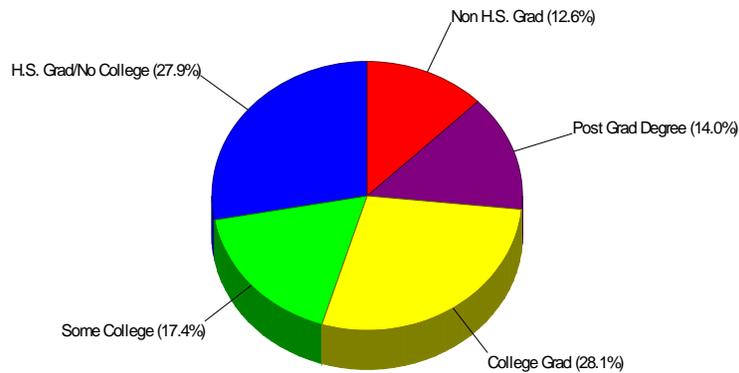
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

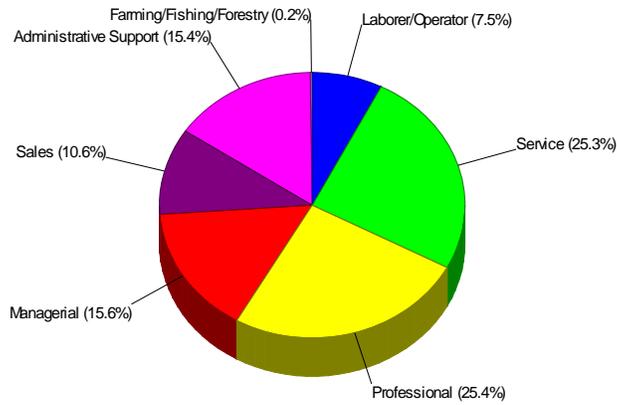
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation