



## 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](mailto:serene@simplysellnow.com)**

**Web: [www.simplysellnow.com](http://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

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# 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.

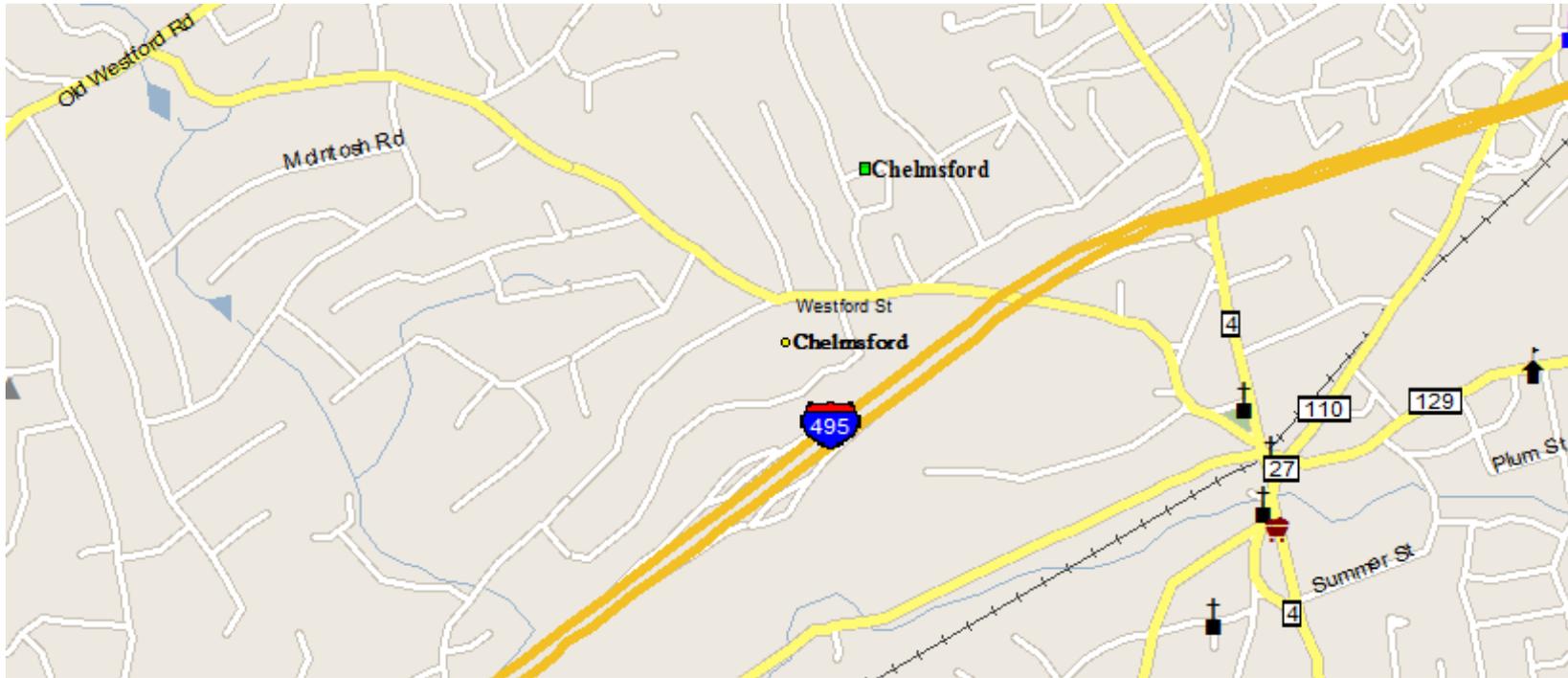
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





## CHELMSFORD, MA





## Neighborhood Facts

# CHELMSFORD

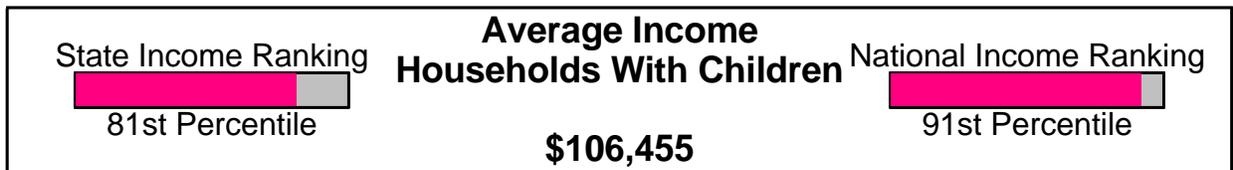
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# Neighborhood Facts

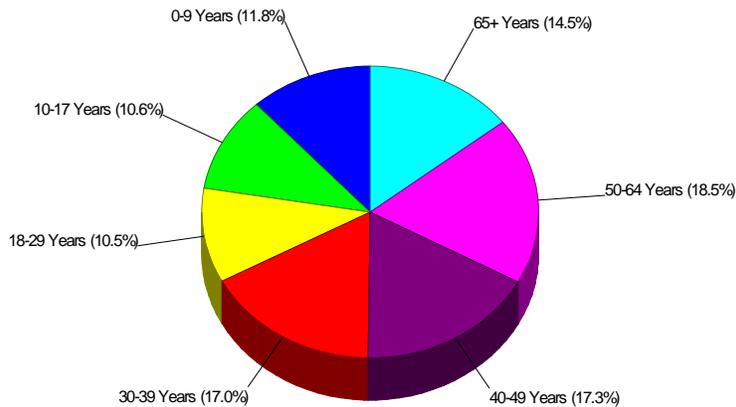


## Income For Neighborhood Within Town of Chelmsford



## Age Breakdown For Neighborhood Within Town of Chelmsford

**Average Age = 40.1 Years**



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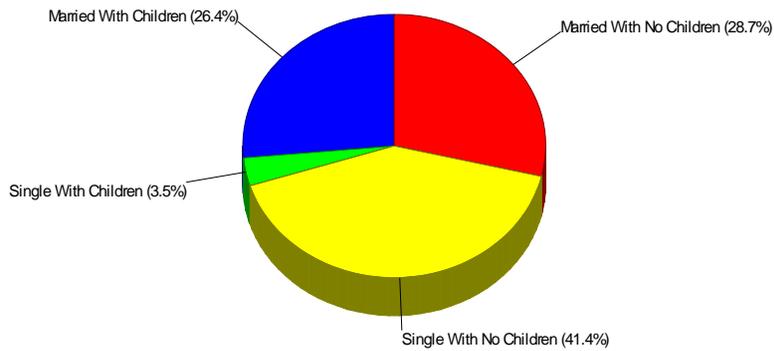


# Neighborhood Facts



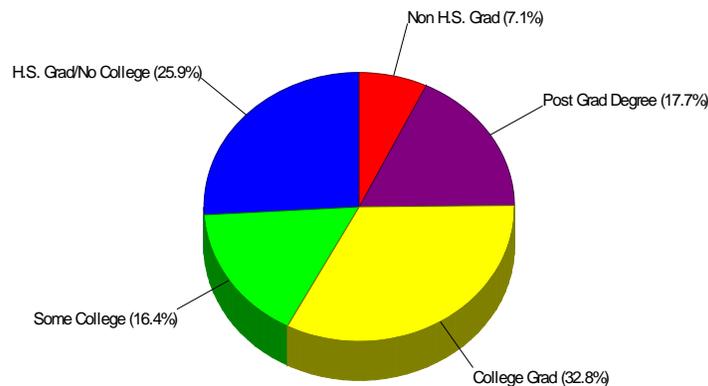
## Household Characteristics For Neighborhood Within Town of Chelmsford

**55.2% Married**  
**29.9% With Children**



## Adult Education Level For Neighborhood Within Town of Chelmsford

**92.9% High School Graduates**  
**50.5% College Graduates**



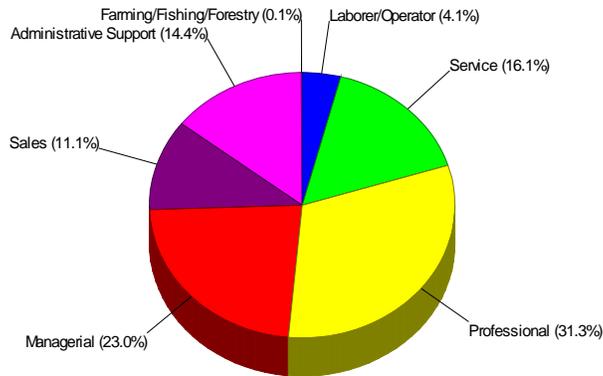
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# Neighborhood Facts



## Employment For Neighborhood Within Town of Chelmsford Average Travel Time To Work = 28.2 Minutes



### Occupation





## **Area Facts**

# **CHELMSFORD**

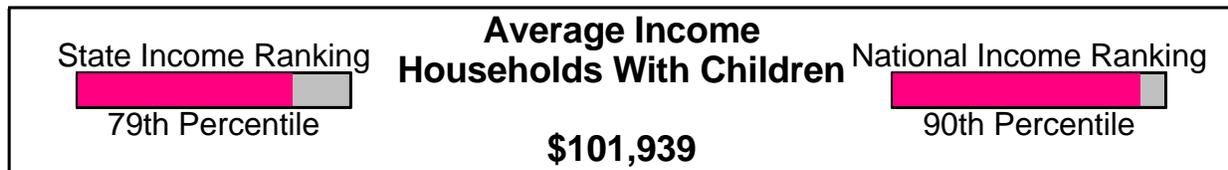
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# Area Facts

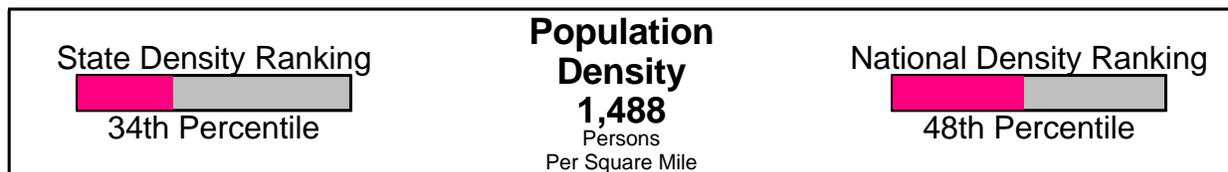


## Income For Town of Chelmsford



## Population For Town of Chelmsford

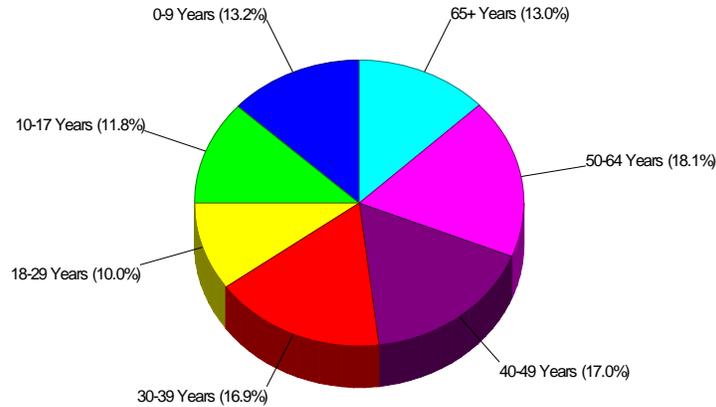
**Population = 33,709**  
**Land Area = 22.6 Square Miles**



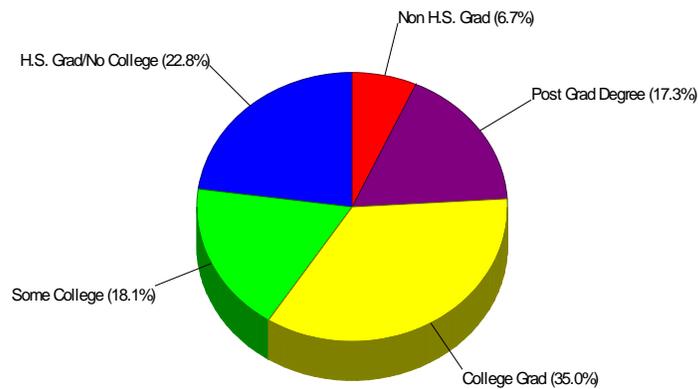
# Area Facts



## Age Breakdown For Town of Chelmsford Average Age = 39.0 Years



## Adult Education Level For Town of Chelmsford 93.3% High School Graduates 52.3% College Graduates



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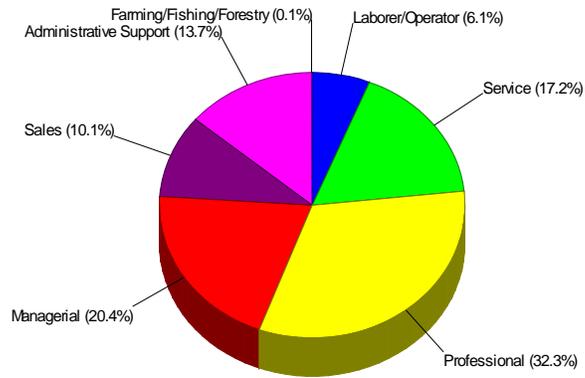


# Area Facts



## Employment For Town of Chelmsford

Average Travel Time To Work = 30.2 Minutes



Occupation





## **School Information**

# **CHELMSFORD**

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# School Information



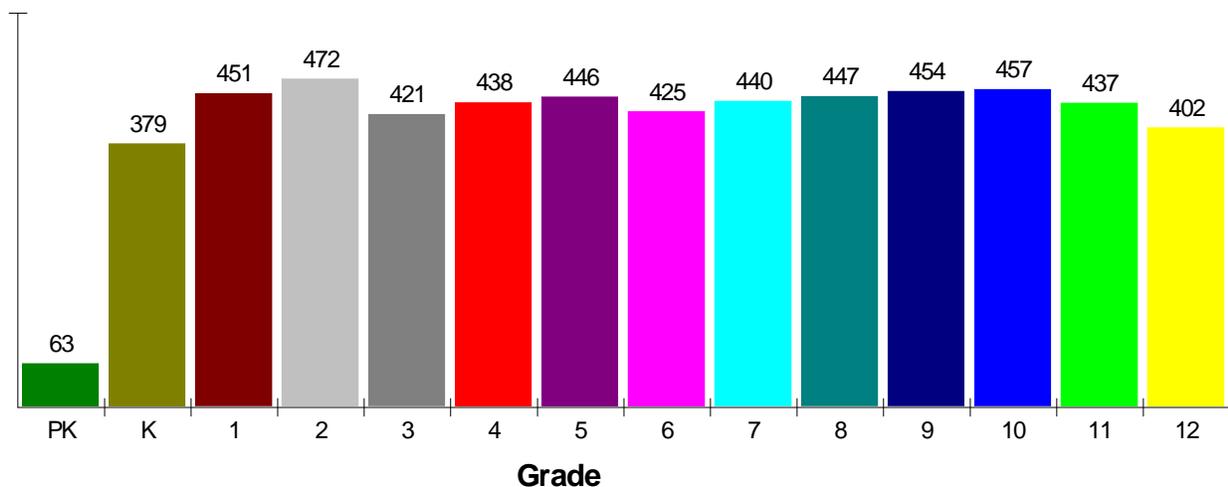
## General Facts FOR CHELMSFORD

CHELMSFORD  
190 RICHARDSON RD.  
NORTH CHELMSFORD, MA 01863

Type:	(978)251-5100	Independent Local District
Grade Range:		PK - 12
Schools:		8
Teacher:		376
Students:		5,732
Student/Teacher Ratio:		15.2 To 1
Student/Librarian Ratio:		1,508.4 To 1
Secondary Student/Guidance Ratio:		140.0 To 1

## Student Enrollment By Grade FOR CHELMSFORD

Total Enrollment = 5,732



National Enrollment Ranking: 1,683 of 15,679 (89th Percentile)

State Enrollment Ranking: 38 of 354 (89th Percentile)

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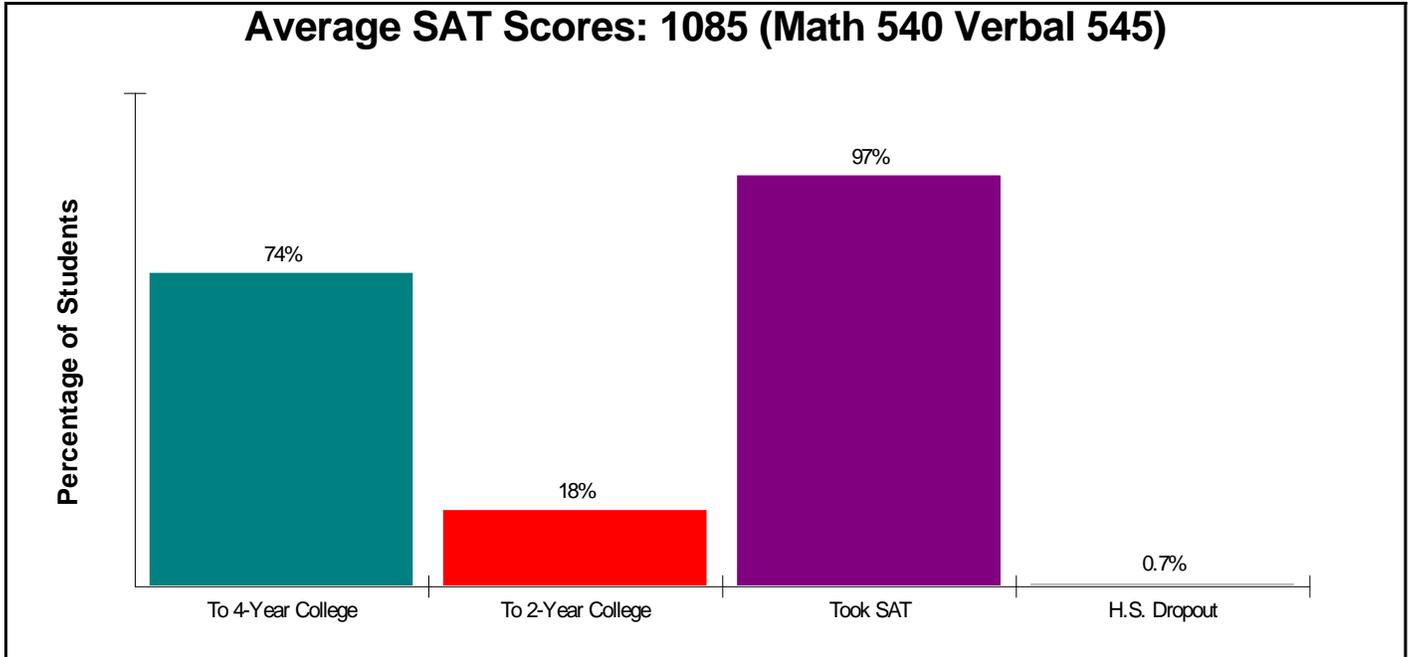


# School Information



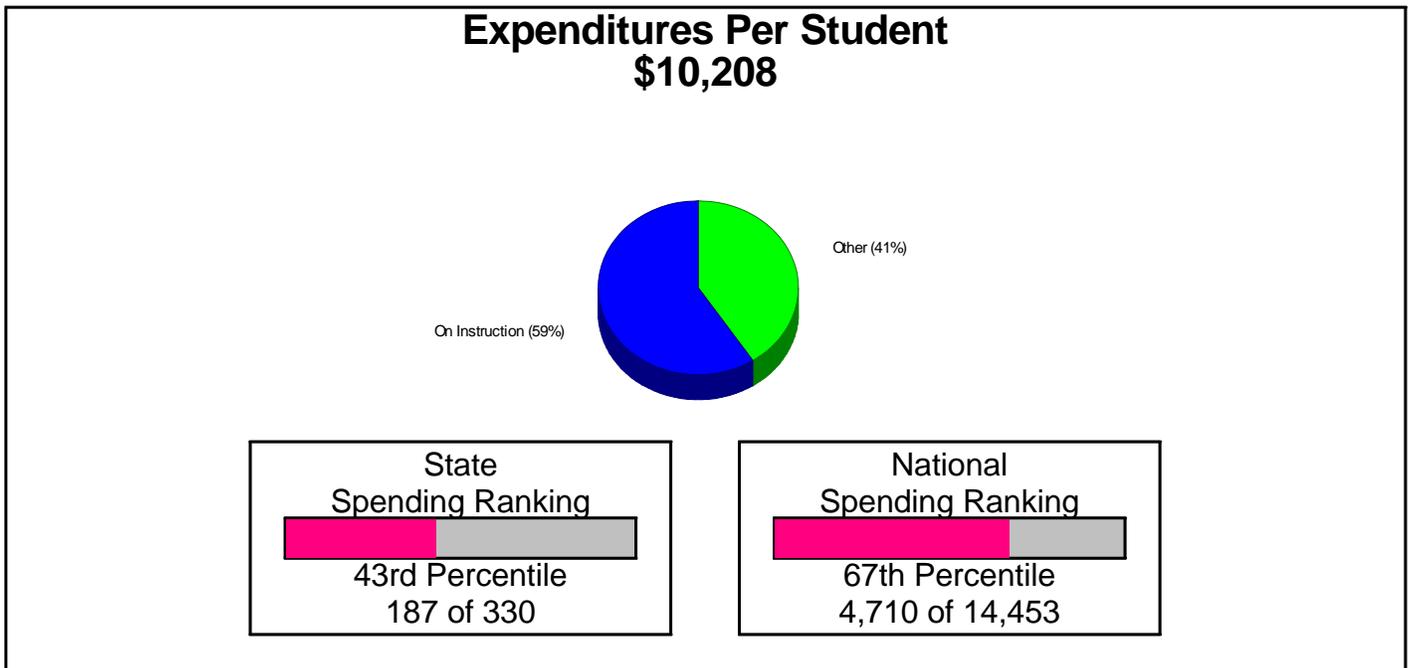
## High School Statistics FOR CHELMSFORD

Average SAT Scores: 1085 (Math 540 Verbal 545)



## School Expenditures FOR CHELMSFORD

Expenditures Per Student  
\$10,208



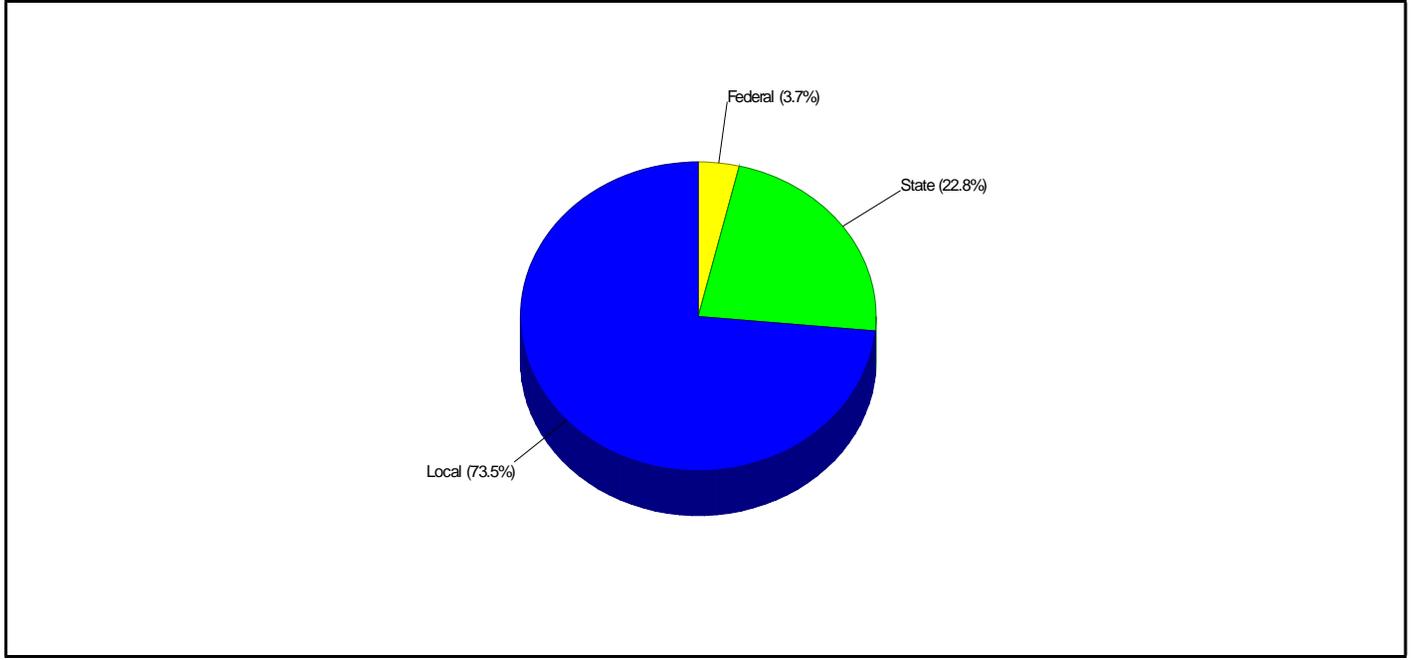
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# School Information



## School Funding FOR CHELMSFORD



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# School Information



## Public Schools for District

**CENTER ELEMENTARY SCHOOL**  
84 BILLERICA ROAD, CHELMSFORD, MA 01824

**Distance from Subject:** 1.2 Miles  
**Student/Teacher Ratio:** 16.0 to 1

**School Type:** Regular  
**Students/Teachers:** 431/27

**Phone:** (978)251-5155  
**Grades:** K - 4

**MCCARTHY MIDDLE SCHOOL**  
250 NORTH RD, CHELMSFORD, MA 01824

**Distance from Subject:** 1.3 Miles  
**Student/Teacher Ratio:** 15.7 to 1

**School Type:** Regular  
**Students/Teachers:** 986/63  
**School Colors :** Maroon & White

**Phone:** (978)251-5122  
**Grades:** 5 - 8

**COL MOSES PARKER SCHL**  
75 GRANITEVILLE RD, CHELMSFORD, MA 01824

**Distance from Subject:** 1.5 Miles  
**Student/Teacher Ratio:** 12.8 to 1

**School Type:** Regular  
**Students/Teachers:** 728/57

**Phone:** (978)251-5133  
**Grades:** 5 - 8

**WESTLANDS ELEMENTARY SCHOOL**  
170 DALTON RD, CHELMSFORD, MA 01824

**Distance from Subject:** 1.5 Miles  
**Student/Teacher Ratio:** 14.9 to 1

**School Type:** Regular  
**Students/Teachers:** 328/22  
**School Colors :** Maroon & White

**Phone:** (978)251-5188  
**Grades:** K - 4

**CHELMSFORD HIGH**  
200 RICHARDSON RD, NORTH CHELMSFORD, MA 01863

**Distance from Subject:** 1.6 Miles  
**Student/Teacher Ratio:** 14.6 to 1  
**Mascot:** Lions  
**Average SAT:** 1085 (Math 540 Verbal 545)  
**Students Taking SAT:** 97.0%

**School Type:** Regular  
**Students/Teachers:** 1,728/118  
**School Colors :** Maroon & White  
**Graduates To 2-Year College:** 18.0%  
**Graduates To 4-Year College:** 74.0%

**Phone:** (978)251-5111  
**Grades:** 9 - 12

**CHARLES D HARRINGTON**  
120 RICHARDSON RD, NORTH CHELMSFORD, MA 01863

**Distance from Subject:** 1.7 Miles  
**Student/Teacher Ratio:** 15.1 to 1

**School Type:** Regular  
**Students/Teachers:** 482/32  
**School Colors :** Royal & White

**Phone:** (978)251-5166  
**Grades:** PK - 4



# School Information



## Public Schools for District

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### BYAM SCHOOL

25 MAPLE ROAD, CHELMSFORD, MA 01824

**Distance from Subject:** 2.1 Miles

**Student/Teacher Ratio:** 16.3 to 1

**Mascot:** Dragons

**School Type:**

**Students/Teachers:**

**School Colors :**

Regular

489/30

Royal & White

**Phone:** (978)251-5144

**Grades:** K - 4

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### SOUTH ROW

250 BOSTON RD, CHELMSFORD, MA 01824

**Distance from Subject:** 2.4 Miles

**Student/Teacher Ratio:** 14.7 to 1

**School Type:**

**Students/Teachers:**

**School Colors :**

Regular

396/27

Maroon & White

**Phone:** (978)251-5177

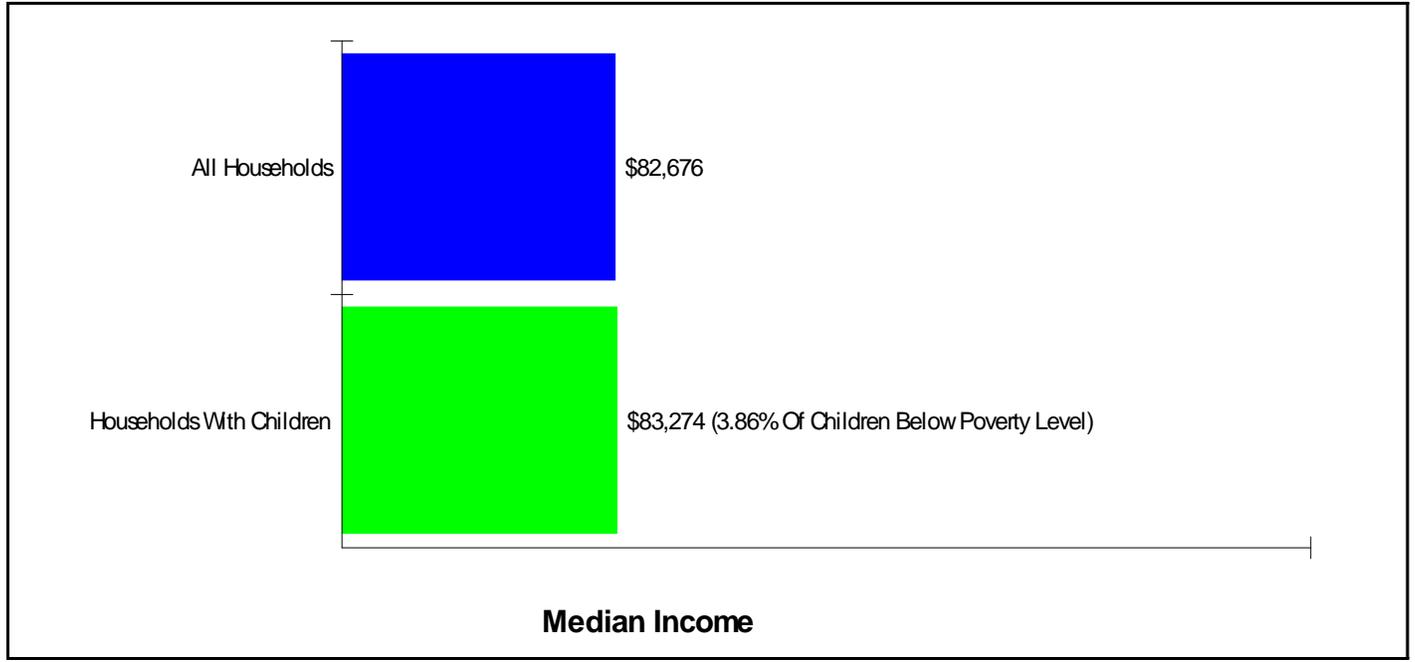
**Grades:** K - 4



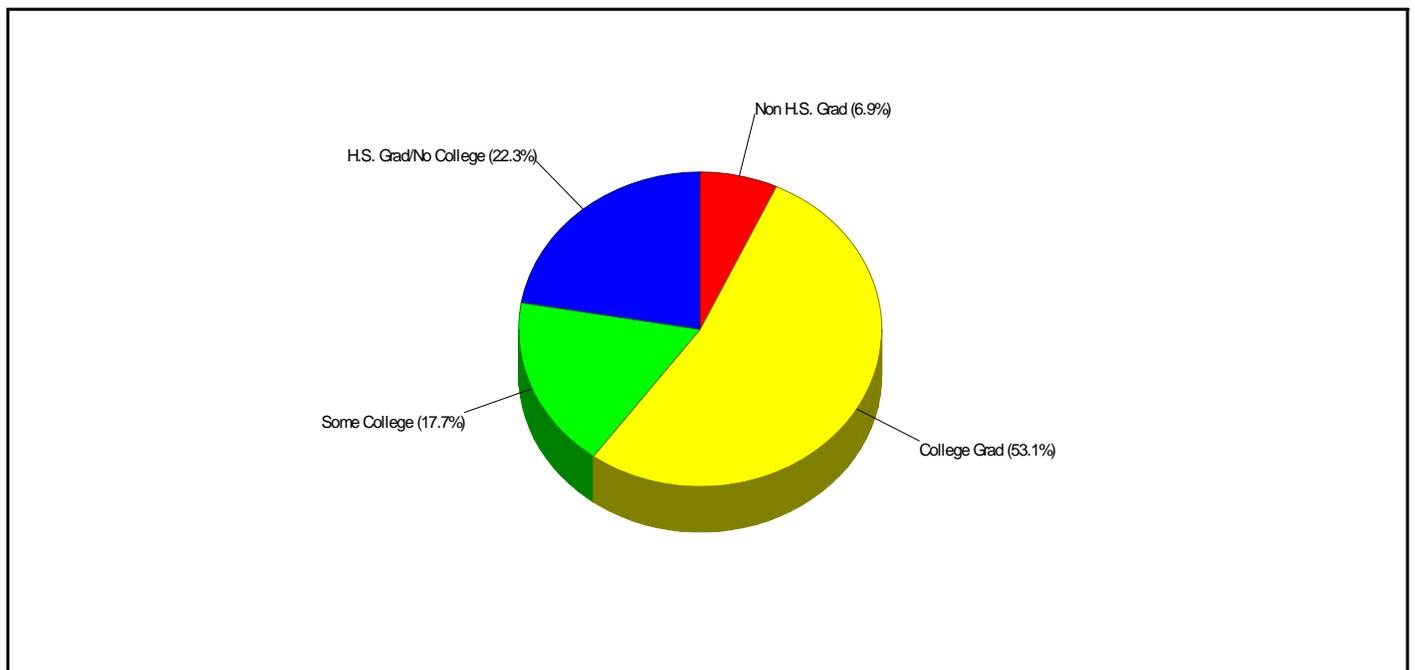
# School Information



## Income FOR CHELMSFORD



## Parent Education Level FOR CHELMSFORD



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# School Information



## Private Schools

Private School Enrollment= 9.76% within School District

**KINDERCARE LEARNING CENTER#654**  
72 BOSTON RD, CHELMSFORD, MA 01824  
**Distance from Subject:** 1.1 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

**GREATER VISIONS CHILDRENS CENTER**  
180 OLD WESTFORD RD, CHELMSFORD, MA 01824  
**Distance from Subject:** 1.1 Miles  
**Affiliation:** Nonsectarian  
**Students:** 8  
**Enrollment By Grade:** K-8

**Phone:** (978)256-2539  
**Grades:** K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 8.0 to 1

**CHELMSFORD CHILDRENS SCHOOL**  
135 PARKER ROAD, CHELMSFORD, MA 01824  
**Distance from Subject:** 1.2 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

**CHELMSFORD DISCOVERY CENTER**  
194 CHELMSFORD STREET, CHELMSFORD, MA 01824  
**Distance from Subject:** 1.4 Miles  
**Affiliation:** Nonsectarian  
**Students:** 50  
**Enrollment By Grade:** UG-15 PK-25 K-10

**Phone:** (978)256-0468  
**Grades:** PK - K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 5.1 to 1

**CHILDRENS WORLD LEARNING CENTER**  
317 LITTLETON RD, CHELMSFORD, MA 01824  
**Distance from Subject:** 1.7 Miles  
**Affiliation:** Nonsectarian  
**Students:** 109  
**Enrollment By Grade:** PK-90 K-19

**Phone:** (978)250-1316  
**Grades:** PK - K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 9.5 to 1



# School Information



## Private Schools

Private School Enrollment= 9.76% within School District

### LITTLE SPROUTS AT CROSS POINT

900 CHELMSFORD STREET, LOWELL, MA 01851

Distance from Subject: 2.4 Miles

Affiliation: Nonsectarian

Students: 80

Enrollment By Grade: PK-60 K-20

Phone: (978)453-7508

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 10.0 to 1

### LOWELL CATHOLIC HIGH SCHOOL

530 St.evans St., LOWELL, MA 01851

Distance from Subject: 2.6 Miles

Affiliation: Roman Catholic

Students: 288

Student/ Homeroom Ratio: 24.0

School Colors: Navy & Kelly Green

Enrollment By Grade: 9-80 10-57 11-74 12-77

Phone: (978)452-1794

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 14.7 to 1

Mascot: Crusaders

### KEYSTONE MONTESSORI SCHOOL

Distance from Subject: 2.6 Miles

Affiliation: Nonsectarian

Students: 117

Enrollment By Grade: PK-70 K-30 1-5 2-12

Phone: (978)251-2929

Grades: PK - 2

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 4.7 to 1

### ST. MARGARET ELEMENTARY SCHOOL

486 St.evans St., LOWELL, MA 01851

Distance from Subject: 2.6 Miles

Affiliation: Roman Catholic

Students: 433

Student/ Homeroom Ratio: 21.7

School Colors: Royal & White

Enrollment By Grade: PK-21 K-49 1-38 2-48 3-37 4-49 5-50 6-46 7-46 8-49

Phone: (978)453-8491

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 21.6 to 1

### STAR OF BETHLEHEM CHRISTIAN SCH.

15 PRINCETON STREET, N CHELMSFORD, MA 01863

Distance from Subject: 2.8 Miles

Affiliation: Other

Students: 14

Enrollment By Grade: PK-12 K-2

Phone: (978)251-4162

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 2.3 to 1





## **Housing Information**

# **CHELMSFORD**

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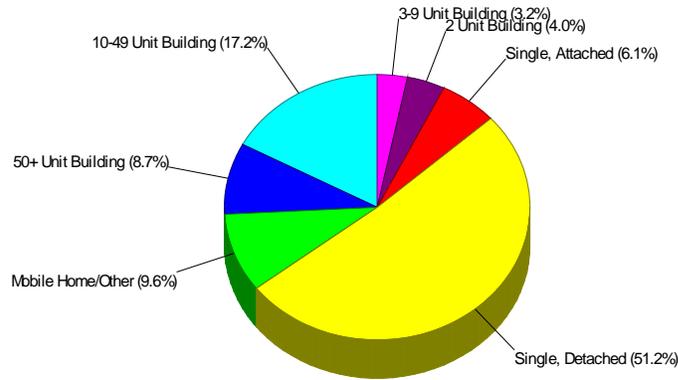


# Housing Information



## Housing Characteristics For Neighborhood Within Town of Chelmsford

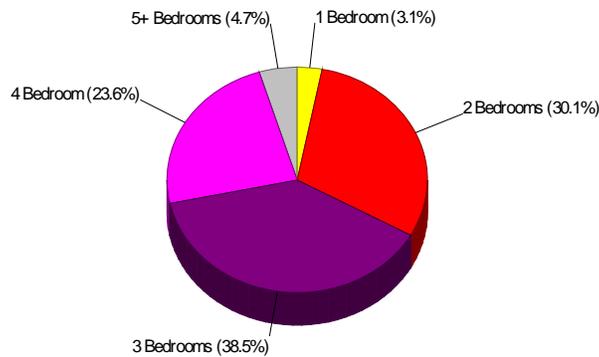
**Average Age of Housing 30 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Chelmsford

**Owner Occupied Households = 75.8%**  
**Median Housing Value = \$288,615**  
**Median Number of Bedrooms = 3**



**Home Size Breakdown**



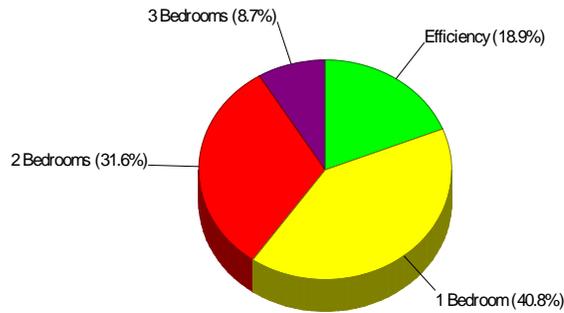
# Housing Information



## Rental

### For Neighborhood Within Town of Chelmsford

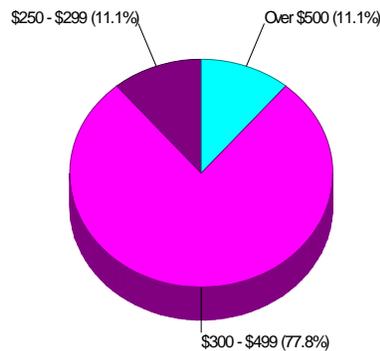
**Renter Occupied Households = 24.2%**  
**Median Monthly Rent = \$796**  
**Median Number of Bedrooms = 1**



Home Size Breakdown

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$372,500**  
**Average Price = \$388,389**



Dollars In Thousands  
Homes Sold In Past Year





## **Crime Information**

# **CHELMSFORD**

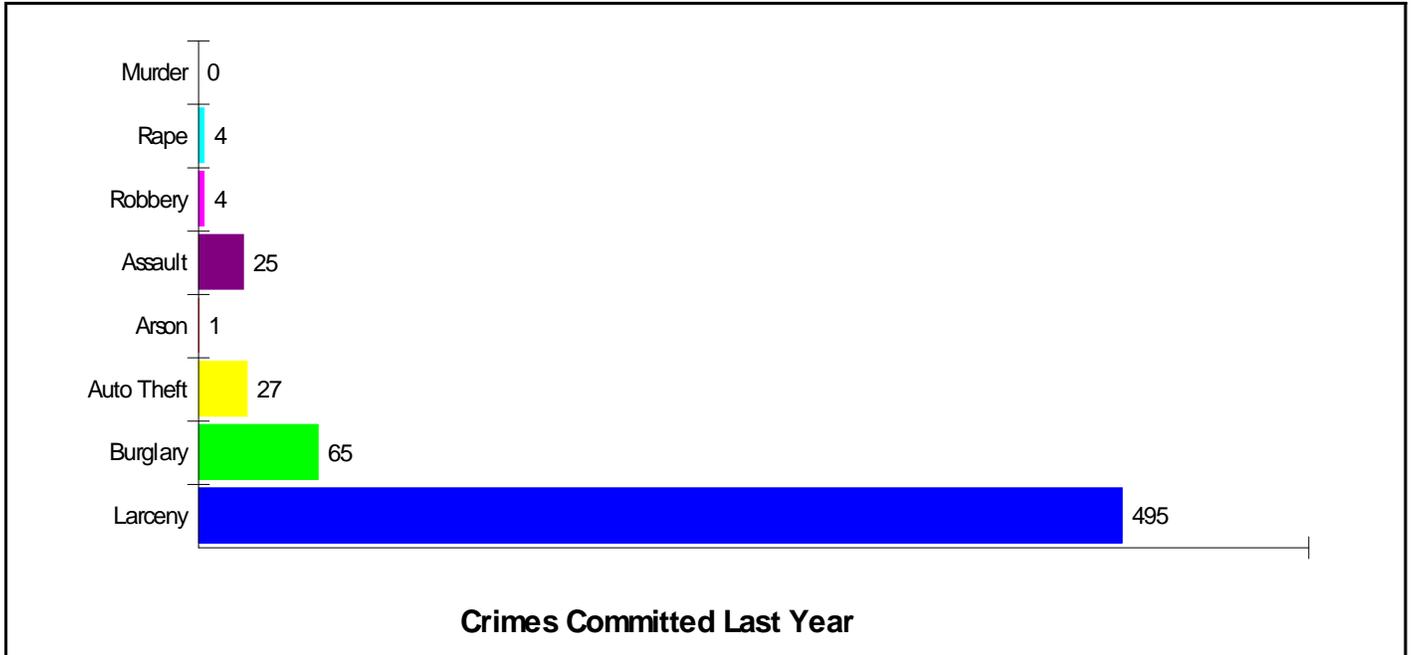
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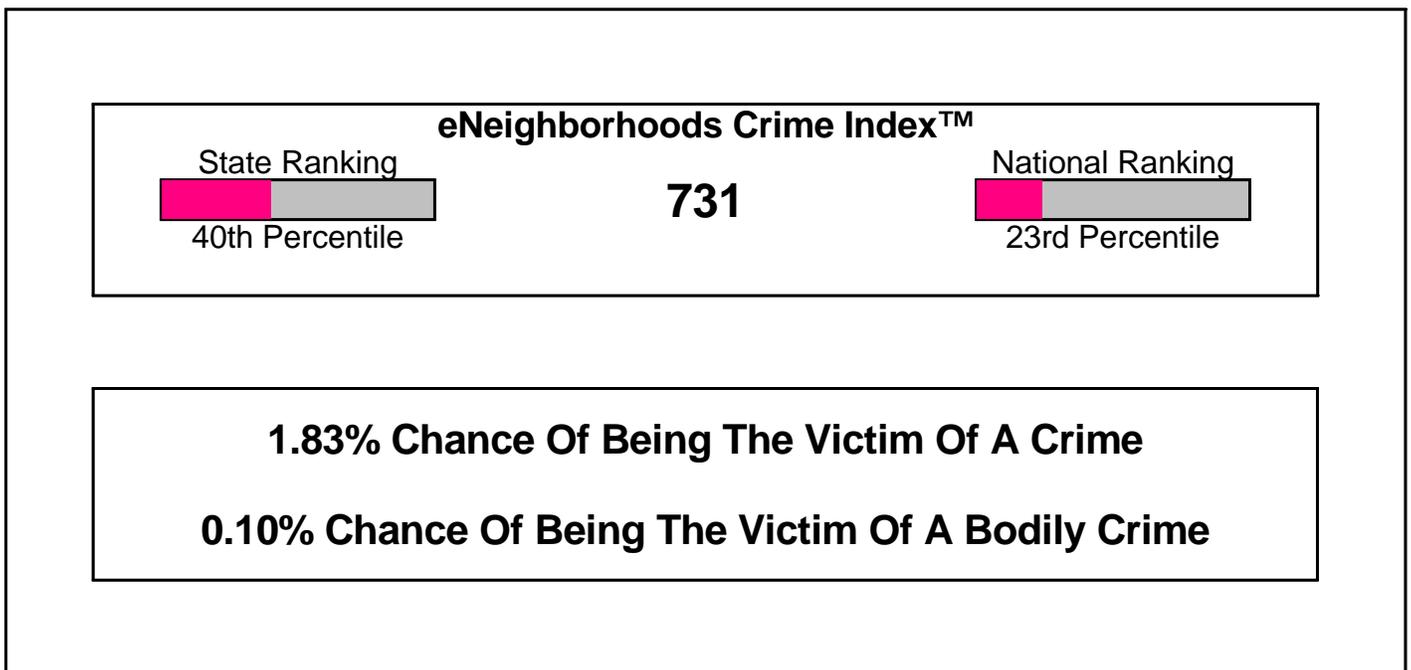
# Crime Information



## Crime Incidents For Town of Chelmsford



## Crime Index For Town of Chelmsford



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## **Climate Information**

# **CHELMSFORD**

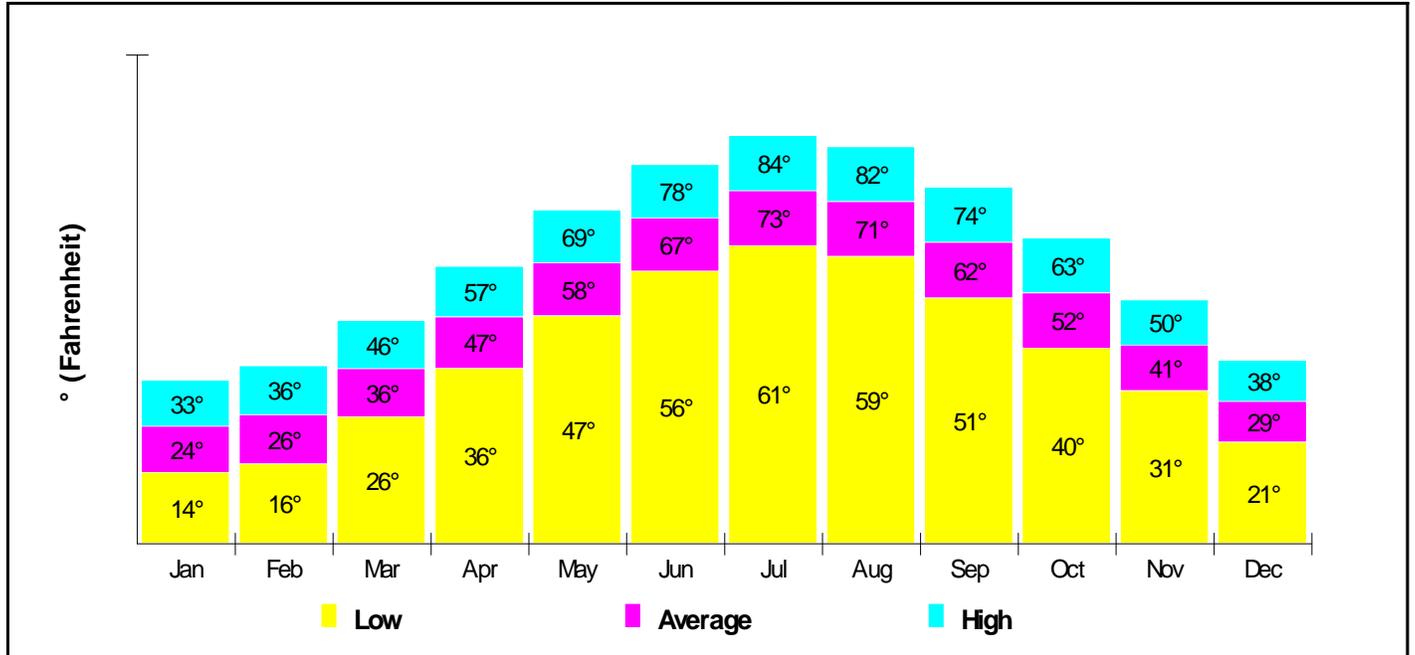
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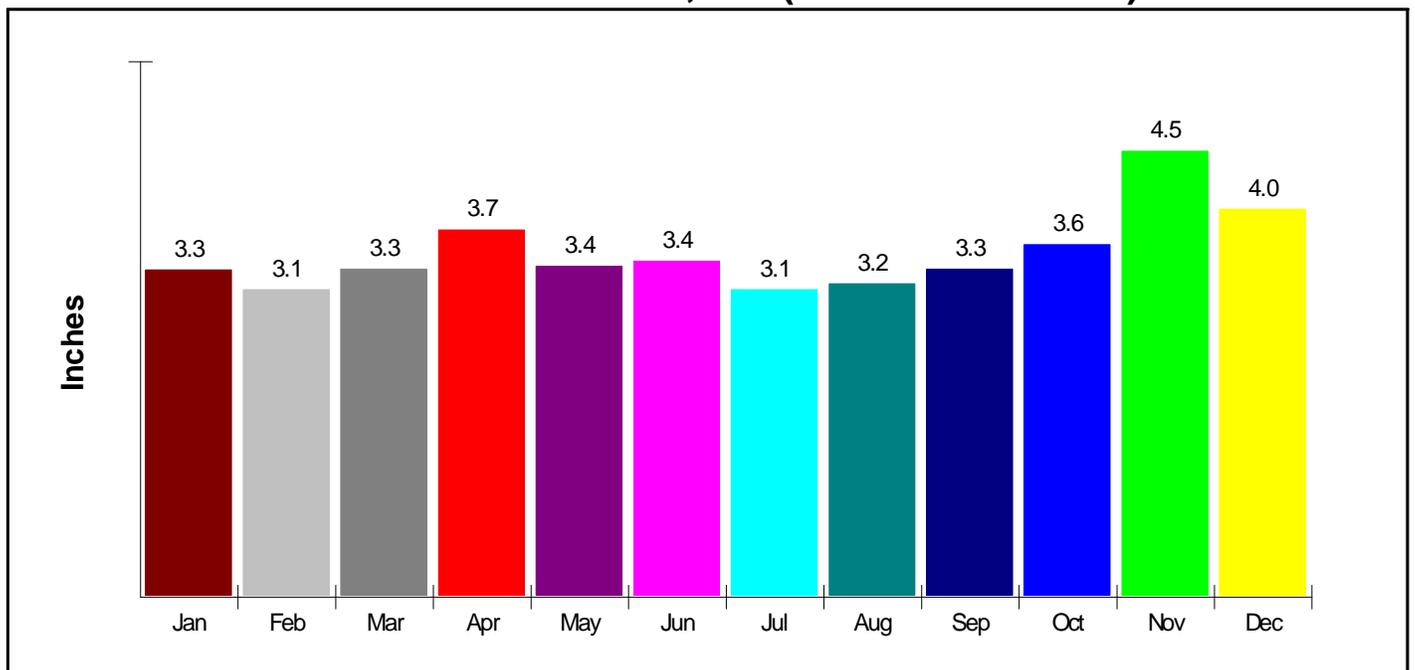
# Climate Information



## Temperature Measured at LOWELL, MA (elevation = 110ft. )



## Average Precipitation Measured at LOWELL, MA (elevation = 110ft. )



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## **Houses of Worship**

# **CHELMSFORD**

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# Houses of Worship



## Houses of Worship

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**CENTRAL BAPTIST CHURCH**

9 ACADEMY ST, CHELMSFORD, MA 01824

**Denomination:** Baptist Churches**Phone:** (978)256-0855**Distance from Subject:** 0.80 miles

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**ECUMENICAL PLAYGROUP**

10 BILLERICA RD, CHELMSFORD, MA 01824

**Denomination:** Episcopal Churches**Phone:** (978)256-5673**Distance from Subject:** 0.80 miles

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**1ST PARISH UNITARIAN**

66 CENTRAL SQ, CHELMSFORD, MA 01824

**Denomination:** Unitarian Universal Fellowship**Phone:** (978)256-5133**Distance from Subject:** 0.80 miles

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**CENTRAL COOP KINDERGARTEN**

142 PO BOX, CHELMSFORD, MA 01824

**Denomination:** Congregational Churches**Phone:** (978)256-5931**Distance from Subject:** 0.80 miles

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**CHINESE CHRISTIAN INTERNET**

197 LITTLETON RD, CHELMSFORD, MA 01824

**Denomination:** Churches, Denomination Unknown**Phone:** (978)250-7388**Distance from Subject:** 0.90 miles

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**CHURCH OF CHRIST**

205 NORTH RD, CHELMSFORD, MA 01824

**Denomination:** Churches of Christ**Phone:** (978)256-8901**Distance from Subject:** 1.10 miles

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**TRINITY LUTHERAN CHURCH**

170 OLD WESTFORD RD, CHELMSFORD, MA 01824

**Denomination:** Lutheran Churches**Phone:** (978)256-6300**Distance from Subject:** 1.10 miles

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**JEHOVAH'S WITNESSES STUDY**

220 NORTH RD, CHELMSFORD, MA 01824

**Denomination:** Jehovah's Witnesses**Phone:** (978)256-9903**Distance from Subject:** 1.20 miles

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**CONGREGATIONAL CHURCH IN N**

15 PRINCETON, CHELMSFORD, MA 01824

**Denomination:** Congregational Churches**Phone:** (978)251-1261**Distance from Subject:** 1.50 miles

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**CONGREAGATION SHALOM**

RICHARDSON RD, N CHELMSFORD, MA 01863

**Denomination:** Jewish Synagogues**Phone:** (978)251-8091**Distance from Subject:** 1.60 miles

# Houses of Worship



## Houses of Worship

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**FIRST BAPTIST CHURCH**

3 MAPLE RD, CHELMSFORD, MA 01824

**Denomination:** Baptist Churches

**Phone:** (978)256-3484

**Distance from Subject:** 2.00 miles

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**W CHELMSFORD UNITED METHODIST**

242 MAIN ST, N CHELMSFORD, MA 01863

**Denomination:** Methodist Churches

**Phone:** (978)251-4834

**Distance from Subject:** 2.30 miles

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**TYNGSBORO EVANGELICAL CONGREGATIONAL**

185 MAIN ST, N CHELMSFORD, MA 01863

**Denomination:** Covenant & Evangelical Churches

**Phone:** (978)251-9837

**Distance from Subject:** 2.30 miles

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**ALDERSGATE UNITED METHODIST CHURCH**

242 BOSTON RD, CHELMSFORD, MA 01824

**Denomination:** Methodist Churches

**Phone:** (978)256-9400

**Distance from Subject:** 2.30 miles

---

**TEMPLE EMANUEL-REFORM**

101 W FOREST ST, LOWELL, MA 01851

**Denomination:** Jewish Synagogues

**Phone:** (978)454-1372

**Distance from Subject:** 2.30 miles





## County Facts

# CHELMSFORD

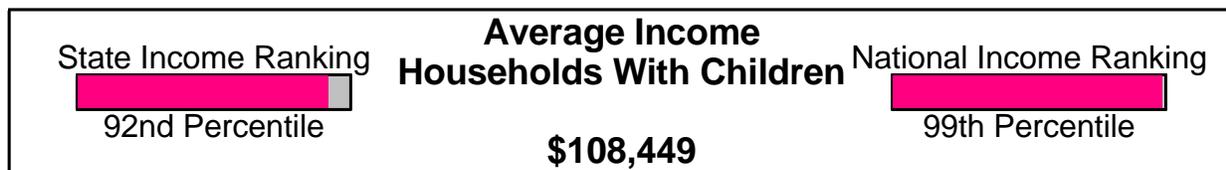
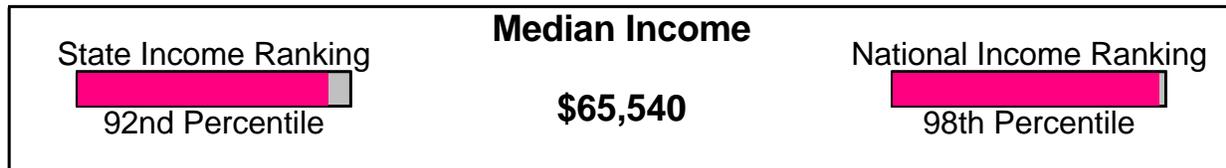
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# County Facts

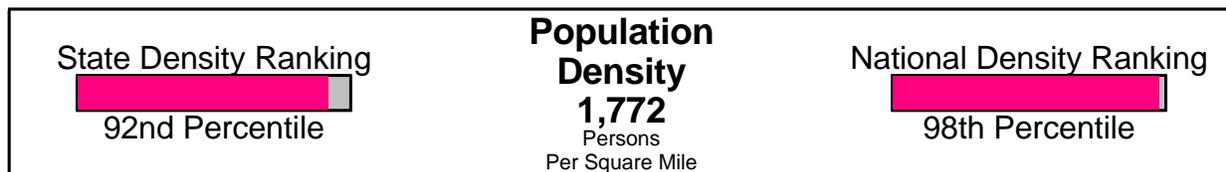


## Income For Middlesex County



## Population For Middlesex County

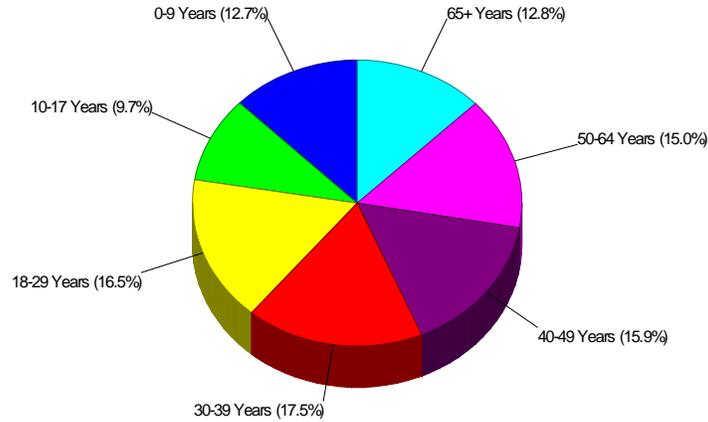
**Population = 1,459,011**  
**Land Area = 823.5 Square Miles**



# County Facts

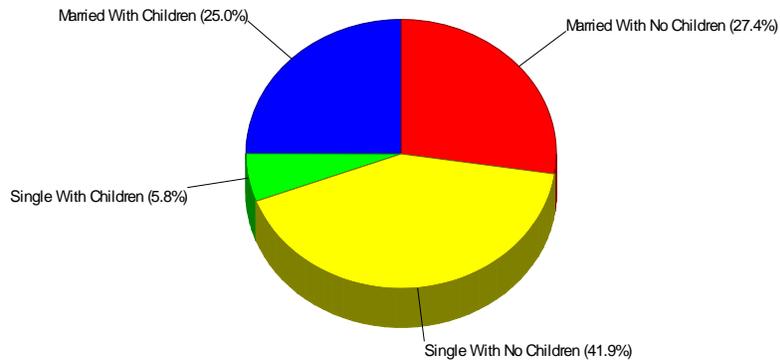


## Age Breakdown For Middlesex County Average Age = 36.5 Years



## Household Characteristics For Middlesex County

**52.3% Married**  
**30.7% With Children**



Prepared by Serene Knell, BROKER, REALTOR®

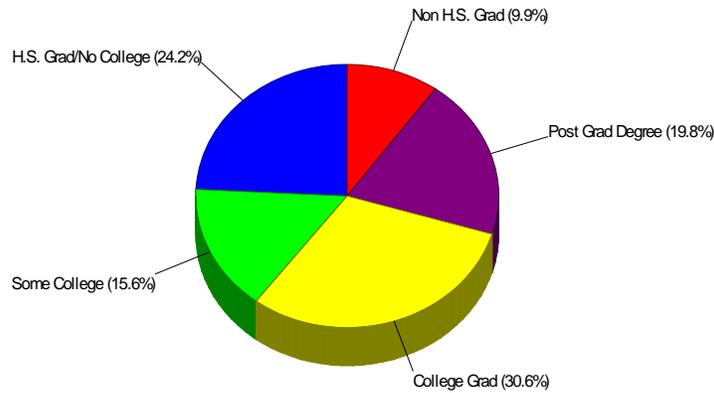


# County Facts



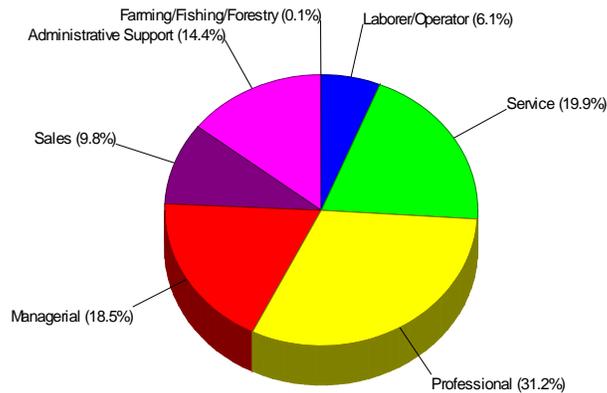
## Adult Education Level For Middlesex County

**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

# CHELMSFORD

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# State Facts



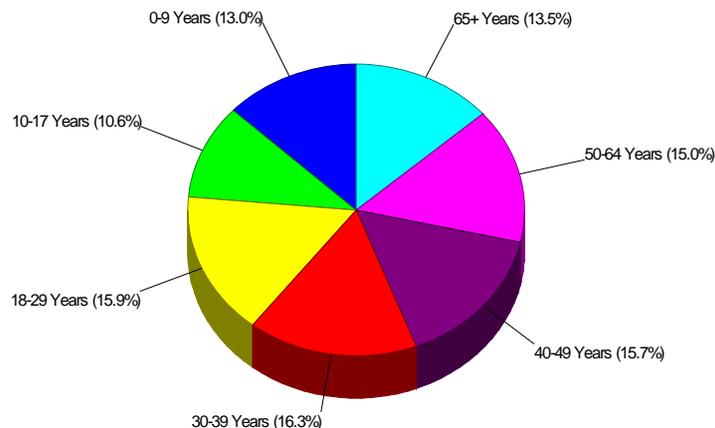
## General Facts For Massachusetts



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

## Age Breakdown For Massachusetts

**Average Age = 36.6 Years**



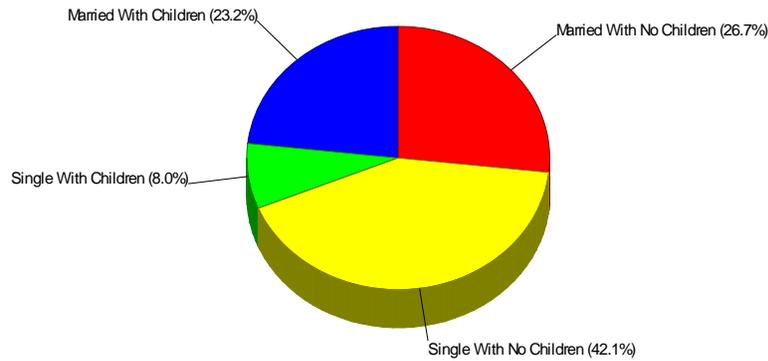
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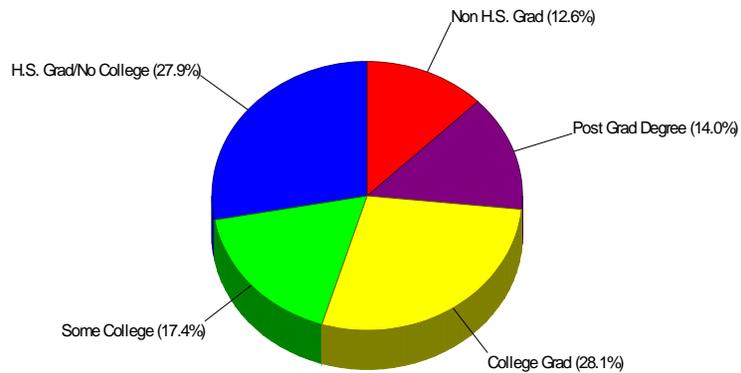
## Household Characteristics For Massachusetts

**49.9% Married**  
**31.2% With Children**



## Adult Education Level For Massachusetts

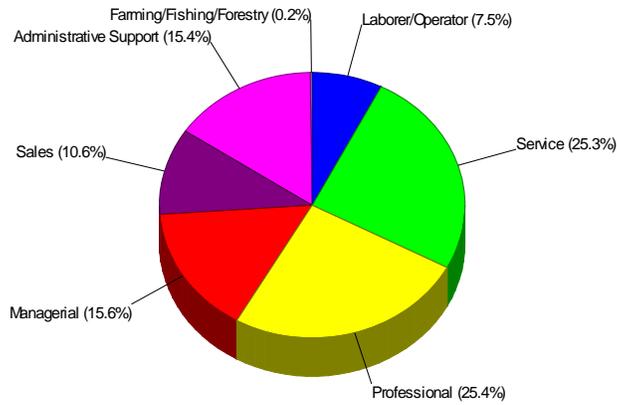
**87.4% High School Graduates**  
**42.1% College Graduates**





## Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation