



## 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.

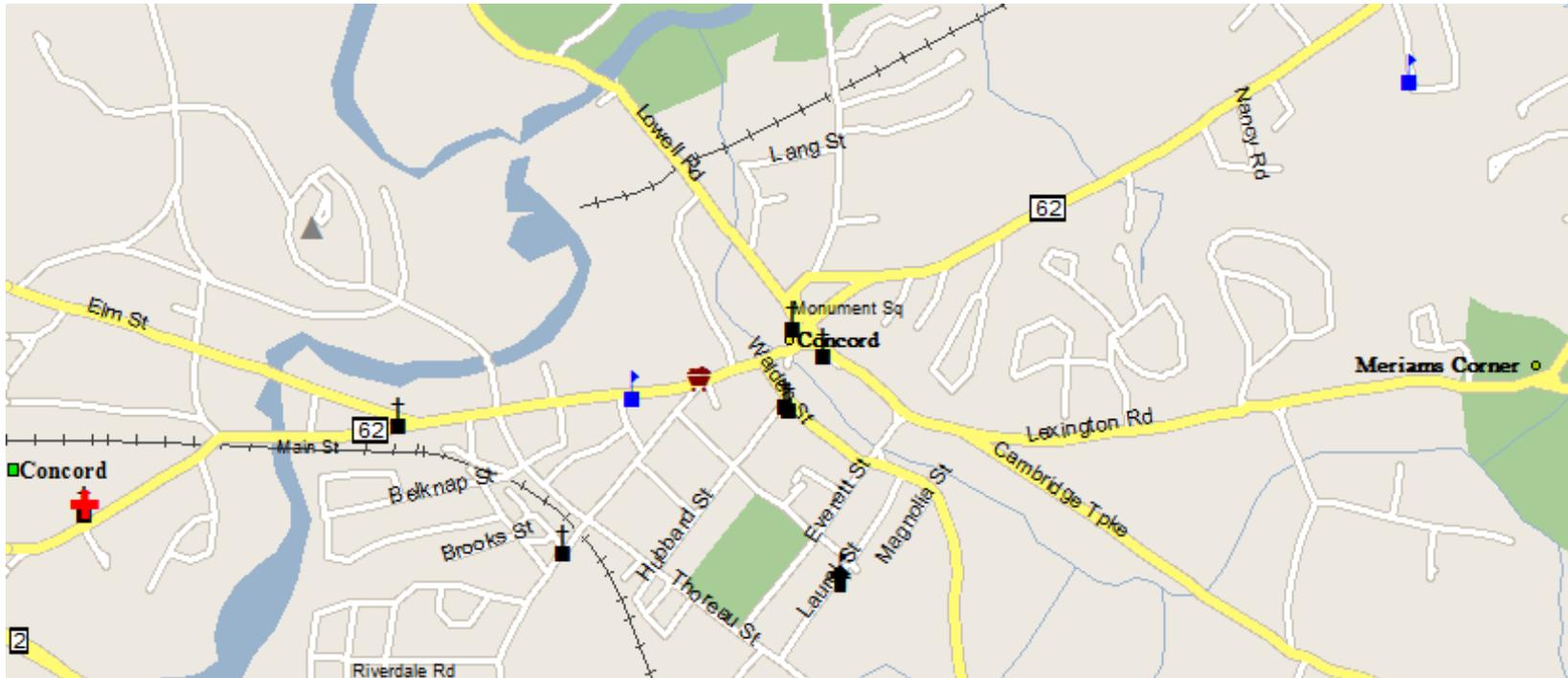
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





## CONCORD, MA





## Neighborhood Facts

# CONCORD

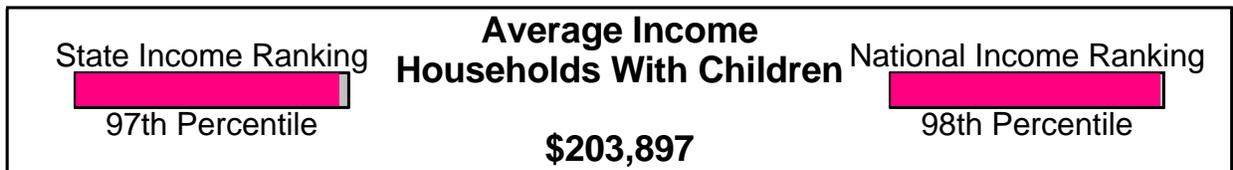
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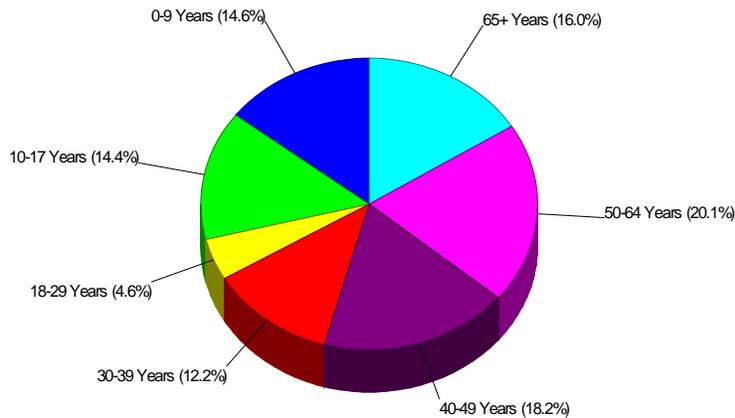
# Neighborhood Facts



## Income For Neighborhood Within Town of Concord



## Age Breakdown For Neighborhood Within Town of Concord Average Age = 42.6 Years



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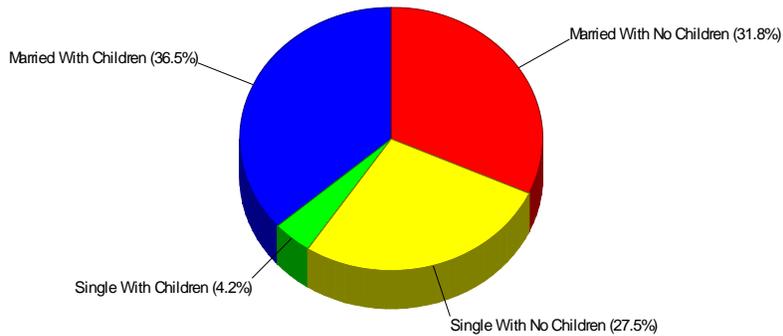


# Neighborhood Facts



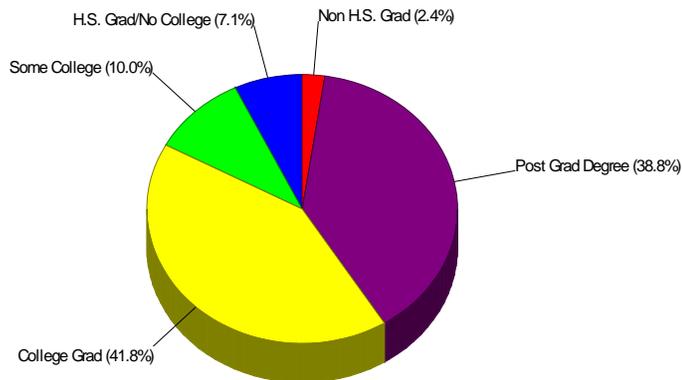
## Household Characteristics For Neighborhood Within Town of Concord

**68.3% Married**  
**40.7% With Children**



## Adult Education Level For Neighborhood Within Town of Concord

**97.6% High School Graduates**  
**80.6% College Graduates**



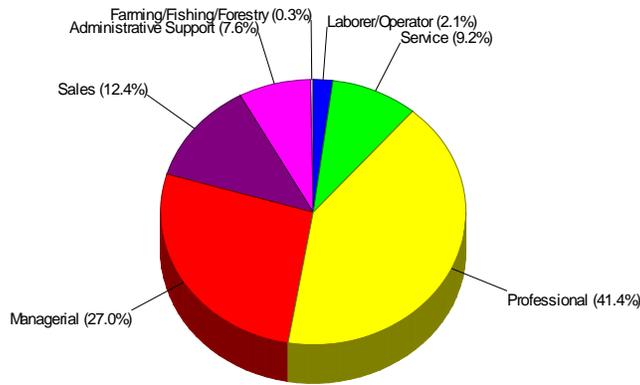
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# Neighborhood Facts



## Employment For Neighborhood Within Town of Concord Average Travel Time To Work = 29.6 Minutes



### Occupation





## **Area Facts**

# **CONCORD**

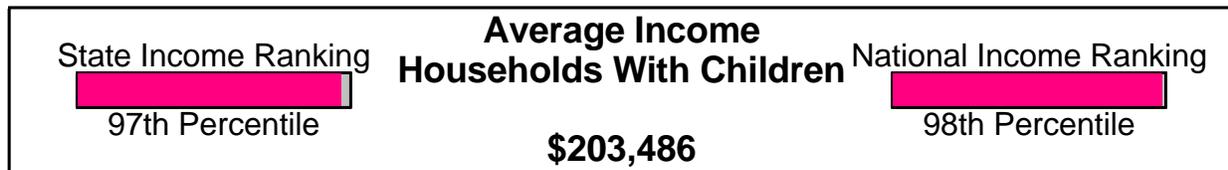
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# Area Facts

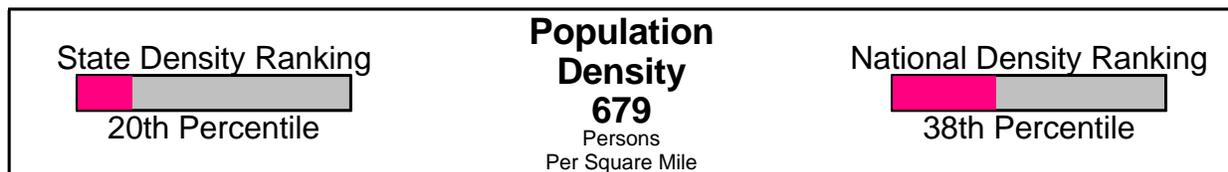


## Income For Town of Concord



## Population For Town of Concord

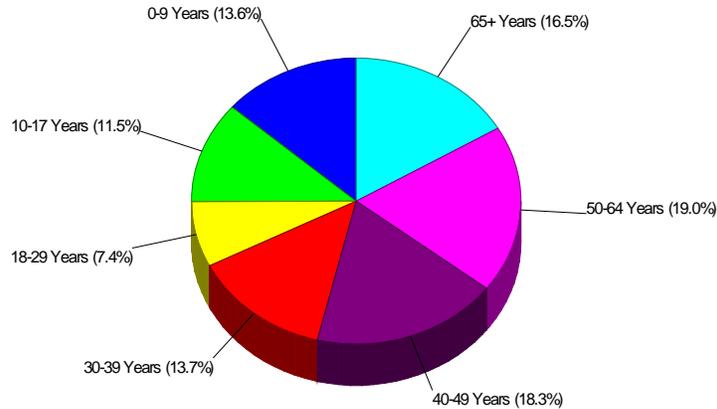
**Population = 16,918**  
**Land Area = 24.9 Square Miles**



# Area Facts

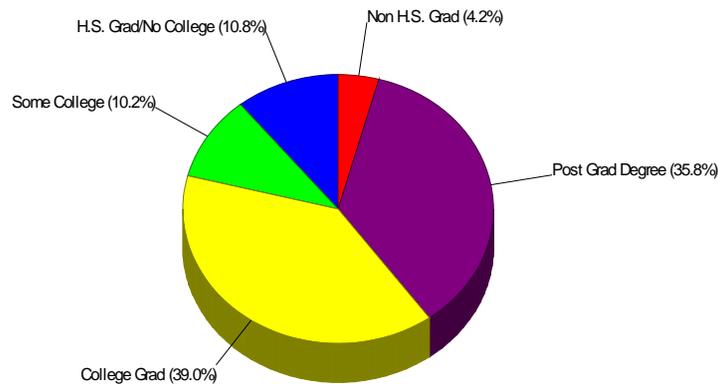


## Age Breakdown For Town of Concord Average Age = 42.1 Years



## Adult Education Level For Town of Concord

**95.8% High School Graduates**  
**74.8% College Graduates**



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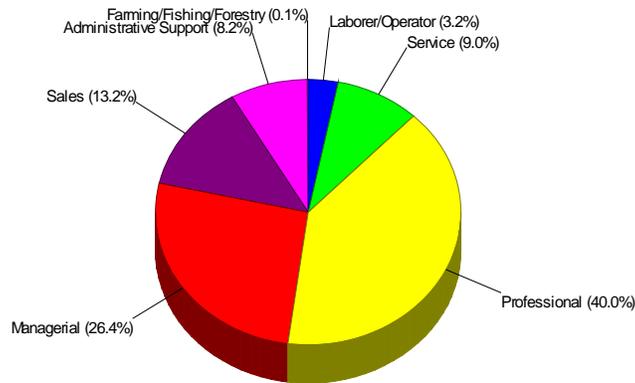


# Area Facts



## Employment For Town of Concord

Average Travel Time To Work = 30.8 Minutes



Occupation





## **School Information**

# **CONCORD**

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# School Information



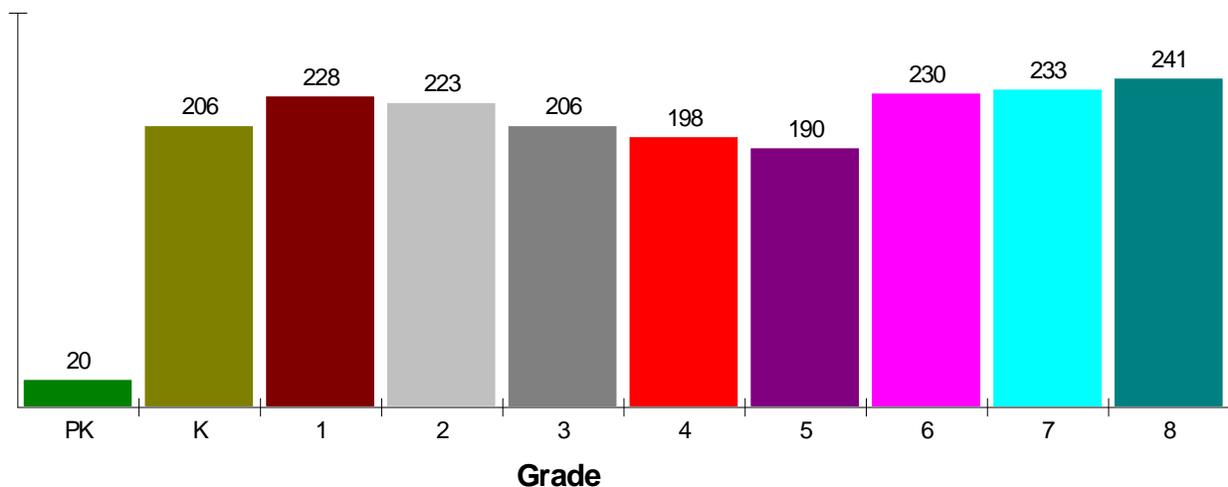
## General Facts FOR CONCORD

CONCORD  
120 MERIAM RD  
CONCORD, MA 01742  
(978)318-1500

Type:	Union Component Local District
Grade Range:	PK - 8
Schools:	4
Teacher:	161
Students:	1,975
Student/Teacher Ratio:	12.3 To 1
Student/Librarian Ratio:	493.8 To 1
Secondary Student/Guidance Ratio:	Not Available

## Student Enrollment By Grade FOR CONCORD

Total Enrollment = 1,975



National Enrollment Ranking: 4,792 of 15,679 (69th Percentile)

State Enrollment Ranking: 159 of 354 (55th Percentile)

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# School Information

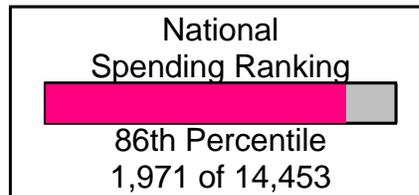
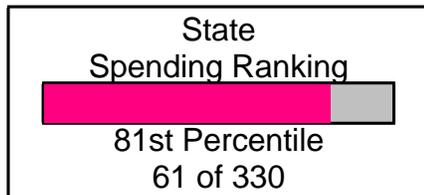
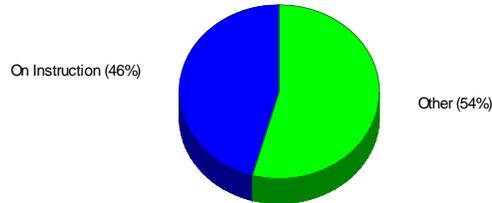


## High School Statistics FOR CONCORD

Information Not Available For This Area

## School Expenditures FOR CONCORD

Expenditures Per Student  
\$18,631

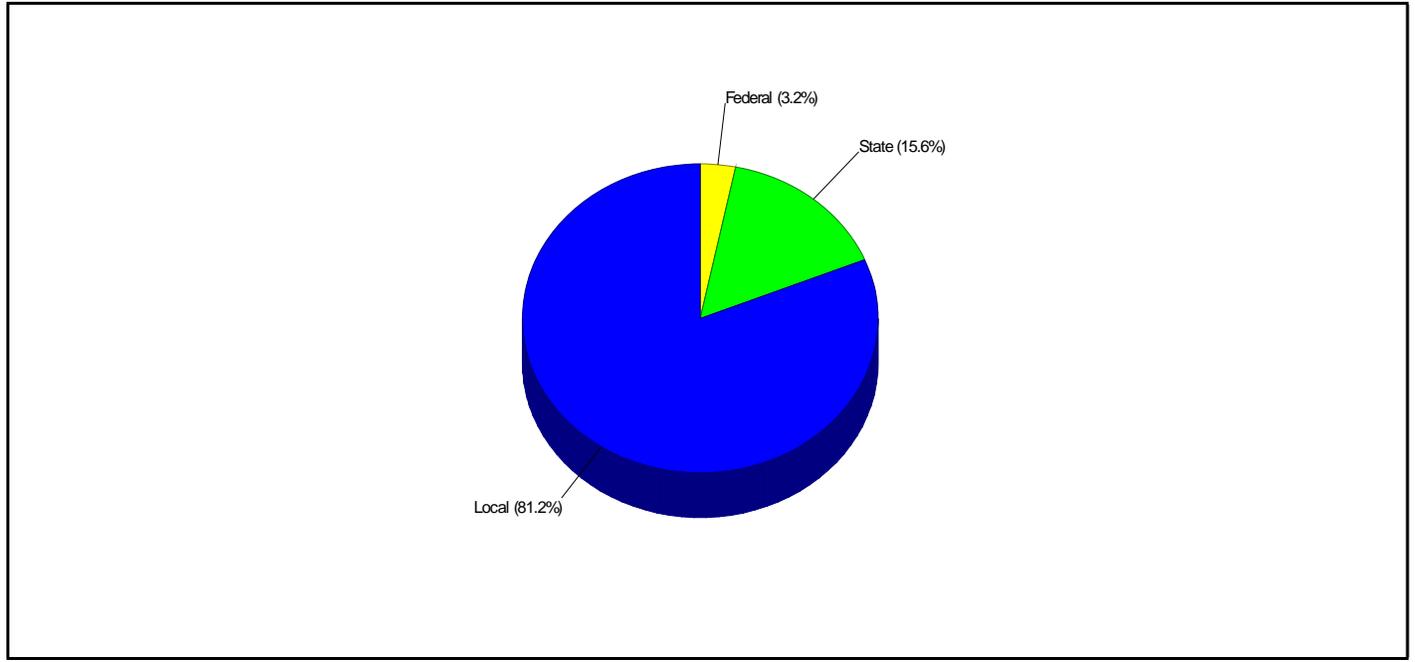


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## School Funding FOR CONCORD



# School Information



## Public Schools for District

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**THOREAU**  
91 LAUREL STREET, CONCORD, MA 01742  
**Distance from Subject:** 0.4 Miles  
**Student/Teacher Ratio:** 13.4 to 1

**School Type:** Regular  
**Students/Teachers:** 430/32  
**School Colors :** Gold & Maroon

**Phone:** (978)318-1300  
**Grades:** PK - 5

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**ALCOTT**  
93 LAUREL STREET, CONCORD, MA 01742  
**Distance from Subject:** 0.4 Miles  
**Student/Teacher Ratio:** 11.4 to 1

**School Type:** Regular  
**Students/Teachers:** 409/36

**Phone:** (978)318-9544  
**Grades:** K - 5

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**WILLARD**  
185 POWDER MILL RD, CONCORD, MA 01742  
**Distance from Subject:** 2.6 Miles  
**Student/Teacher Ratio:** 10.6 to 1

**School Type:** Regular  
**Students/Teachers:** 380/36

**Phone:** (978)318-1340  
**Grades:** K - 5

---

**CONCORD MIDDLE**  
835 OLD MARLBORO RD, CONCORD, MA 01742  
**Distance from Subject:** 2.7 Miles  
**Student/Teacher Ratio:** 12.1 to 1

**School Type:** Regular  
**Students/Teachers:** 680/56  
**School Colors :** Maroon & Gold

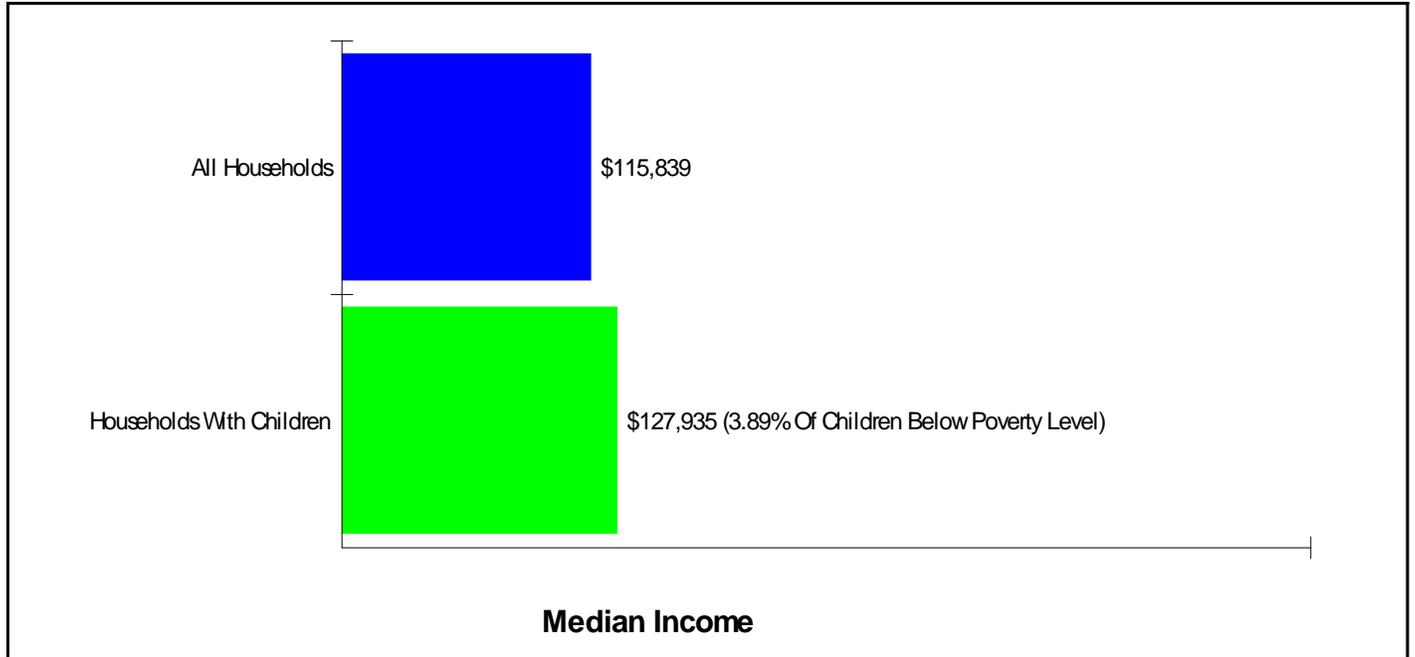
**Phone:** (978)318-1380  
**Grades:** 6 - 8



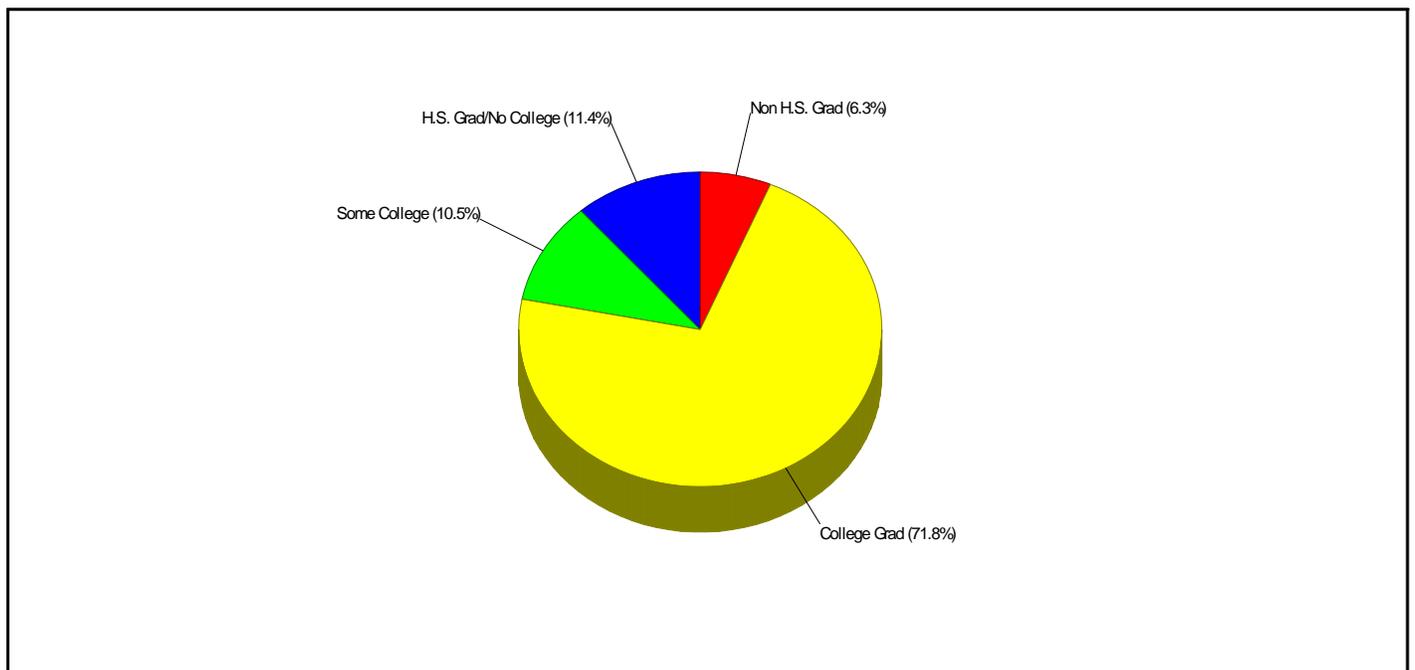
# School Information



## Income FOR CONCORD



## Parent Education Level FOR CONCORD



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# School Information



## Private Schools

Private School Enrollment= 18.07% within School District

### CONCORD ACADEMY

166 MAIN STREET, CONCORD, MA 01742

Distance from Subject: 0.3 Miles

Affiliation: Nonsectarian

Students: 343

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

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 7.9 to 1

Phone: (978)402-2274

Grades: 9 - 12

### THE FENN SCHOOL

516 Monument St., CONCORD, MA 01742

Distance from Subject: 1.0 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

School Type: Regular

Gender: All-Male

Student/Teacher Ratio: 7.5 to 1

Phone: (978)369-5800

Grades: 4 - 9

### CONCORD MONTESSORI SCHOOL 0

61 BIRCH DR., CONCORD, MA 01742

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 94

Enrollment By Grade: PK-85 K-9

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 4.5 to 1

Phone: (978)371-2366

Grades: PK - K

### NASHOBA BROOKS SCHOOL

200 Strawberry Hill Rd, CONCORD, MA 01742

Distance from Subject: 2.1 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

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.0 to 1

Phone: (978)369-4591

Grades: PK - 8

### THE CARROLL SCHOOL

BAKER BRIDGE ROAD, LINCOLN, MA 01773

Distance from Subject: 2.3 Miles

Affiliation: Nonsectarian

Students: 240

Enrollment By Grade: UG-207 10-13 11-9 12-11

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 4.5 to 1

Phone: (781)259-8342

Grades: 10 - 12



# School Information



## Private Schools

Private School Enrollment= 18.07% within School District

### MIDDLESEX SCHOOL

1400 Lowell Rd, CONCORD, MA 01742

Distance from Subject: 2.6 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

### THE CAROLL SCHOOL

BAKERBRIDGE RD, LINCOLN, MA 01773

Distance from Subject: 3.2 Miles

Affiliation: Nonsectarian

Students: 227

Enrollment By Grade: UG-227

Phone: (978)443-2167

Grades: Ungraded

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 3.0 to 1

### BEDFORD MONTESSORI SCHOOL

Distance from Subject: 3.4 Miles

Affiliation: Nonsectarian

Students: 42

Enrollment By Grade: PK-32 K-10

Phone: (781)275-3344

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 2.3 to 1

### APPLE VALLEY MONTESSORI SCHOOL

142 North Rd, SUDBURY, MA 01776

Distance from Subject: 3.9 Miles

Affiliation: Nonsectarian

Students: 120

Student/ Homeroom Ratio: 40.0

Enrollment By Grade: UG-120

Phone: (978)287-4000

Grades: Ungraded

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 20.0 to 1

### BROCCOLI HALL

Distance from Subject: 3.9 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: UG-35

Phone: (978)369-1444

Grades: Ungraded

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 2.2 to 1





## Housing Information

# CONCORD

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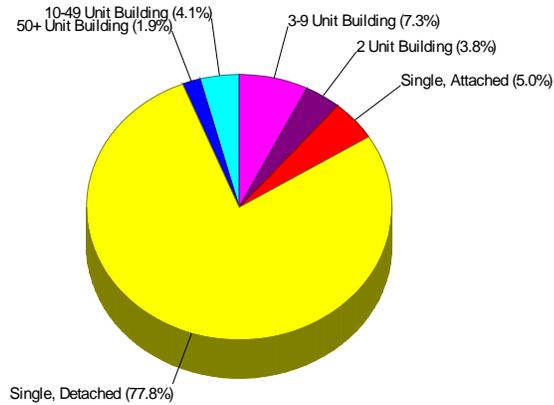


# Housing Information



## Housing Characteristics For Neighborhood Within Town of Concord

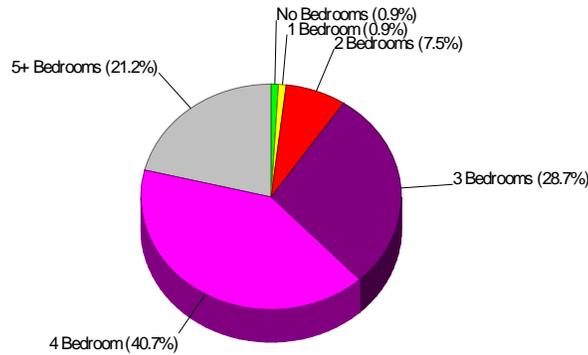
**Average Age of Housing 44 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Concord

**Owner Occupied Households = 79.7%**  
**Median Housing Value = \$788,383**  
**Median Number of Bedrooms = 4**



**Home Size Breakdown**

Prepared by Serene Knell, BROKER, REALTOR®



# Housing Information



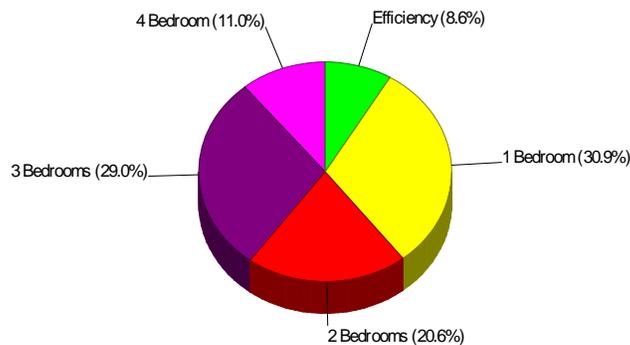
## Rental

### For Neighborhood Within Town of Concord

**Renter Occupied Households = 20.4%**

**Median Monthly Rent = \$900**

**Median Number of Bedrooms = 2**

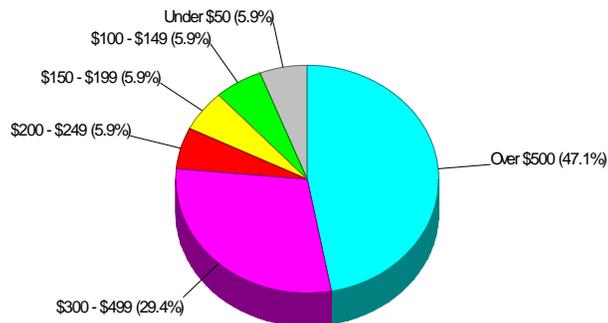


**Home Size Breakdown**

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$460,000**

**Average Price = \$617,647**



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

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## **Crime Information**

# **CONCORD**

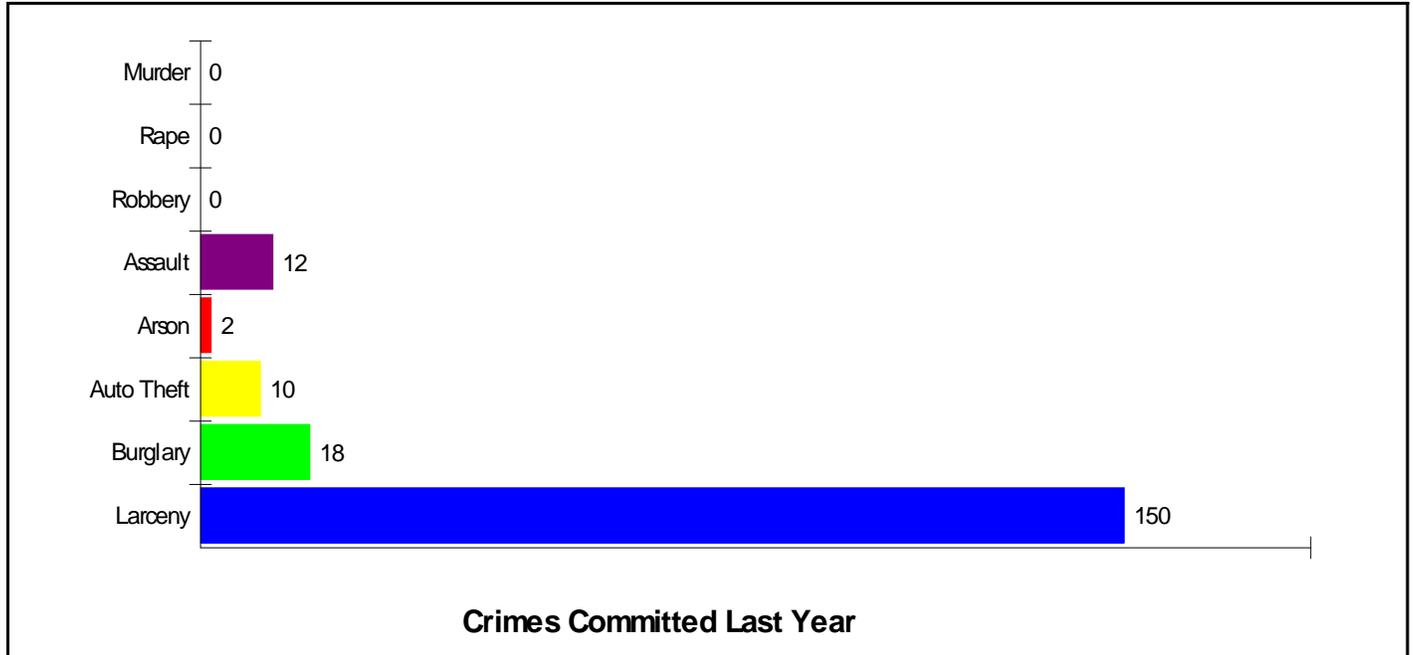
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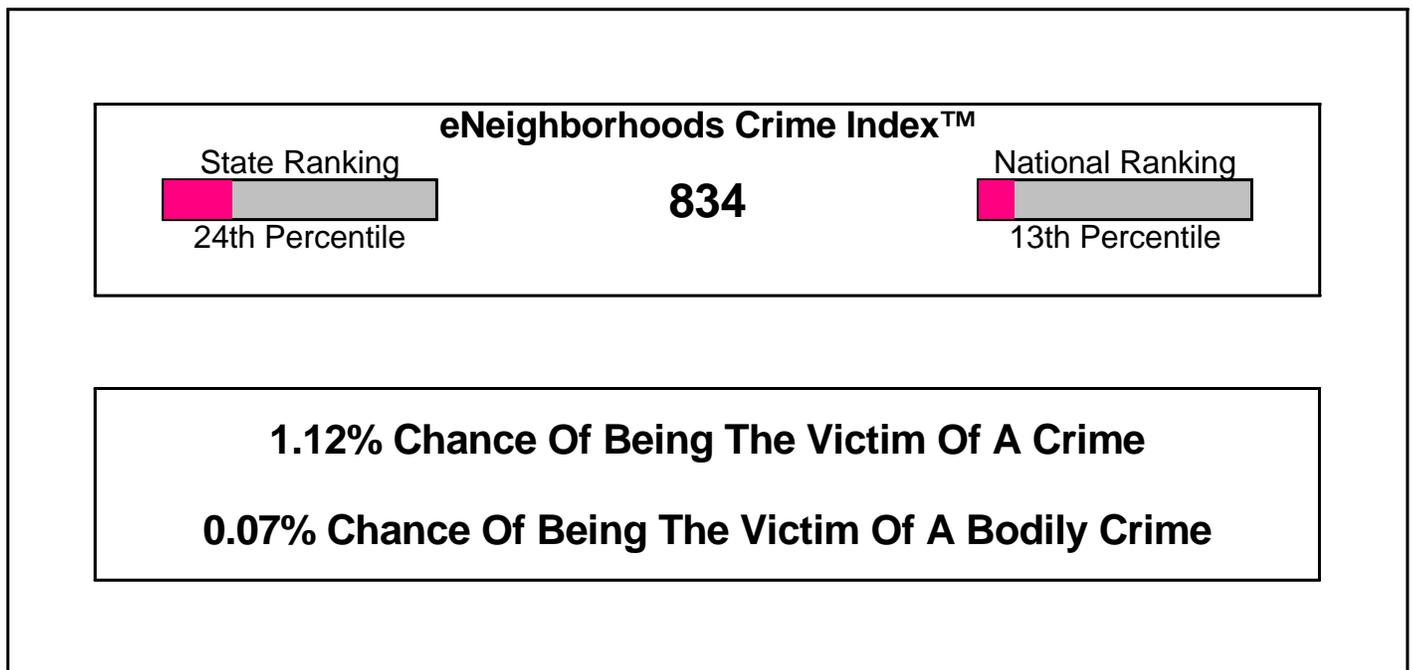
# Crime Information



## Crime Incidents For Town of Concord



## Crime Index For Town of Concord





## **Climate Information**

# **CONCORD**

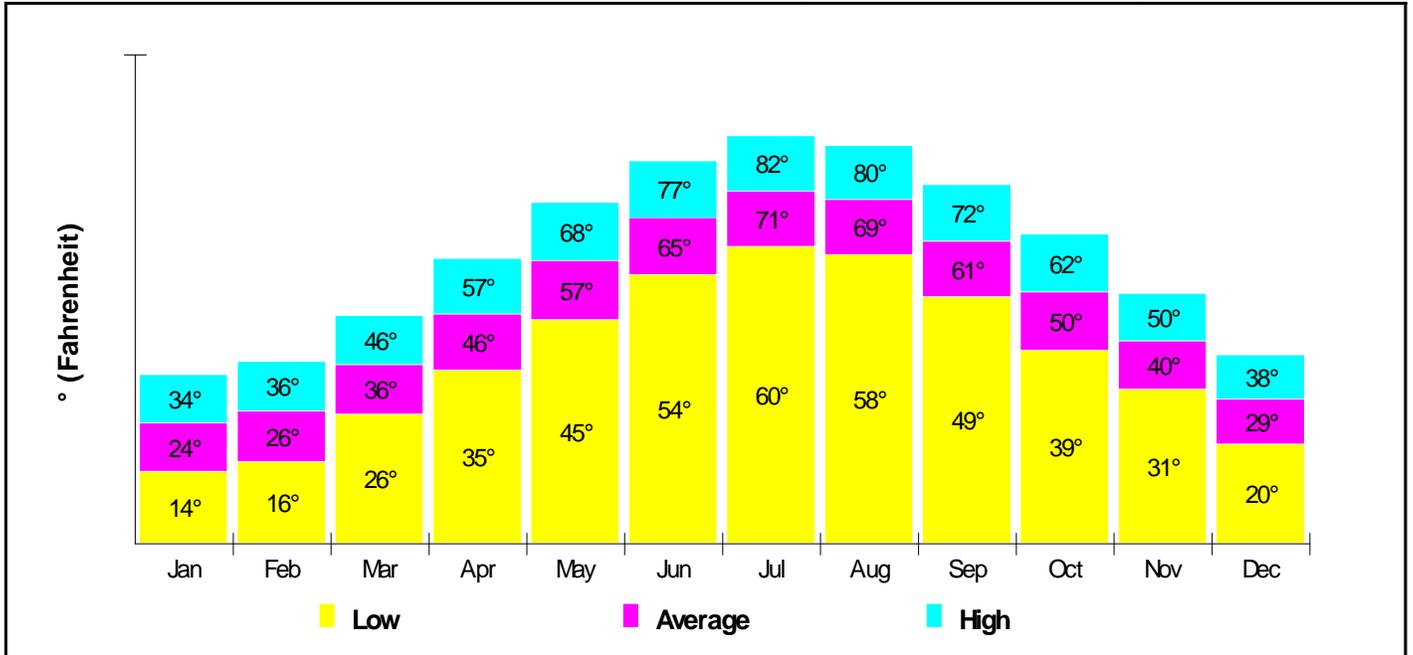
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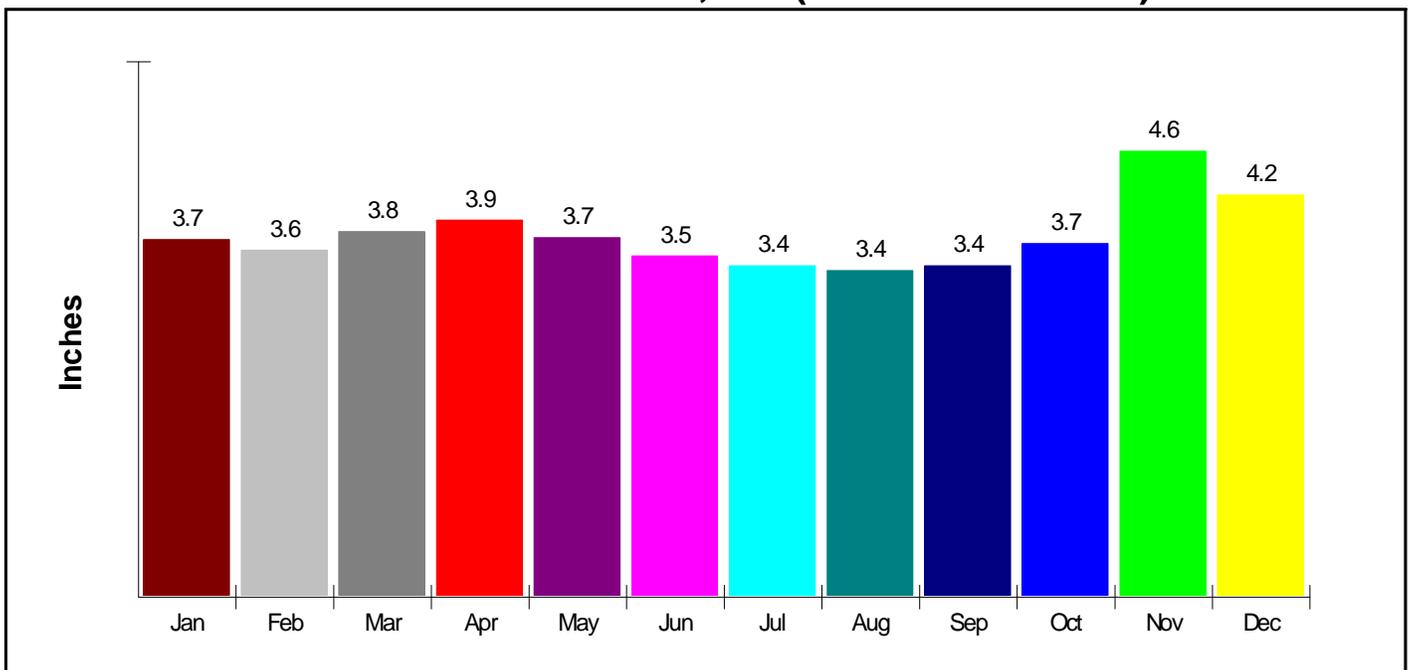
# Climate Information



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



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



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## **Houses of Worship**

# **CONCORD**

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# Houses of Worship



## Houses of Worship

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**1ST CHURCH CHRIST SCIENTIST CONCORD**

MONUMENT SQ, CONCORD, MA 01742

**Denomination:** Christian Science Churches**Phone:** (978)369-2933**Distance from Subject:** 0.00 miles

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**FIRST PARISH IN CONCORD**

20 LEXINGTON RD, CONCORD, MA 01742

**Denomination:** Unitarian Universal Fellowship**Phone:** (978)369-9602**Distance from Subject:** 0.10 miles

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**NEW LIFE COMMUNITY CHURCH**

45 WALDEN ST, CONCORD, MA 01742

**Denomination:** Churches, Non-Denominational**Phone:** (978)369-0061**Distance from Subject:** 0.10 miles

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**TRINITARIAN CONGREGATIONAL CHURCH**

54 WALDEN ST, CONCORD, MA 01742

**Denomination:** Churches of Christ**Phone:** (978)369-4837**Distance from Subject:** 0.10 miles

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**REDEEMER PRESBYTERIAN CHURCH**

191 SUDBURY RD, CONCORD, MA 01742

**Denomination:** Presbyterian Churches**Phone:** (978)369-4512**Distance from Subject:** 0.50 miles

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**TRINITY EPISCOPAL CHURCH**

81 ELM ST, CONCORD, MA 01742

**Denomination:** Episcopal Churches**Phone:** (978)369-3715**Distance from Subject:** 0.70 miles

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**OUR LADY HELP OF CHRISTIANS**

CHURCH, CONCORD, MA 01742

**Denomination:** Catholic Churches**Phone:** (978)369-1800**Distance from Subject:** 1.20 miles

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**WEST CONCORD UNION CHURCH**

1317 MAIN ST, CONCORD, MA 01742

**Denomination:** Churches of Christ**Phone:** (978)369-6309**Distance from Subject:** 2.40 miles

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**HOLY FAMILY PARISH OFFICE**

55 CHURCH ST, CONCORD, MA 01742

**Denomination:** Churches, Denomination Unknown**Phone:** (978)369-7442**Distance from Subject:** 2.40 miles

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**LUTHERAN CHURCH OF THE SAVIOR**

426 DAVIS RD, BEDFORD, MA 01730

**Denomination:** Lutheran Churches**Phone:** (781)275-6013**Distance from Subject:** 2.50 miles

# Houses of Worship



## Houses of Worship

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**FIRST PARISH IN LINCOLN**

BEDFORD RD, LINCOLN, MA 01773

**Denomination:** Churches, Inter-Denominational**Phone:** (781)259-8463**Distance from Subject:** 3.10 miles

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**MASONIC TEMPLE**

187 LINCOLN RD, LINCOLN, MA 01773

**Denomination:** Churches, Denomination Unknown**Phone:** (781)259-9228**Distance from Subject:** 3.40 miles

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**FIRST BAPTIST CHURCH BEDFORD**

151 CONCORD RD, BEDFORD, MA 01730

**Denomination:** Baptist Churches**Phone:** (781)275-8151**Distance from Subject:** 3.40 miles

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**CHABAD CENTER OF ACTON**

148 GREAT RD, ACTON, MA 01720

**Denomination:** Jewish Synagogues**Phone:** (978)929-2513**Distance from Subject:** 3.70 miles

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**DAVID ERICKSON MINISTRIES**

172 GREAT RD, ACTON, MA 01720

**Denomination:** Churches, Denomination Unknown**Phone:** (978)263-7088**Distance from Subject:** 3.90 miles



## County Facts

# CONCORD

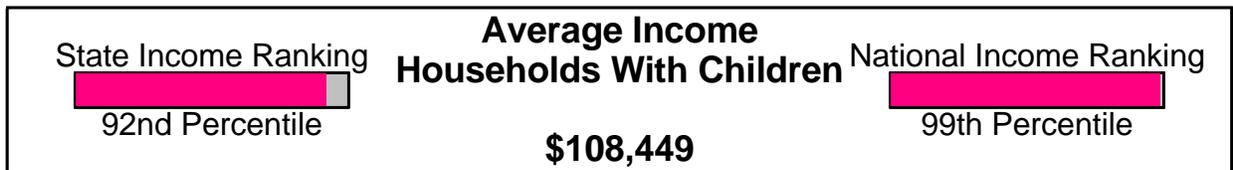
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# County Facts

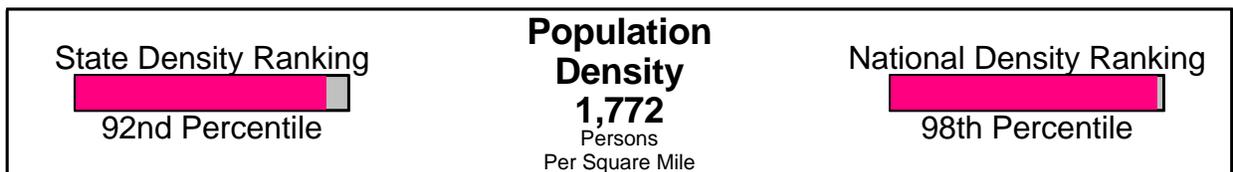


## Income For Middlesex County



## Population For Middlesex County

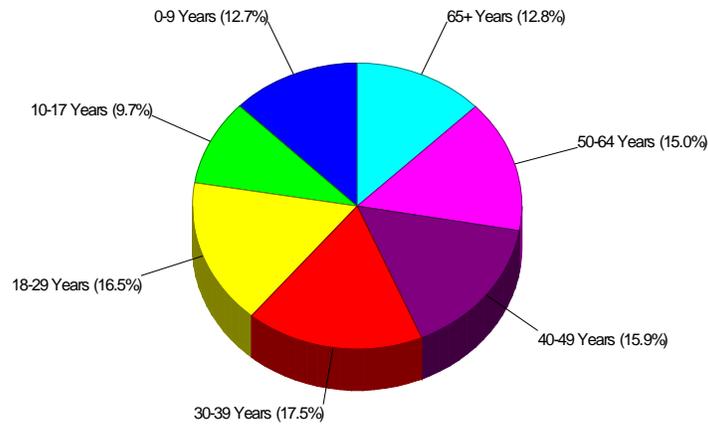
**Population = 1,459,011**  
**Land Area = 823.5 Square Miles**



# County Facts

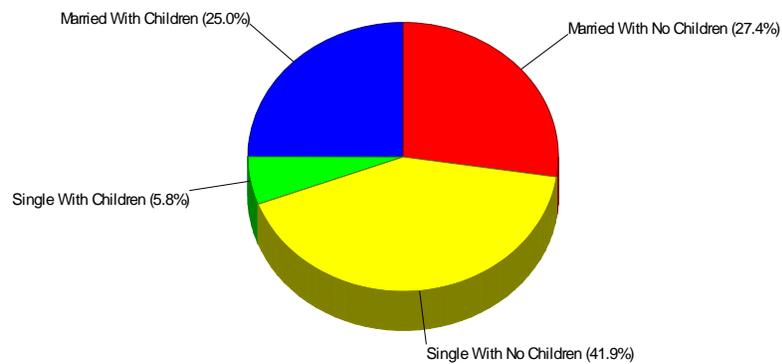


## Age Breakdown For Middlesex County Average Age = 36.5 Years



## Household Characteristics For Middlesex County

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



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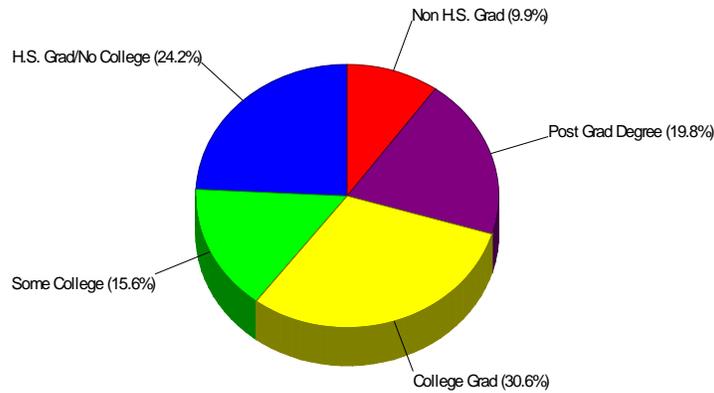


# County Facts



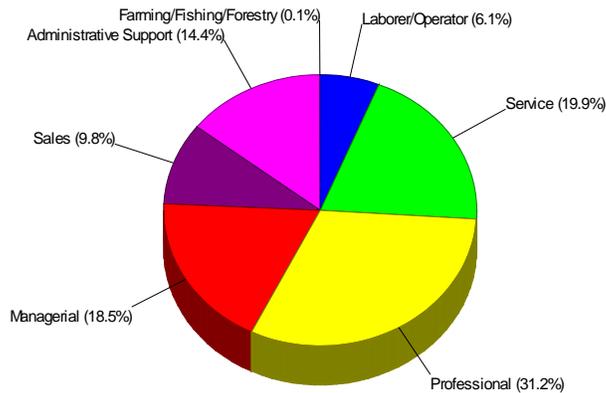
## Adult Education Level For Middlesex County

**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**

# **CONCORD**

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# State Facts



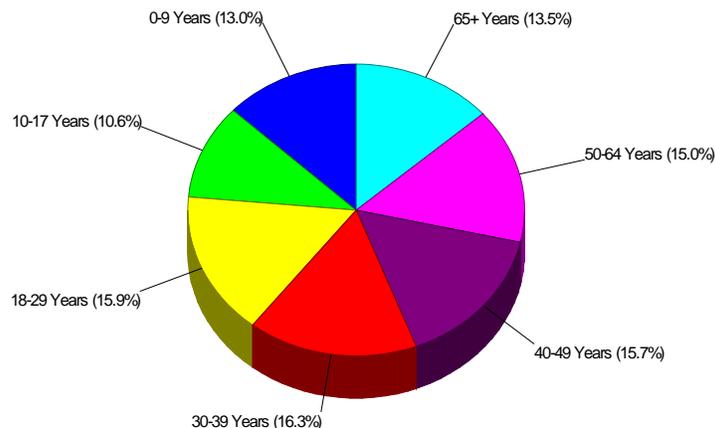
## General Facts For Massachusetts



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**



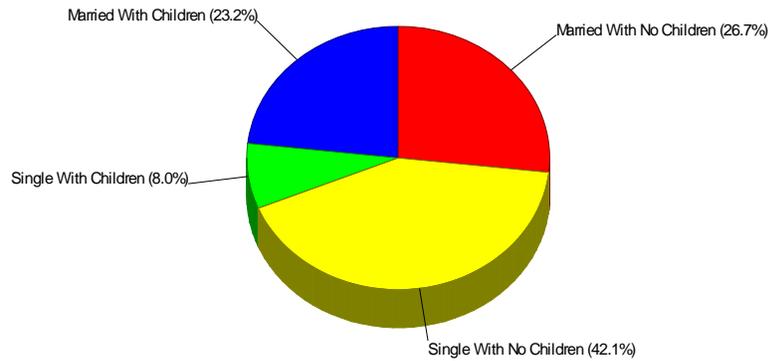
Prepared by Serene Knell, BROKER, REALTOR®





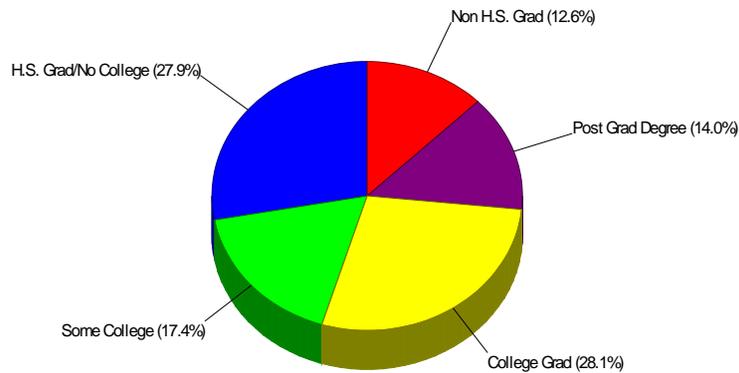
## Household Characteristics For Massachusetts

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



## Adult Education Level For Massachusetts

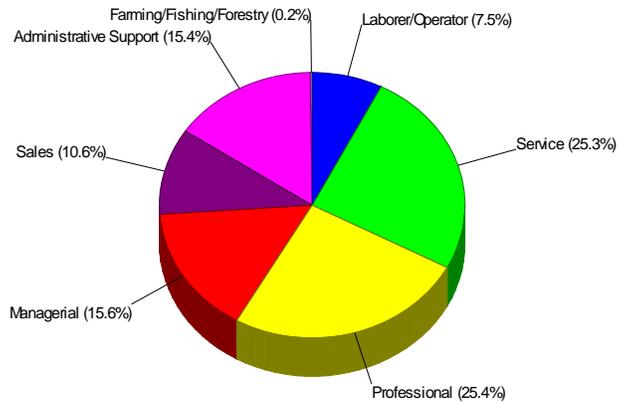
**87.4% High School Graduates**  
**42.1% College Graduates**





## Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation