



Neighborhood Report



Serene Knell, BROKER, REALTOR®

Simply Sell Now

119 Drum Hill Rd Suite 343

Chelmsford, MA 01824

Office: 978.726.0261

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Web: www.simplysellnow.com



Personal and Professional Information



Serene Knell

Affiliation

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Chelmsford, MA 01824
Office: 978.726.0261
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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.

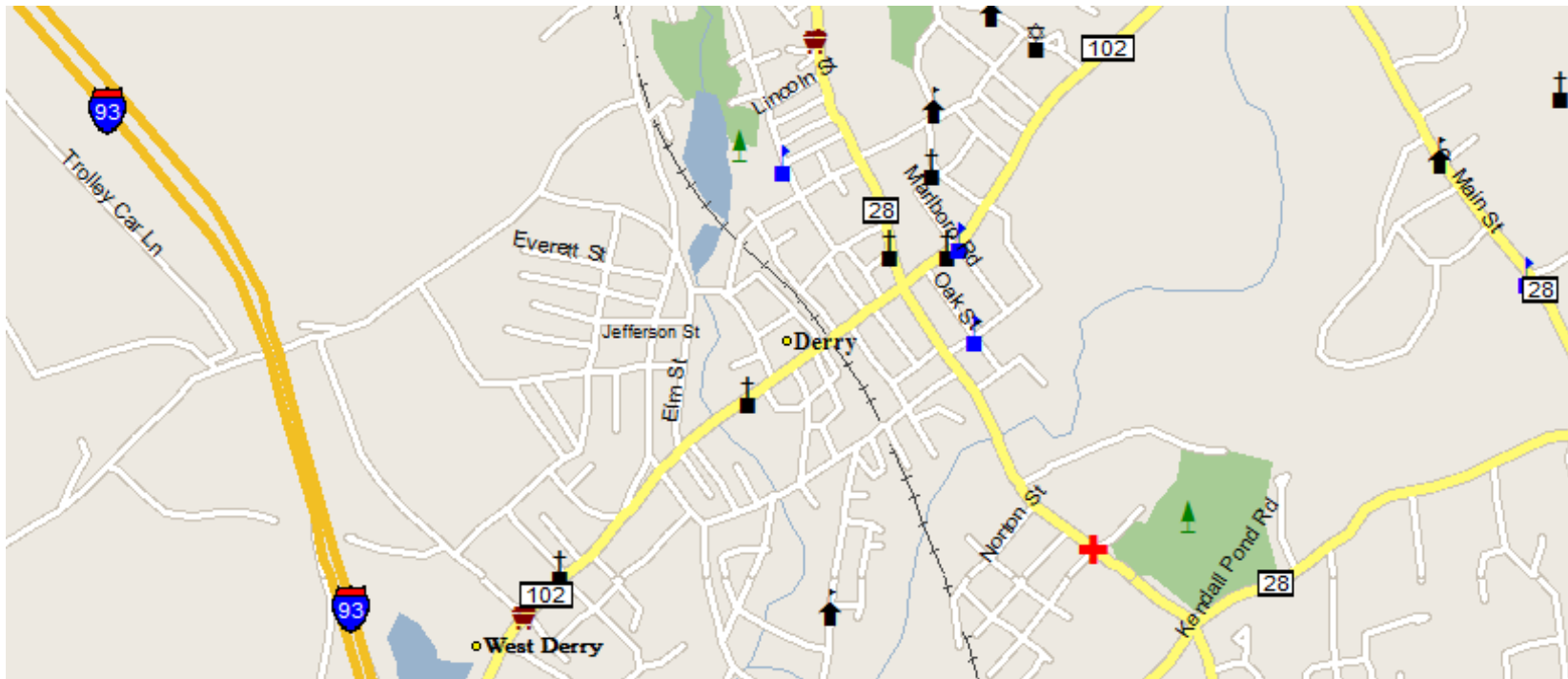
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





DERRY, NH





Neighborhood Facts

DERRY

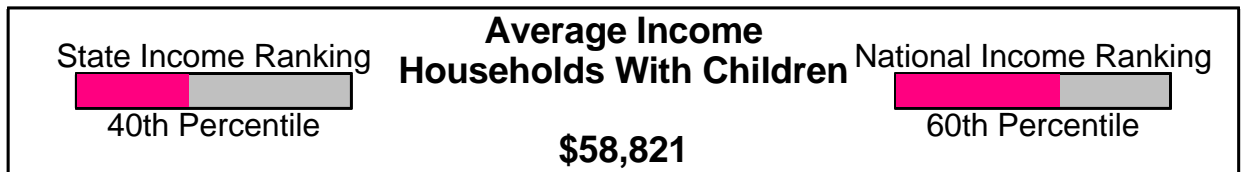
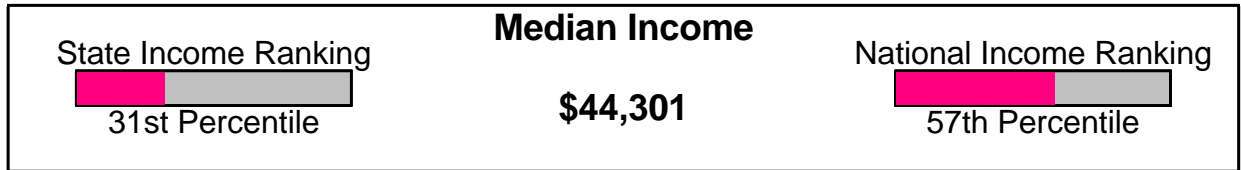
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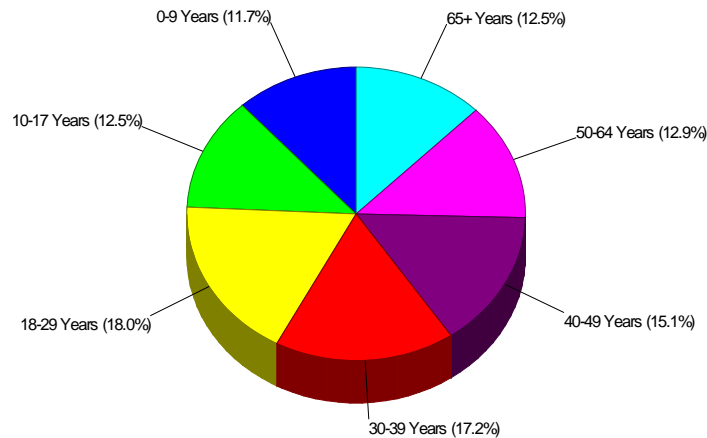
Neighborhood Facts



Income For Neighborhood Within Locality of Derry



Age Breakdown For Neighborhood Within Locality of Derry Average Age = 35.0 Years



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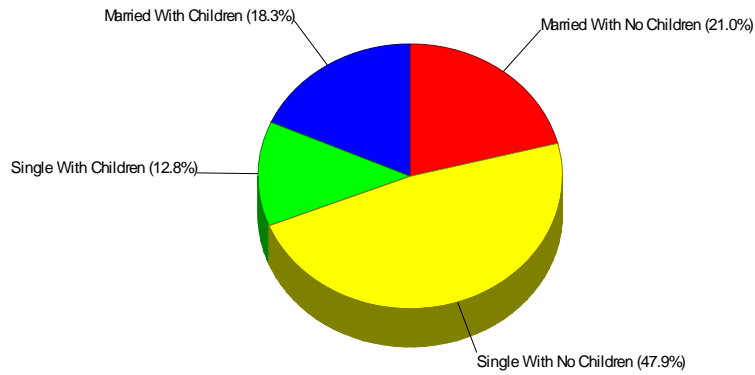


Neighborhood Facts



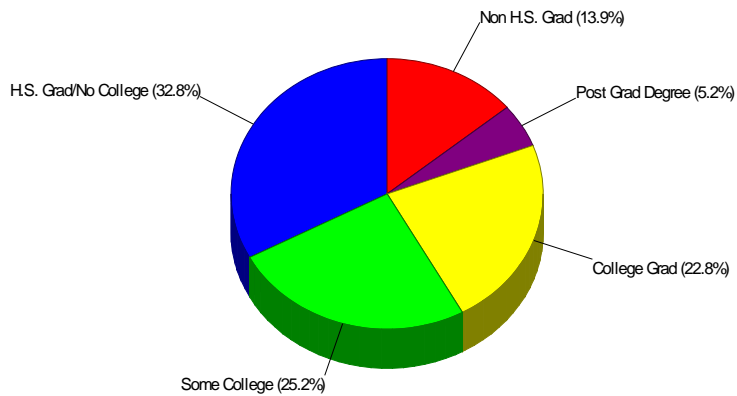
Household Characteristics For Neighborhood Within Locality of Derry

39.3% Married
31.1% With Children



Adult Education Level For Neighborhood Within Locality of Derry

86.1% High School Graduates
28.0% College Graduates



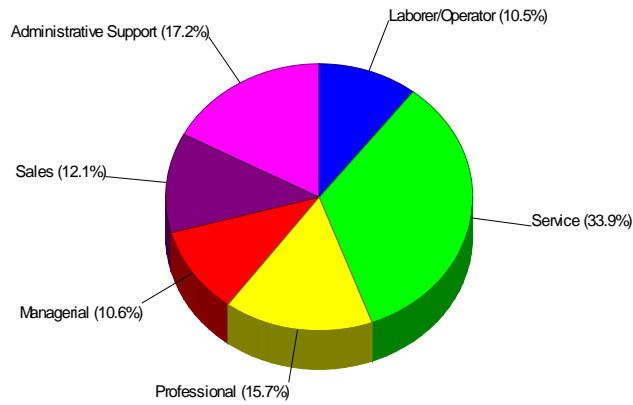
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Neighborhood Facts



Employment For Neighborhood Within Locality of Derry Average Travel Time To Work = 26.7 Minutes



Occupation





Area Facts

DERRY

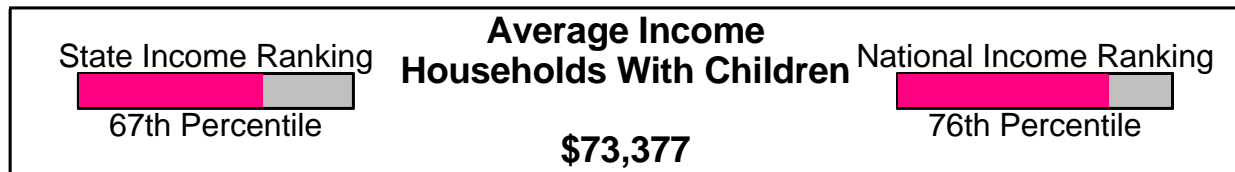
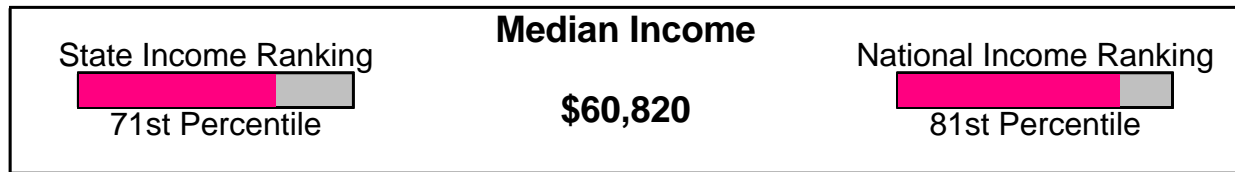
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Area Facts

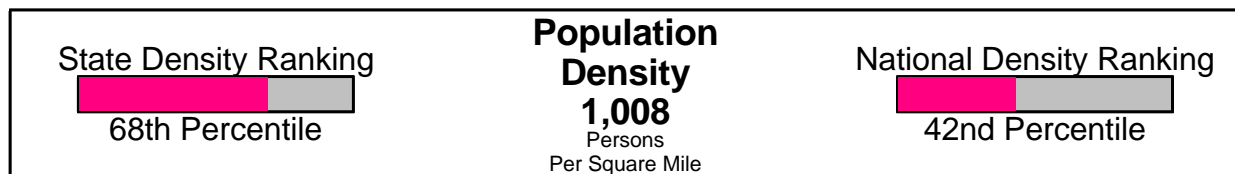


Income For Town of Derry



Population For Town of Derry

Population = 36,063
Land Area = 35.8 Square Miles

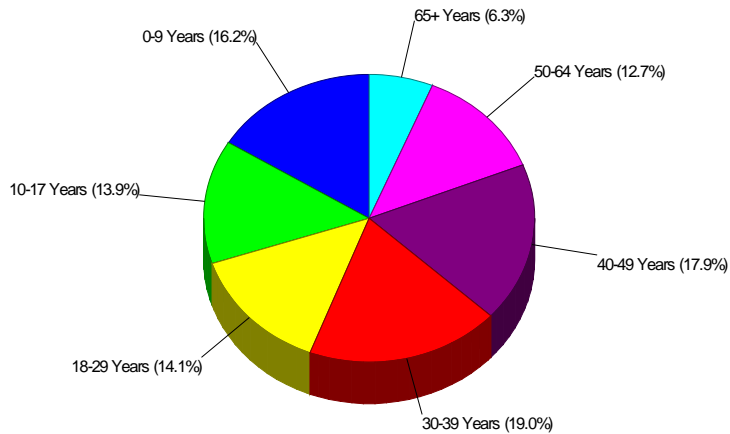


Area Facts



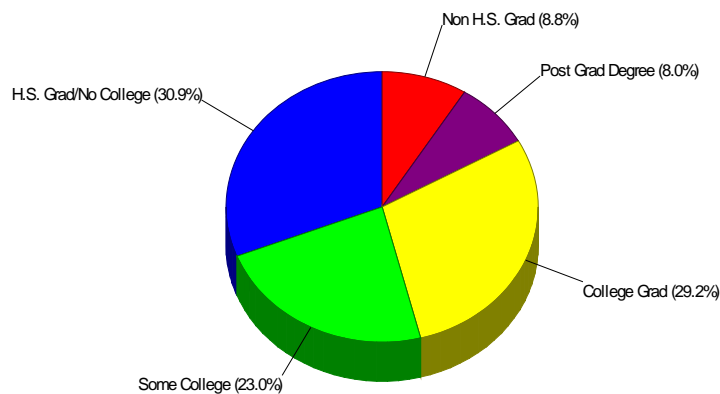
Age Breakdown For Town of Derry

Average Age = 33.5 Years



Adult Education Level For Town of Derry

**91.2% High School Graduates
37.2% College Graduates**



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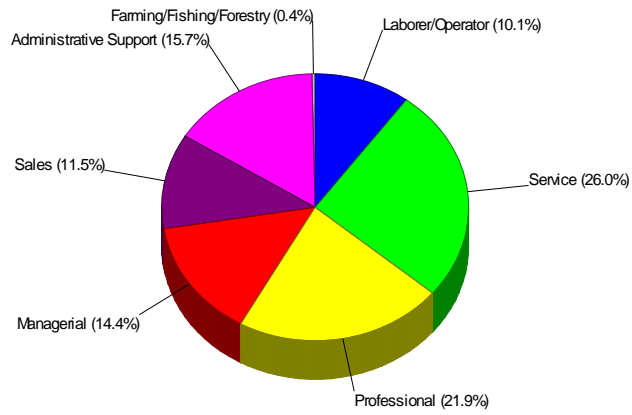


Area Facts



Employment For Town of Derry

Average Travel Time To Work = 33.7 Minutes



Occupation





School Information

DERRY

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School Information



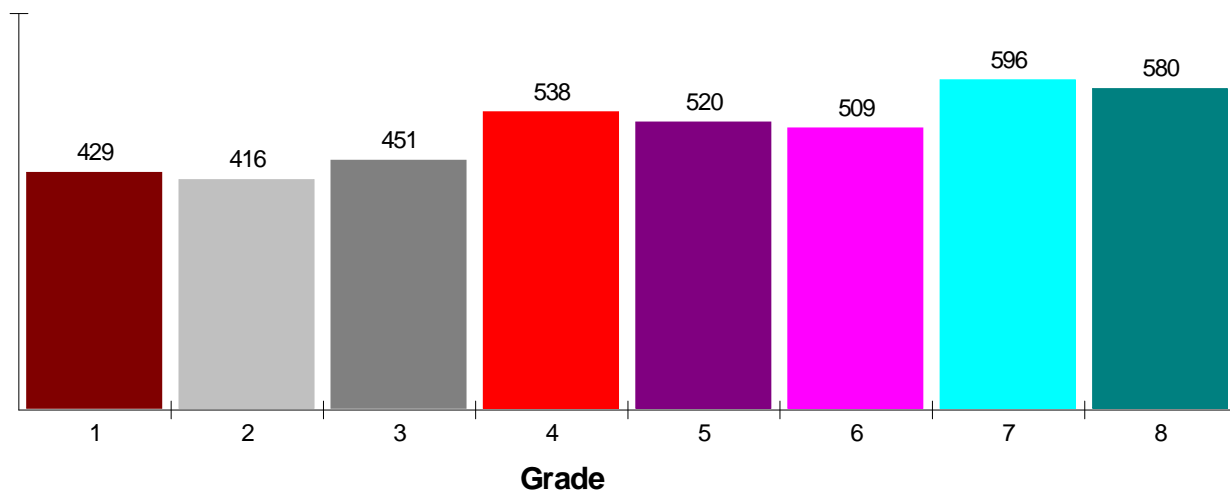
General Facts FOR DERRY SCHOOL DISTRICT

DERRY SCHOOL DISTRICT
18 SOUTH MAIN ST
DERRY, NH 03038

Type:	(603)432-1210	Union Component Local District
Grade Range:		1 - 8
Schools:		7
Teacher:		280
Students:		4,039
Student/Teacher Ratio:		14.4 To 1
Student/Librarian Ratio:		577.0 To 1
Secondary Student/Guidance Ratio:		Not Available

Student Enrollment By Grade FOR DERRY SCHOOL DISTRICT

Total Enrollment = 4,039



National Enrollment Ranking: 2,083 of 15,679 (86th Percentile)
State Enrollment Ranking: 8 of 167 (95th Percentile)

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School Information



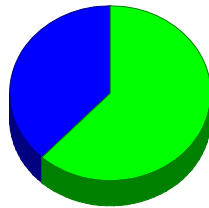
High School Statistics FOR DERRY SCHOOL DISTRICT

Information Not Available For This Area

School Expenditures FOR DERRY SCHOOL DISTRICT

Expenditures Per Student
\$15,075

On Instruction (38%)



Other (62%)

State
Spending Ranking

61st Percentile
62 of 163

National
Spending Ranking

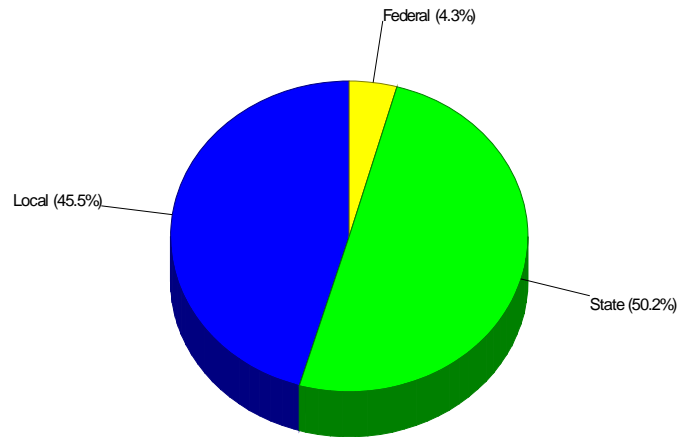
73rd Percentile
3,825 of 14,453

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School Funding FOR DERRY SCHOOL DISTRICT



School Information



Public Schools for District

CHARLES M FLOYD ELEMENTARY SCHOOL

37 HIGHLAND AVE, DERRY, NH 03038

Distance from Subject: 0.4 Miles**Student/Teacher Ratio:** 6.6 to 1**School Type:****Students/Teachers:**

Regular

73/11

Phone: (603)437-3594**Grades:** 1 - 3

GRINNELL SCHOOL

6 GRINNELL RD, DERRY, NH 03038

Distance from Subject: 0.5 Miles**Student/Teacher Ratio:** 13.5 to 1**School Type:****Students/Teachers:****School Colors :**

Regular

485/36

Royal & White

Phone: (603)432-1238**Grades:** 1 - 5

GILBERT H HOOD MIDDLE SCHOOL

5 HOOD RD, DERRY, NH 03038

Distance from Subject: 0.6 Miles**Student/Teacher Ratio:** 14.5 to 1**Mascot:** Huskies**School Type:****Students/Teachers:****School Colors :**

Regular

840/58

Yellow & Navy

Phone: (603)432-1224**Grades:** 6 - 8

WEST RUNNING BROOK MIDDLE SCHOOL

1 W RUNNING BROOK LN, DERRY, NH 03038

Distance from Subject: 1.1 Miles**Student/Teacher Ratio:** 14.1 to 1**Mascot:** Bears**School Type:****Students/Teachers:****School Colors :**

Regular

801/57

Purple & White

Phone: (603)432-1250**Grades:** 6 - 8

DERRY VILLAGE SCHOOL

28 SOUTH MAIN ST, DERRY, NH 03038

Distance from Subject: 1.1 Miles**Student/Teacher Ratio:** 15.1 to 1**Mascot:** Leprachans**School Type:****Students/Teachers:****School Colors :**

Regular

633/42

Kelly Green & White

Phone: (603)432-1233**Grades:** 1 - 5

SOUTH RANGE ELEMENTARY SCHOOL

1 DRURY LN, DERRY, NH 03038

Distance from Subject: 1.2 Miles**Student/Teacher Ratio:** 13.5 to 1**Mascot:** Space Ships**School Type:****Students/Teachers:****School Colors :**

Regular

417/31

Red & White

Phone: (603)432-1219**Grades:** 1 - 5

School Information



Public Schools for District

EAST DERRY MEMORIAL ELEMENTARY SCHOOL
18 DUBEAU DR, DERRY, NH 03038

Distance from Subject: 4.1 Miles
Student/Teacher Ratio: 14.2 to 1

School Type:
Students/Teachers:
School Colors :

Regular
652/46
Red & White

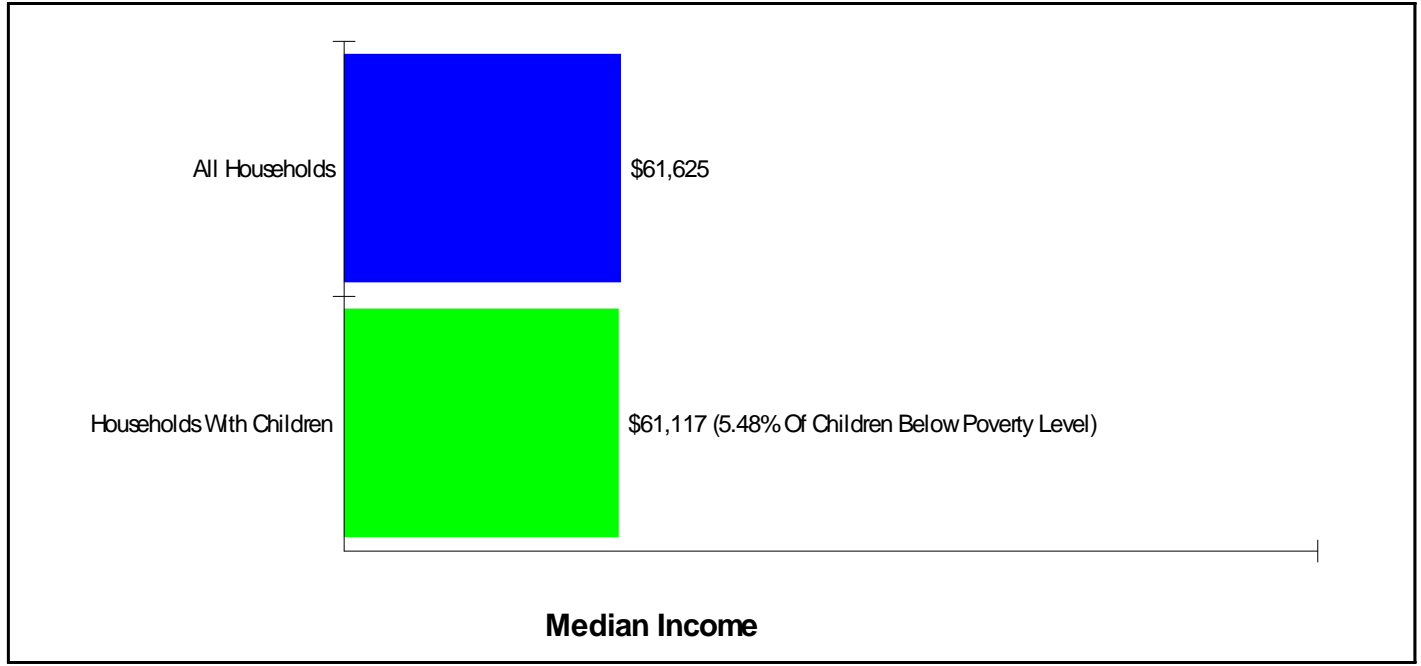
Phone: (603)432-1260
Grades: 1 - 5



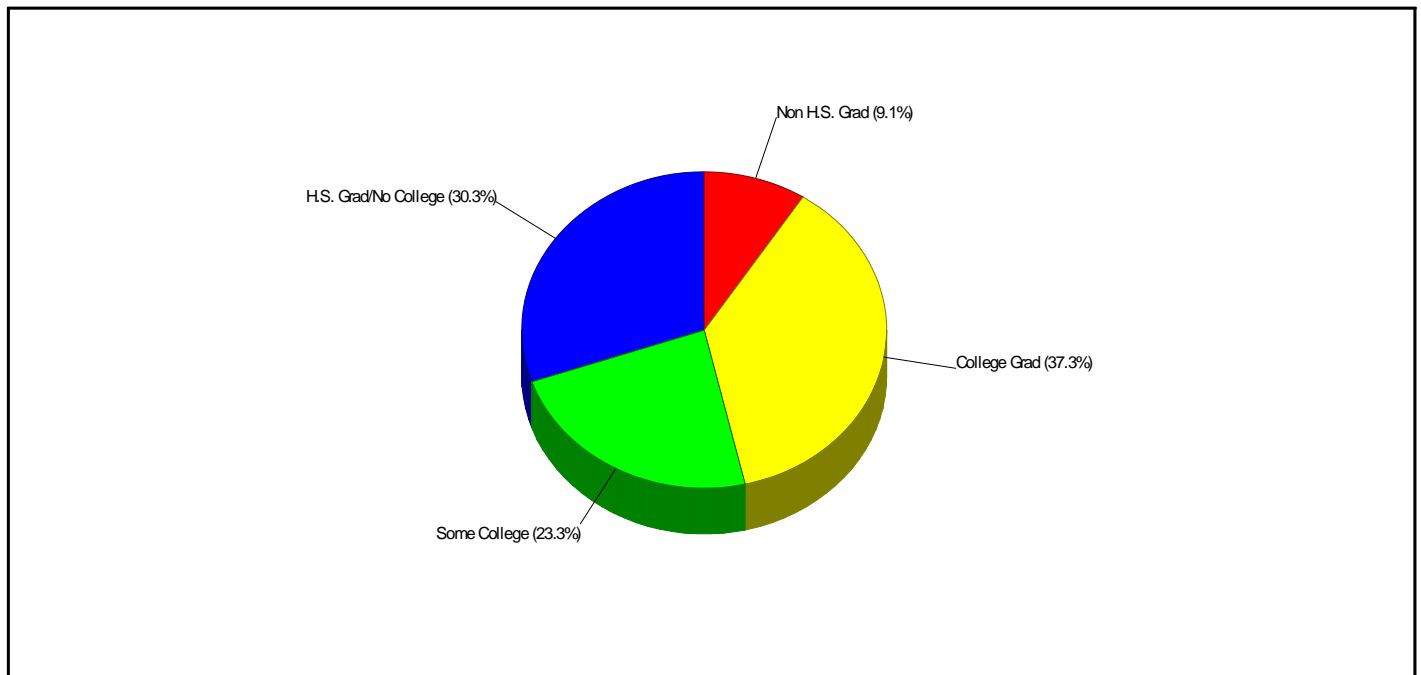
School Information



Income FOR DERRY SCHOOL DISTRICT



Parent Education Level FOR DERRY SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 19.86% within School District

ST. THOMAS AQUINAS SCHOOL

3 Moody St. PO Box 427, DERRY, NH 03038

Distance from Subject: 0.3 Miles

Affiliation: Roman Catholic

Students: 353

Student/ Homeroom Ratio: 32.1

School Colors: Royal & White

Enrollment By Grade: K-60 1-32 2-36 3-31 4-90 5-25 6-27 7-27 8-25

Phone: (603)432-2712

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 28.7 to 1

CHILDRENS HOUSE OF DERRY THE

18 OAK St., DERRY, NH 03038

Distance from Subject: 0.3 Miles

Affiliation: Nonsectarian

Students: 22

Enrollment By Grade: PK-8 K-14

Phone: (603)432-7820

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 7.0 to 1

DERRY MONTESSORI CHILDREN'S CE

65 E BROADWAY, DERRY, NH 03038

Distance from Subject: 0.3 Miles

Affiliation: Nonsectarian

Students: 40

Enrollment By Grade: PK-34 K-6

Phone: (603)432-8345

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 1.1 to 1

LITTLE VILLAGE EARLLY LEARNING

111 FRANKLIN STREET, DERRY, NH 03038

Distance from Subject: 0.7 Miles

Affiliation: Nonsectarian

Students: 37

Enrollment By Grade: UG-2 PK-20 K-15

Phone: (603)437-4455

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.5 to 1

CENTRAL CHRISTIAN SCHOOL

14 CRESCENT STREET, DERRY, NH 03038

Distance from Subject: 1.1 Miles

Affiliation: Christian

Students: 49

Enrollment By Grade: PK-34 K-15

Phone: (603)425-2644

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.0 to 1



School Information



Private Schools

Private School Enrollment= 19.86% within School District

CIRCLE OF FRIEND SCHOOL

49 SOUTH MAIN STREET, DERRY, NH 03038

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 85

Enrollment By Grade: PK-55 K-30

Phone: (603)434-8167

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 2.8 to 1

SONSHINE PRESCH & DAYCARE

53 N MAIN St., DERRY, NH 03038

Distance from Subject: 1.4 Miles

Affiliation: Assembly of God

Students: 122

Enrollment By Grade: PK-70 K-52

Phone: (603)434-6987

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 20.0 to 1

APPLEWOOD LEARNING CENTER

LONDONDERRY, NH 03053

Distance from Subject: 1.4 Miles

Affiliation: Nonsectarian

Students: 39

Enrollment By Grade: PK-21 K-18

Phone: (603)434-3139

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 6.9 to 1

ADVENTURES IN LEARNING

Distance from Subject: 1.6 Miles

Affiliation: Nonsectarian

Students: 23

Enrollment By Grade: PK-11 K-12

Phone: (603)432-4044

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

NUTFIELD COOPERATIVE SCHOOL

EAST DERRY RD/BOX 182, EAST DERRY, NH 03041

Distance from Subject: 1.9 Miles

Affiliation: Nonsectarian

Students: 162

Enrollment By Grade: PK-102 K-60

Phone: (603)434-2602

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 13.6 to 1





Housing Information

DERRY

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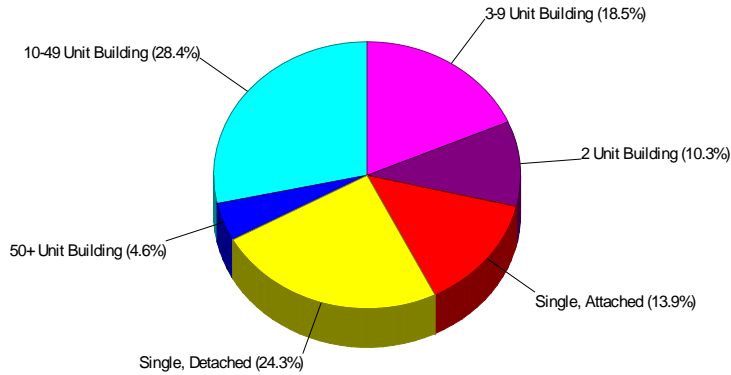


Housing Information



Housing Characteristics For Neighborhood Within Locality of Derry

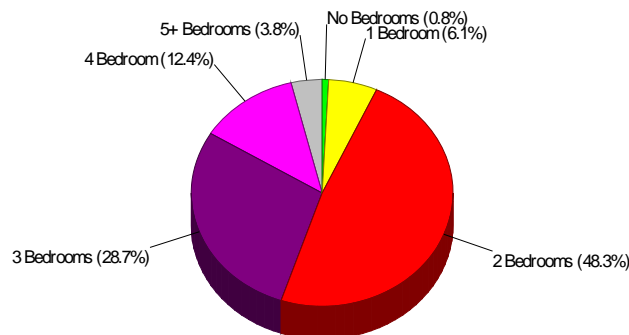
Average Age of Housing 27 years



Type of Dwelling

Home Ownership For Neighborhood Within Locality of Derry

Owner Occupied Households = 49.4%
Median Housing Value = \$173,874
Median Number of Bedrooms = 2



Home Size Breakdown

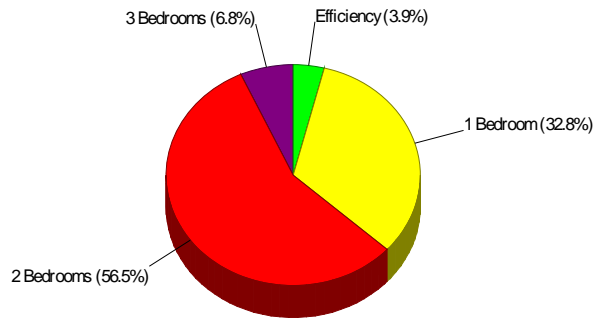


Housing Information



Rental For Neighborhood Within Locality of Derry

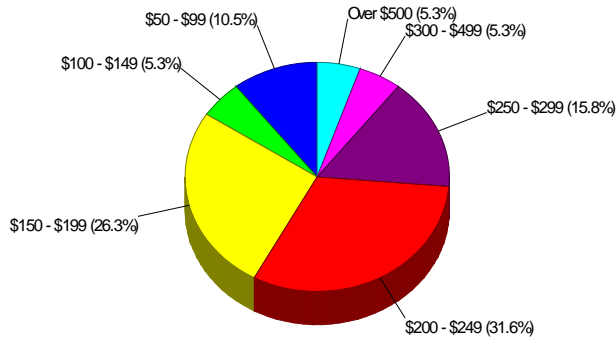
Renter Occupied Households = 50.6%
Median Monthly Rent = \$711
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$209,000
Average Price = \$599,789



Dollars In Thousands
Homes Sold In Past Year

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Crime Information

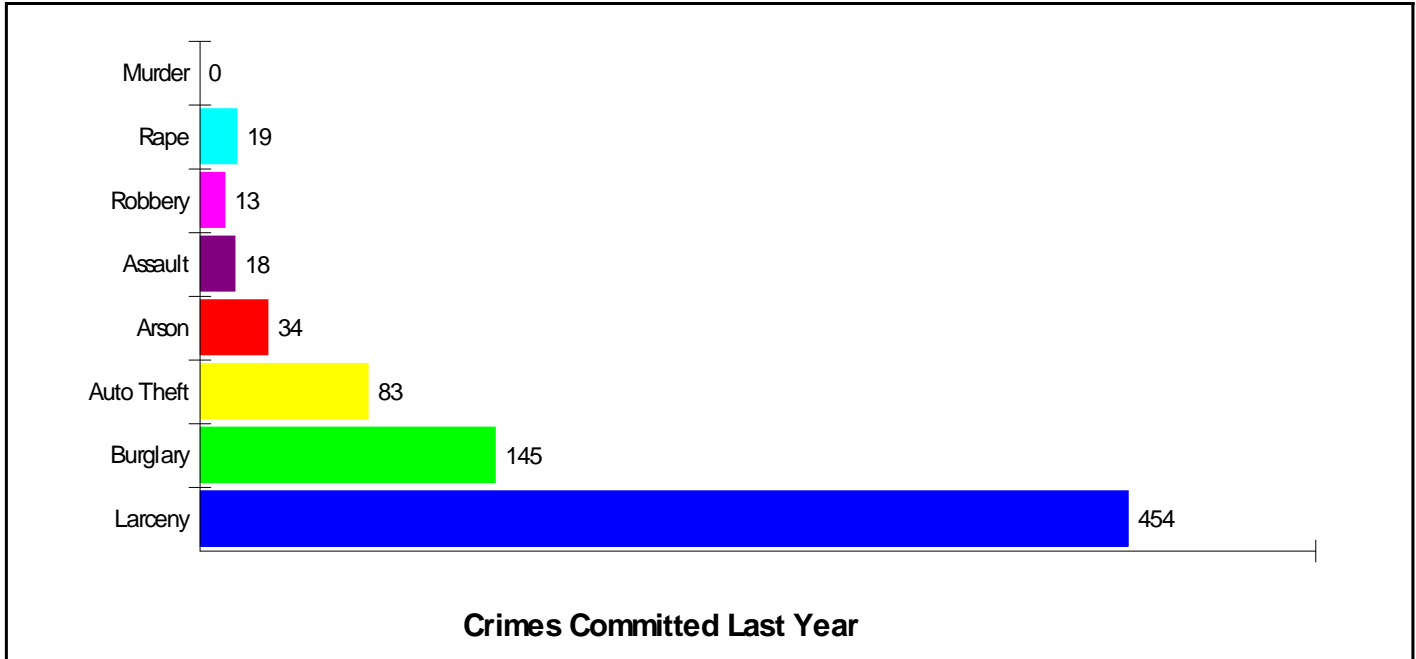
DERRY

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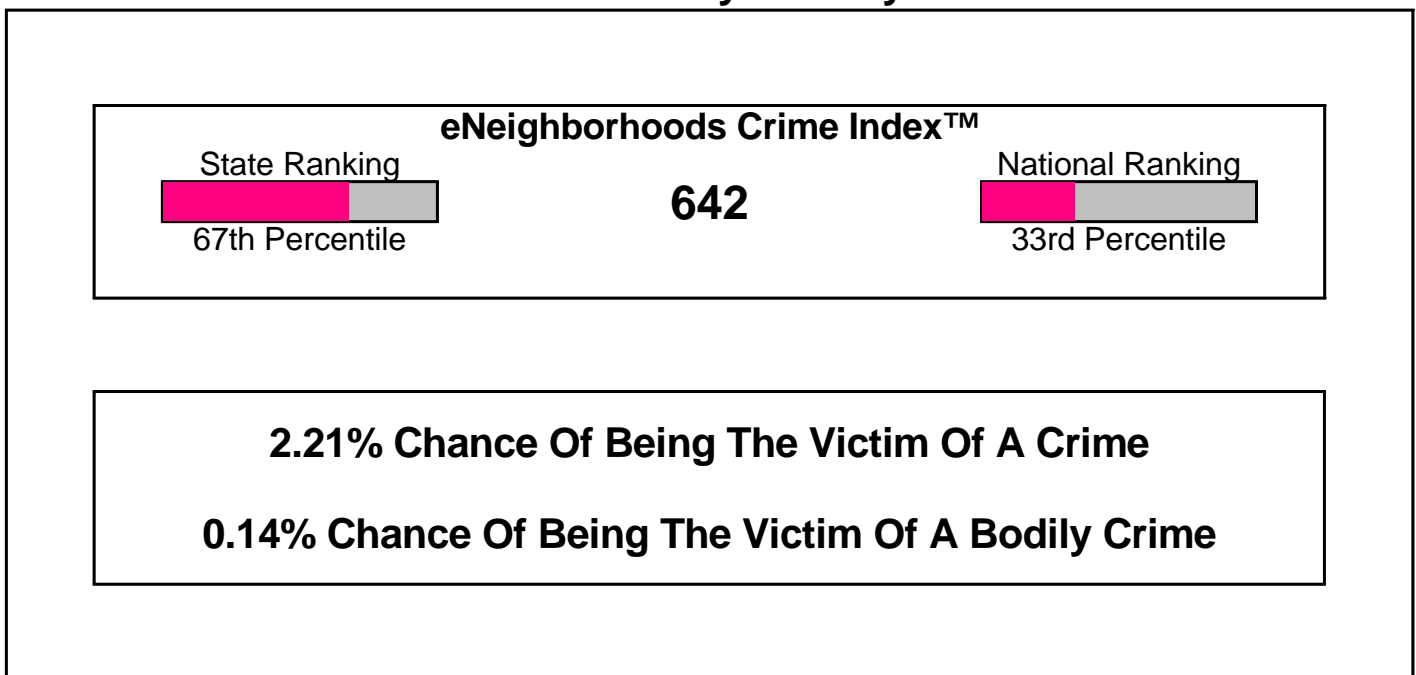




Crime Incidents For Locality of Derry



Crime Index For Locality of Derry





Climate Information

DERRY

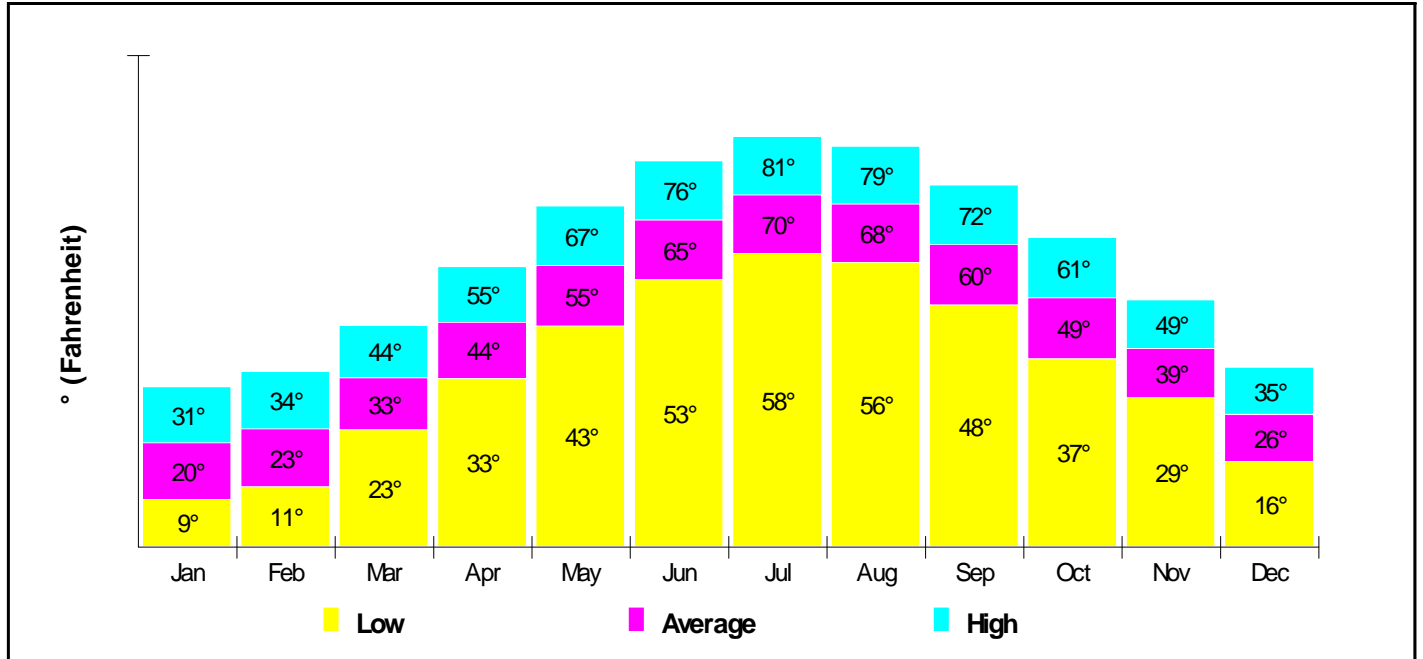
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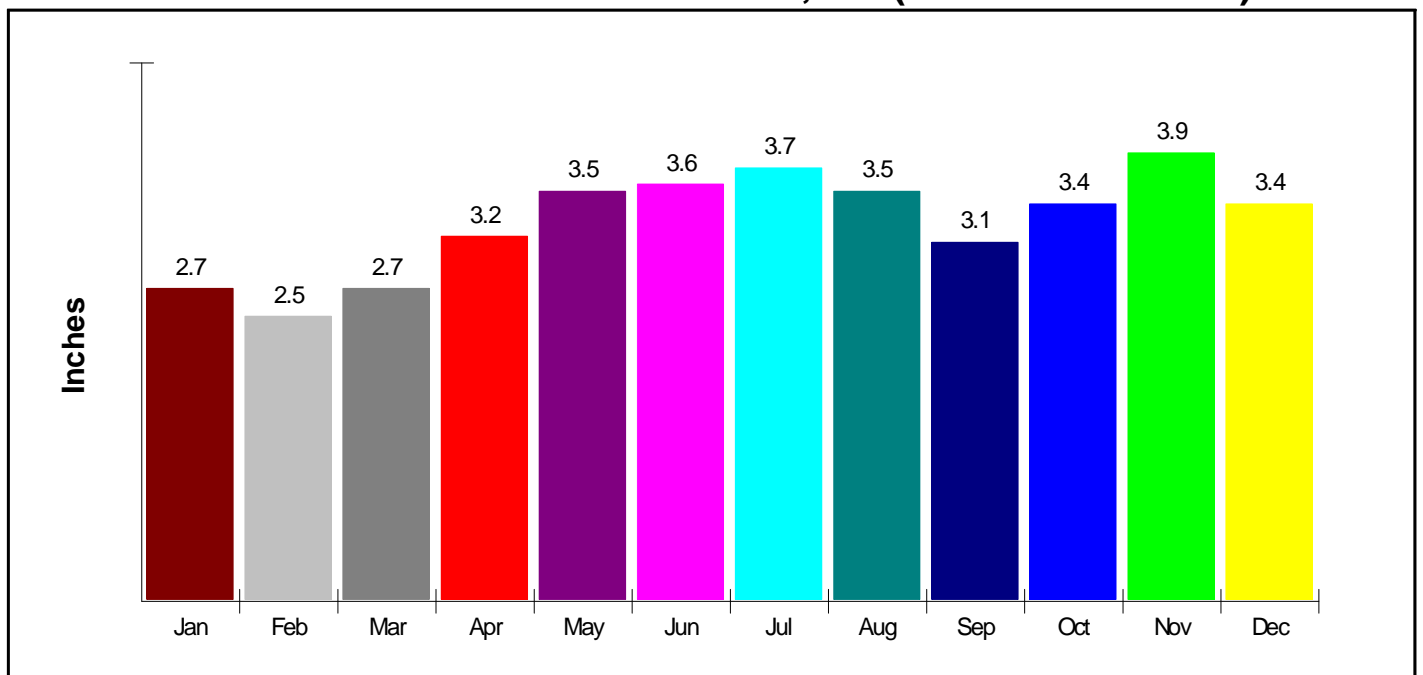
Climate Information



Temperature Measured at MASSABESIC LAKE, NH (elevation = 250ft.)



Average Precipitation Measured at MASSABESIC LAKE, NH (elevation = 250ft.)



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Houses of Worship

DERRY

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Houses of Worship



Houses of Worship

FIRST PARISH CHURCH

39 W BROADWAY, DERRY, NH 03038

Denomination: Churches, Denomination Unknown**Phone:** (603)434-5148**Distance from Subject:** 0.10 miles

FIRST BAPTIST CHURCH

4 CRYSTAL AVE, DERRY, NH 03038

Denomination: Baptist Churches**Phone:** (603)432-3482**Distance from Subject:** 0.20 miles

SAINT LUKES UNITED METHODIST CHURCH

63 E BROADWAY, DERRY, NH 03038

Denomination: Methodist Churches**Phone:** (603)434-4767**Distance from Subject:** 0.30 miles

FIRST CHURCH OF CHRIST SCIENTIST

BOYD RD, DERRY, NH 03038

Denomination: Christian Science Churches**Phone:** (603)434-0161**Distance from Subject:** 0.40 miles

SISTERS OF MERCY

7 DICKEY ST, DERRY, NH 03038

Denomination: Churches, Denomination Unknown**Phone:** (603)432-1836**Distance from Subject:** 0.50 miles

ETZ HAYIM SYNAGOGUE

1 HOOD RD, DERRY, NH 03038

Denomination: Jewish Synagogues**Phone:** (603)432-0004**Distance from Subject:** 0.70 miles

CENTRAL CHRISTIAN SCHOOL

14 CRESCENT ST, DERRY, NH 03038

Denomination: Congregational Churches**Phone:** (603)434-4411**Distance from Subject:** 1.10 miles

TRINITY EDUCATIONAL PRESCH

28 MANCHESTER RD, DERRY, NH 03038

Denomination: Pentecostal Churches**Phone:** (603)432-6623**Distance from Subject:** 1.30 miles

TRINITY ASSEMBLY OF GOD

28 BY-PASS, DERRY, NH 03038

Denomination: Assembly of God Churches**Phone:** (603)434-0408**Distance from Subject:** 1.40 miles

CALVARY FELLOWSHIP

10 HUMPHREY RD, DERRY, NH 03038

Denomination: Churches, Denomination Unknown**Phone:** (603)421-9229**Distance from Subject:** 1.40 miles

Houses of Worship



Houses of Worship

CHRISTIAN FELLOWSHIP BAPTIST

5 ROCKINGHAM RD, LONDONDERRY, NH 03053

Denomination: Baptist Churches**Phone:** (603)432-2109**Distance from Subject:** 1.50 miles

TRINITY BIBLE CHURCH

7 ROCKINGHAM RD, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)434-9005**Distance from Subject:** 1.50 miles

CHURCH OF THE KING

1 COMMONS DR, LONDONDERRY, NH 03053

Denomination: Covenant & Evangelical Churches**Phone:** (603)437-1574**Distance from Subject:** 1.60 miles

LIFE WAY COMMUNITY CHURCH

127 ROCKINGHAM RD, DERRY, NH 03038

Denomination: Churches of Christ**Phone:** (603)437-1424**Distance from Subject:** 1.80 miles

FIRST PARISH CONGREGATIONAL

E DERRY RD, EAST DERRY, NH 03041

Denomination: Congregational Churches**Phone:** (603)434-0628**Distance from Subject:** 1.90 miles



County Facts

DERRY

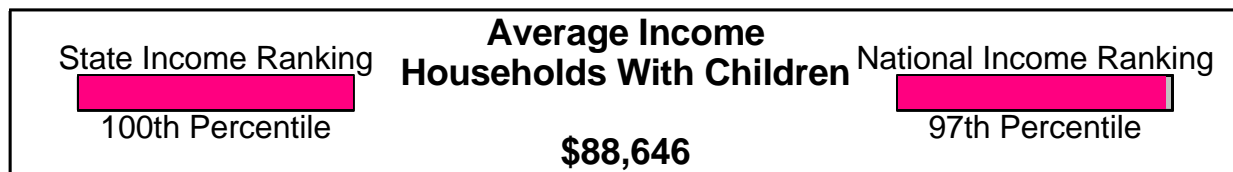
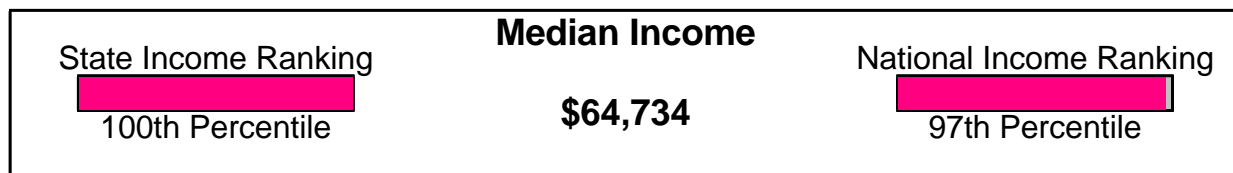
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County Facts

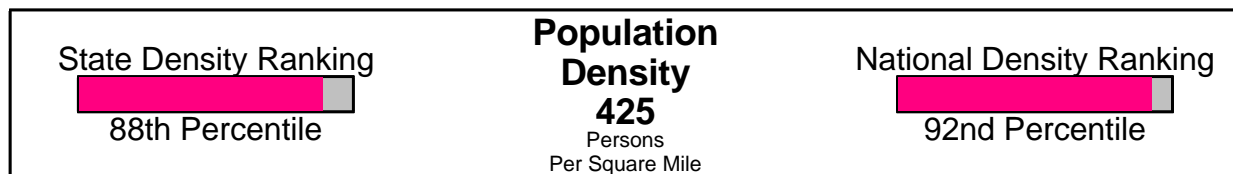


Income For Rockingham County



Population For Rockingham County

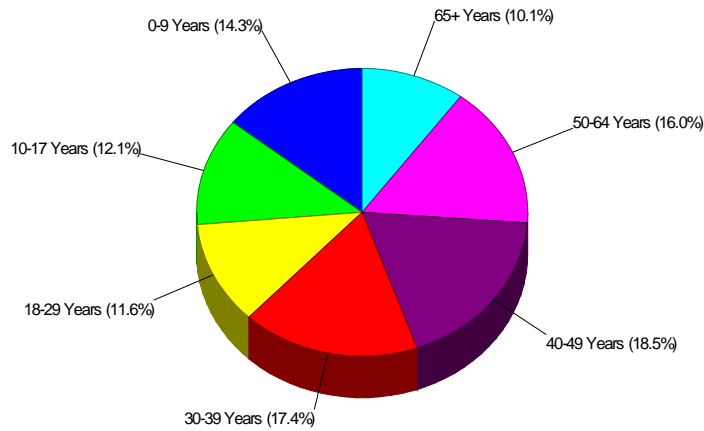
Population = 295,076
Land Area = 695.0 Square Miles



County Facts

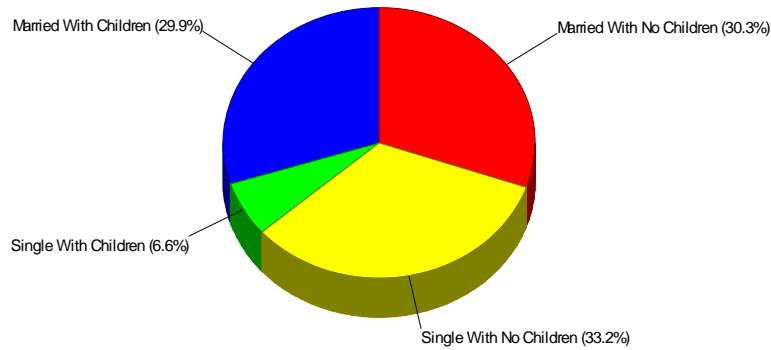


Age Breakdown For Rockingham County Average Age = 37.2 Years



Household Characteristics For Rockingham County

60.2% Married
36.5% With Children



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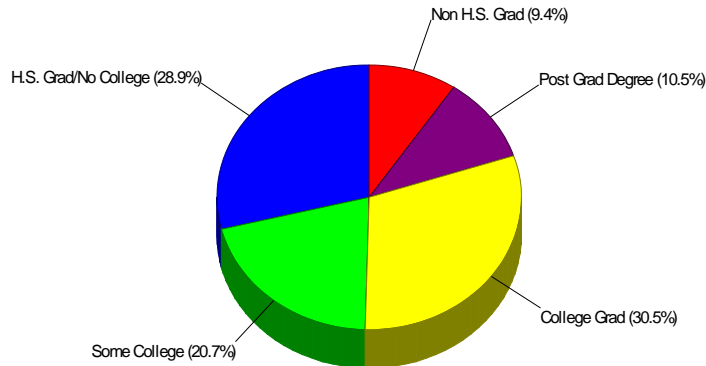


County Facts



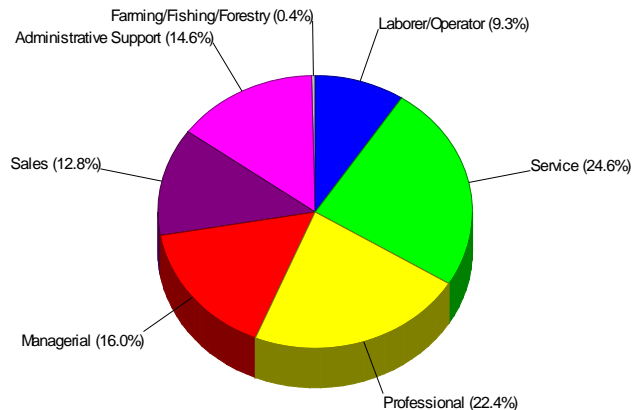
Adult Education Level For Rockingham County

**90.6% High School Graduates
41.0% College Graduates**



Employment For Rockingham County

Average Travel Time To Work = 30.9 Minutes



Occupation

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State Facts

DERRY

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State Facts



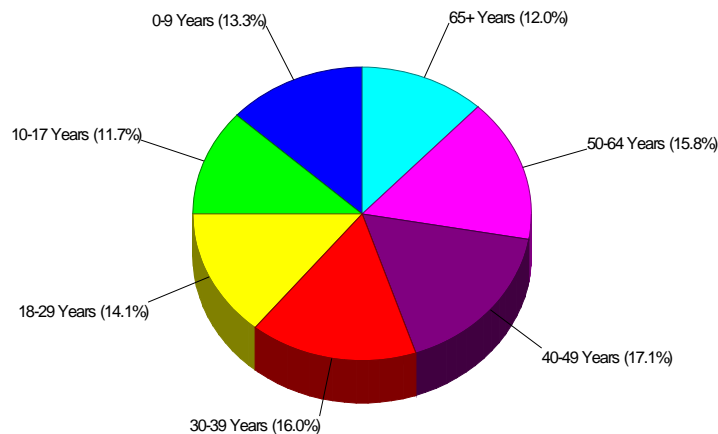
General Facts For New Hampshire



Median Income:	\$52,409
Income (W/Children):	\$73,308
Population:	1,309,940
Land Area:	8,968 Square Miles
Population Density:	146 Persons Per Square Mile
Nickname:	Granite State
Capital:	Concord
Date of Statehood:	June 21, 1788
State Bird:	Purple Finch
State Flower:	Purple Lilac
State Tree:	White Birch

Age Breakdown For New Hampshire

Average Age = 37.1 Years



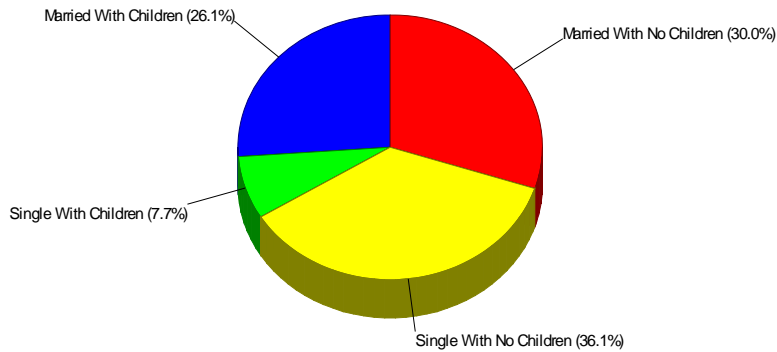
Prepared by Serene Knell, BROKER, REALTOR®





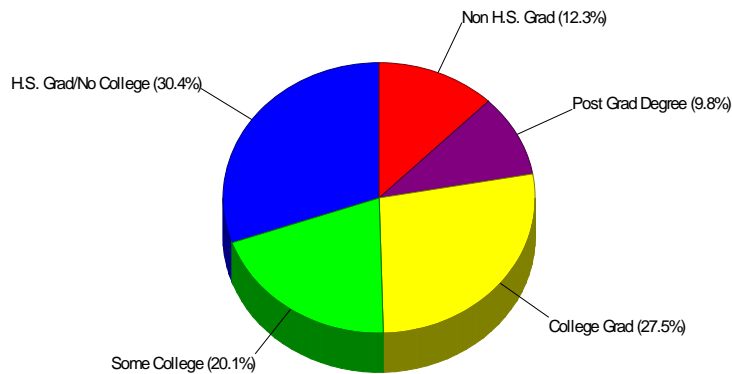
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

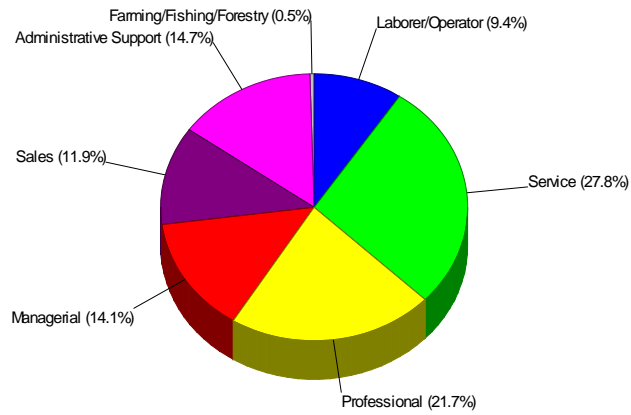
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation