



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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email: serene@simplysellnow.com

Web: www.simplysellnow.com



Personal and Professional Information



Serene Knell

Affiliation

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



Experience

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

Personal Information

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

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

Prepared by Serene Knell, BROKER, REALTOR®



Personal and Professional Information



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

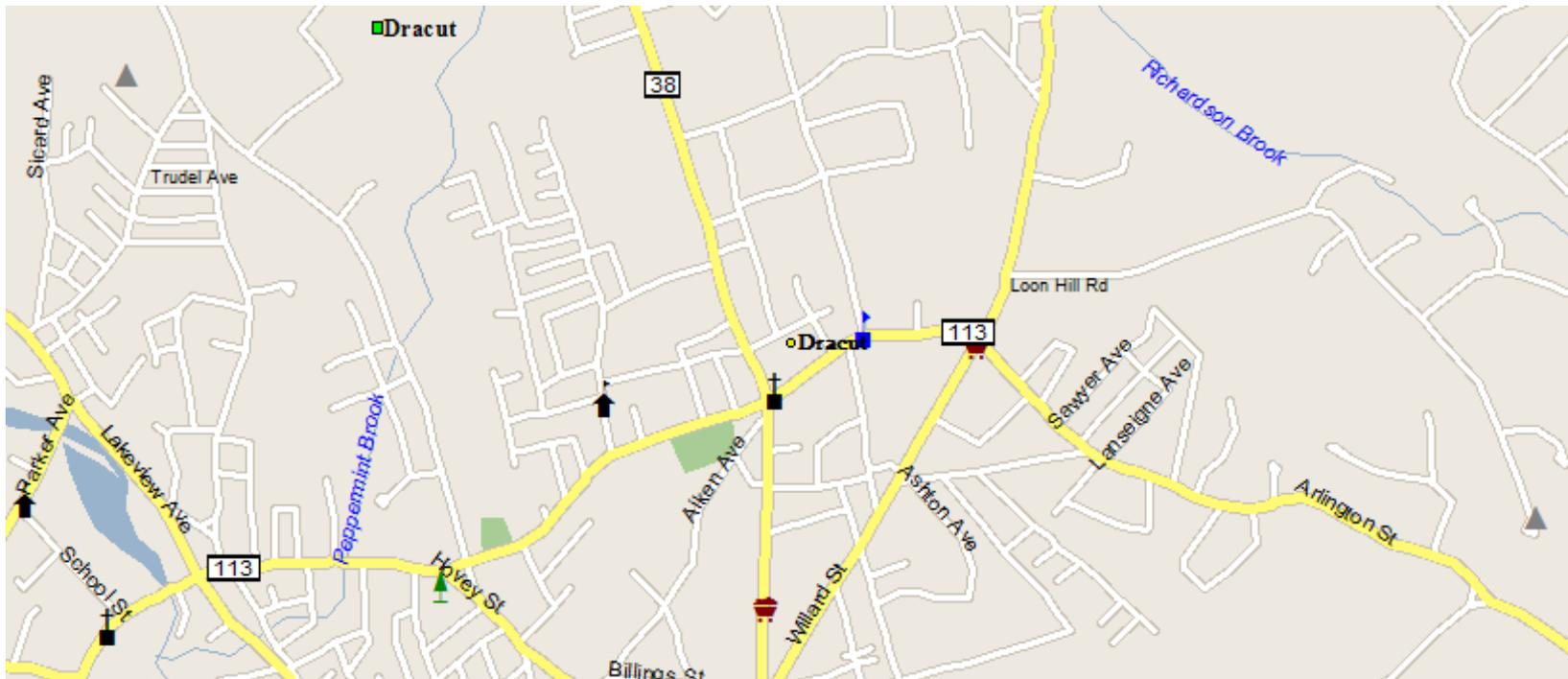
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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

Make today a Great Day!





DRACUT, MA





Neighborhood Facts

DRACUT

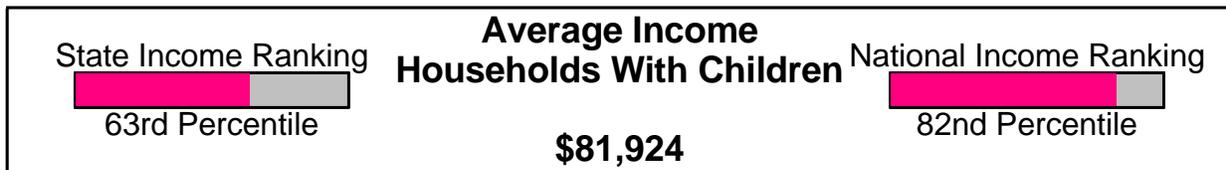
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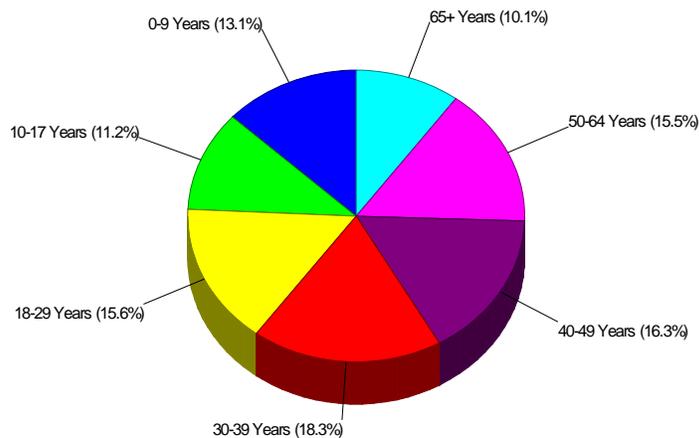
Neighborhood Facts



Income For Neighborhood Within Town of Dracut



Age Breakdown For Neighborhood Within Town of Dracut Average Age = 35.7 Years



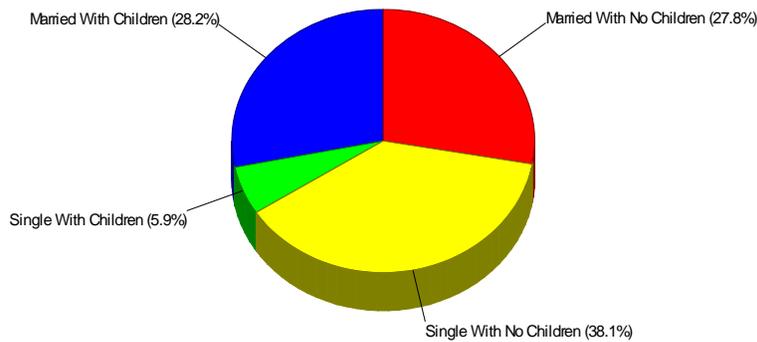
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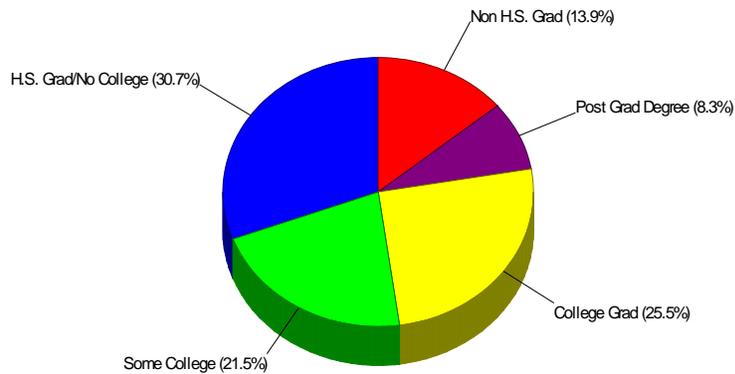
Household Characteristics For Neighborhood Within Town of Dracut

56.0% Married
34.1% With Children



Adult Education Level For Neighborhood Within Town of Dracut

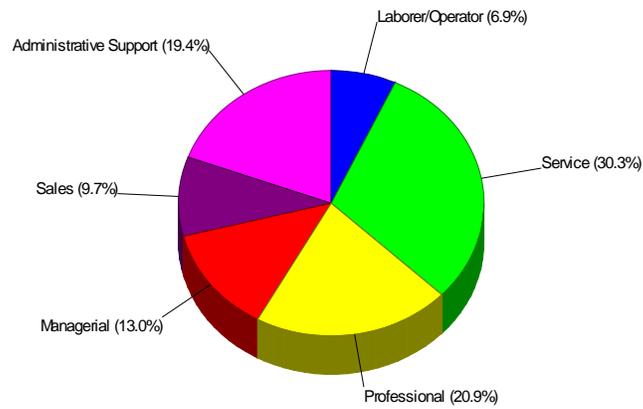
86.1% High School Graduates
33.8% College Graduates



Neighborhood Facts



Employment For Neighborhood Within Town of Dracut Average Travel Time To Work = 29.4 Minutes



Occupation





Area Facts

DRACUT

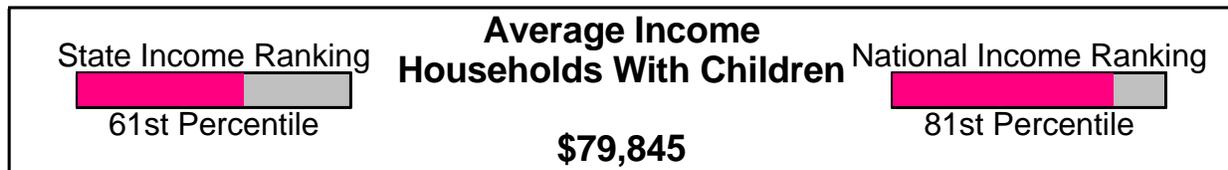
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Area Facts

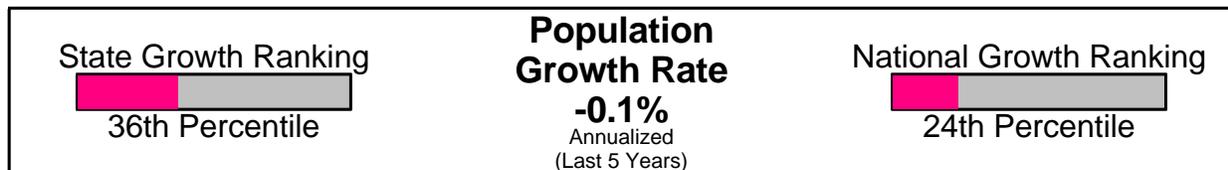
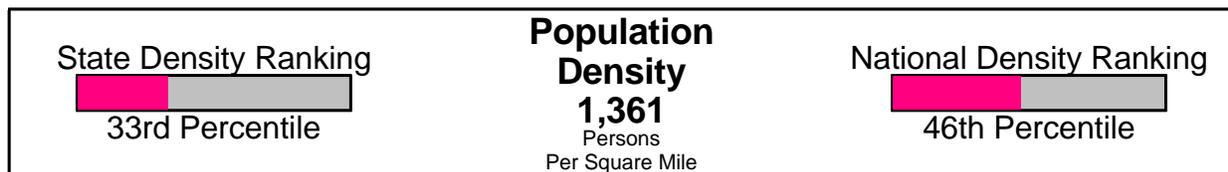


Income For Town of Dracut



Population For Town of Dracut

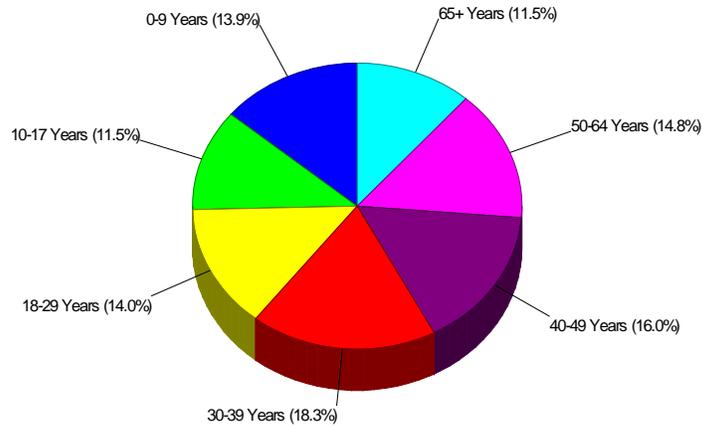
Population = 28,437
Land Area = 20.9 Square Miles



Area Facts

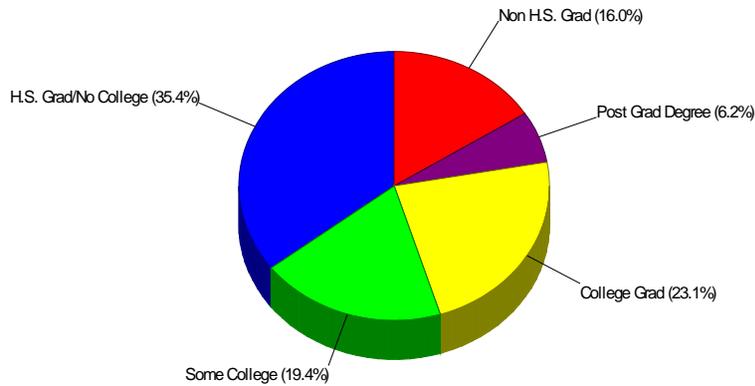


Age Breakdown For Town of Dracut Average Age = 35.9 Years



Adult Education Level For Town of Dracut

84.0% High School Graduates
29.3% College Graduates



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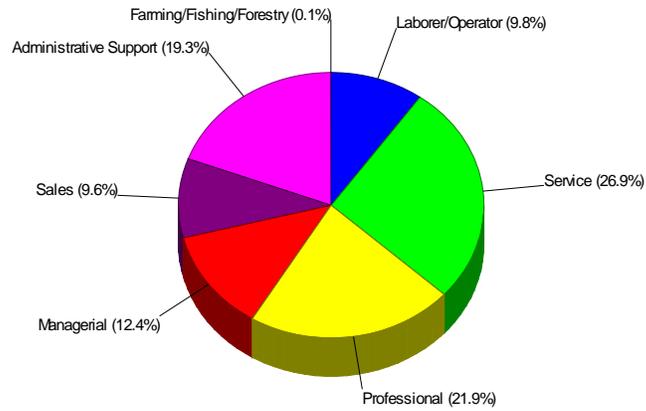


Area Facts



Employment For Town of Dracut

Average Travel Time To Work = 30.2 Minutes



Occupation





School Information

DRACUT

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School Information



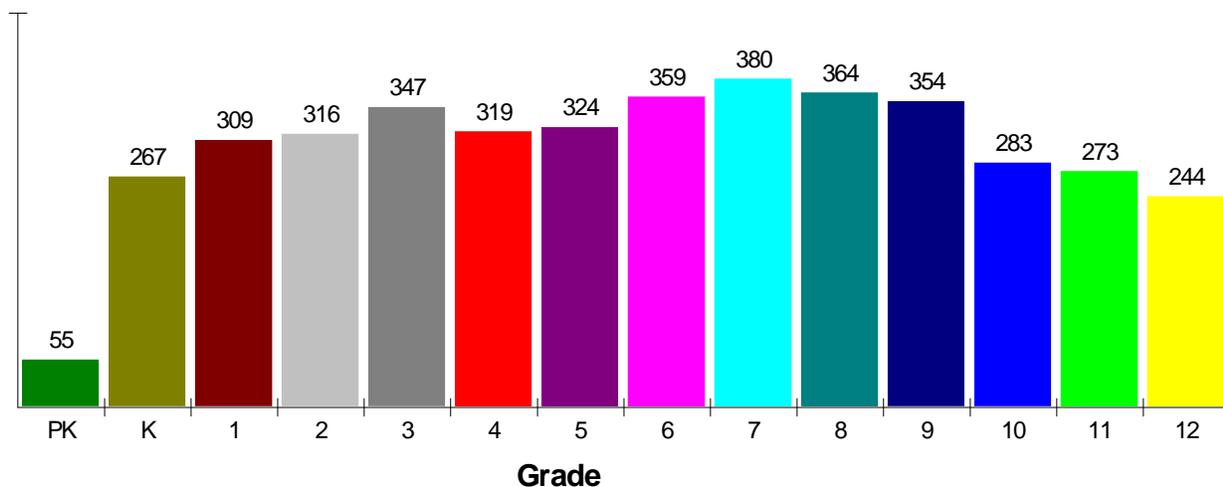
General Facts FOR DRACUT

DRACUT
2063 LAKEVIEW AVENUE
DRACUT, MA 01826

Type:	(978)957-2660	Independent Local District
Grade Range:		PK - 12
Schools:		7
Teacher:		240
Students:		4,194
Student/Teacher Ratio:		17.5 To 1
Student/Librarian Ratio:		2,097.0 To 1
Secondary Student/Guidance Ratio:		192.3 To 1

Student Enrollment By Grade FOR DRACUT

Total Enrollment = 4,194



National Enrollment Ranking: 2,395 of 15,679 (84th Percentile)
State Enrollment Ranking: 64 of 354 (82nd Percentile)

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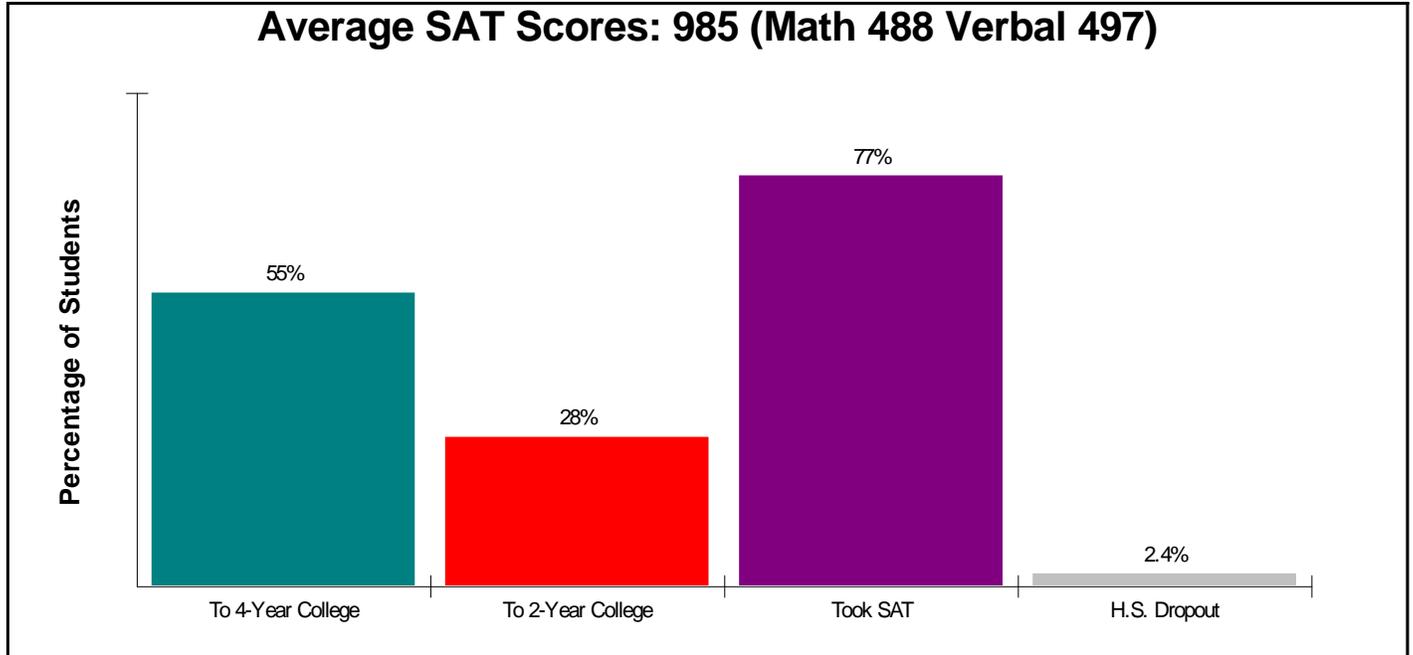


School Information



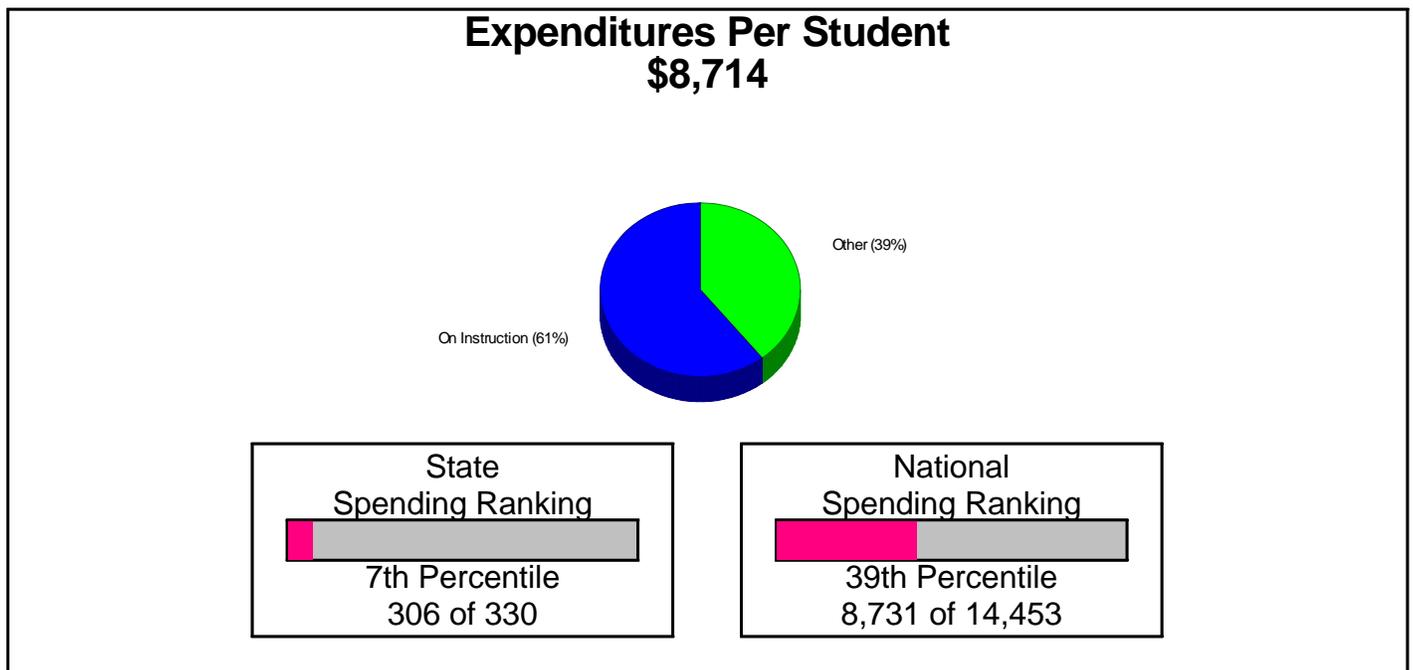
High School Statistics FOR DRACUT

Average SAT Scores: 985 (Math 488 Verbal 497)



School Expenditures FOR DRACUT

Expenditures Per Student
\$8,714

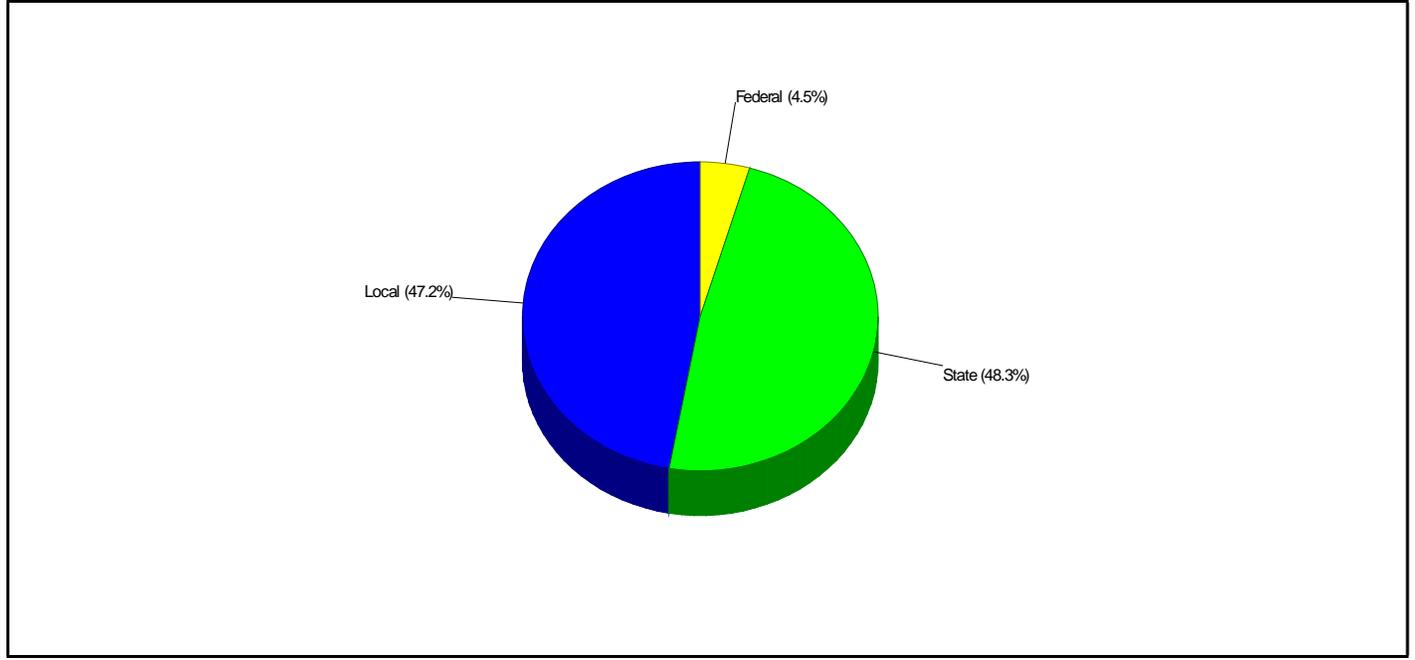


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School Funding FOR DRACUT



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School Information



Public Schools for District

GREENMONT AVENUE
37 GREENMONT AVENUE, DRACUT, MA 01826
Distance from Subject: 0.3 Miles
Student/Teacher Ratio: 16.1 to 1
School Type: Regular
Students/Teachers: 257/16
Phone: (978)453-1797
Grades: K - 4

PARKER AVENUE
77 PARKER AVENUE, DRACUT, MA 01826
Distance from Subject: 1.3 Miles
Student/Teacher Ratio: 11.0 to 1
School Type: Regular
Students/Teachers: 143/13
Phone: (978)957-3102
Grades: K - 4

DRACUT SENIOR HIGH SCHOOL
1540 LAKEVIEW AVENUE, DRACUT, MA 01826
Distance from Subject: 1.7 Miles
Student/Teacher Ratio: 16.9 to 1
Mascot: Ships
Average SAT: 985 (Math 488 Verbal 497)
Students Taking SAT: 77.0%
School Type: Regular
Students/Teachers: 1,132/67
School Colors : Royal & White
Graduates To 2-Year College: 28.0%
Graduates To 4-Year College: 55.0%
Phone: (978)957-1500
Grades: 9 - 12

BROOKSIDE ELEMENTARY SCHOOL
1560 LAKEVIEW AVENUE, DRACUT, MA 01826
Distance from Subject: 1.7 Miles
Student/Teacher Ratio: 17.1 to 1
School Type: Regular
Students/Teachers: 580/34
School Colors : Royal & White
Phone: (978)957-0716
Grades: PK - 4

LAKEVIEW JUNIOR HIGH SCHOOL
1570 LAKEVIEW AVE., DRACUT, MA 01826
Distance from Subject: 1.7 Miles
Student/Teacher Ratio: 18.0 to 1
School Type: Regular
Students/Teachers: 718/40
School Colors : Royal & White
Phone: (978)957-3330
Grades: 7 - 8

GEORGE H. ENGLSBY INTERMEDIATE
1580 LAKEVIEW AVE., DRACUT, MA 01826
Distance from Subject: 1.8 Miles
Student/Teacher Ratio: 19.9 to 1
School Type: Regular
Students/Teachers: 657/33
Phone: (978)957-9745
Grades: 5 - 6



School Information



Public Schools for District

JOSEPH A CAMPBELL ELEMENTARY SCHOOL
1021 METHUEN STREET, DRACUT, MA 01826

Distance from Subject: 1.9 Miles
Student/Teacher Ratio: 15.5 to 1

School Type: Regular
Students/Teachers: 557/36
School Colors : Royal & White

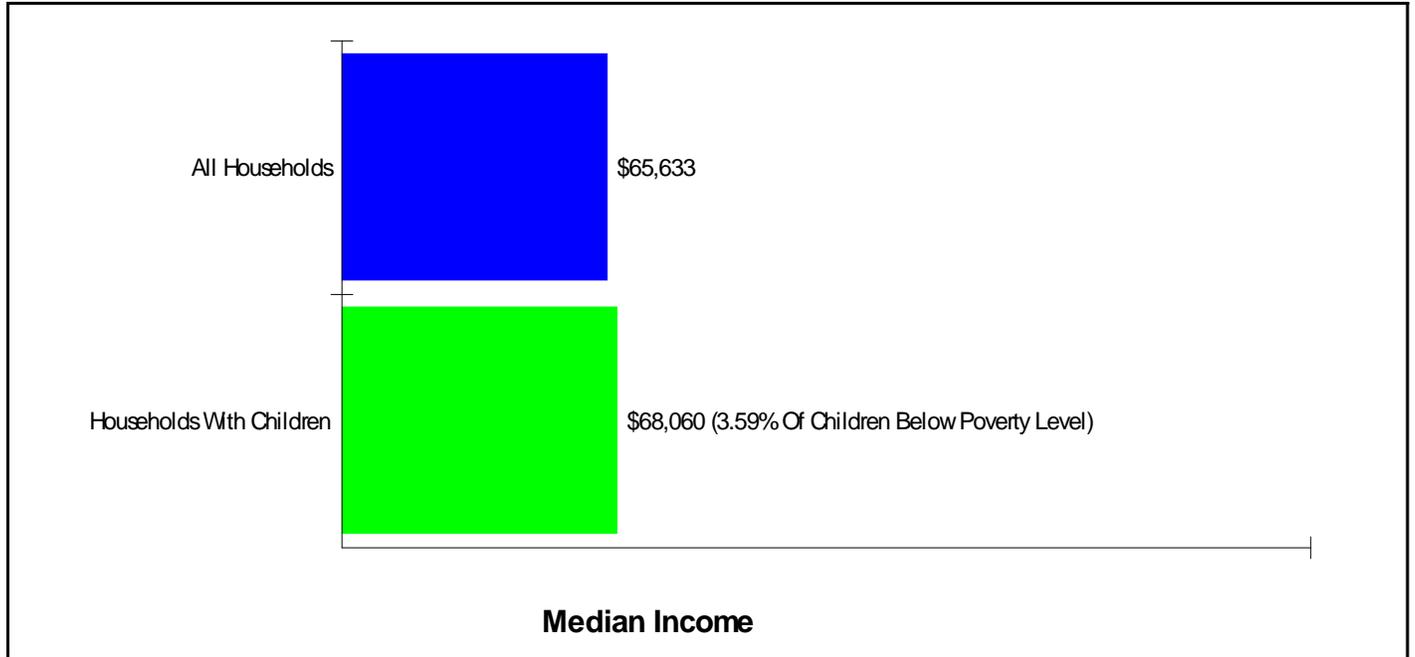
Phone: (978)459-6186
Grades: PK - 4



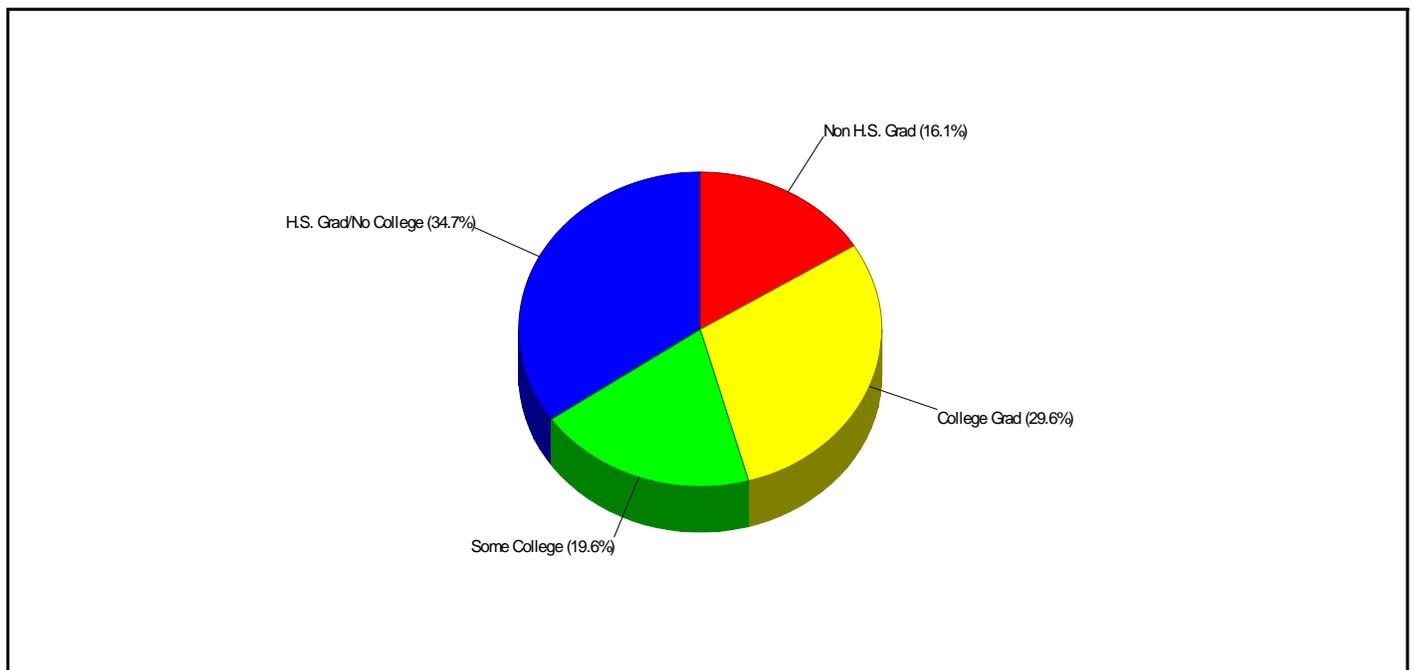
School Information



Income FOR DRACUT



Parent Education Level FOR DRACUT



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School Information



Private Schools

Private School Enrollment= 15.99% within School District

LITTLE ANGELS DAY CARE NURSERY

90 ARLINGTON STREET, DRACUT, MA 01826

Distance from Subject: 0.1 Miles

Affiliation: Nonsectarian

Students: 186

Enrollment By Grade: PK-180 K-6

Phone: (978)458-8333

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.0 to 1

EVERGREEN MONTESSORI HOUSE

1794 BRIDGE ST UNIT 18A, DRACUT, MA 01826

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 18

Enrollment By Grade: PK-16 K-2

Phone: (978)458-5885

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 0.9 to 1

ST. LOUIS ELEMENTARY SCHOOL

77 Boisvert St., LOWELL, MA 01850

Distance from Subject: 1.1 Miles

Affiliation: Roman Catholic

Students: 493

Student/ Homeroom Ratio: 37.9

School Colors: Royal & Gold

Enrollment By Grade: PK-48 K-56 1-53 2-53 3-49 4-52 5-53 6-54 7-48 8-27

Phone: (978)458-7594

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 23.4 to 1

Mascot: Sonics

ST. MICHAEL SCHOOL

21 6th St., LOWELL, MA 01850

Distance from Subject: 1.3 Miles

Affiliation: Roman Catholic

Students: 332

Student/ Homeroom Ratio: 33.2

School Colors: Royal & Gold

Enrollment By Grade: PK-29 K-49 1-47 2-38 3-41 4-29 5-27 6-26 7-24 8-22

Phone: (978)453-9511

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 17.2 to 1

LOWELL DAY NURSERY

119 HALL STREET, LOWELL, MA 01854

Distance from Subject: 1.5 Miles

Affiliation: Nonsectarian

Students: 95

Enrollment By Grade: PK-83 K-12

Phone: (978)454-5981

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.0 to 1



School Information



Private Schools

Private School Enrollment= 15.99% within School District

ST. JEANNE DARC ELEMENTARY

68 Dracut St., LOWELL, MA 01854

Distance from Subject: 1.7 Miles

Affiliation: Roman Catholic

Students: 485

Student/ Homeroom Ratio: 48.5

Enrollment By Grade: K-77 1-69 2-68 3-45 4-48 5-51 6-45 7-42 8-40

Phone: (978)453-4114

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 18.7 to 1

IMMACULATE CONCEPTION ELEMENTARY SCHOOL

218 E Merrimack St., LOWELL, MA 01852

Distance from Subject: 1.8 Miles

Affiliation: Roman Catholic

Students: 288

Student/ Homeroom Ratio: 32.0

School Colors: Royal & White

Enrollment By Grade: PK-12 K-24 1-32 2-23 3-39 4-33 5-36 6-23 7-34 8-32

Phone: (978)454-5330

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 16.4 to 1

ST. PATRICK ELEMENTARY SCHOOL

311 Adams St., LOWELL, MA 01854

Distance from Subject: 1.9 Miles

Affiliation: Roman Catholic

Students: 183

Student/ Homeroom Ratio: 18.3

School Colors: Kelly Green & White

Enrollment By Grade: PK-16 K-15 1-14 2-16 3-13 4-23 5-23 6-21 7-20 8-22

Phone: (978)458-4232

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 12.3 to 1

HELLENIC AMERICAN SCHOOL

41 Broadway St., LOWELL, MA 01854

Distance from Subject: 1.9 Miles

Affiliation: Greek Orthodox

Students: 104

Student/ Homeroom Ratio: 11.6

Enrollment By Grade: PK-19 K-12 1-16 2-7 3-15 4-9 5-12 6-14

Phone: (978)453-5422

Grades: PK - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.4 to 1

FRANCO AMERICAN ELEMENTARY SCHOOL

357 Pawtucket St., LOWELL, MA 01854

Distance from Subject: 2.0 Miles

Affiliation: Roman Catholic

Students: 368

Student/ Homeroom Ratio: 23.0

School Colors: Royal & Gold

Enrollment By Grade: K-40 1-43 2-43 3-39 4-40 5-44 6-44 7-36 8-39

Phone: (978)458-0308

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 17.9 to 1





Housing Information

DRACUT

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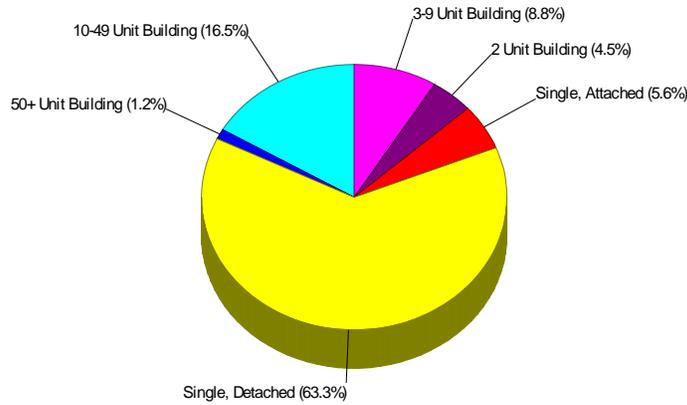


Housing Information



Housing Characteristics For Neighborhood Within Town of Dracut

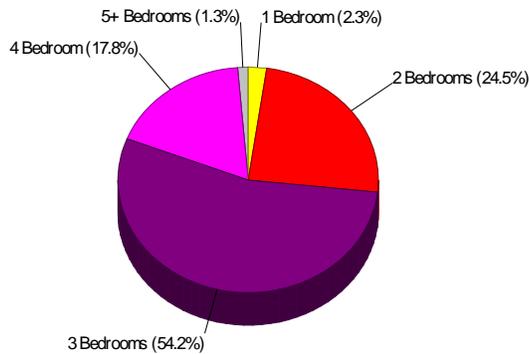
Average Age of Housing 27 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Dracut

Owner Occupied Households = 79.9%
Median Housing Value = \$250,724
Median Number of Bedrooms = 3



Home Size Breakdown

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Housing Information



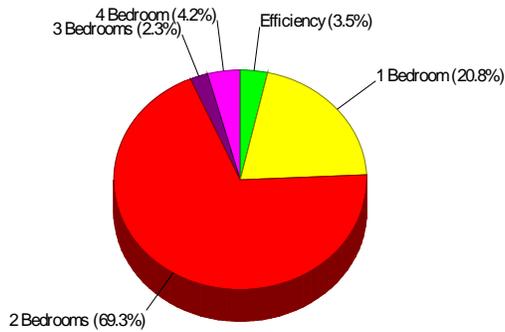
Rental

For Neighborhood Within Town of Dracut

Renter Occupied Households = 20.1%

Median Monthly Rent = \$689

Median Number of Bedrooms = 2

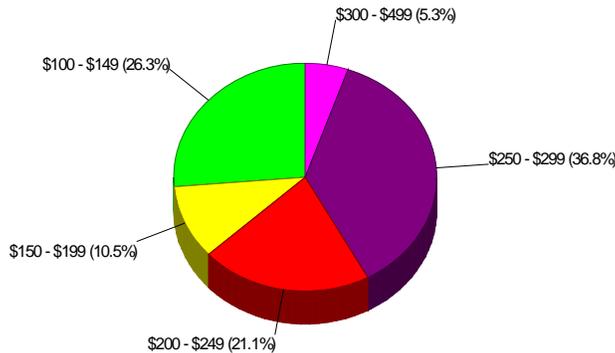


Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$228,000

Average Price = \$222,895



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





Crime Information

DRACUT

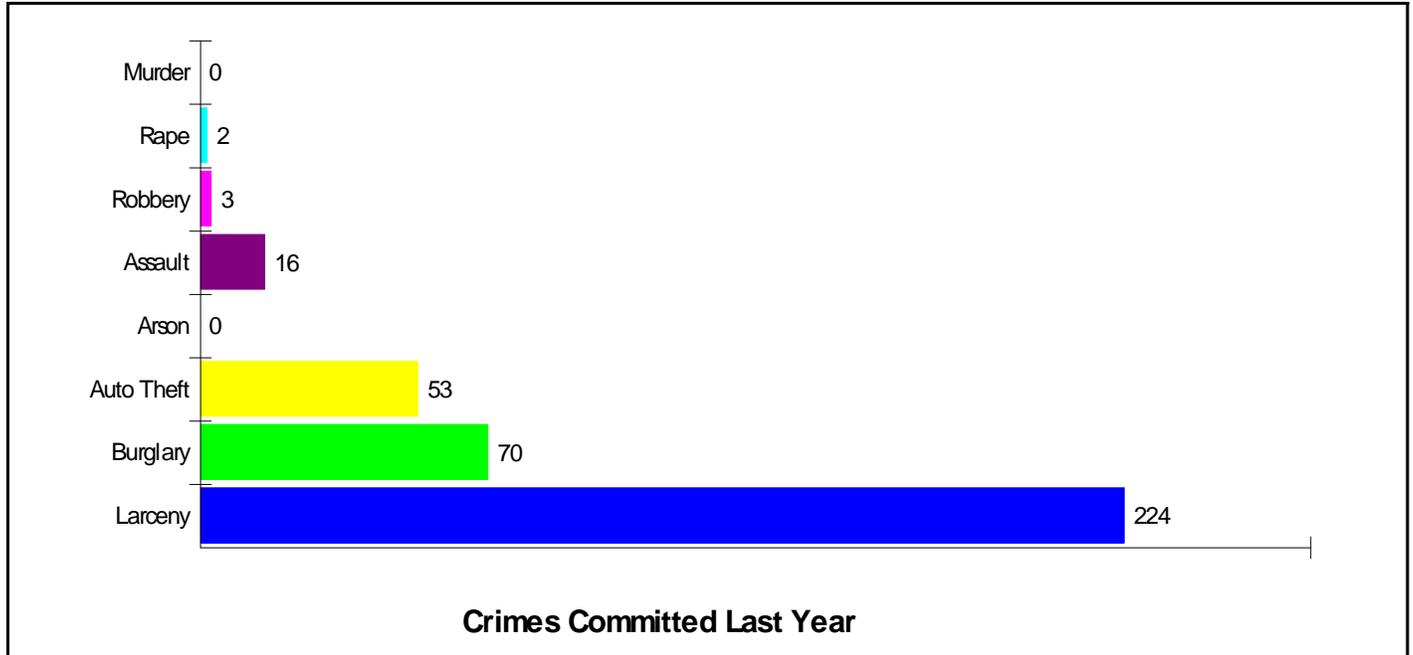
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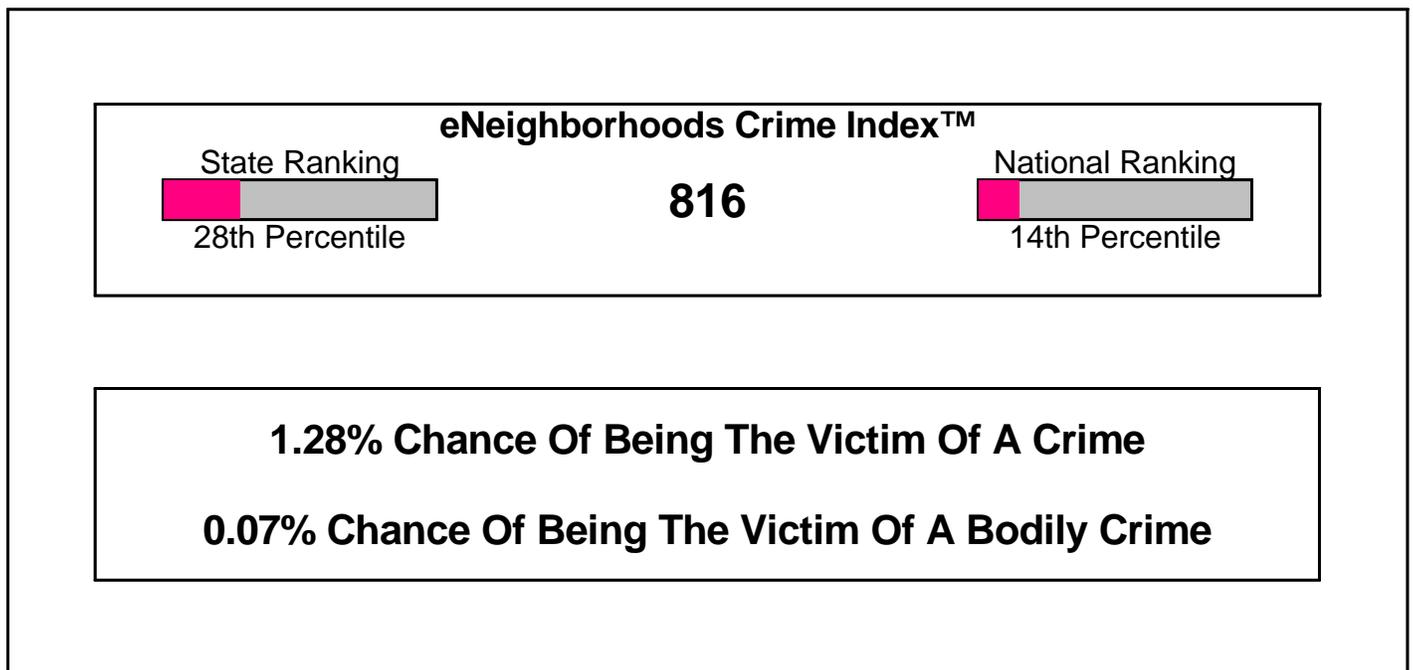
Crime Information



Crime Incidents For Town of Dracut



Crime Index For Town of Dracut



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Climate Information

DRACUT

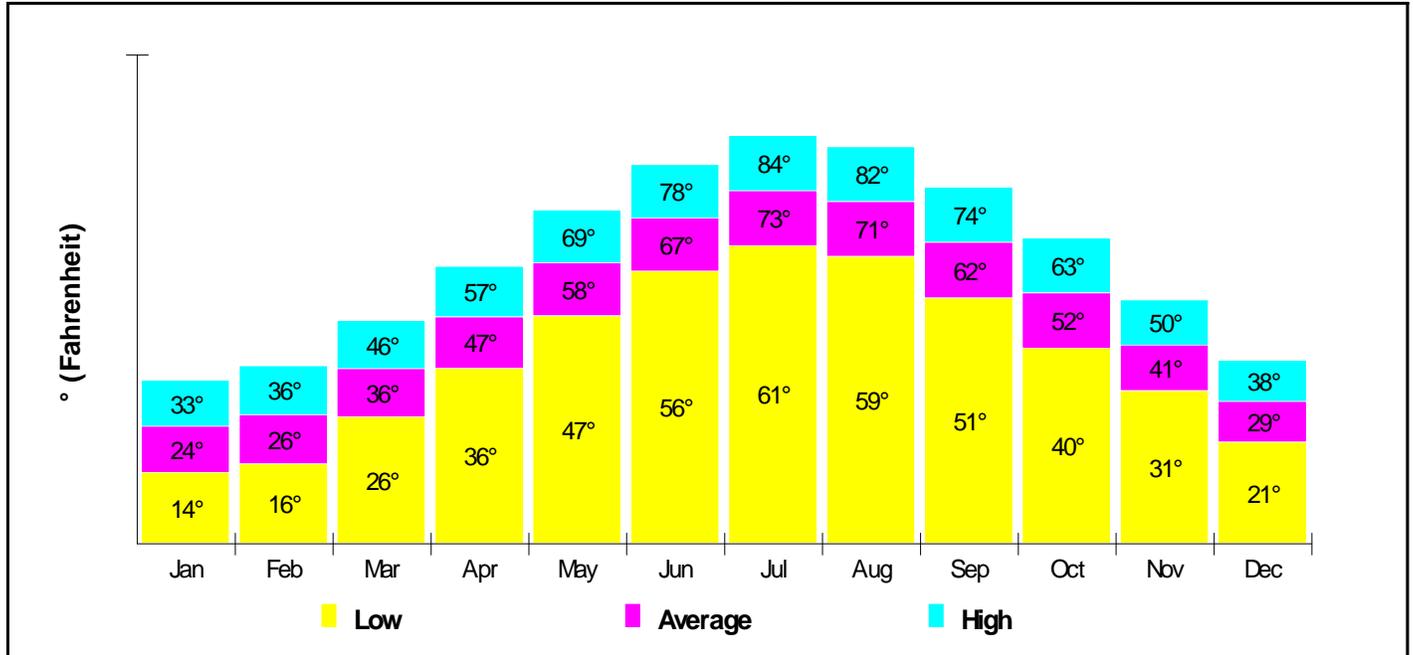
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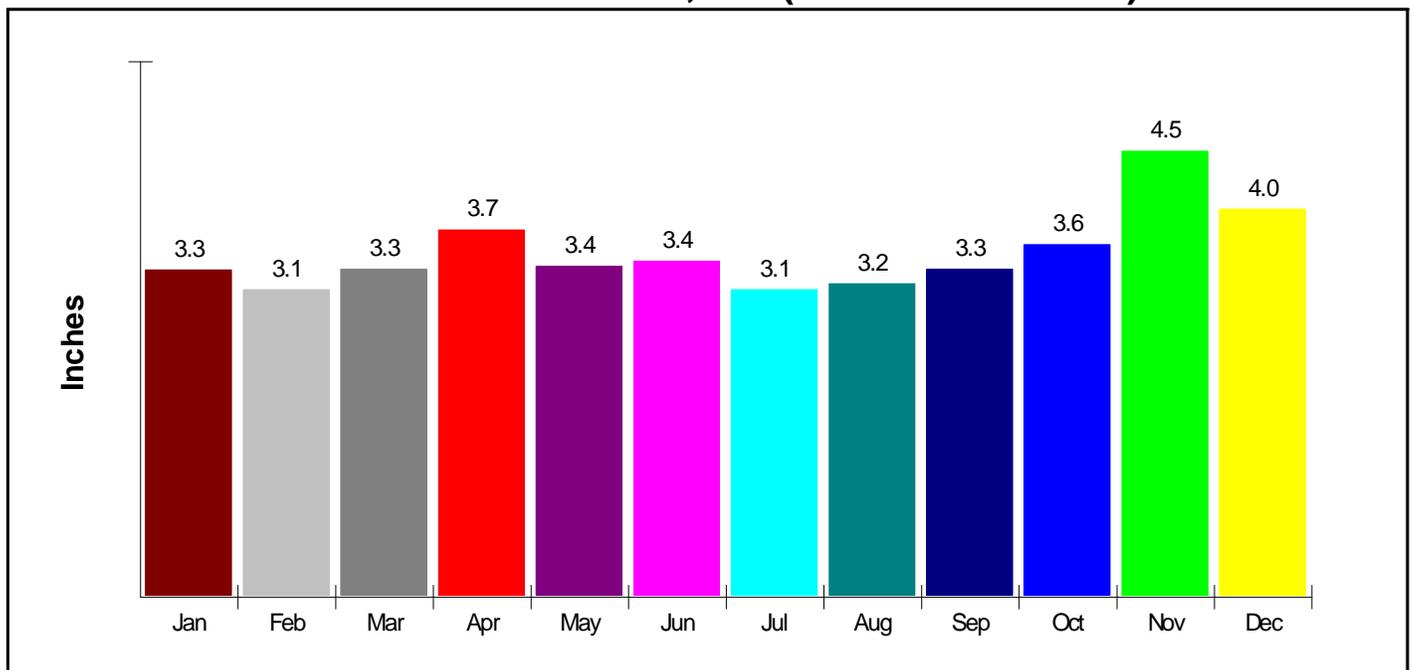
Climate Information



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



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



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Houses of Worship

DRACUT

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Houses of Worship



Houses of Worship

CHRIST CHURCH UNITED OF DRACUT
10 ARLINGTON ST, DRACUT, MA 01826
Denomination: Churches of Christ

Phone: (978)459-2022
Distance from Subject: 0.10 miles

GRACE BIBLE CHURCH OF DRACUT
517 METHUEN ST, DRACUT, MA 01826
Denomination: Churches, Denomination Unknown

Phone: (978)453-7546
Distance from Subject: 1.00 miles

CENTRALVILLE UNITED METHODIST
800 BRIDGE ST, LOWELL, MA 01850
Denomination: Methodist Churches

Phone: (978)452-3062
Distance from Subject: 1.00 miles

MERRIMACK VALLEY SEVENTH DAY
408 BROADWAY RD, DRACUT, MA 01826
Denomination: Seventh Day Adventist Churches

Phone: (978)454-9226
Distance from Subject: 1.00 miles

ST STEPHEN'S ANGLICAN CHURCH
279 W 6TH ST, LOWELL, MA 01850
Denomination: Episcopal Churches

Phone: (978)458-1868
Distance from Subject: 1.10 miles

CHRISTIAN CONGREGATION
1827 BRIDGE ST, DRACUT, MA 01826
Denomination: Churches of Christ

Phone: (978)458-4592
Distance from Subject: 1.10 miles

ASSEM DE DEUS
50 PLEASANT ST, DRACUT, MA 01826
Denomination: Churches of Christ

Phone: (978)674-0220
Distance from Subject: 1.20 miles

ST MICHAEL'S CHURCH
543 BRIDGE ST, LOWELL, MA 01850
Denomination: Catholic Churches

Phone: (978)459-0713
Distance from Subject: 1.20 miles

FIFTH STREET BAPTIST CHURCH STUD
28 W 5TH ST, LOWELL, MA 01850
Denomination: Baptist Churches

Phone: (978)453-4104
Distance from Subject: 1.30 miles

ASSEMBLY OF GOD LOVE LIFE CHR
110 LAKEVIEW AVE, LOWELL, MA 01850
Denomination: Pentecostal Churches

Phone: (978)453-4005
Distance from Subject: 1.40 miles



Houses of Worship



Houses of Worship

SPANISH CHURCH OF THE NAZAREN

51 1ST ST, LOWELL, MA 01850

Denomination: Churches, Denomination Unknown**Phone:** (978)459-7551**Distance from Subject:** 1.50 miles

ASSEMBLY OF GOD LOVE LIFE CHU

298 RIVERSIDE ST, LOWELL, MA 01854

Denomination: Pentecostal Churches**Phone:** (978)453-4005**Distance from Subject:** 1.50 miles

ST JOSEPH THE WORKER SHRINE

37 LEE ST, LOWELL, MA 01852

Denomination: Catholic Churches**Phone:** (978)458-6346**Distance from Subject:** 1.70 miles

CHRIST CHURCH UNITED IN LOWELL

1 BARTLETT ST, LOWELL, MA 01852

Denomination: Churches of Christ**Phone:** (978)459-9631**Distance from Subject:** 1.70 miles

CHRIST CHURCH UNITED IN LOWELL

1 BARTLETT ST, LOWELL, MA 01852

Denomination: Presbyterian Churches**Phone:** (978)453-6604**Distance from Subject:** 1.70 miles



County Facts

DRACUT

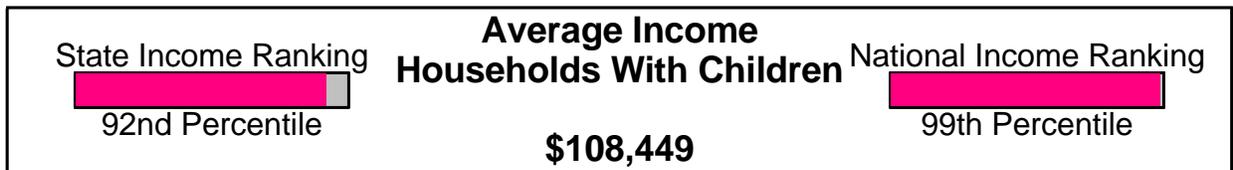
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County Facts

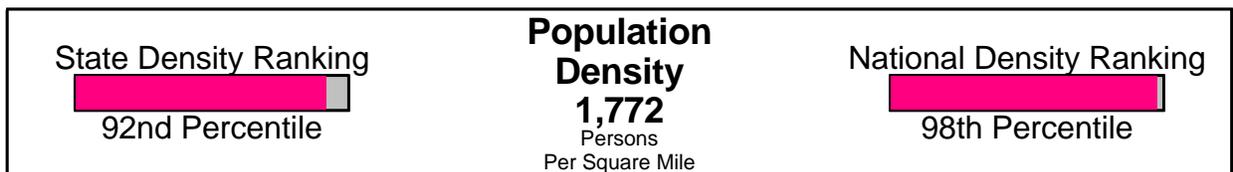


Income For Middlesex County



Population For Middlesex County

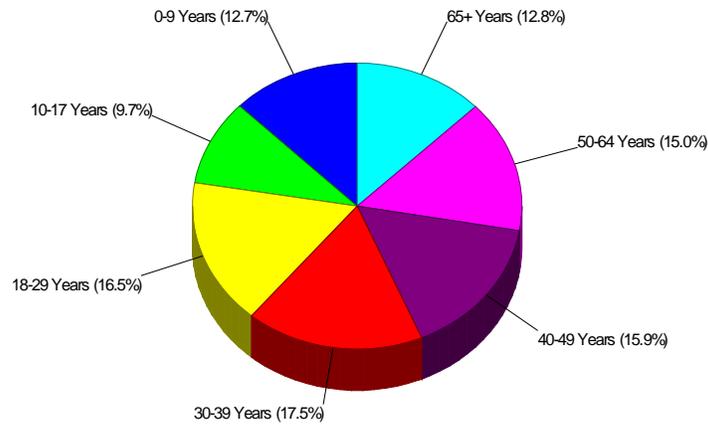
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

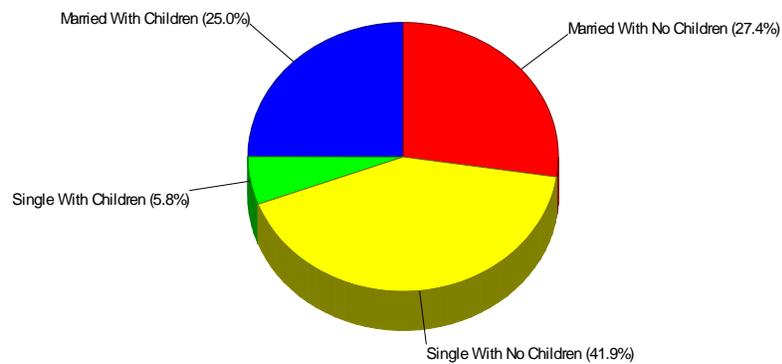


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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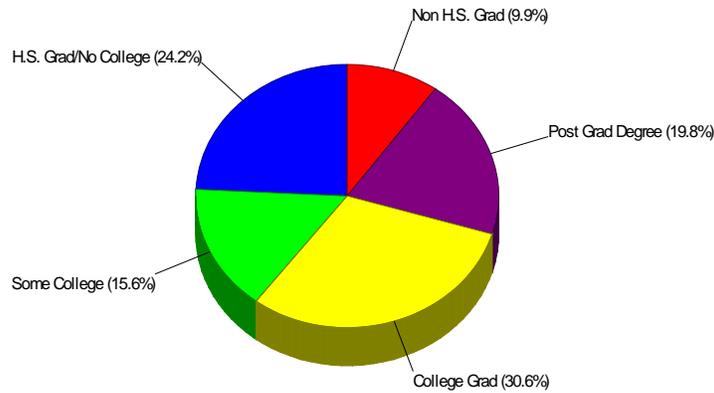


County Facts



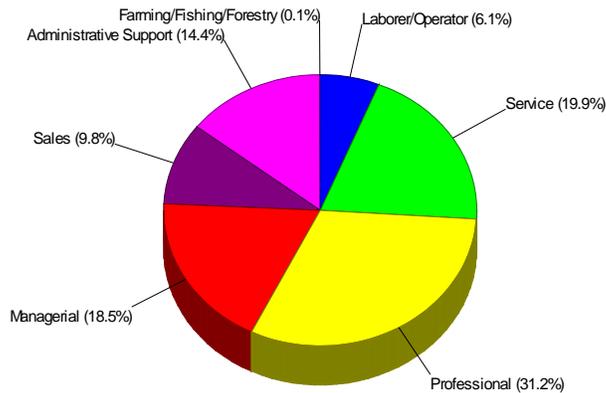
Adult Education Level For Middlesex County

**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

DRACUT

Prepared by Serene Knell, BROKER, REALTOR®



State Facts



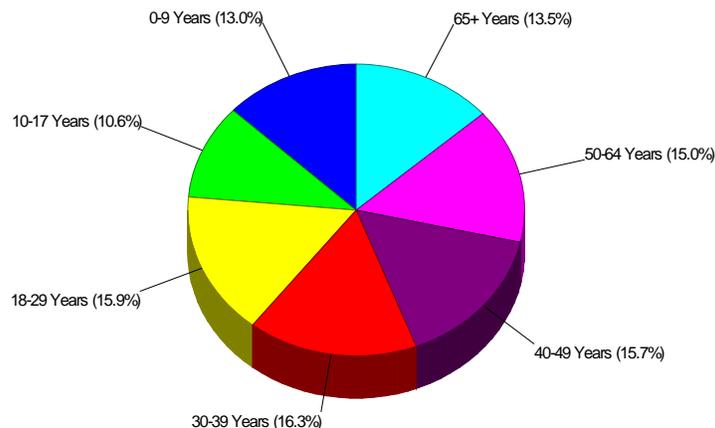
General Facts For Massachusetts



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



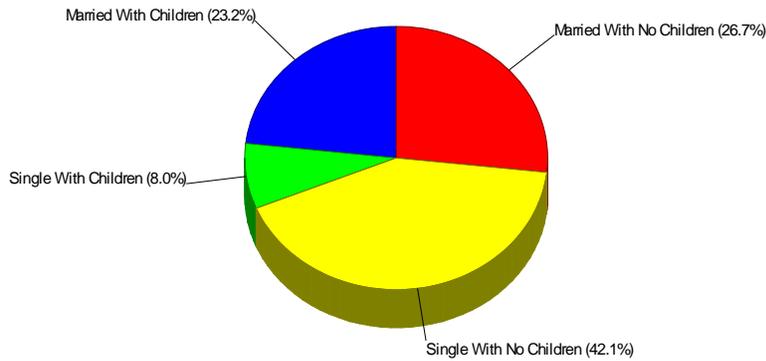
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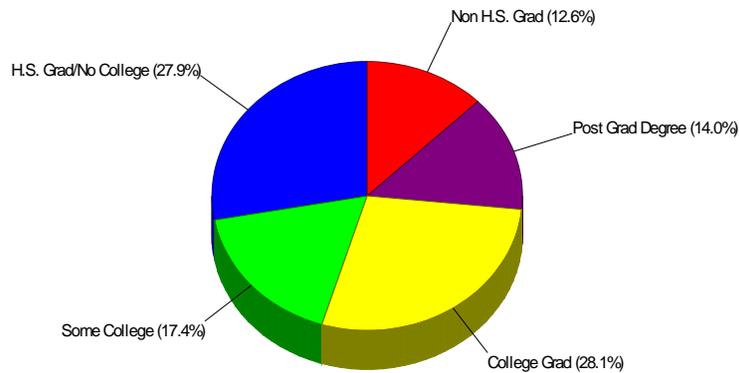
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

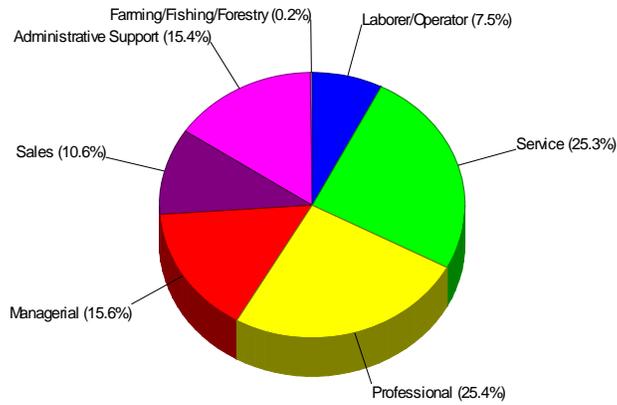
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation