



## 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

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.

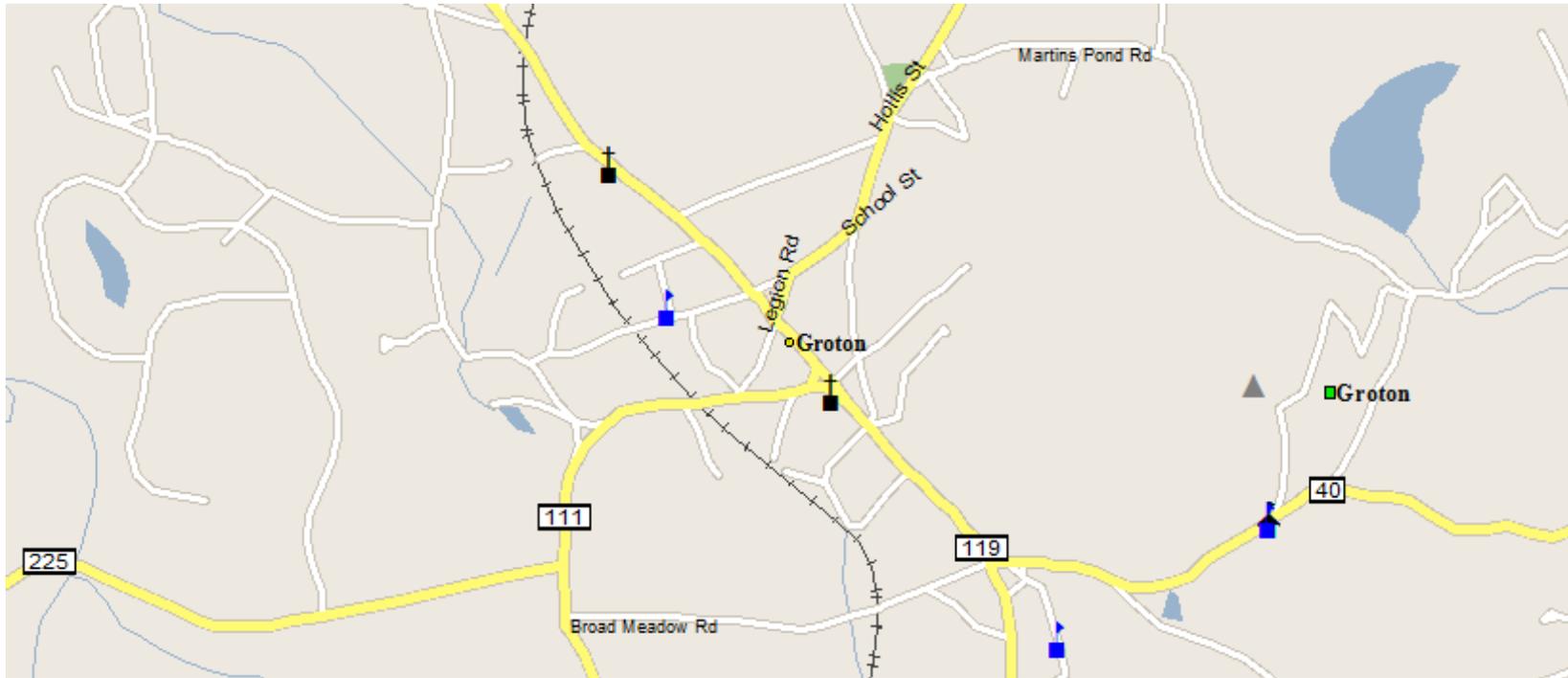
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





## GROTON, MA





## **Area Facts**

# **GROTON**

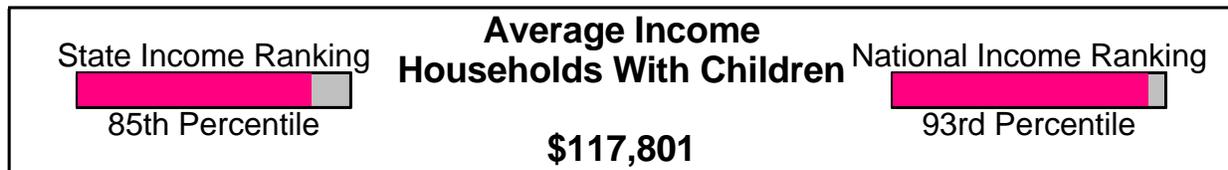
Prepared by Serene Knell, BROKER, REALTOR®



# Area Facts

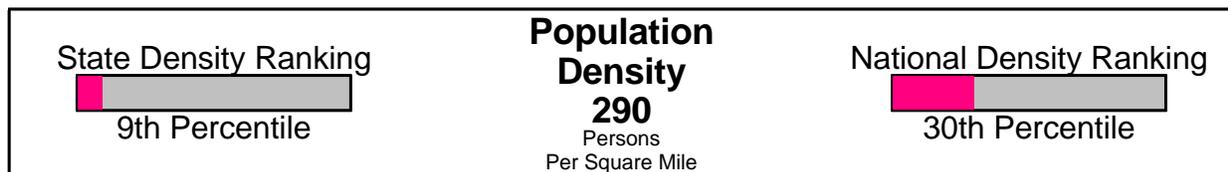


## Income For Town of Groton



## Population For Town of Groton

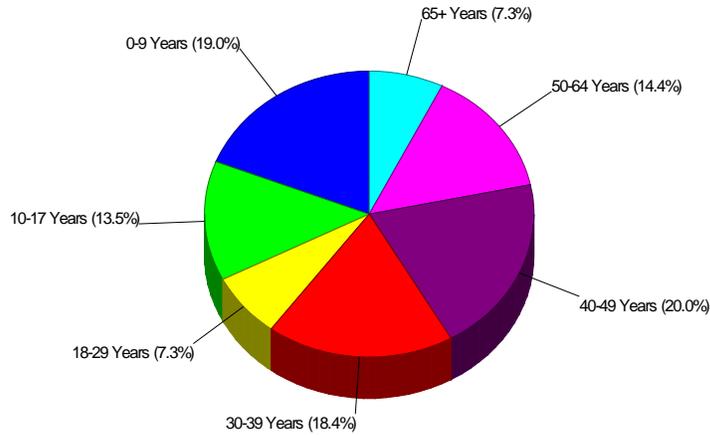
**Population = 9,505**  
**Land Area = 32.8 Square Miles**



# Area Facts

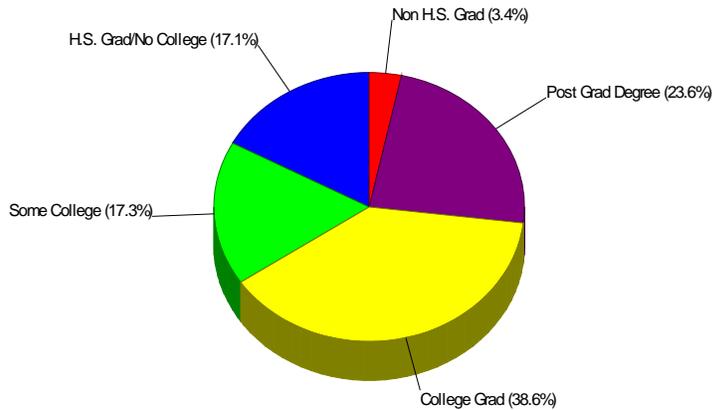


## Age Breakdown For Town of Groton Average Age = 36.4 Years



## Adult Education Level For Town of Groton

**96.6% High School Graduates**  
**62.2% College Graduates**



Prepared by Serene Knell, BROKER, REALTOR®

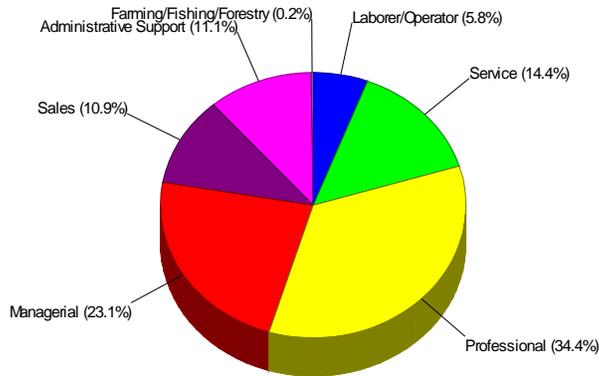


# Area Facts



## Employment For Town of Groton

Average Travel Time To Work = 35.9 Minutes



Occupation





## **School Information**

# **GROTON**

Prepared by Serene Knell, BROKER, REALTOR®



# School Information



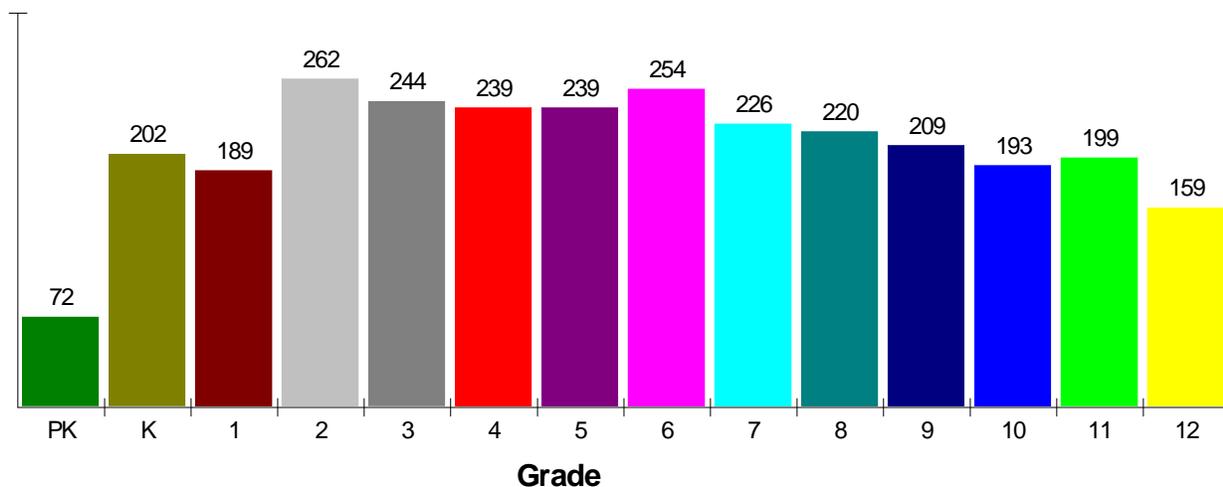
## General Facts FOR GROTON-DUNSTABLE

GROTON-DUNSTABLE  
73 PEPPERELL RD.  
WEST GROTON, MA 01472

Type:	(978)448-5505	Supervisory Union Admin Center
Grade Range:		PK - 12
Schools:		6
Teacher:		181
Students:		2,907
Student/Teacher Ratio:		16.1 To 1
Student/Librarian Ratio:		1,453.5 To 1
Secondary Student/Guidance Ratio:		138.2 To 1

## Student Enrollment By Grade FOR GROTON-DUNSTABLE

Total Enrollment = 2,907



National Enrollment Ranking: 4,291 of 15,679 (72nd Percentile)

State Enrollment Ranking: 140 of 354 (60th Percentile)

Prepared by Serene Knell, BROKER, REALTOR®

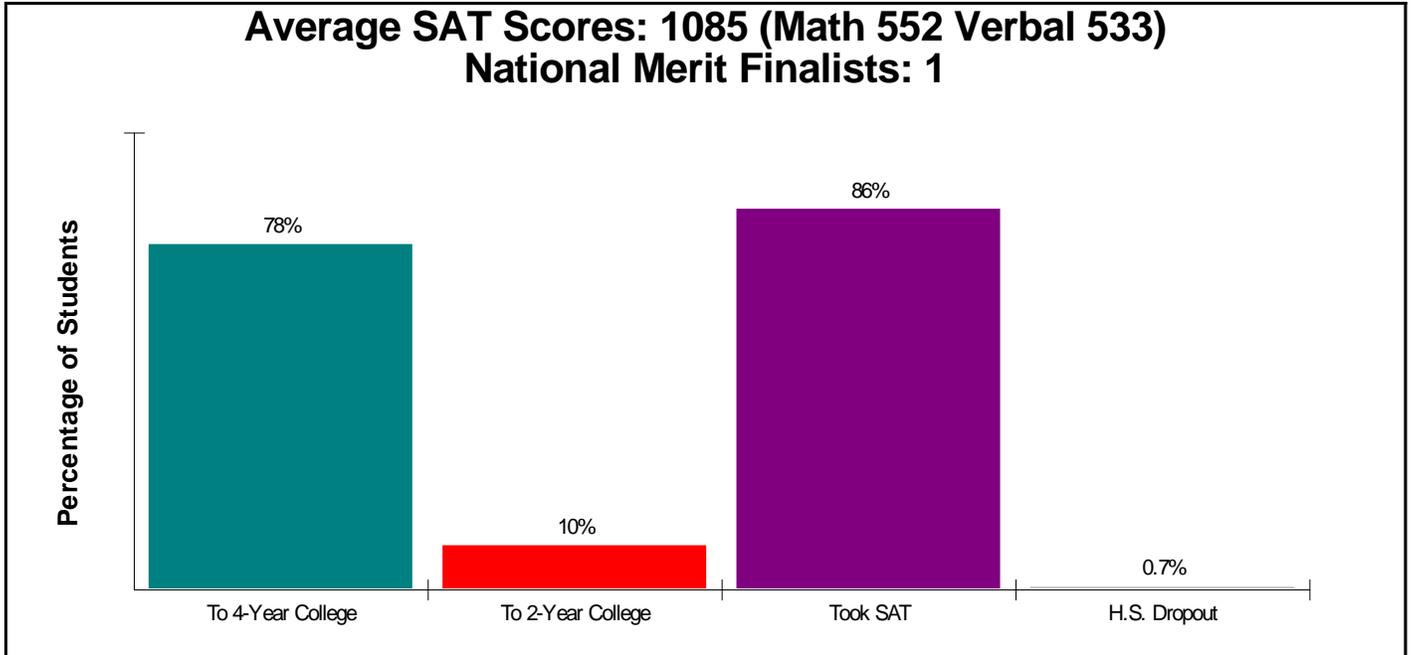


# School Information



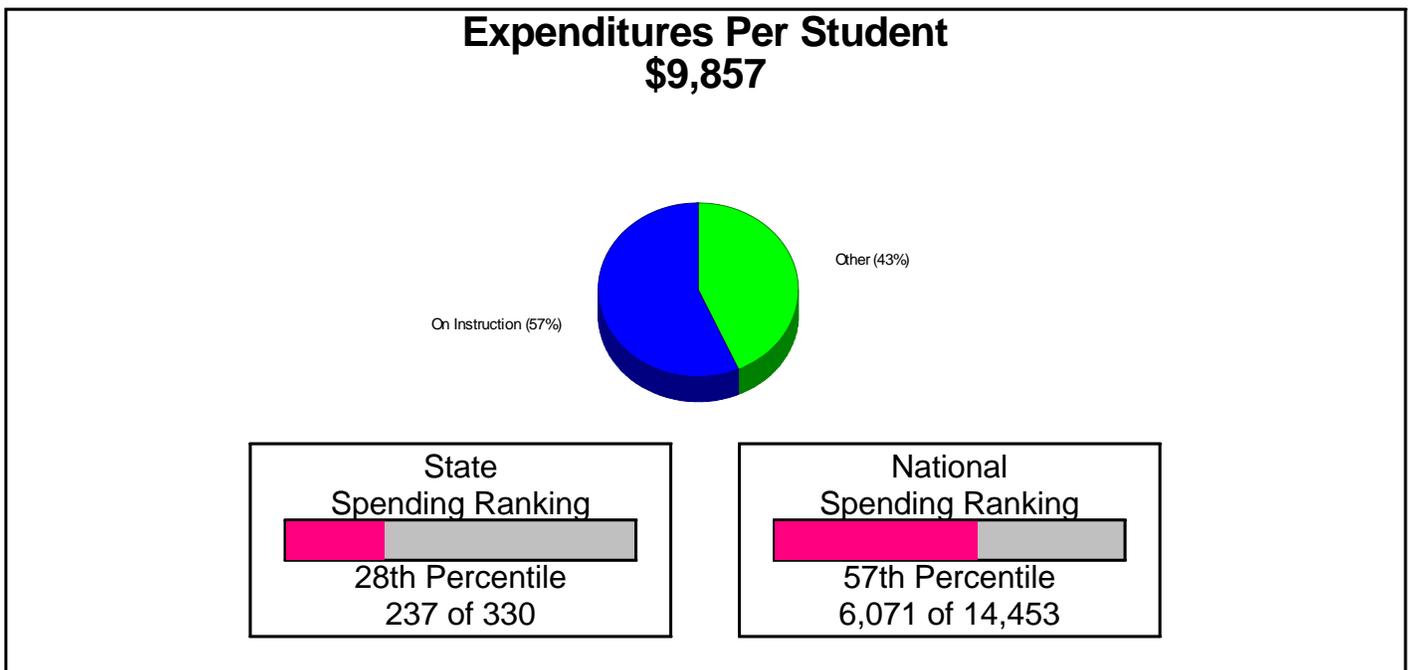
## High School Statistics FOR GROTON-DUNSTABLE

Average SAT Scores: 1085 (Math 552 Verbal 533)  
National Merit Finalists: 1



## School Expenditures FOR GROTON-DUNSTABLE

Expenditures Per Student  
\$9,857

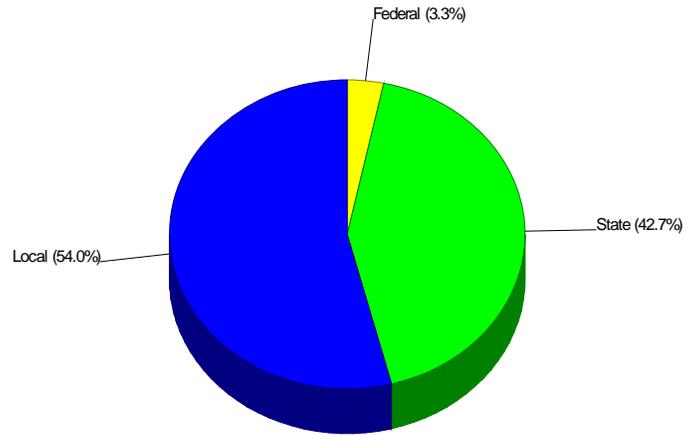


Prepared by Serene Knell, BROKER, REALTOR®





## School Funding FOR GROTON-DUNSTABLE



# School Information



## Public Schools for District

---

**GROTON/DUN REG'L MIDDLE** Phone: (978)448-6155  
P O BOX 727, GROTON, MA 01450 Grades: 5 - 8  
**Distance from Subject:** 0.9 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 16.4 to 1 **Students/Teachers:** 917/56  
**Mascot:** Crusaders **School Colors :** Gray & Maroon

---

**FLORENCE ROCHE SCHOOL** Phone: (978)448-6665  
P O BOX 738, GROTON, MA 01450 Grades: K - 4  
**Distance from Subject:** 0.9 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 15.5 to 1 **Students/Teachers:** 557/36  
**Mascot:** Giraffes **School Colors :** Maroon & White

---

**BOUTWELL SCHOOL** Phone: (978)448-2297  
P O BOX 730, GROTON, MA 01450 Grades: PK - K  
**Distance from Subject:** 0.9 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 12.3 to 1 **Students/Teachers:** 49/4  
**Mascot:** Crusaders **School Colors :** Maroon & White

---

**GROTON DUNSTABLE REGIONAL** Phone: (978)448-6362  
P O BOX 730, GROTON, MA 01450 Grades: 9 - 12  
**Distance from Subject:** 0.9 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 14.5 to 1 **Students/Teachers:** 738/51  
**Mascot:** Crusaders **School Colors :** Maroon & White  
**Average SAT:** 1085 (Math 552 Verbal 533) **Graduates To 2-Year College:** 10.0%  
**Students Taking SAT:** 86.0% **Graduates To 4-Year College:** 78.0%  
**National Merit Finalists:** 1

---

**PRESCOTT ELEMENTARY SCHOOL** Phone: (978)448-0380  
P O BOX 728, GROTON, MA 01450 Grades: K - 4  
**Distance from Subject:** 0.9 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 15.2 to 1 **Students/Teachers:** 197/13  
**Mascot:** Pelicans **School Colors :** Maroon & White

---

**SWALLOW/UNION SCHOOL** Phone: (978)649-7281  
P O BOX 220, DUNSTABLE, MA 01827 Grades: K - 4  
**Distance from Subject:** 5.6 Miles **School Type:** Regular  
**Student/Teacher Ratio:** 16.0 to 1 **Students/Teachers:** 319/20  
**School Colors :** Royal & White

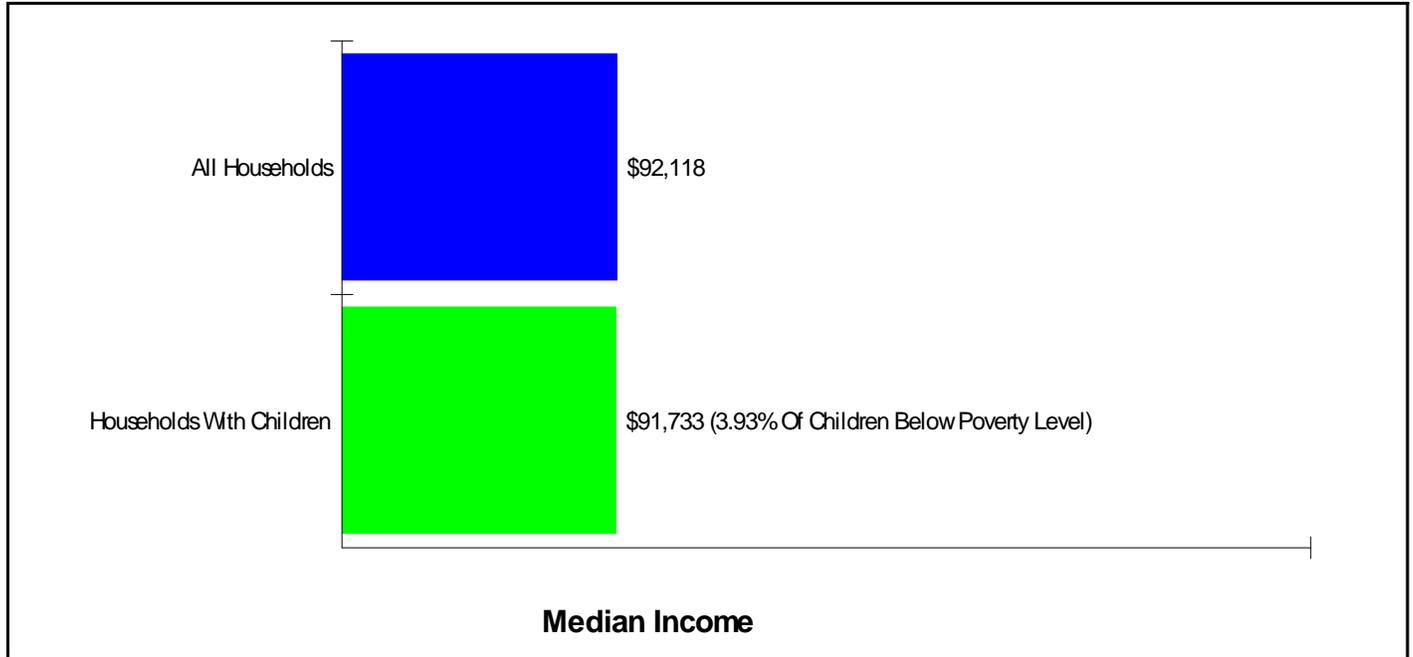
---



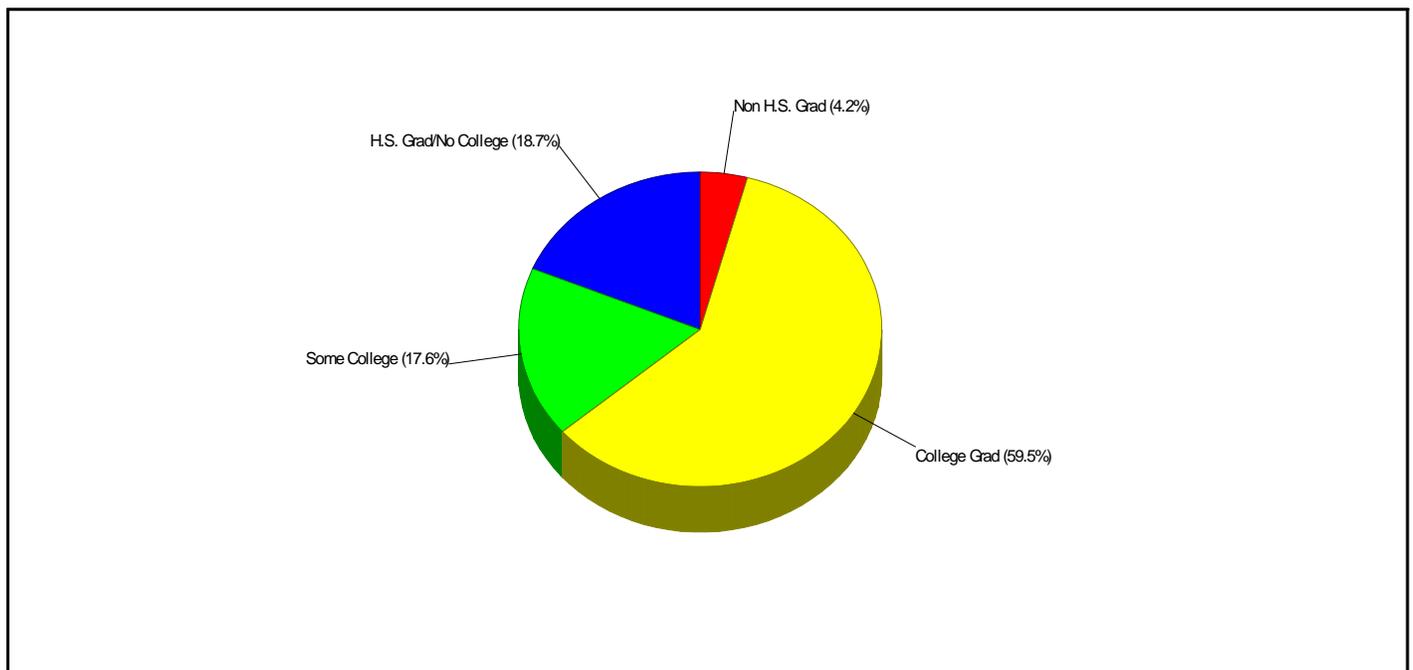
# School Information



## Income FOR GROTON-DUNSTABLE



## Parent Education Level FOR GROTON-DUNSTABLE



Prepared by Serene Knell, BROKER, REALTOR®



# School Information



## Private Schools

Private School Enrollment= 20.33% within School District

### CHILDREN'S EXTENDED CARE

22 HILLSIDE AVE, GROTON, MA 01450

Distance from Subject: 0.2 Miles

Affiliation: Nonsectarian

Students: 38

Enrollment By Grade: UG-38

Phone: (978)448-3388

Grades: Ungraded

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 4.8 to 1

### LAWRENCE ACADEMY

POWDER HOUSE RD, GROTON, MA 01450

Distance from Subject: 0.7 Miles

Affiliation: Nonsectarian

Students: 382

Enrollment By Grade: 9-81 10-108 11-103 12-90

Phone: (978)448-6535

Grades: 9 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 8.0 to 1

### GROTON SCHOOL

Farmers Row PO Box 991, GROTON, MA 01450

Distance from Subject: 0.9 Miles

Affiliation: Episcopal

Students: 346

Student/ Homeroom Ratio: 23.1

School Colors: Black & White

Enrollment By Grade: 8-27 9-70 10-89 11-86 12-74

Phone: (978)448-7642

Grades: 8 - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 6.3 to 1

Mascot: Zebras

### COUNTRY DAY SCHOOL OF HOLY UNION

14 Main St Box 993, GROTON, MA 01450

Distance from Subject: 0.9 Miles

Affiliation: Roman Catholic

Students: 236

Student/ Homeroom Ratio: 23.6

School Colors: Navy & Gold

Enrollment By Grade: PK-26 K-26 1-26 2-25 3-26 4-25 5-24 6-25 7-17 8-16

Phone: (978)448-5646

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 17.1 to 1

### GROTON COMMUNITY SCHOOL

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 195

Enrollment By Grade: PK-179 K-16

Phone: (978)448-6179

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.9 to 1

# School Information



## Private Schools

Private School Enrollment= 20.33% within School District

**MARY MCLEOD BETHUNE INSTITUTE**  
15 SQUANNACOOK DR, GROTON, MA 01450  
**Distance from Subject:** 4.5 Miles  
**Affiliation:** Nonsectarian  
**Students:** 100

**Phone:** (781)935-2400  
**Grades:** 3 - 12  
**School Type:** Alternative  
**Gender:** All-Female  
**Student/Teacher Ratio:** 40.0 to 1

**Enrollment By Grade:** 3-25 4-15 5-10 6-17 7-15 8-5 9-5 10-2 11-3

**MAPLEDENE ELEMENTARY**  
83 HOLLIS ST., PEPPERELL, MA 01463  
**Distance from Subject:** 4.8 Miles  
**Affiliation:** Nonsectarian  
**Students:** 41

**Phone:** (978)433-5695  
**Grades:** K - 6  
**School Type:** Regular  
**Gender:** Coed  
**Student/Teacher Ratio:** 9.3 to 1

**Enrollment By Grade:** K-13 1-7 2-7 3-6 4-4 5-2 6-2

### RAINBOW PRESCHOOL - CHILD CARE

**Distance from Subject:** 5.2 Miles  
**Affiliation:** Nonsectarian  
**Students:** 140  
**Enrollment By Grade:** PK-130 K-10

**Phone:** (978)597-6577  
**Grades:** PK - K  
**School Type:** Not Given  
**Gender:** Coed  
**Student/Teacher Ratio:** 0.5 to 1

**LITTLETON GIRLS HSE[DARE]**  
PO Box 2335, LITTLETON, MA 01460  
**Distance from Subject:** 6.8 Miles  
**Affiliation:** Nonsectarian  
**Students:** 10  
**Student/ Homeroom Ratio:** 1.1  
**School Colors:** Royal & White  
**Enrollment By Grade:** UG-10

**Phone:** (978)486-9227  
**Grades:** Ungraded  
**School Type:** Regular  
**Gender:** All-Female  
**Student/Teacher Ratio:** 3.6 to 1

**ACORN CHILD CARE CENTER**  
439 LITTLETON ROAD, WESTFORD, MA 01886  
**Distance from Subject:** 7.2 Miles  
**Affiliation:** Nonsectarian  
**Students:** 6  
**Enrollment By Grade:** K-6

**Phone:** (978)486-3346  
**Grades:** K  
**School Type:** Early Childhood  
**Gender:** Coed  
**Student/Teacher Ratio:** 6.0 to 1





## **Housing Information**

# **GROTON**

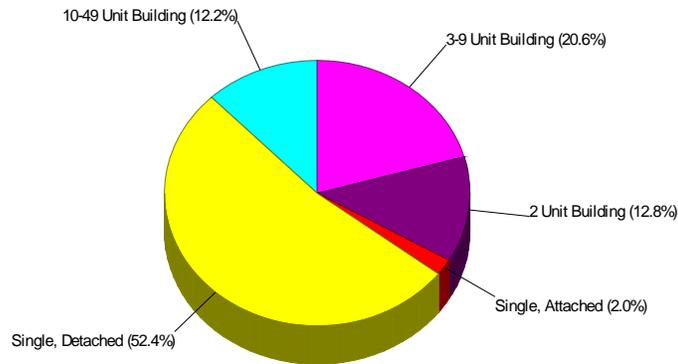
Prepared by Serene Knell, BROKER, REALTOR®





## Housing Characteristics For Locality of Groton

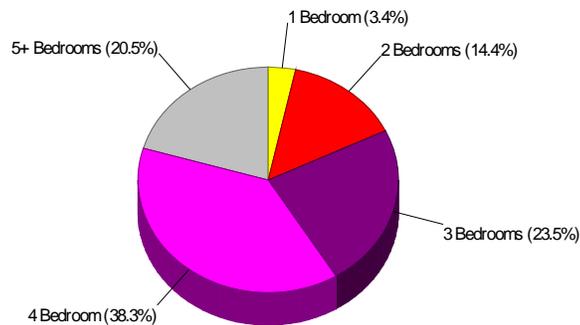
**Average Age of Housing 61 years**



**Type of Dwelling**

## Home Ownership For Locality of Groton

**Owner Occupied Households = 59.7%**  
**Median Housing Value = \$282,700**  
**Median Number of Bedrooms = 4**



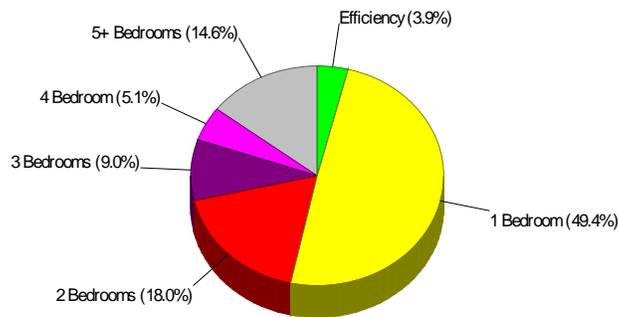
**Home Size Breakdown**





## Rental For Locality of Groton

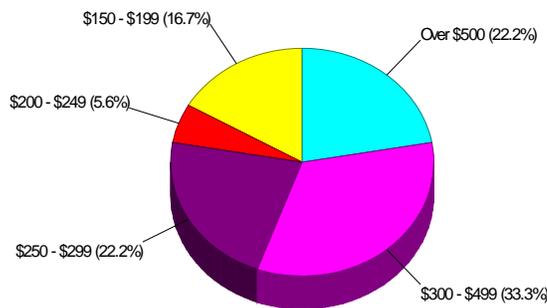
**Renter Occupied Households = 40.3%**  
**Median Monthly Rent = \$539**  
**Median Number of Bedrooms = 1**



**Home Size Breakdown**

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$330,000**  
**Average Price = \$398,500**



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





## **Crime Information**

# **GROTON**

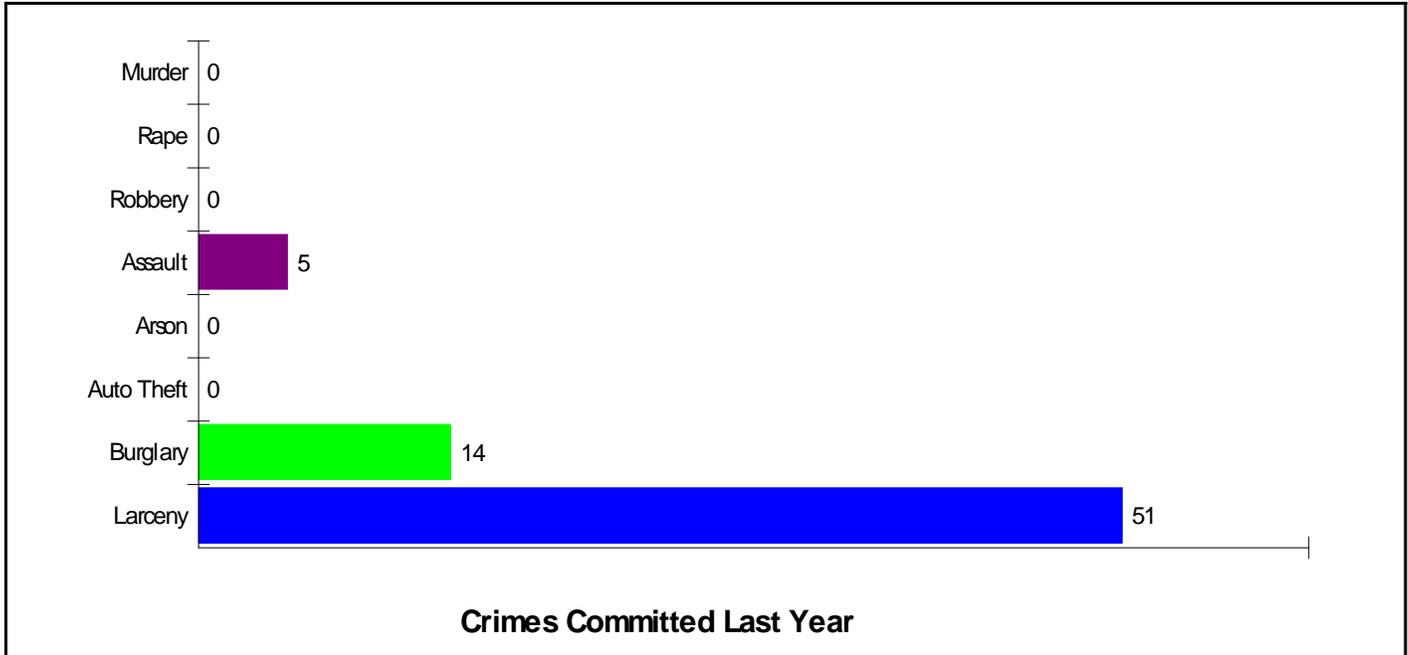
Prepared by Serene Knell, BROKER, REALTOR®



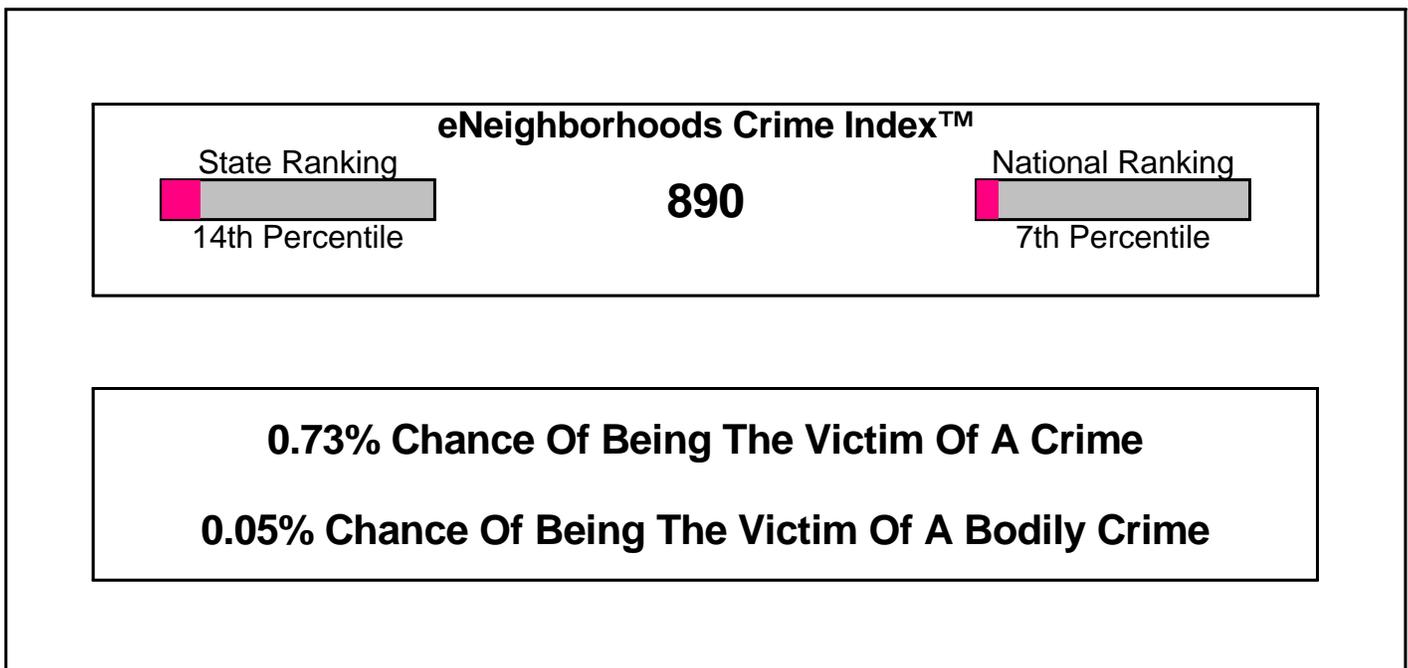
# Crime Information



## Crime Incidents For Town of Groton



## Crime Index For Town of Groton





## Climate Information

# GROTON

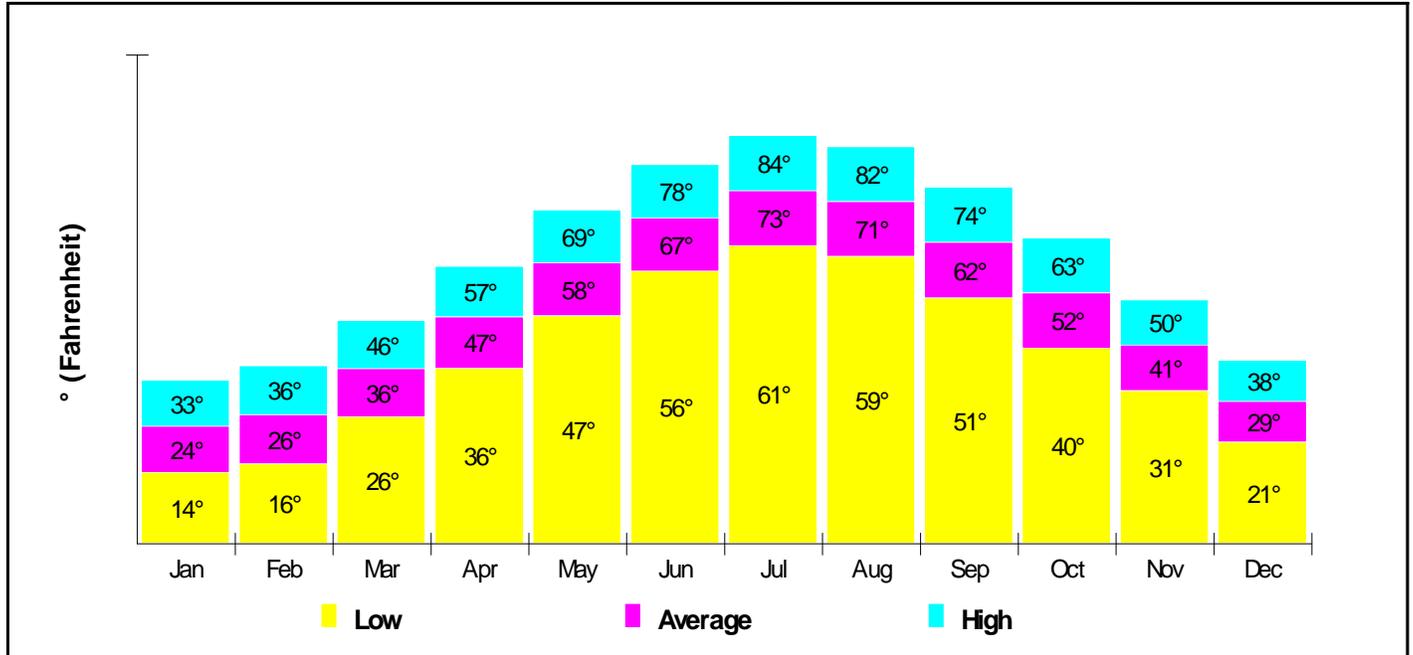
Prepared by Serene Knell, BROKER, REALTOR®



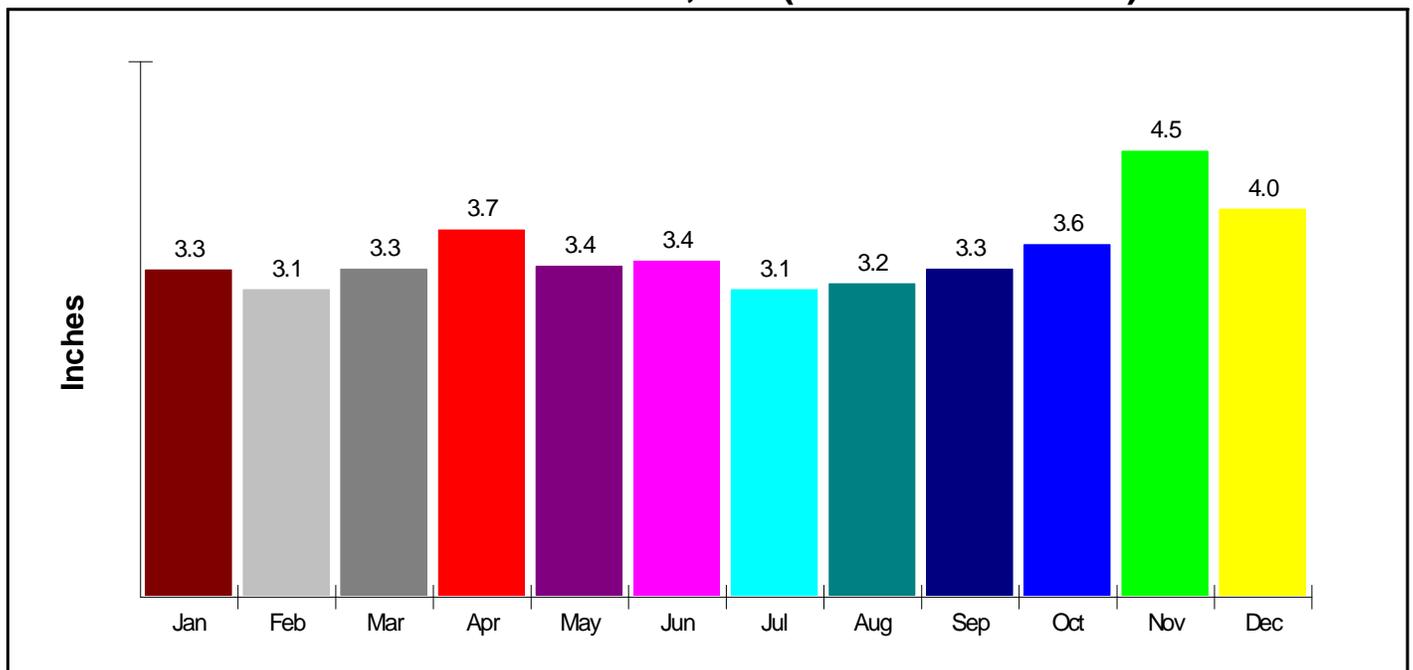
# Climate Information



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



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



Prepared by Serene Knell, BROKER, REALTOR®





## Houses of Worship

# GROTON

Prepared by Serene Knell, BROKER, REALTOR®



# Houses of Worship



## Houses of Worship

---

**UNION CONGREGATIONAL CHURCH**

218 MAIN ST, GROTON, MA 01450

**Denomination:** Congregational Churches**Phone:** (978)448-5997**Distance from Subject:** 0.10 miles

---

**FIRST BAPTIST CHURCH OF GROTON**

365 N MAIN, GROTON, MA 01450

**Denomination:** Baptist Churches**Phone:** (978)448-6574**Distance from Subject:** 0.40 miles

---

**SISTERS OF THE HOLY UNION**

14 MAIN ST, GROTON, MA 01450

**Denomination:** Churches, Denomination Unknown**Phone:** (978)448-6042**Distance from Subject:** 0.90 miles

---

**CHRISTIAN UNION CHURCH**

MAIN, WEST GROTON, MA 01472

**Denomination:** Churches, Inter-Denominational**Phone:** (978)448-3348**Distance from Subject:** 2.70 miles

---

**SHEPHERD OF THE VALLEY LUTHERAN CHURCH**

673 CHICOPEE ROW, GROTON, MA 01450

**Denomination:** Lutheran Churches**Phone:** (978)448-6140**Distance from Subject:** 2.90 miles

---

**SAINT ANDREW'S EPISCOPAL CHURCH**

FAULKNER, AYER, MA 01432

**Denomination:** Episcopal Churches**Phone:** (978)772-2615**Distance from Subject:** 3.50 miles

---

**SEEDS OF FAITH**

AYER, MA 01432

**Denomination:** Pentecostal Churches**Phone:** (978)772-1884**Distance from Subject:** 3.50 miles

---

**FEDERATED CHURCH**

21 WASHINGTON ST, AYER, MA 01432

**Denomination:** Baptist Churches**Phone:** (978)772-2044**Distance from Subject:** 3.50 miles

---

**KINGDOM HALL OF JEHOVAHS WITNESSES**

141 SOUTH RD, PEPPERELL, MA 01463

**Denomination:** Jehovah's Witnesses**Phone:** (978)433-3050**Distance from Subject:** 3.60 miles

---

**APPLE VALLEY BAPTIST CHURCH**

12 COLUMBIA ST, AYER, MA 01432

**Denomination:** Baptist Churches**Phone:** (978)772-0810**Distance from Subject:** 3.60 miles

# Houses of Worship



## Houses of Worship

---

**CHRISTIAN SCIENCE CHURCH & READING RM**

30 MAIN ST, AYER, MA 01432

**Denomination:** Christian Science Churches

**Phone:** (978)772-3698

**Distance from Subject:** 3.60 miles

---

**PEPPERELL UNITED METHODIST CH**

2 CHAPEL PL, PEPPERELL, MA 01463

**Denomination:** Methodist Churches

**Phone:** (978)433-2185

**Distance from Subject:** 3.80 miles

---

**HOPE NEW BAPTIST CHURCH AYER**

139 SANDY POND RD, AYER, MA 01432

**Denomination:** Baptist Churches

**Phone:** (978)772-1755

**Distance from Subject:** 3.90 miles

---

**CHURCH OF THE HOLY SPIRIT**

1 TUCKER ST, PEPPERELL, MA 01463

**Denomination:** Episcopal Churches

**Phone:** (978)433-5070

**Distance from Subject:** 4.00 miles

---

**SAINT DAVID'S EPISCOPAL CHURCH**

180 SOUTH RD, PEPPERELL, MA 01463

**Denomination:** Episcopal Churches

**Phone:** (978)433-8631

**Distance from Subject:** 4.00 miles





## County Facts

# GROTON

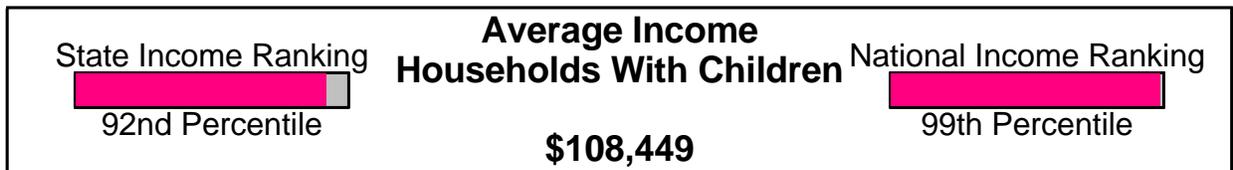
Prepared by Serene Knell, BROKER, REALTOR®



# County Facts

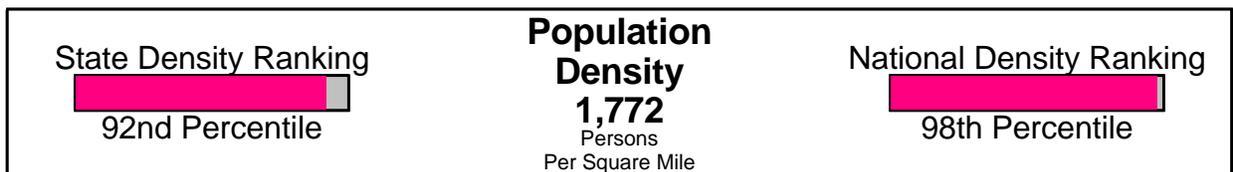


## Income For Middlesex County



## Population For Middlesex County

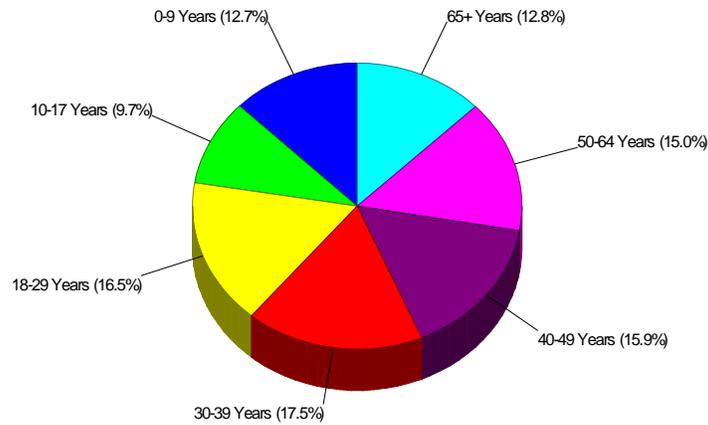
**Population = 1,459,011**  
**Land Area = 823.5 Square Miles**



# County Facts

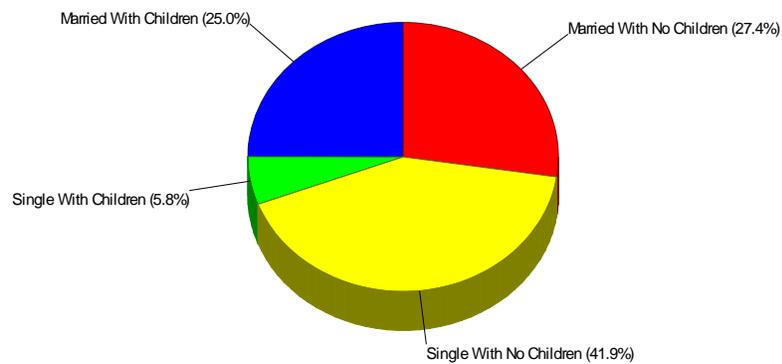


## Age Breakdown For Middlesex County Average Age = 36.5 Years



## Household Characteristics For Middlesex County

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



Prepared by Serene Knell, BROKER, REALTOR®

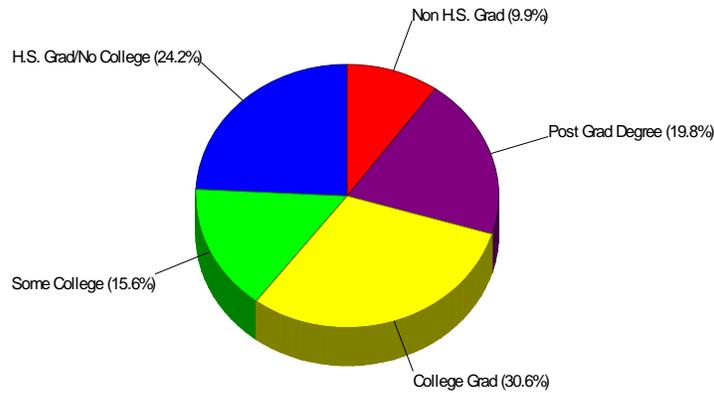


# County Facts



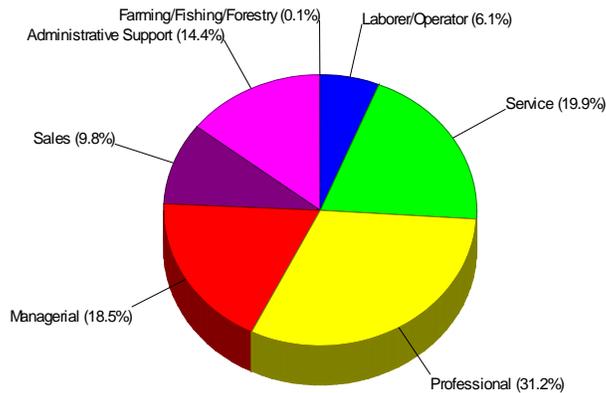
## Adult Education Level For Middlesex County

**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

# GROTON

Prepared by Serene Knell, BROKER, REALTOR®



# State Facts



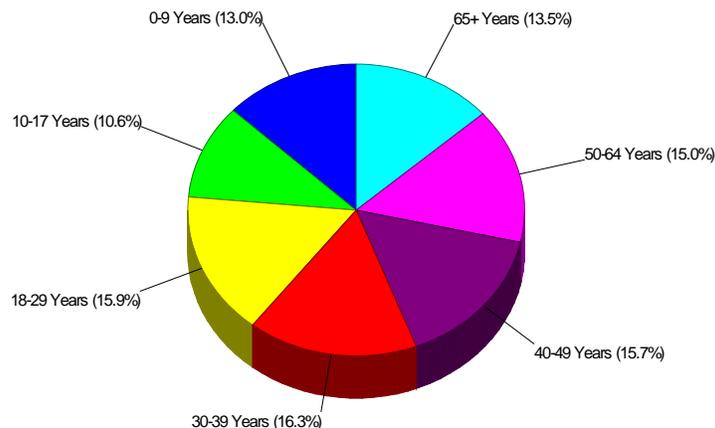
## General Facts For Massachusetts



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**



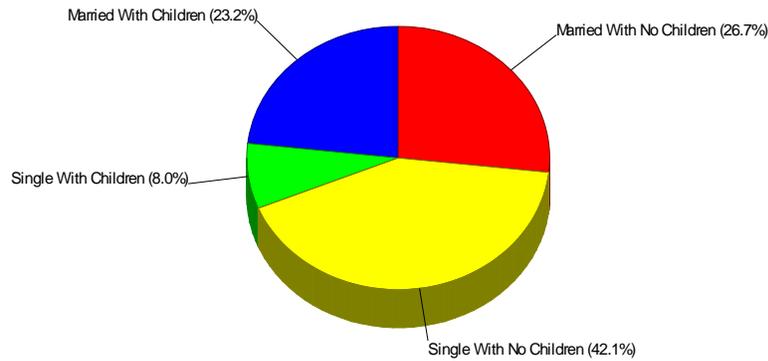
Prepared by Serene Knell, BROKER, REALTOR®





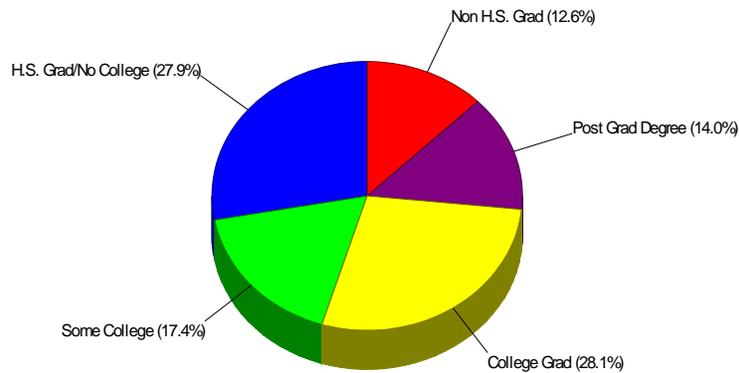
## Household Characteristics For Massachusetts

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



## Adult Education Level For Massachusetts

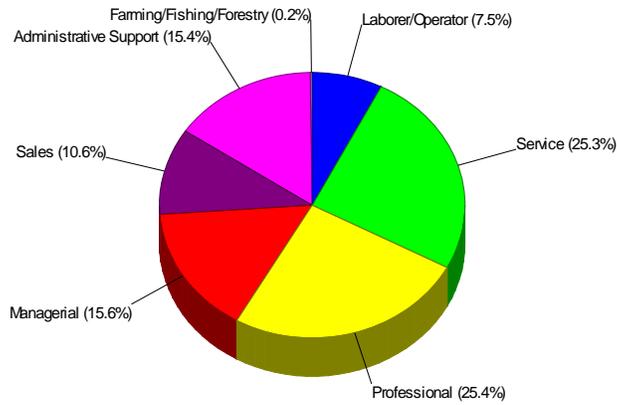
**87.4% High School Graduates**  
**42.1% College Graduates**





## Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation