



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.

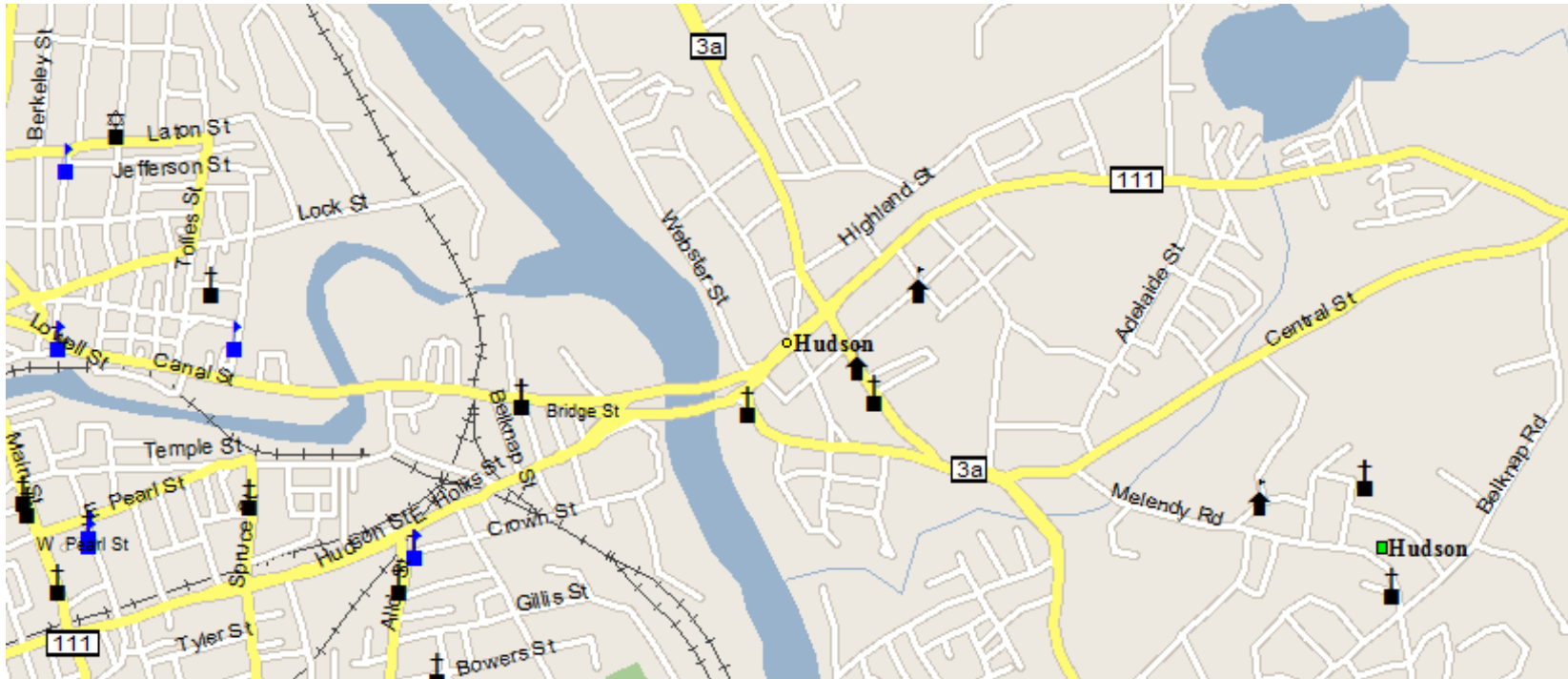
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





HUDSON, NH





Neighborhood Facts

HUDSON

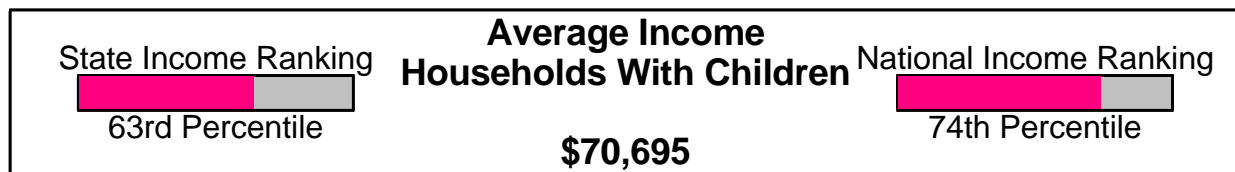
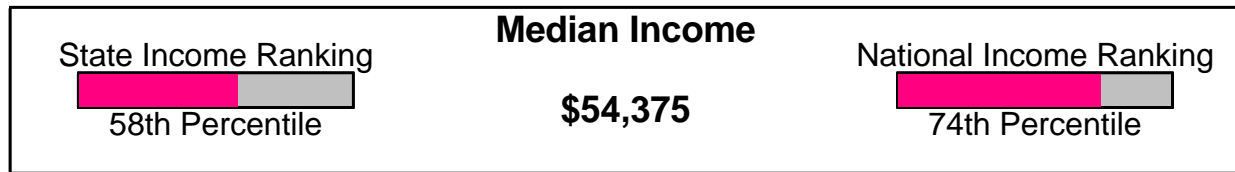
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Neighborhood Facts

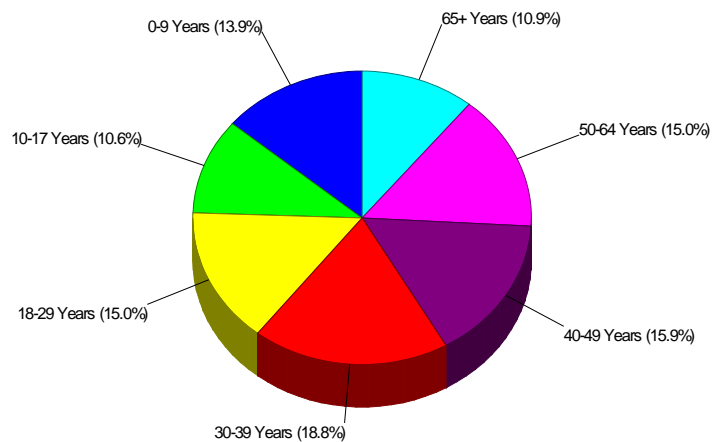


Income For Neighborhood Within Locality of Hudson



Age Breakdown For Neighborhood Within Locality of Hudson

Average Age = 35.9 Years



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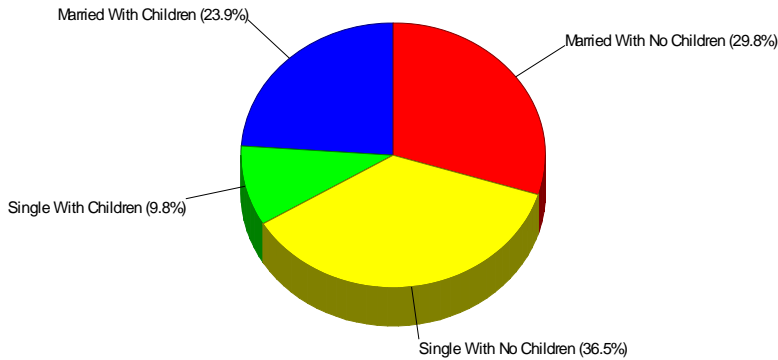


Neighborhood Facts



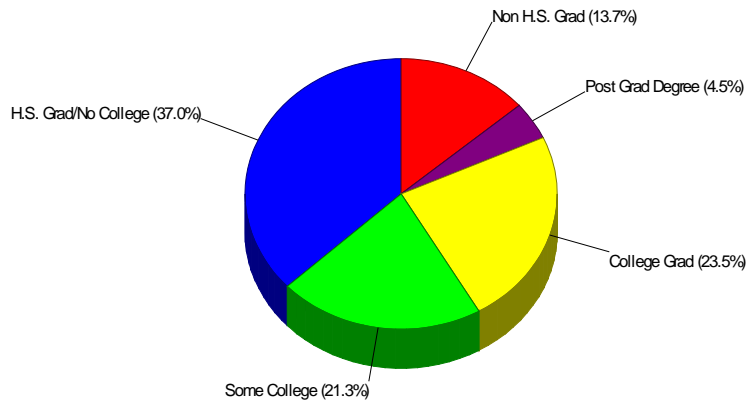
Household Characteristics For Neighborhood Within Locality of Hudson

53.7% Married
33.7% With Children



Adult Education Level For Neighborhood Within Locality of Hudson

86.3% High School Graduates
28.0% College Graduates



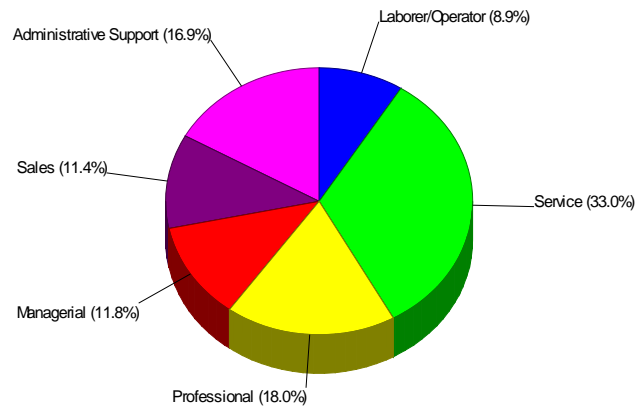
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Neighborhood Facts



Employment For Neighborhood Within Locality of Hudson Average Travel Time To Work = 28.7 Minutes



Occupation





Area Facts

HUDSON

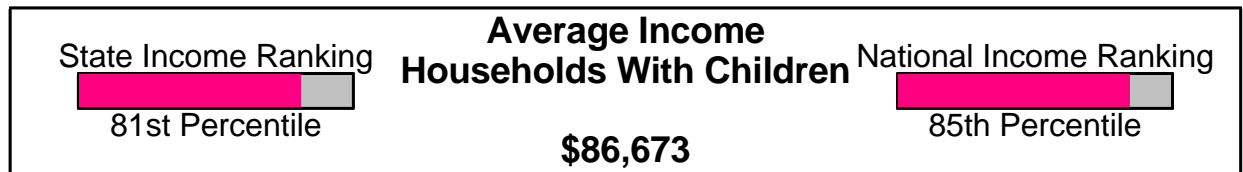
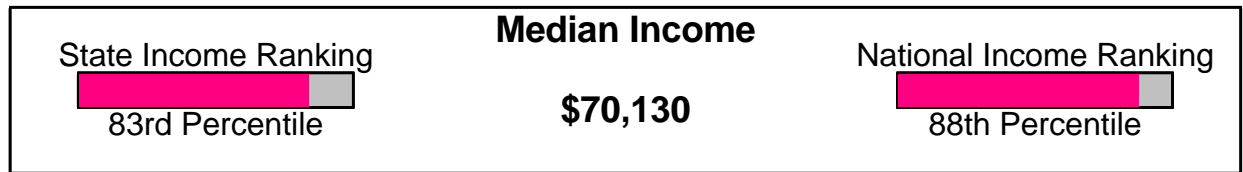
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Area Facts

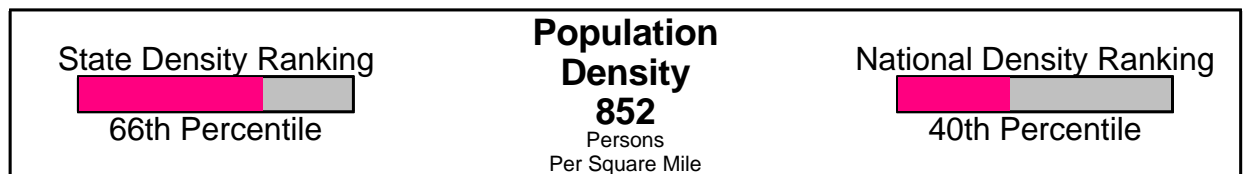


Income For Town of Hudson



Population For Town of Hudson

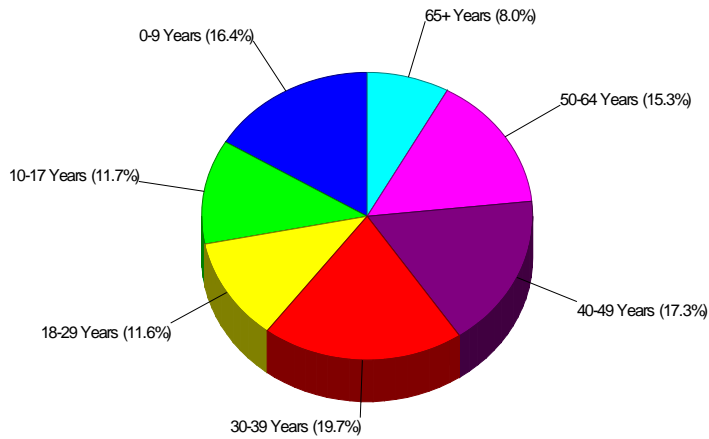
Population = 24,096
Land Area = 28.3 Square Miles



Area Facts

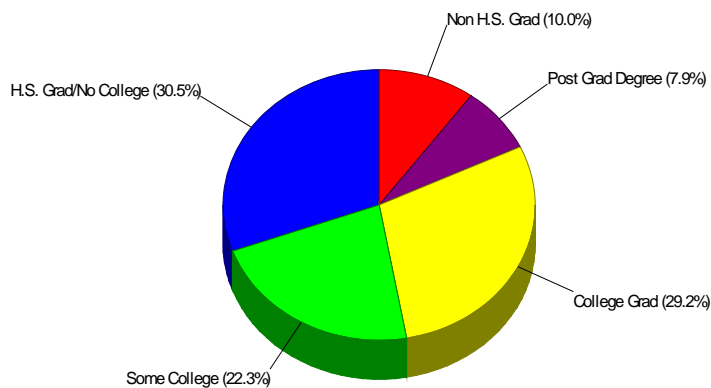


Age Breakdown For Town of Hudson Average Age = 35.7 Years



Adult Education Level For Town of Hudson

90.0% High School Graduates
37.1% College Graduates



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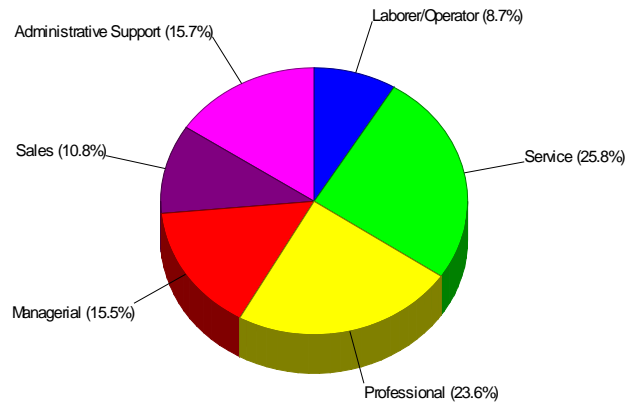


Area Facts



Employment For Town of Hudson

Average Travel Time To Work = 30.6 Minutes



Occupation





School Information

HUDSON

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School Information



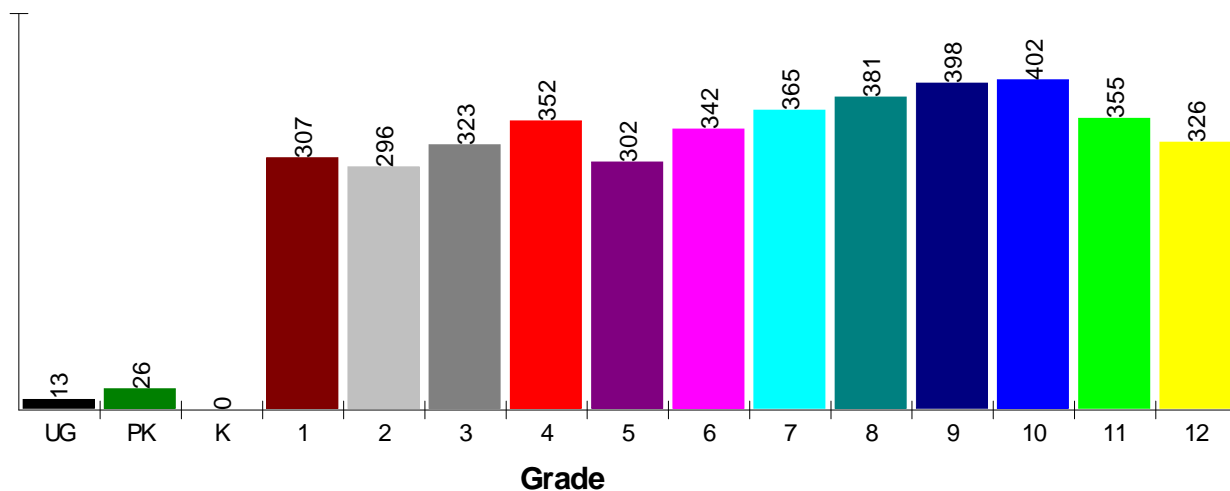
General Facts FOR HUDSON SCHOOL DISTRICT

HUDSON SCHOOL DISTRICT
20 LIBRARY ST
HUDSON, NH 03051

Type:	(603)883-7765	Union Component Local District
Grade Range:		PK - 12
Schools:		6
Teacher:		258
Students:		4,188
Student/Teacher Ratio:		16.2 To 1
Student/Librarian Ratio:		2,094.0 To 1
Secondary Student/Guidance Ratio:		246.8 To 1

Student Enrollment By Grade FOR HUDSON SCHOOL DISTRICT

Total Enrollment = 4,188



National Enrollment Ranking: 2,241 of 15,679 (85th Percentile)
State Enrollment Ranking: 9 of 167 (95th Percentile)

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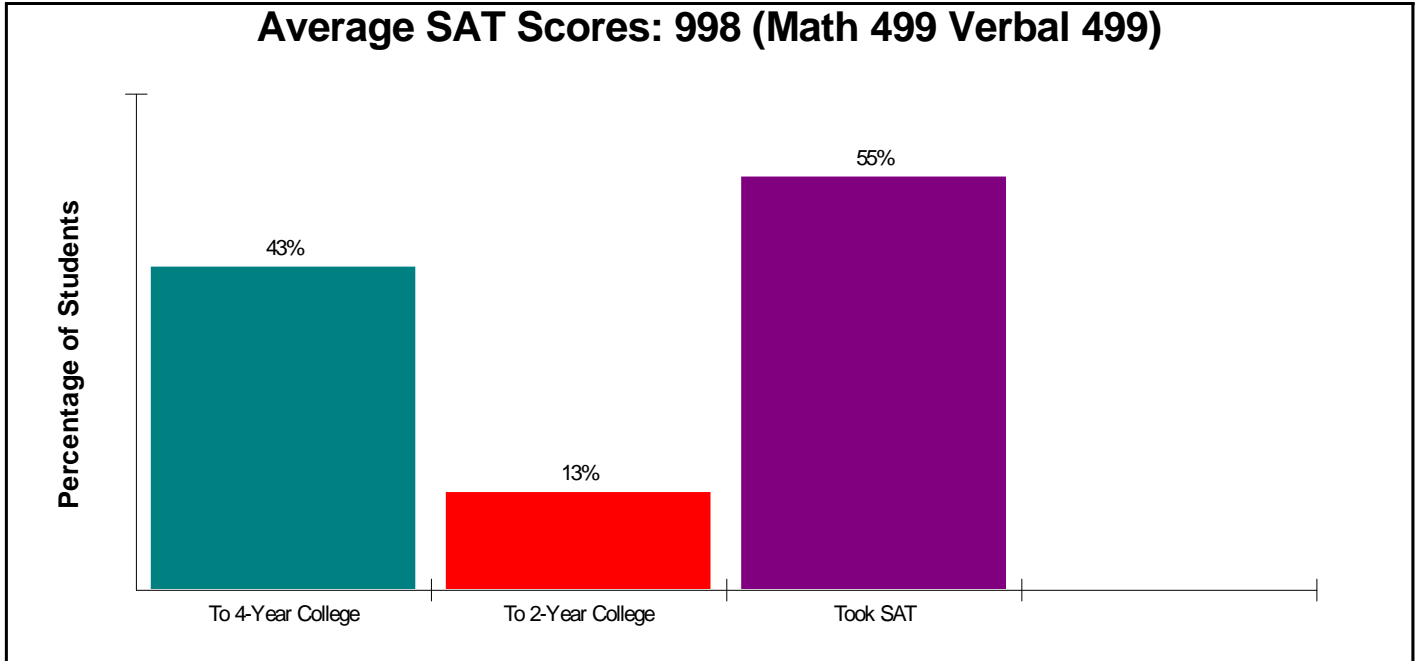


School Information



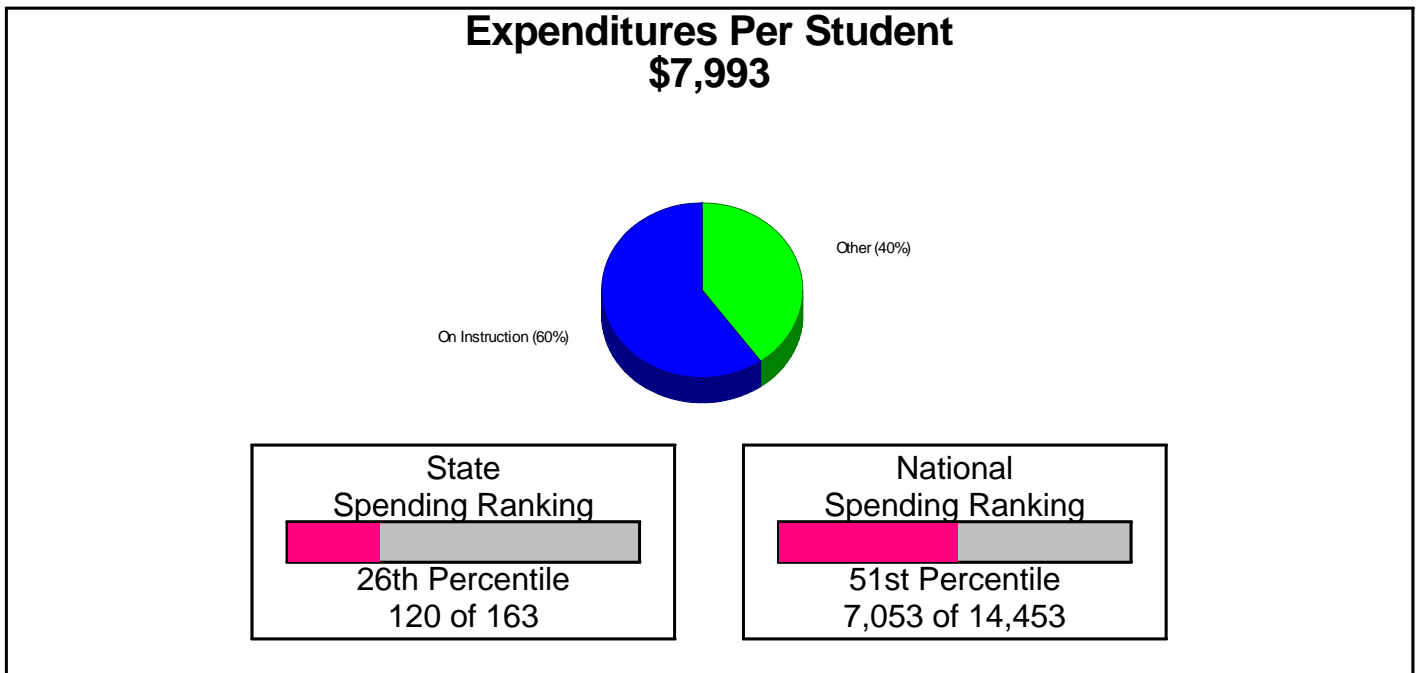
High School Statistics FOR HUDSON SCHOOL DISTRICT

Average SAT Scores: 998 (Math 499 Verbal 499)



School Expenditures FOR HUDSON SCHOOL DISTRICT

Expenditures Per Student
\$7,993

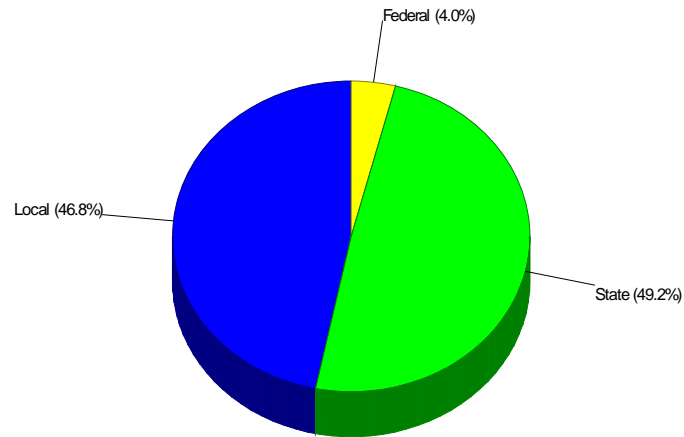


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School Funding FOR HUDSON SCHOOL DISTRICT



School Information



Public Schools for District

LIBRARY STREET SCHOOL **Phone:** (603)886-1255
22 LIBRARY ST, HUDSON, NH 03051 **Grades:** 1 - 5

Distance from Subject: 0.1 Miles **School Type:** Regular
Student/Teacher Ratio: 15.4 to 1 **Students/Teachers:** 169/11
Mascot: Tigers **School Colors :** Gold & Black

DR H O SMITH SCHOOL **Phone:** (603)886-1248
33 SCHOOL ST, HUDSON, NH 03051 **Grades:** 1 - 5

Distance from Subject: 0.2 Miles **School Type:** Regular
Student/Teacher Ratio: 14.1 to 1 **Students/Teachers:** 198/14
Mascot: Indians **School Colors :** Purple & White

HUDSON MEMORIAL SCHOOL **Phone:** (603)886-1240
1 MEMORIAL DR, HUDSON, NH 03051 **Grades:** 6 - 8

Distance from Subject: 0.8 Miles **School Type:** Regular
Student/Teacher Ratio: 16.2 to 1 **Students/Teachers:** 1,066/66
Mascot: Colts **School Colors :** Red & White

NOTTINGHAM WEST ELEMENTARY SCHOOL **Phone:** (603)595-1570
10 PELHAM RD, HUDSON, NH 03051 **Grades:** 1 - 5

Distance from Subject: 1.3 Miles **School Type:** Regular
Student/Teacher Ratio: 16.5 to 1 **Students/Teachers:** 676/41
Mascot: Wildcats **School Colors :** Gold & Royal

HILLS GARRISON ELEMENTARY SCHOOL **Phone:** (603)881-3930
190 DERRY RD, HUDSON, NH 03051 **Grades:** 1 - 5

Distance from Subject: 1.8 Miles **School Type:** Regular
Student/Teacher Ratio: 14.5 to 1 **Students/Teachers:** 493/34

ALVIRNE HIGH SCHOOL **Phone:** (603)886-1260
200 DERRY ST, HUDSON, NH 03051 **Grades:** 9 - 12

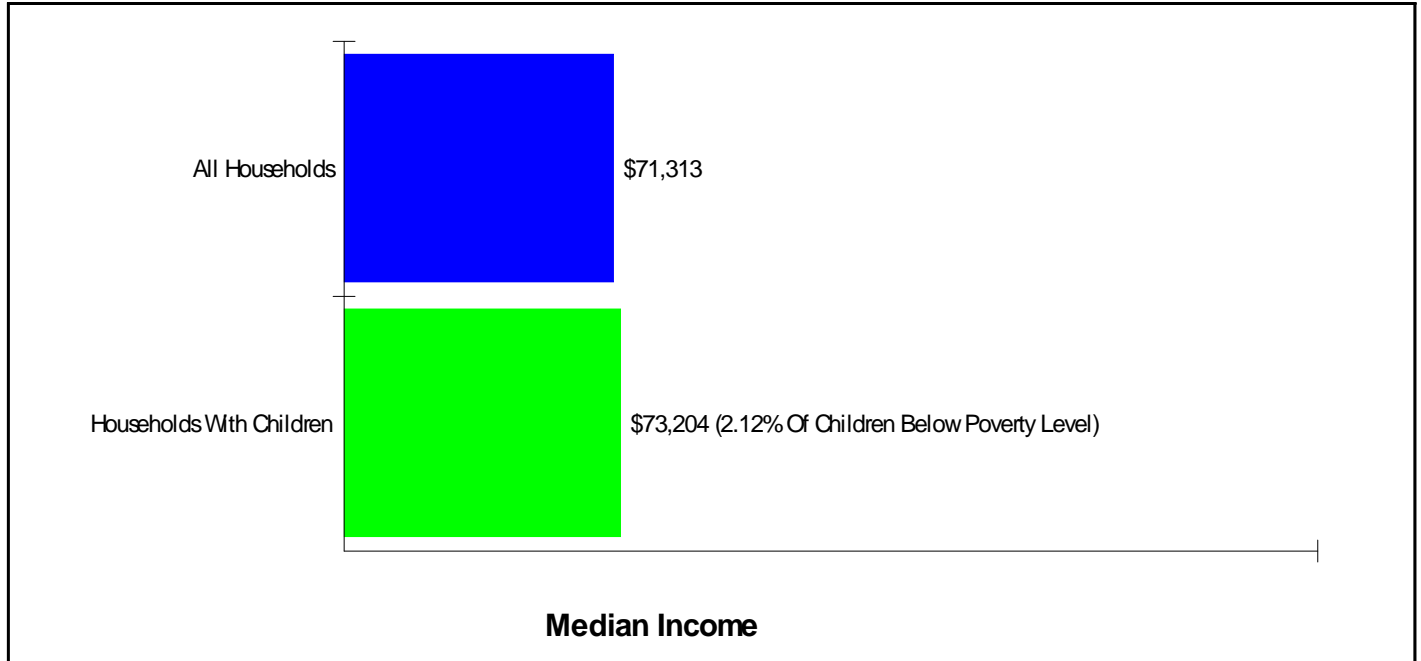
Distance from Subject: 2.1 Miles **School Type:** Regular
Student/Teacher Ratio: 16.0 to 1 **Students/Teachers:** 1,474/92
Mascot: Broncos **School Colors :** Gold & Maroon
Average SAT: 998 (Math 499 Verbal 499) **Graduates To 2-Year College:** 13.0%
Students Taking SAT: 55.0% **Graduates To 4-Year College:** 43.0%



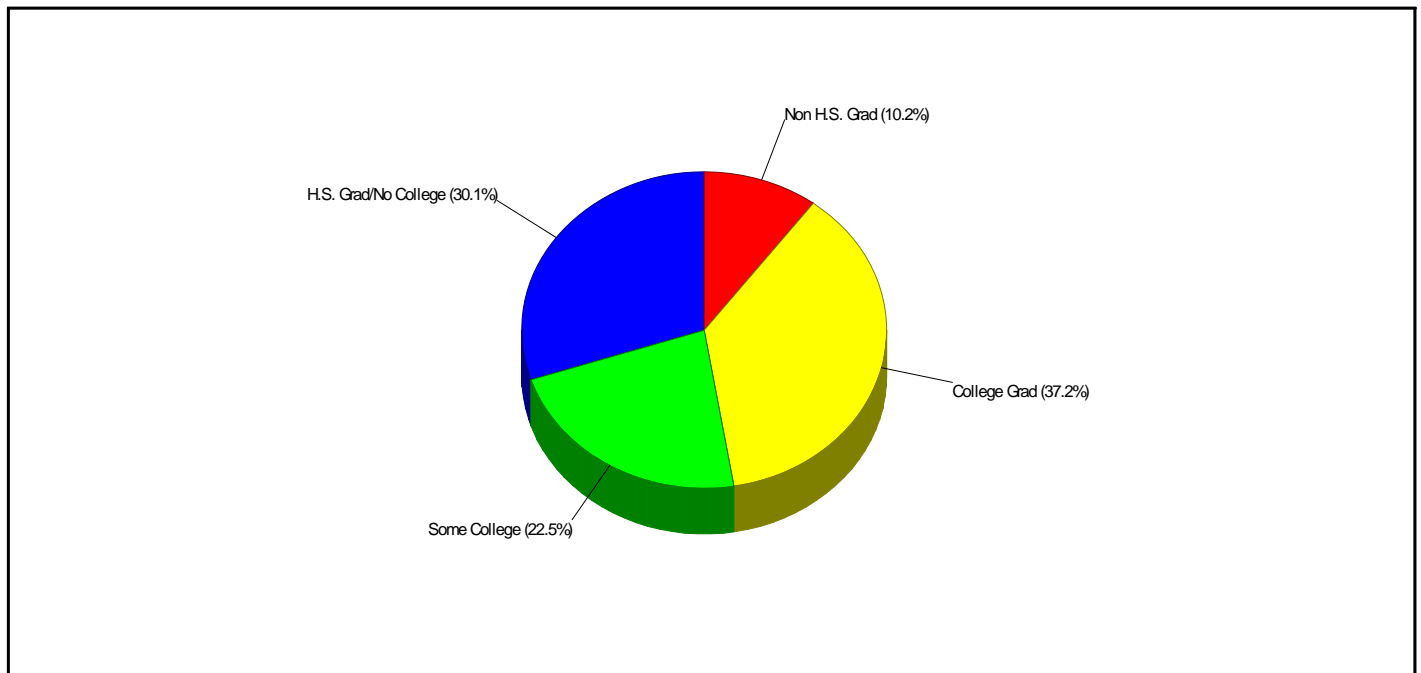
School Information



Income FOR HUDSON SCHOOL DISTRICT



Parent Education Level FOR HUDSON SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 14.4% within School District

INFANT JESUS SCHOOL

3 Crown St., NASHUA, NH 03060

Distance from Subject: 0.7 Miles

Affiliation: Roman Catholic

Students: 355

Student/ Homeroom Ratio: 25.4

School Colors: Royal & White

Enrollment By Grade: K-59 1-49 2-51 3-46 4-49 5-52 6-49

Phone: (603)889-2649

Grades: K - 6

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 16.8 to 1

KERMIT KIDDIE KOLLEGE

Distance from Subject: 0.9 Miles

Affiliation: Nonsectarian

Students: 47

Enrollment By Grade: PK-33 K-14

Phone: (603)889-3146

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 3.6 to 1

ST. FRANCIS XAVIER PRE SCHOOL

41 CHANDLER St., NASHUA, NH 03064

Distance from Subject: 0.9 Miles

Affiliation: Roman Catholic

Students: 50

Enrollment By Grade: K-50

Phone: (603)889-1556

Grades: K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 12.5 to 1

APPLE COUNTRY DAY SCHOOL & LEARNI

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 45

Enrollment By Grade: PK-27 K-18

Phone: (603)594-4195

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 9.0 to 1

ST. PATRICK PRE KINDERGARTEN

29 Spring St. PO Box 3516, NASHUA, NH 03060

Distance from Subject: 1.2 Miles

Affiliation: Roman Catholic

Students: 40

Student/ Homeroom Ratio: 4.0

Phone: (603)882-5417

Grades: PK - K

School Type: Not Given

Gender: Not Given



School Information



Private Schools

Private School Enrollment= 14.4% within School District

KINDER CARE LEARNING CENTER

NASHUA, NH 03061

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 59

Enrollment By Grade: PK-29 K-30

Phone: (603)897-1255

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 10.0 to 1

WHITE WING SCHOOL

NASHUA, NH 03064

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 130

Enrollment By Grade: PK-94 K-36

Phone: (603)882-1041

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 4.7 to 1

SESAME WORLD KINDERGARTEN

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 55

Enrollment By Grade: K-55

Phone: (603)882-6508

Grades: K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 23.9 to 1

GREATER NASHUA CHILD CARE CENTER

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 33

Enrollment By Grade: PK-17 K-16

Phone: (603)594-3172

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 16.0 to 1

ADULT LEARNING CENTER

4 LAKE St., NASHUA, NH 03060

Distance from Subject: 1.4 Miles

Affiliation: Nonsectarian

Students: 167

Enrollment By Grade: UG-53 PK-90 K-24

Phone: (603)882-9080

Grades: PK - K

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 3.9 to 1





Housing Information

HUDSON

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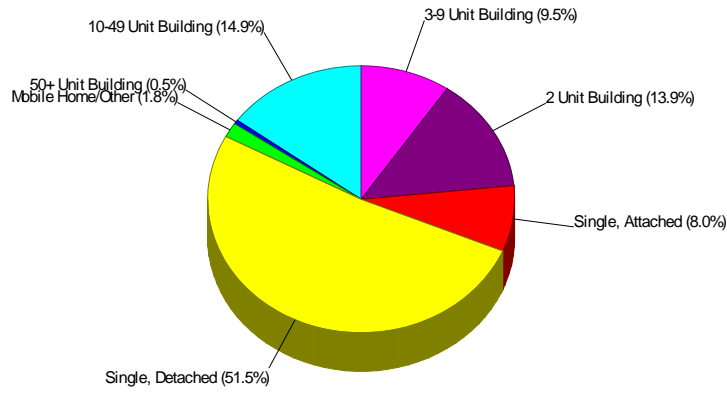


Housing Information



Housing Characteristics For Neighborhood Within Locality of Hudson

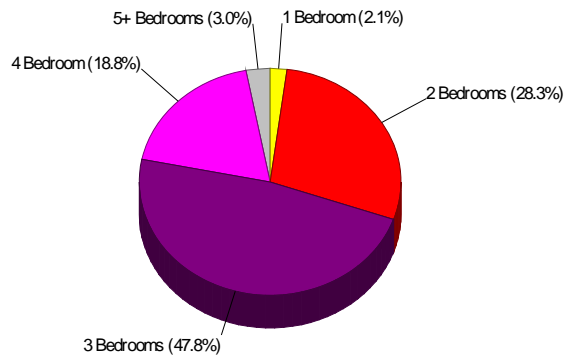
Average Age of Housing 31 years



Type of Dwelling

Home Ownership For Neighborhood Within Locality of Hudson

Owner Occupied Households = 65.2%
Median Housing Value = \$218,891
Median Number of Bedrooms = 3



Home Size Breakdown

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Housing Information



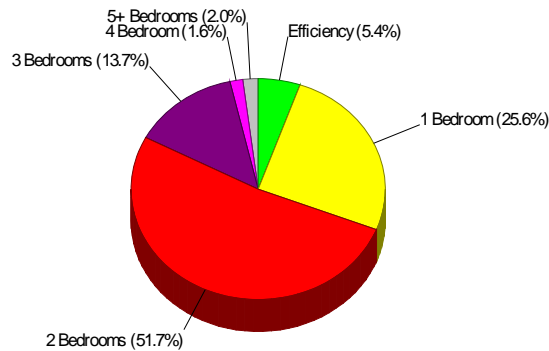
Rental

For Neighborhood Within Locality of Hudson

Renter Occupied Households = 34.8%

Median Monthly Rent = \$739

Median Number of Bedrooms = 2

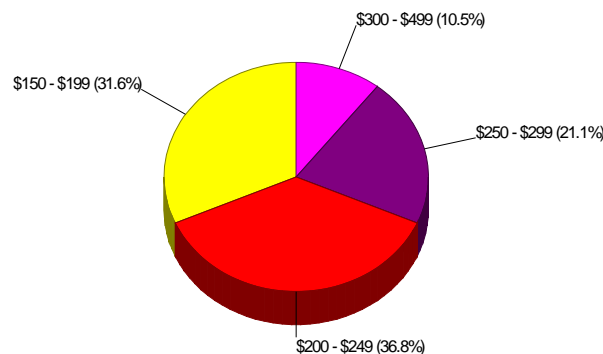


Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$228,000

Average Price = \$236,421



Dollars In Thousands
Homes Sold In Past Year

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Crime Information

HUDSON

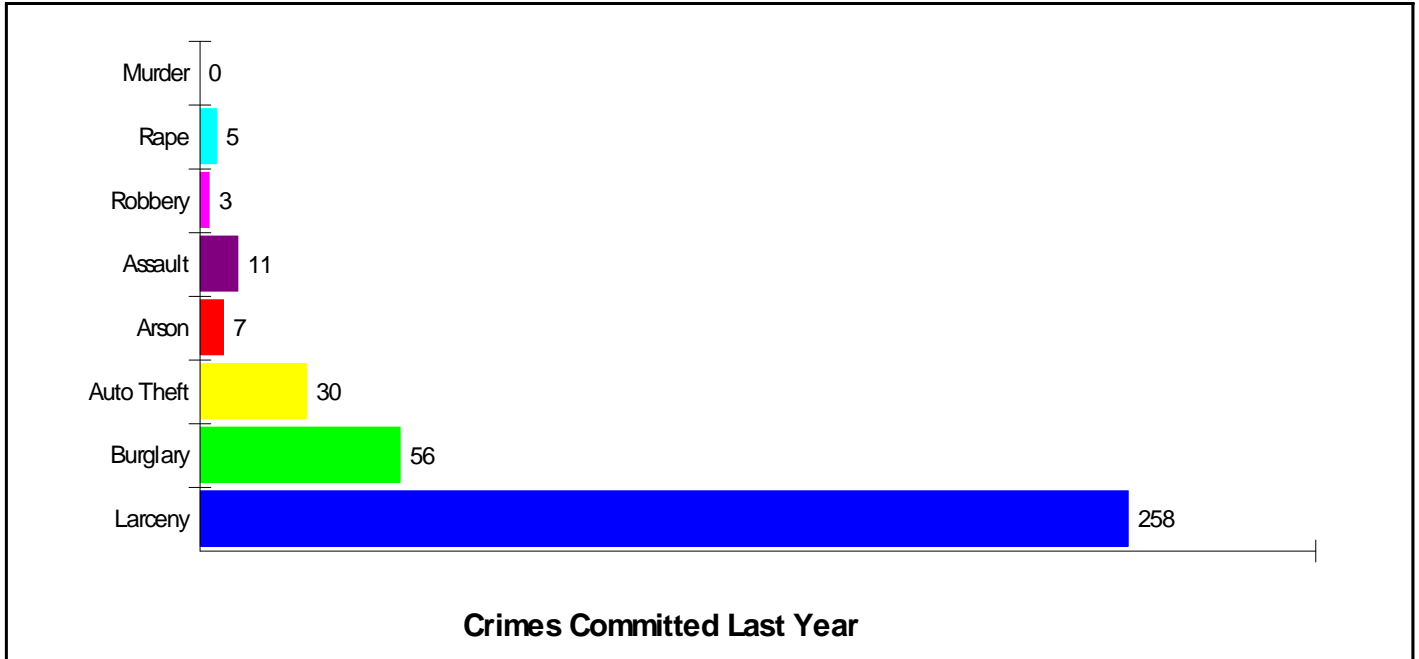
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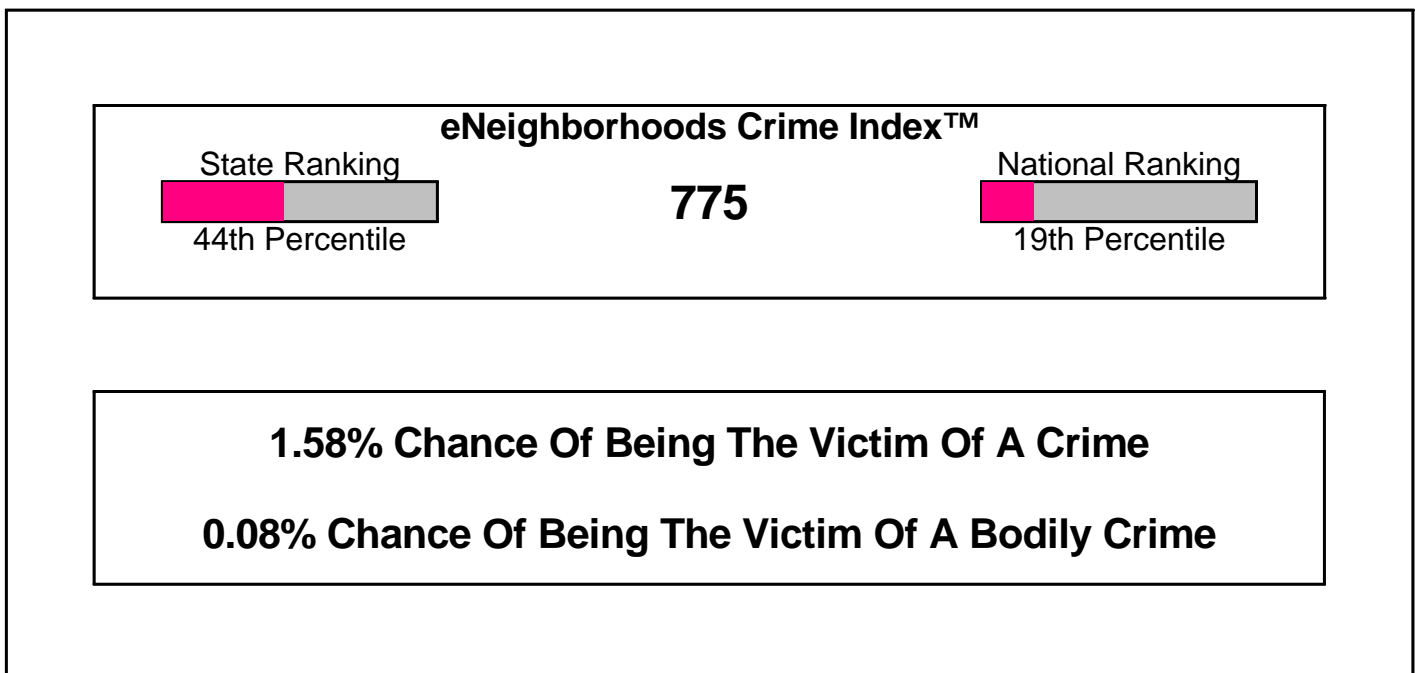
Crime Information



Crime Incidents For Town of Hudson



Crime Index For Town of Hudson



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Climate Information

HUDSON

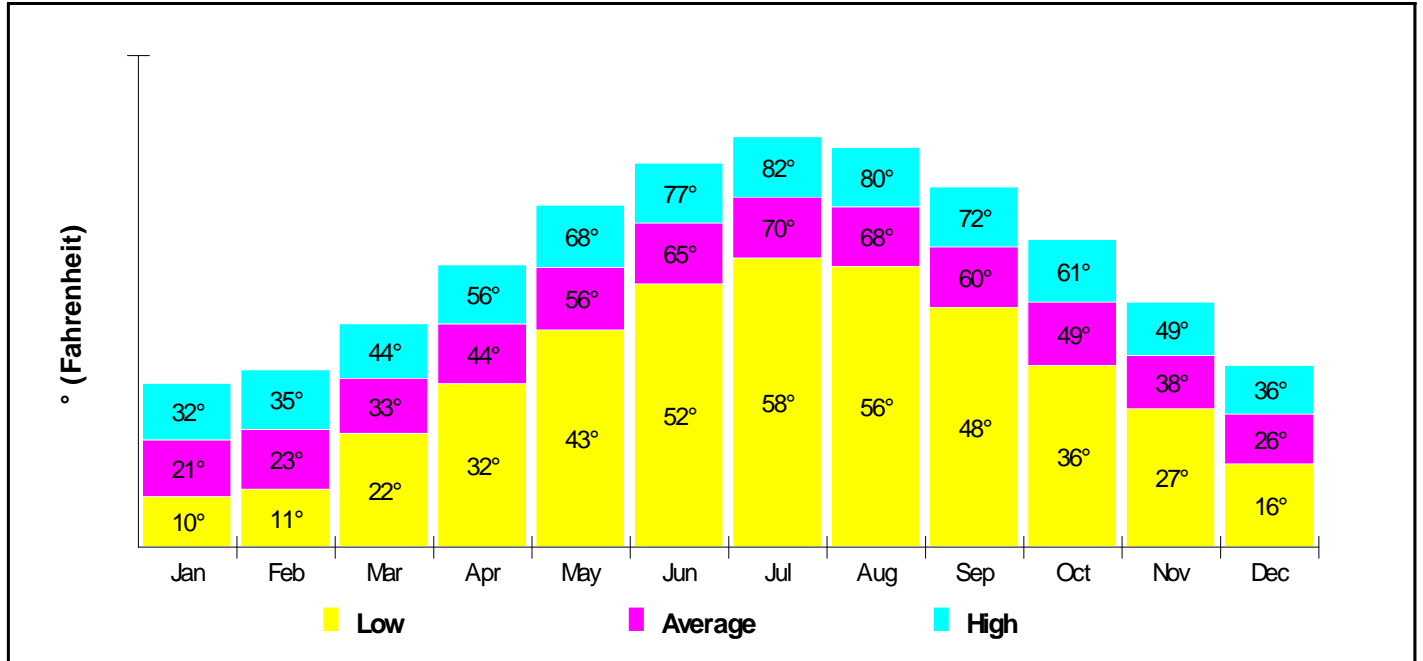
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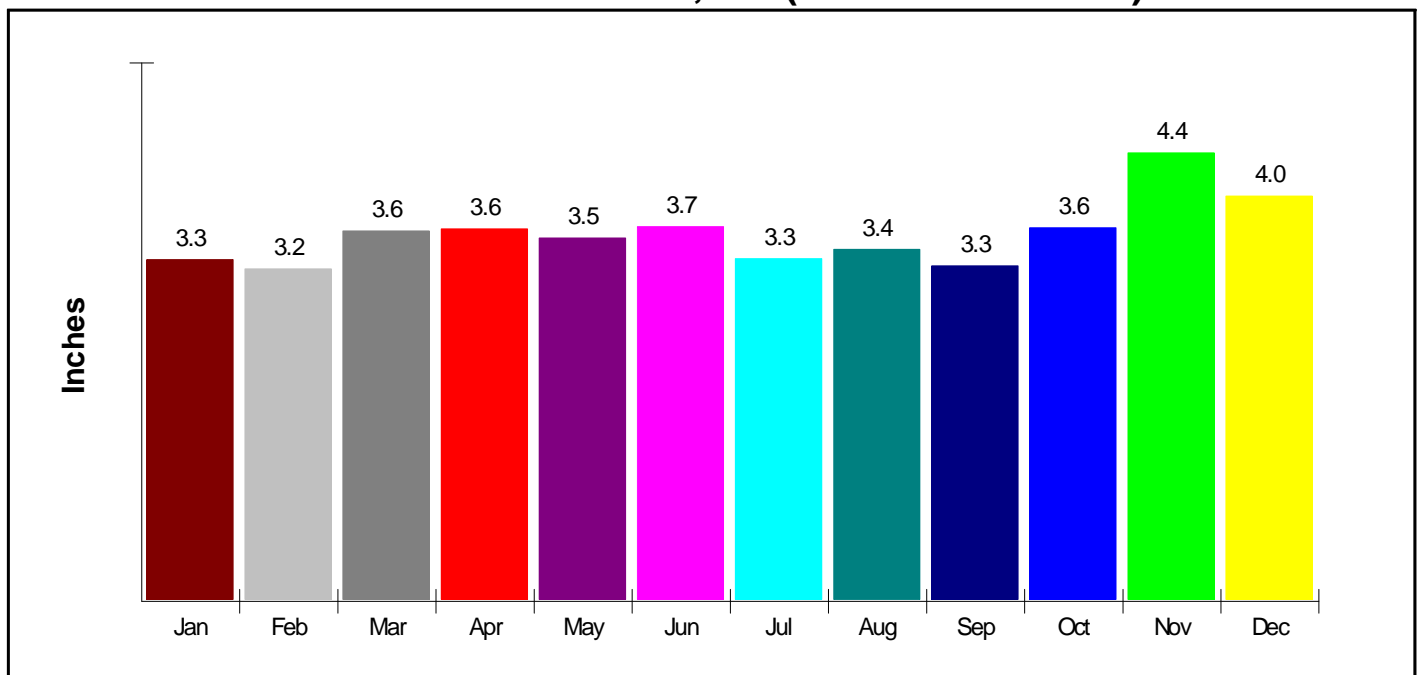
Climate Information



Temperature Measured at NASHUA, NH (elevation = 130ft.)



Average Precipitation Measured at NASHUA, NH (elevation = 130ft.)



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Houses of Worship

HUDSON

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Houses of Worship



Houses of Worship

HUDSON COMMUNITY CHURCH 19 CENTRAL ST, HUDSON, NH 03051 Denomination: Churches of Christ	Phone: (603)883-7501 Distance from Subject: 0.10 miles
ST JOHN THE EVANGELIST RECTORY 27 LIBRARY ST, HUDSON, NH 03051 Denomination: Catholic Churches	Phone: (603)882-3603 Distance from Subject: 0.20 miles
NEW LIFE CHR OF GOD & CHRIST 48 BRIDGE ST, NASHUA, NH 03060 Denomination: Pentecostal Churches	Phone: (603)546-2381 Distance from Subject: 0.50 miles
CALVARY CHAPEL 48 BRIDGE ST, NASHUA, NH 03060 Denomination: Pentecostal Churches	Phone: (603)882-8411 Distance from Subject: 0.50 miles
SISTERS OF HOLY CROSS 3 CROWN ST, NASHUA, NH 03060 Denomination: Catholic Churches	Phone: (603)882-0465 Distance from Subject: 0.70 miles
SISTERS OF HOLY CROSS 3 CROWN ST, NASHUA, NH 03060 Denomination: Catholic Churches	Phone: (603)882-0553 Distance from Subject: 0.70 miles
INFANT JESUS PARISH BRAZILIAN 121 ALLDS ST, NASHUA, NH 03060 Denomination: Churches, Denomination Unknown	Phone: (603)598-2622 Distance from Subject: 0.80 miles
SISTERS OF HOLY CROSS 92 BOWERS ST, NASHUA, NH 03060 Denomination: Catholic Churches	Phone: (603)880-7132 Distance from Subject: 0.80 miles
SHEEPFOLD ASSEMBLY OF GOD 6 SPRUCE ST, NASHUA, NH 03060 Denomination: Assembly of God Churches	Phone: (603)889-5907 Distance from Subject: 0.90 miles
UNIVERSAL MINISTRY CHURCH 25 MORGAN ST, NASHUA, NH 03064 Denomination: Churches, Denomination Unknown	Phone: (603)889-9071 Distance from Subject: 1.00 miles



Houses of Worship



Houses of Worship

UNITED PENTECOSTAL CHURCH

19 PHILLIPS DR, HUDSON, NH 03051

Denomination: Pentecostal Churches**Phone:** (603)889-1884**Distance from Subject:** 1.00 miles

LITCHFIELD COMMUNITY CHURCH PRESBYTERIAN

ROUTE 3-A, HUDSON, NH 03051

Denomination: Presbyterian Churches**Phone:** (603)424-6057**Distance from Subject:** 1.00 miles

MARANATHA BIBLE CHURCH

HUDSON, NH 03051

Denomination: Churches, Denomination Unknown**Phone:** (603)883-2217**Distance from Subject:** 1.00 miles

SISTERS OF MERCY

9 REFLECTION DR, HUDSON, NH 03051

Denomination: Churches, Denomination Unknown**Phone:** (603)886-8139**Distance from Subject:** 1.10 miles

BETH TEMPLE ABRAHAM

4 RAYMOND ST, NASHUA, NH 03064

Denomination: Jewish Synagogues**Phone:** (603)883-8184**Distance from Subject:** 1.20 miles



County Facts

HUDSON

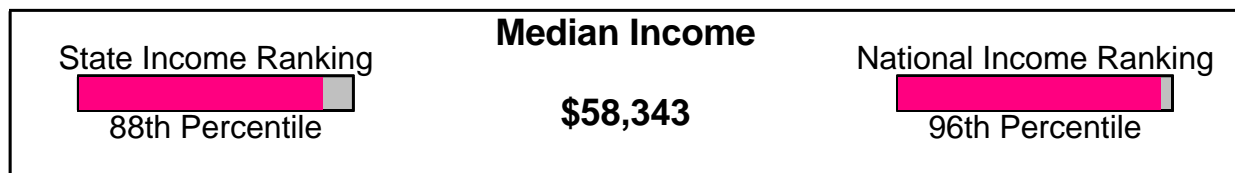
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County Facts

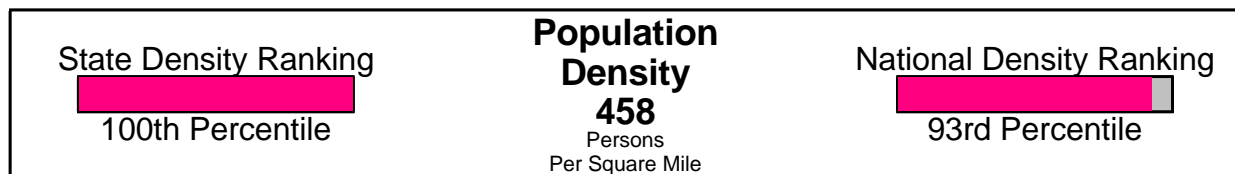


Income For Hillsborough County



Population For Hillsborough County

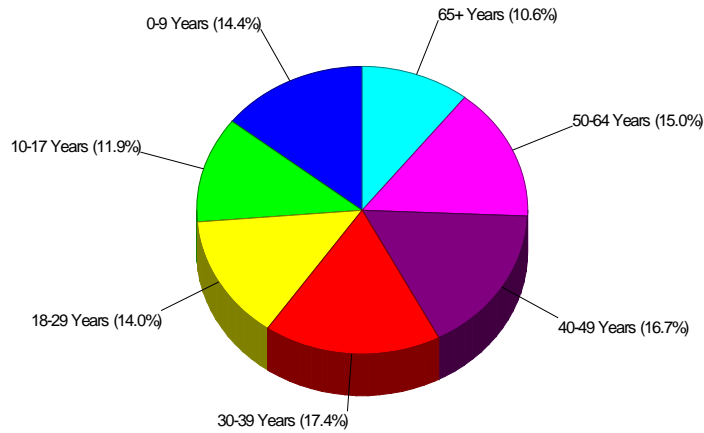
Population = 401,291
Land Area = 876.4 Square Miles



County Facts

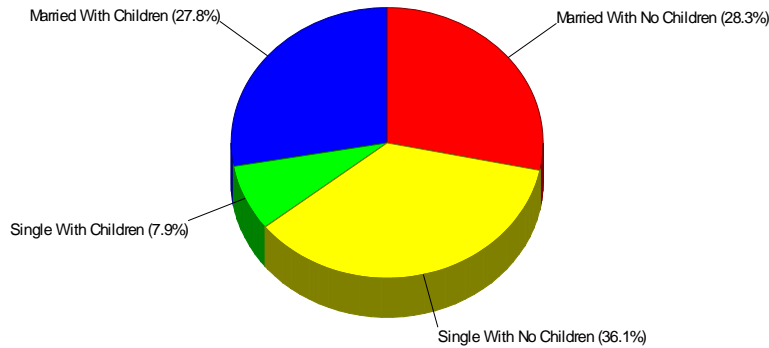


Age Breakdown For Hillsborough County Average Age = 36.0 Years



Household Characteristics For Hillsborough County

56.0% Married
35.7% With Children



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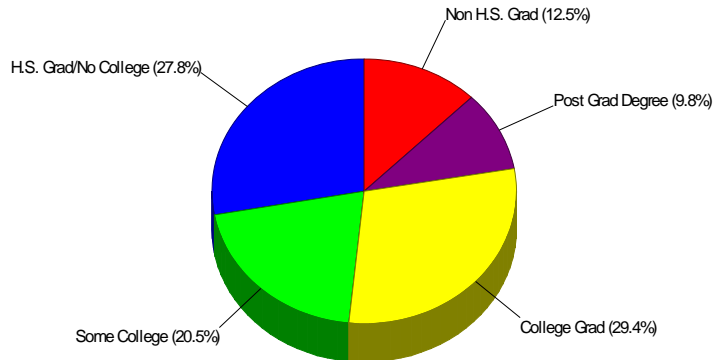


County Facts



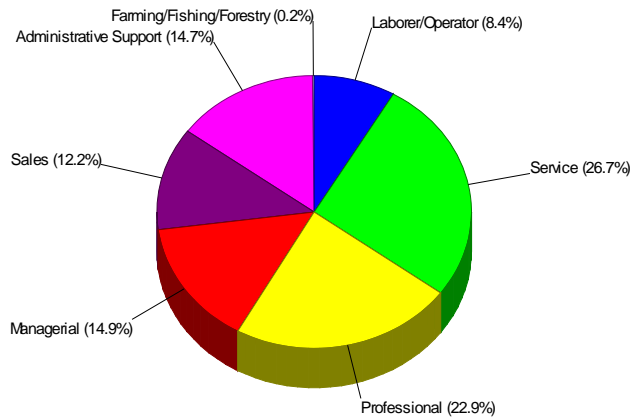
Adult Education Level For Hillsborough County

**87.5% High School Graduates
39.2% College Graduates**



Employment For Hillsborough County

Average Travel Time To Work = 27.8 Minutes



Occupation

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State Facts

HUDSON

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State Facts



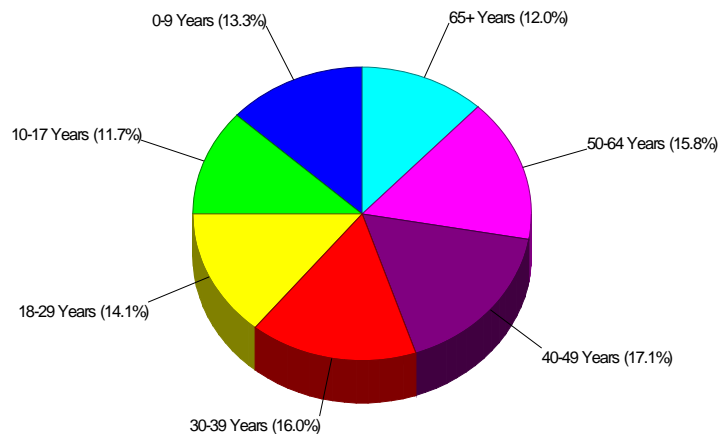
General Facts For New Hampshire



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



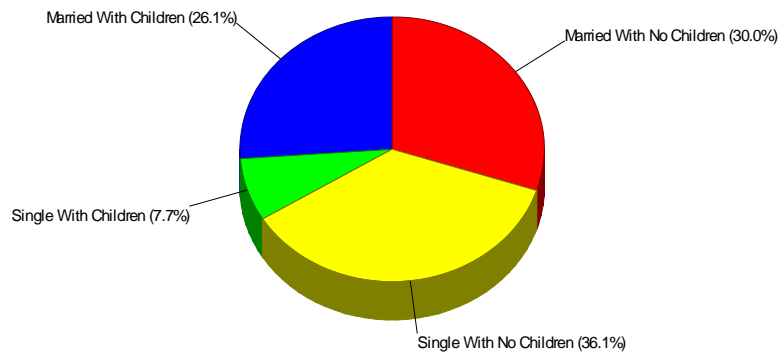
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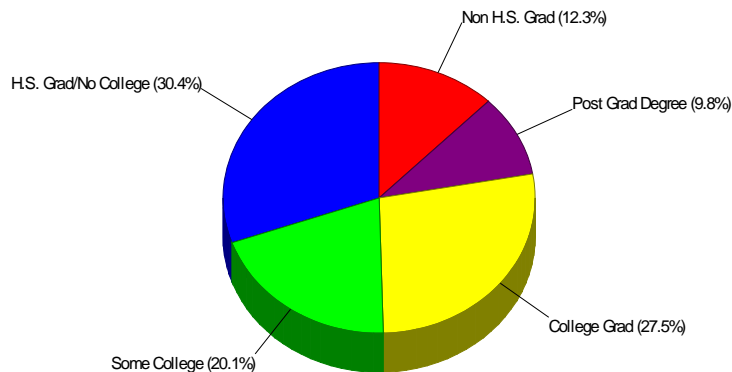
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

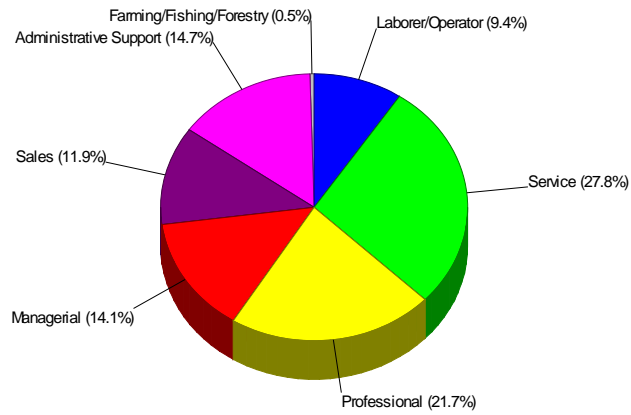
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation

