



## 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!





## LITCHFIELD, NH





## Neighborhood Facts

# LITCHFIELD

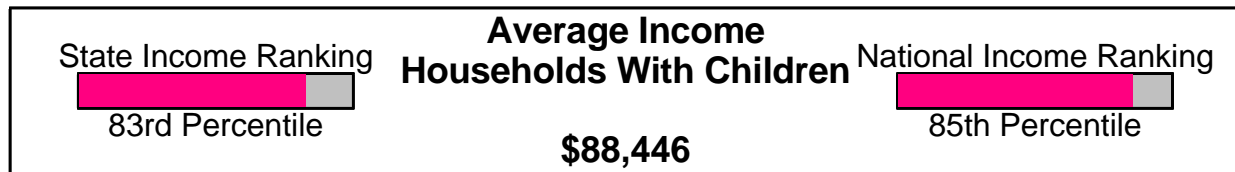
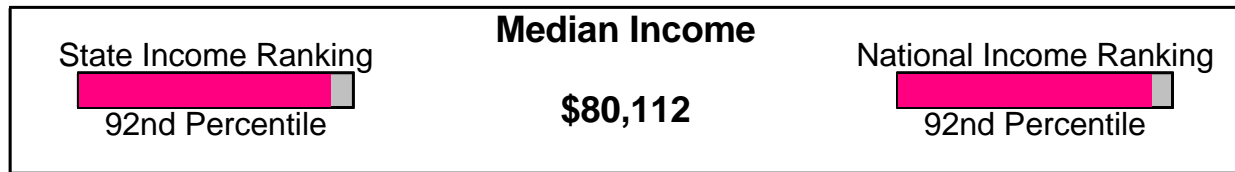
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# Neighborhood Facts

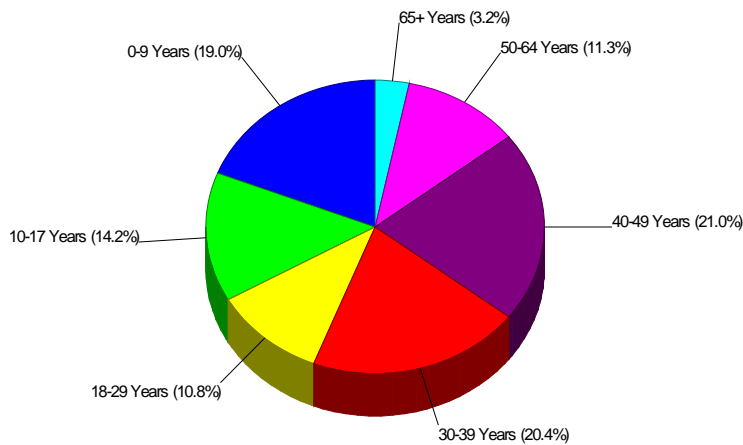


## Income For Neighborhood Within Town of Litchfield



## Age Breakdown For Neighborhood Within Town of Litchfield

**Average Age = 33.0 Years**



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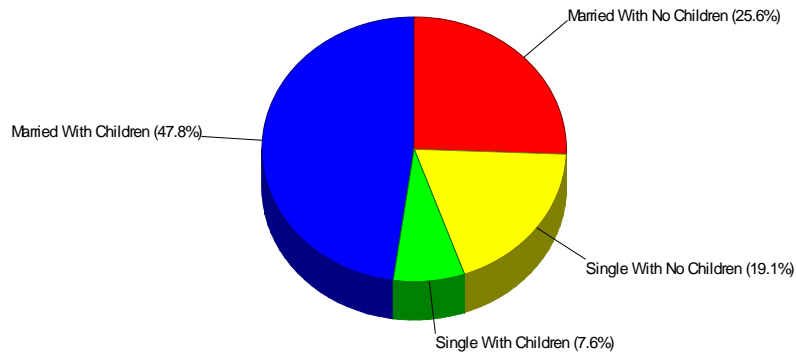


# Neighborhood Facts



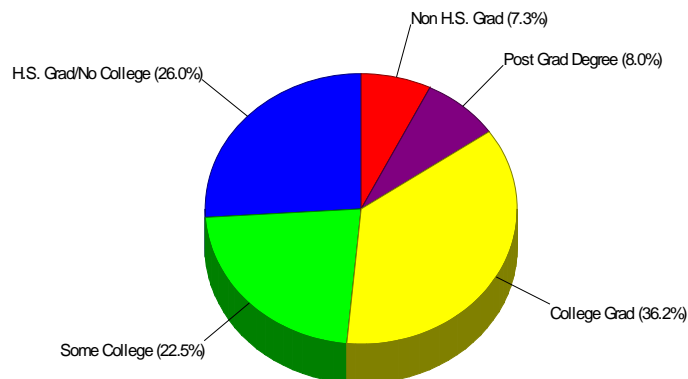
## Household Characteristics For Neighborhood Within Town of Litchfield

**73.4% Married**  
**55.4% With Children**



## Adult Education Level For Neighborhood Within Town of Litchfield

**92.7% High School Graduates**  
**44.2% College Graduates**



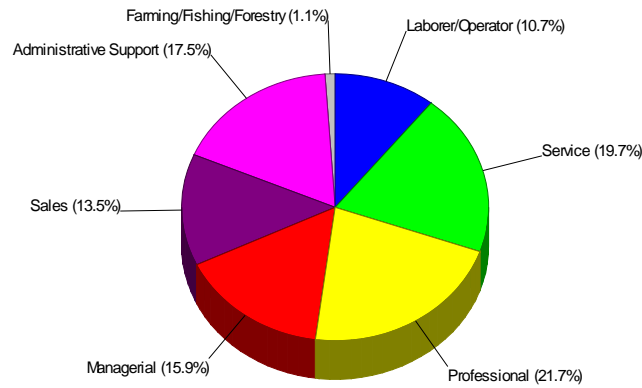
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# Neighborhood Facts



## Employment For Neighborhood Within Town of Litchfield Average Travel Time To Work = 34.2 Minutes



### Occupation







## **Area Facts**

# **LITCHFIELD**

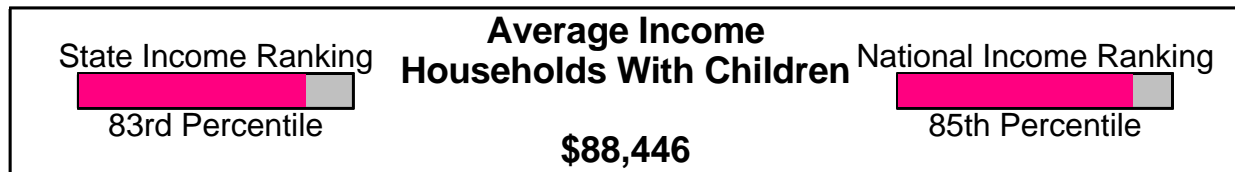
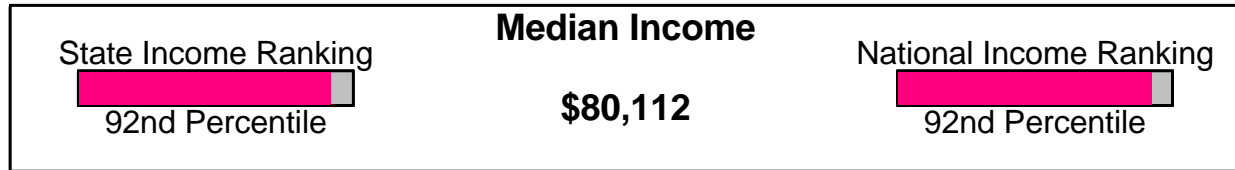
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# Area Facts

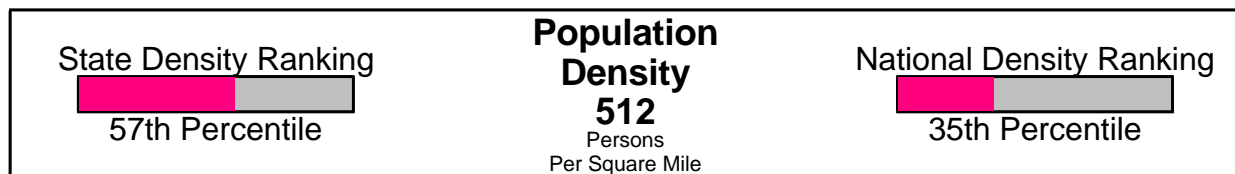


## Income For Town of Litchfield



## Population For Town of Litchfield

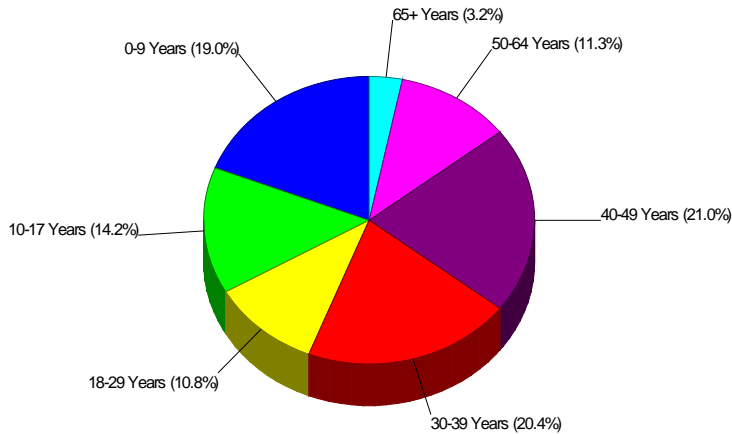
**Population = 7,735**  
**Land Area = 15.1 Square Miles**



# Area Facts

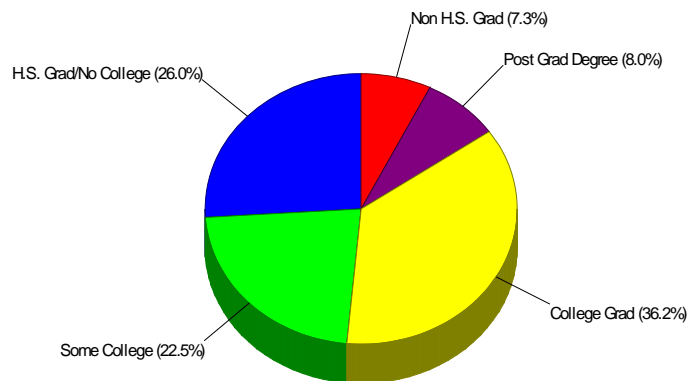


## Age Breakdown For Town of Litchfield Average Age = 33.0 Years



## Adult Education Level For Town of Litchfield

**92.7% High School Graduates**  
**44.2% College Graduates**



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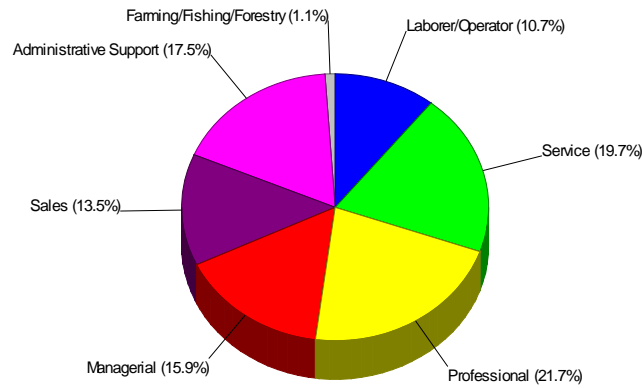


# Area Facts



## Employment For Town of Litchfield

Average Travel Time To Work = 34.2 Minutes



Occupation





## **School Information**

# **LITCHFIELD**

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# School Information



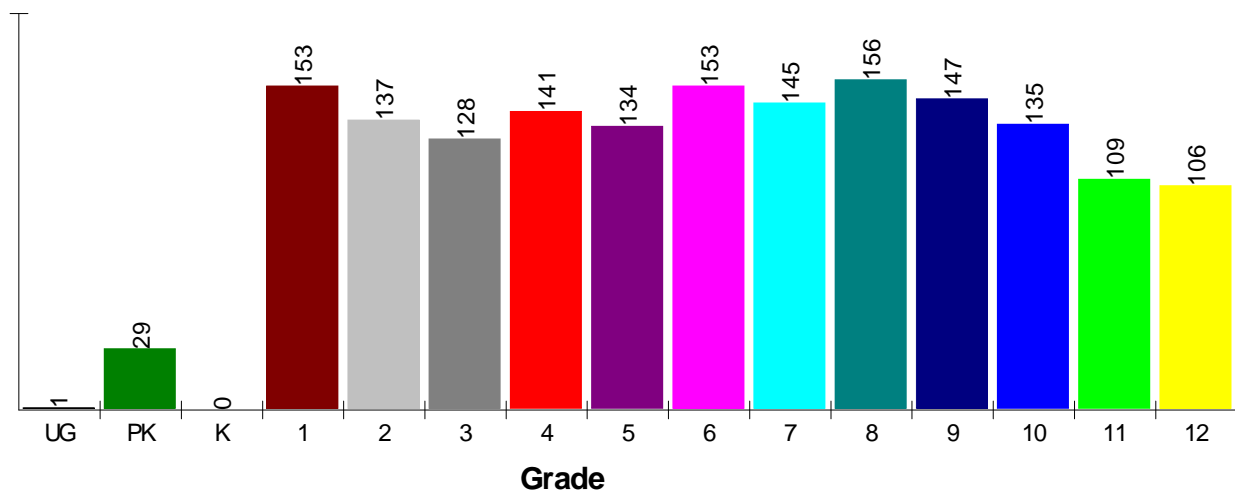
## General Facts FOR LITCHFIELD SCHOOL DISTRICT

LITCHFIELD SCHOOL DISTRICT  
C/O CAMPBELL HIGH SCHOOL  
LITCHFIELD, NH 03052

Type:	(603)578-3570	Union Component Local District
Grade Range:		PK - 12
Schools:		3
Teacher:		109
Students:		1,674
Student/Teacher Ratio:		15.4 To 1
Student/Librarian Ratio:		558.0 To 1
Secondary Student/Guidance Ratio:		248.5 To 1

## Student Enrollment By Grade FOR LITCHFIELD SCHOOL DISTRICT

Total Enrollment = 1,674



National Enrollment Ranking: 7,588 of 15,679 (51st Percentile)

State Enrollment Ranking: 62 of 167 (63rd Percentile)

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# School Information

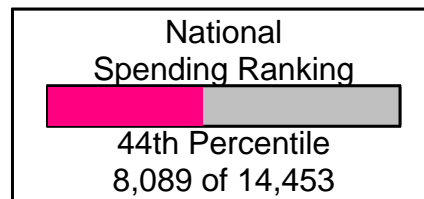
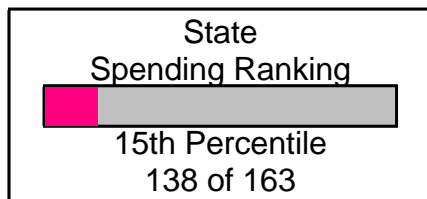
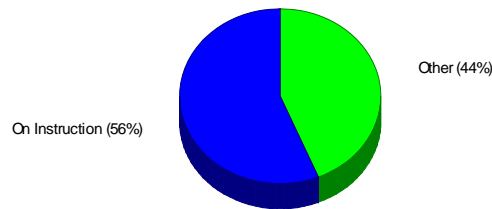


## High School Statistics FOR LITCHFIELD SCHOOL DISTRICT

Information Not Available For This Area

## School Expenditures FOR LITCHFIELD SCHOOL DISTRICT

Expenditures Per Student  
\$7,788

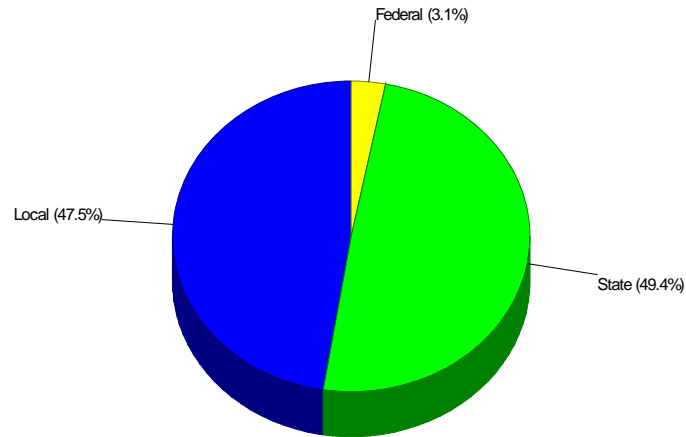


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## School Funding FOR LITCHFIELD SCHOOL DISTRICT





# School Information



## Public Schools for District

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**GRIFFIN MEMORIAL SCHOOL**  
229 CHS BANCROFT HWY, LITCHFIELD, NH 03052  
**Distance from Subject:** 0.2 Miles  
**Student/Teacher Ratio:** 16.3 to 1  
**Mascot:** Dinosaurs

**School Type:** Regular  
**Students/Teachers:** 570/35  
**School Colors :** Navy & White

**Phone:** (603)424-0078  
**Grades:** 1 - 4

---

**LITCHFIELD MIDDLE SCHOOL**  
19 MCELWAIN DR, LITCHFIELD, NH 03052  
**Distance from Subject:** 0.6 Miles  
**Student/Teacher Ratio:** 15.8 to 1  
**Mascot:** Indians

**School Type:** Regular  
**Students/Teachers:** 569/36  
**School Colors :** Royal & White

**Phone:** (603)424-0566  
**Grades:** 5 - 8

---

**CAMPBELL HIGH SCHOOL**  
1 HIGHLANDER COURT, LITCHFIELD, NH 03052  
**Distance from Subject:** 2.2 Miles  
**Student/Teacher Ratio:** 12.6 to 1

**School Type:** Regular  
**Students/Teachers:** 477/38

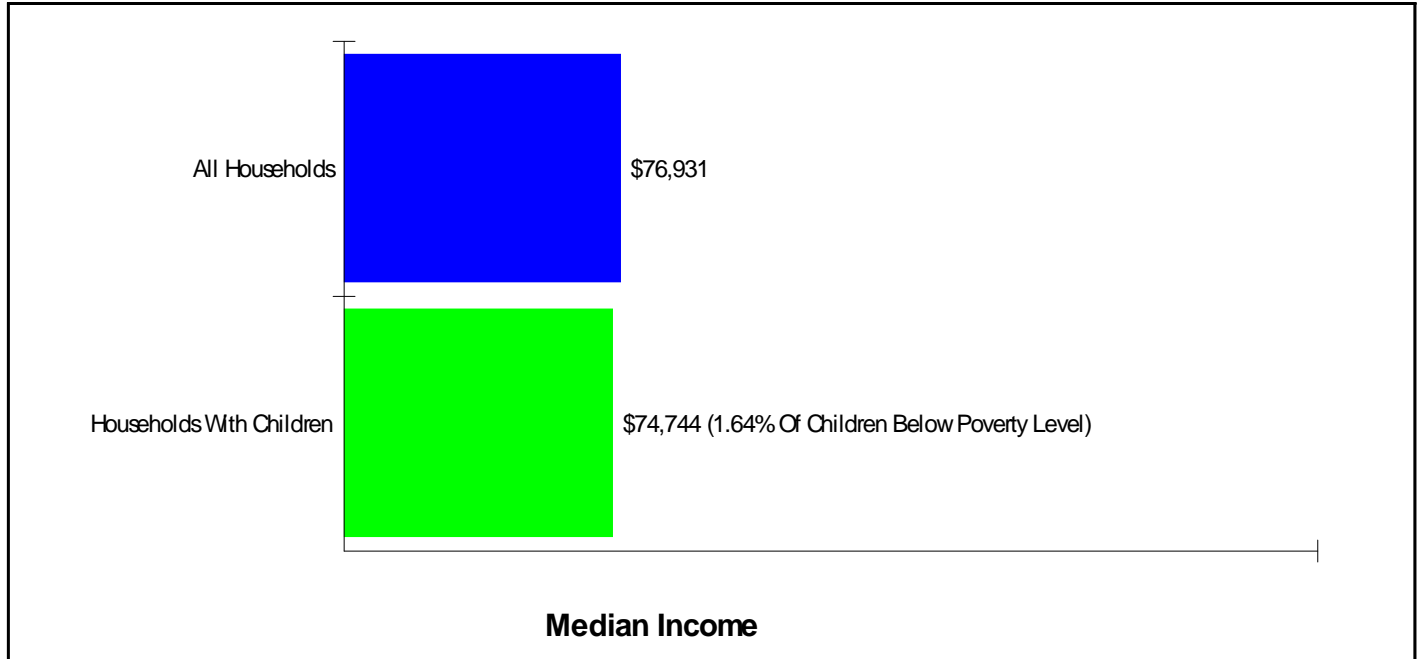
**Phone:** (603)546-0300  
**Grades:** 9 - 12



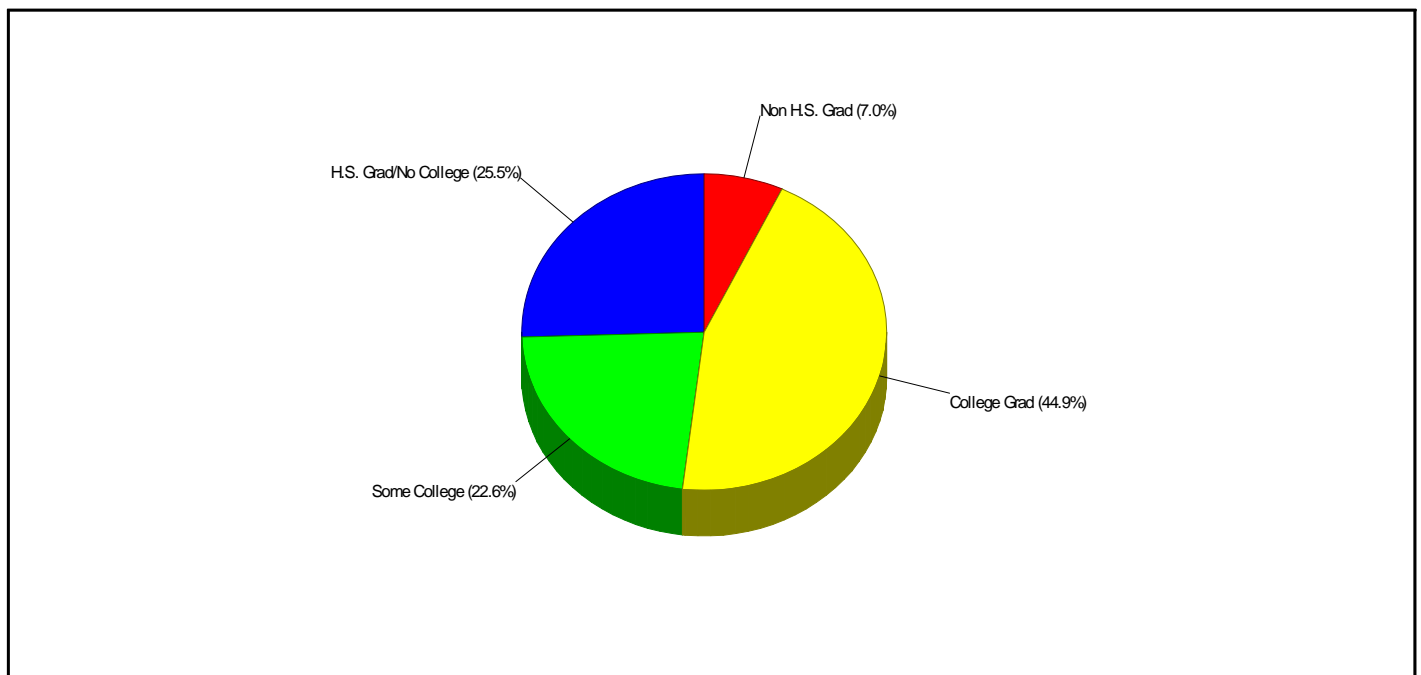
# School Information



## Income FOR LITCHFIELD SCHOOL DISTRICT



## Parent Education Level FOR LITCHFIELD SCHOOL DISTRICT



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# School Information



## Private Schools

Private School Enrollment= 16.28% within School District

### KINDER KLASS KINDERGARTEN

**Phone:** (603)424-5620

**Grades:** PK - K

**Distance from Subject:** 0.1 Miles

**Affiliation:** Nonsectarian

**Students:** 33

**Enrollment By Grade:** PK-21 K-12

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 20.0 to 1

### CHILDREN'S WORLD LEARNINGCTR

**Phone:** (603)424-0767

**Grades:** PK - K

MERRIMACK, NH 03054

**Distance from Subject:** 0.6 Miles

**Affiliation:** Nonsectarian

**Students:** 45

**Enrollment By Grade:** PK-24 K-21

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 10.5 to 1

### TOLLHOUSE PRESCHOOL

**Phone:** (603)429-0337

**Grades:** PK - K

**Distance from Subject:** 0.6 Miles

**Affiliation:** Nonsectarian

**Students:** 82

**Enrollment By Grade:** PK-58 K-24

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 12.0 to 1

### BRENTWOOD SCHOOL

**Phone:** (603)424-4133

**Grades:** 9 - 12

1 BRENTWOOD DRIVE, MERRIMACK, NH 03054

**Distance from Subject:** 1.5 Miles

**Affiliation:** Nonsectarian

**Students:** 73

**Enrollment By Grade:** 9-29 10-18 11-15 12-11

**School Type:** Special Education

**Gender:** Coed

**Student/Teacher Ratio:** 7.3 to 1

### TABERNACLE CHRISTIAN SCHOOL

**Phone:** (603)883-6310

**Grades:** PK - 12

**Distance from Subject:** 1.6 Miles

**Affiliation:** Baptist

**Students:** 206

**Enrollment By Grade:** PK-9 K-14 1-12 2-12 3-18 4-17 5-21 6-14 7-18

**School Type:** Not Given

**Gender:** Coed

**Student/Teacher Ratio:** 13.8 to 1



# School Information



## Private Schools

Private School Enrollment= 16.28% within School District

---

### GRACE CHRISTIAN SCHOOL

PO Box 11, MERRIMACK, NH 03054

Distance from Subject: 1.7 Miles

Affiliation: Baptist

Students: 63

Student/ Homeroom Ratio: 7.0

Enrollment By Grade: K-12 1-12 2-13 3-11 4-7 5-8

Phone: (603)424-2552

Grades: K - 5

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 10.3 to 1

---

### ST. JAMES PRESCH LRNING CENTER

MERRIMACK, NH 03054

Distance from Subject: 1.7 Miles

Affiliation: Nonsectarian

Students: 111

Enrollment By Grade: PK-74 K-37

Phone: (603)424-4243

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 37.0 to 1

---

### JIMINNY CRICKET SCHOOL PRESCO

MERRIMACK, NH 03054

Distance from Subject: 1.7 Miles

Affiliation: Nonsectarian

Students: 90

Enrollment By Grade: PK-64 K-26

Phone: (603)673-1585

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 20.0 to 1

---

### MERRIMACK PTA KINDERGARTEN

MERRIMACK, NH 03054

Distance from Subject: 1.7 Miles

Affiliation: Nonsectarian

Students: 48

Enrollment By Grade: K-48

Phone: (603)424-3535

Grades: K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 11.2 to 1

---

### APPLIED CATHOLIC TEACHING, OUR

14 Baboosic Lake Rd, MERRIMACK, NH 03054

Distance from Subject: 1.8 Miles

Affiliation: Roman Catholic

Students: 40

Student/ Homeroom Ratio: 4.0

School Colors: Royal & White

Enrollment By Grade: PK-18 K-22

Phone: (603)424-4477

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 16.9 to 1





## **Housing Information**

# **LITCHFIELD**

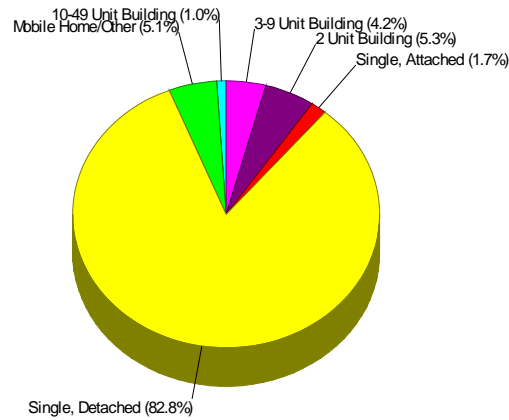
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## Housing Characteristics For Neighborhood Within Town of Litchfield

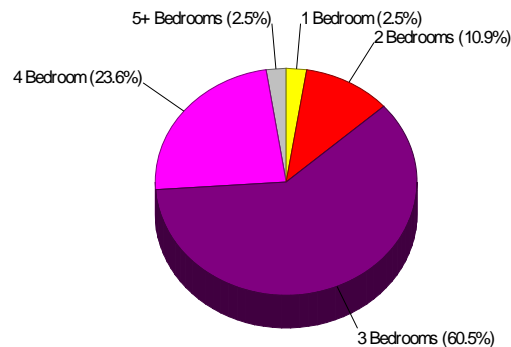
**Average Age of Housing 19 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Litchfield

**Owner Occupied Households = 87.5%**  
**Median Housing Value = \$258,075**  
**Median Number of Bedrooms = 3**



**Home Size Breakdown**



# Housing Information



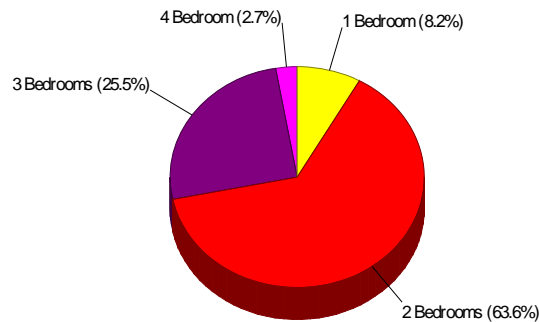
## Rental

### For Neighborhood Within Town of Litchfield

**Renter Occupied Households = 12.5%**

**Median Monthly Rent = \$766**

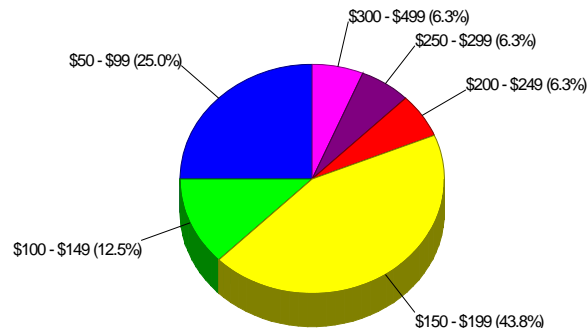
**Median Number of Bedrooms = 2**



**Home Size Breakdown**

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$160,500**  
**Average Price = \$172,750**



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





## **Crime Information**

# **LITCHFIELD**

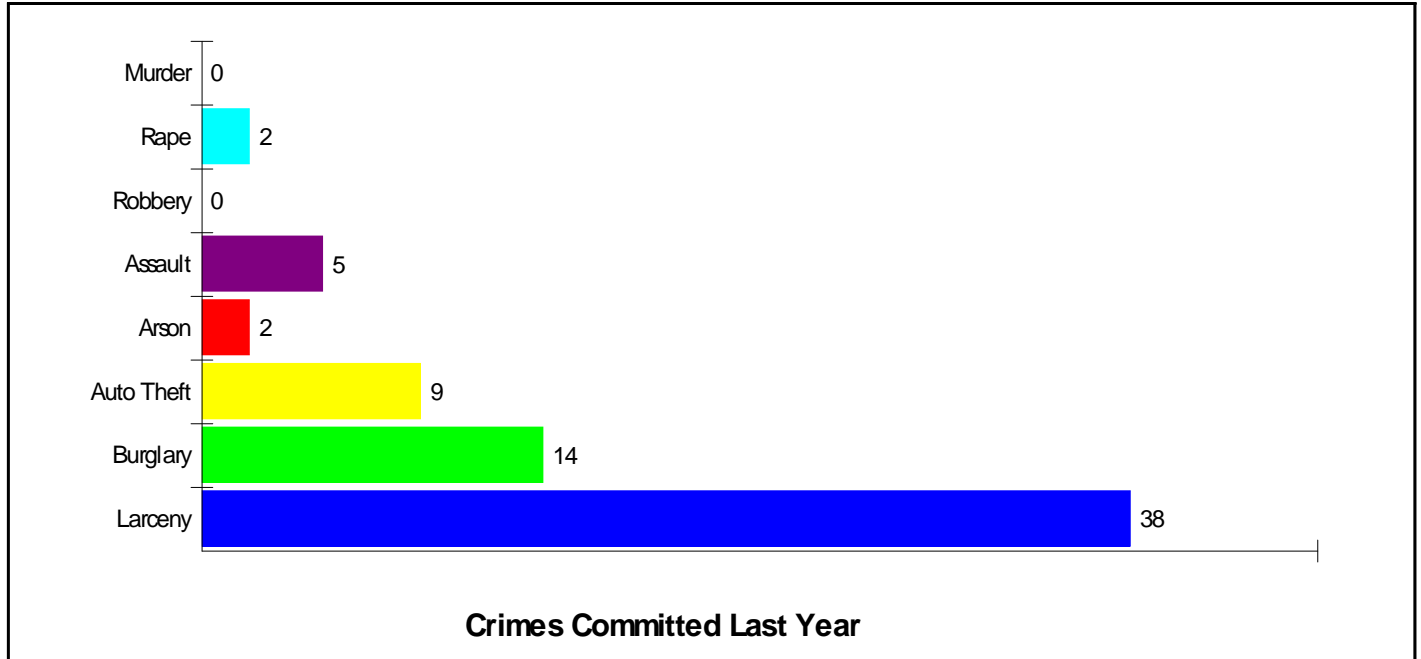
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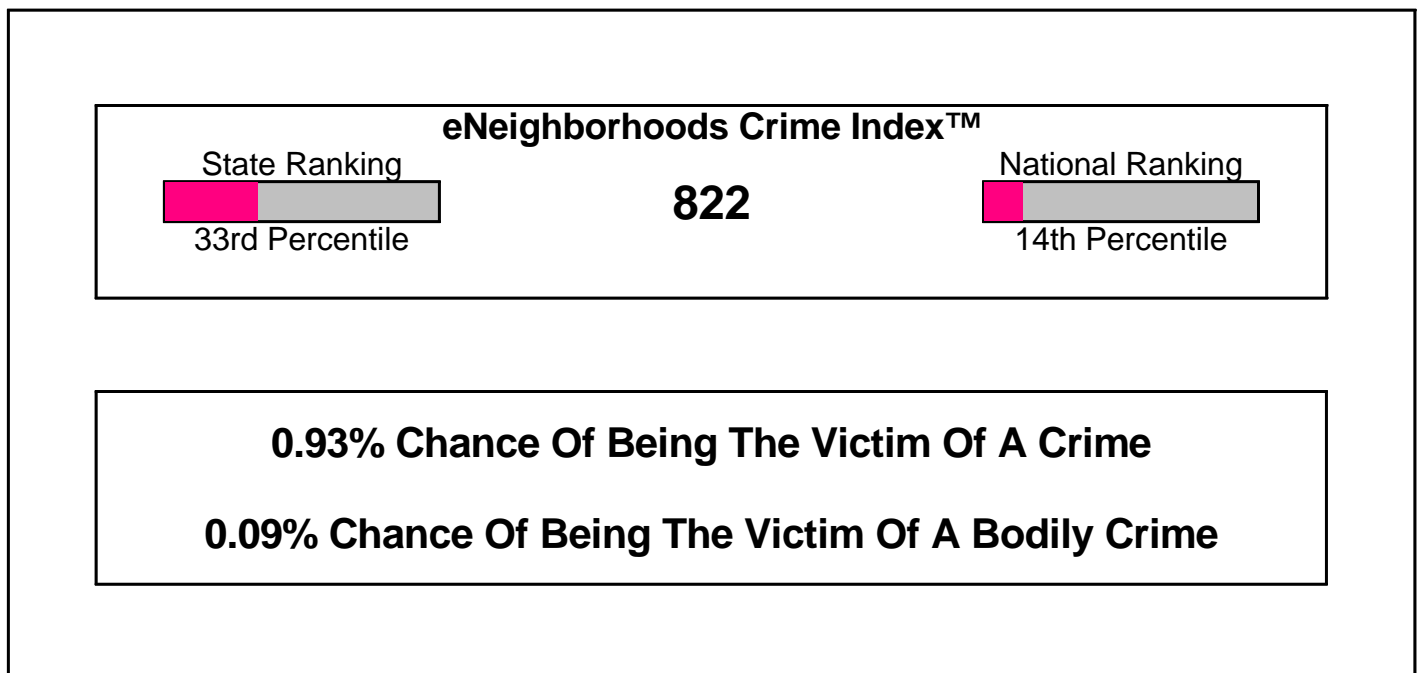




## Crime Incidents For Town of Litchfield



## Crime Index For Town of Litchfield





## **Climate Information**

# **LITCHFIELD**

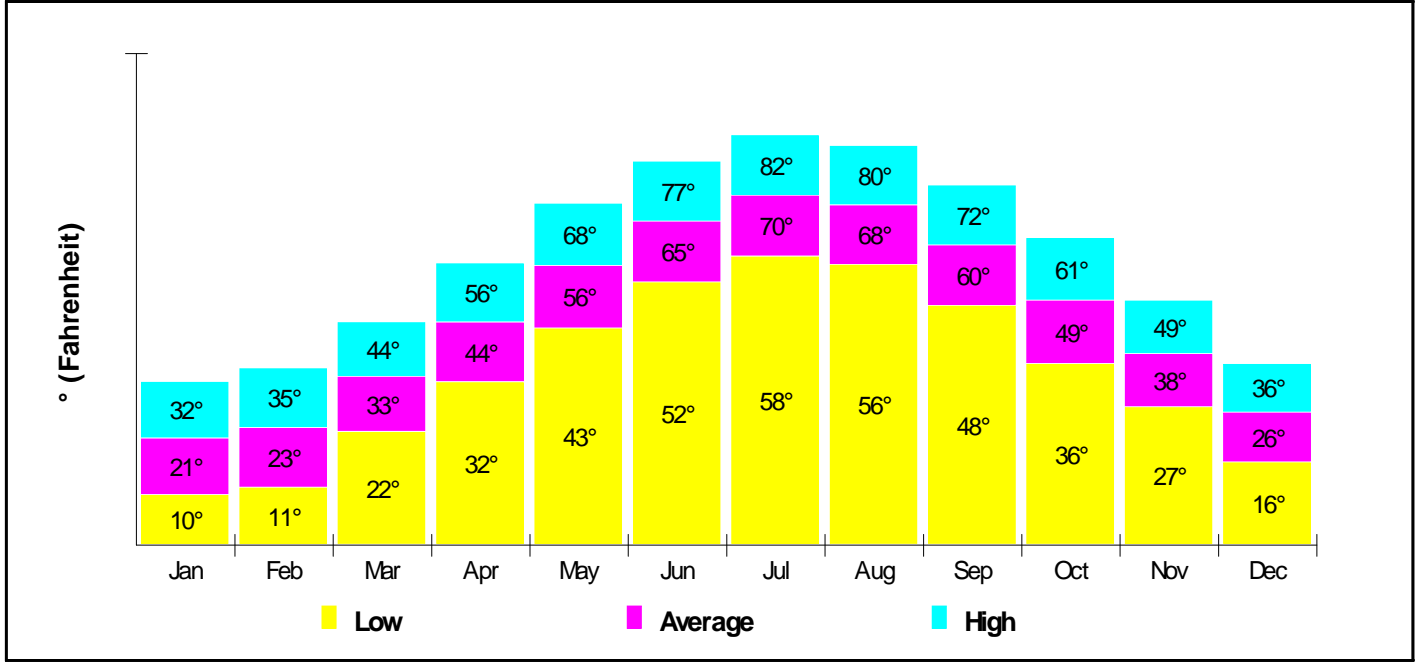
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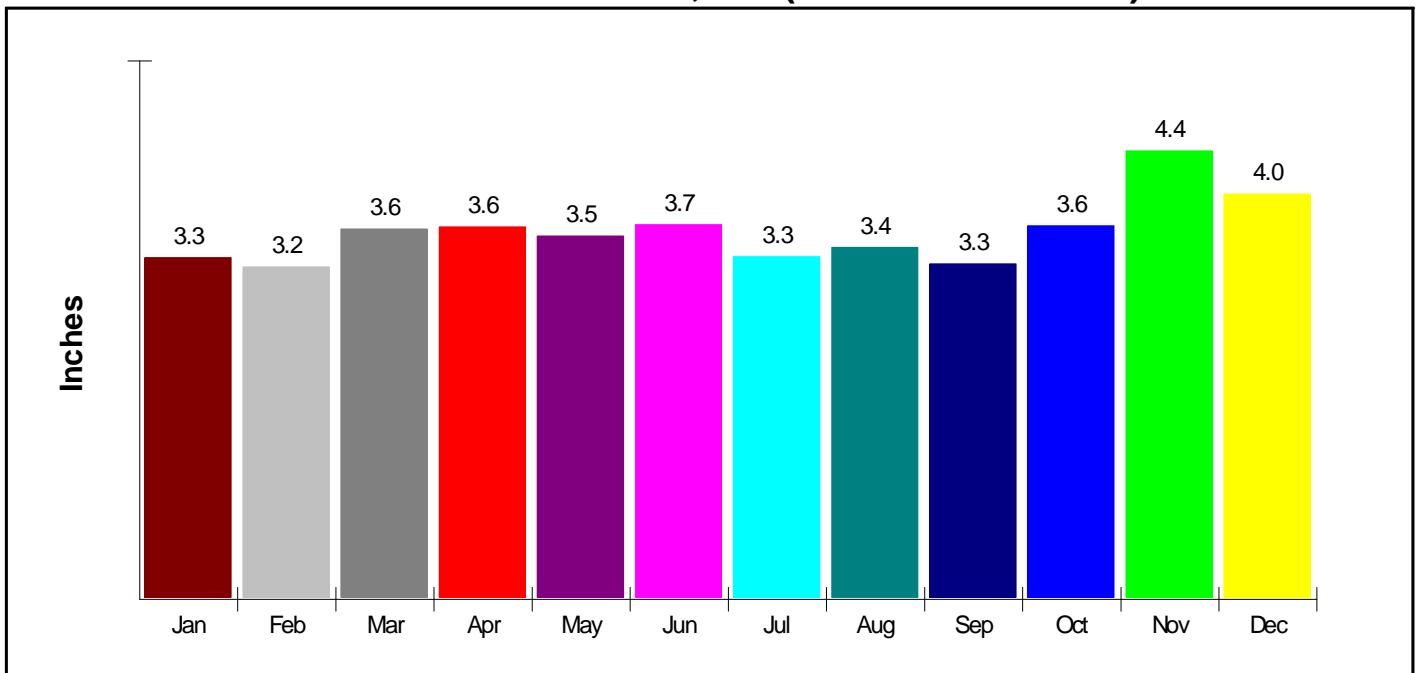
# Climate Information



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



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



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## **Houses of Worship**

# **LITCHFIELD**

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# Houses of Worship



## Houses of Worship

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**BET MIDRASH YESHUA**

416 DANIEL WEBSTER HWY, MERRIMACK, NH 03054

**Denomination:** Churches, Denomination Unknown**Phone:** (603)423-0238**Distance from Subject:** 1.20 miles

---

**OPEN ARMS FAMILY CHURCH**

149 TURKEY HILL RD, MERRIMACK, NH 03054

**Denomination:** Churches, Non-Denominational**Phone:** (603)429-4229**Distance from Subject:** 1.20 miles

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**MERRIMACK BAPTIST TEMPLE**

DEPOT, MERRIMACK, NH 03054

**Denomination:** Baptist Churches**Phone:** (603)429-1156**Distance from Subject:** 1.90 miles

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**ST FRANCIS OF ASSISI**

9 SAINT FRANCIS WAY, LITCHFIELD, NH 03052

**Denomination:** Catholic Churches**Phone:** (603)424-3456**Distance from Subject:** 2.20 miles

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**MERRIMACK COMMUNITY CHRISTIAN CHURCH**

27 DEPOT ST, MERRIMACK, NH 03054

**Denomination:** Churches, Non-Denominational**Phone:** (603)424-1711**Distance from Subject:** 2.60 miles

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**FAITH EPISCOPAL CHURCH**

590 DANIEL WEBSTER HWY, MERRIMACK, NH 03054

**Denomination:** Episcopal Churches**Phone:** (603)424-3507**Distance from Subject:** 2.60 miles

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**GRACE FREE PRESBYTERIAN CHURCH**

11 COLBY RD, LITCHFIELD, NH 03052

**Denomination:** Presbyterian Churches**Phone:** (603)429-2979**Distance from Subject:** 2.70 miles

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**FAITH EPISCOPAL CHURCH**

2 LAVENDER CT, MERRIMACK, NH 03054

**Denomination:** Episcopal Churches**Phone:** (603)424-6806**Distance from Subject:** 3.10 miles

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**GRACE BAPTIST CHURCH**

67 BEDFORD RD, MERRIMACK, NH 03054

**Denomination:** Baptist Churches**Phone:** (603)424-9623**Distance from Subject:** 3.20 miles

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**CROSS POINTE COMMUNITY CHURCH**

290 DERRY RD, HUDSON, NH 03051

**Denomination:** Baptist Churches**Phone:** (603)882-6821**Distance from Subject:** 3.60 miles

# Houses of Worship



## Houses of Worship

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**CALVARY ASSEMBLY OF GOD**

284 WEBSTER ST, HUDSON, NH 03051

**Denomination:** Assembly of God Churches**Phone:** (603)595-2988**Distance from Subject:** 3.70 miles

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**TABERNACLE BAPTIST CHURCH**

242 DERRY RD, LITCHFIELD, NH 03052

**Denomination:** Baptist Churches**Phone:** (603)883-6310**Distance from Subject:** 3.70 miles

---

**ST JOHN NEUMANN**

208 NATICOOK RD, MERRIMACK, NH 03054

**Denomination:** Catholic Churches**Phone:** (603)880-4689**Distance from Subject:** 3.90 miles

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**SAINT JOHN NEUMANN RELIGIOUS ED**

208 NATICOOK RD, MERRIMACK, NH 03054

**Denomination:** Catholic Churches**Phone:** (603)880-0825**Distance from Subject:** 3.90 miles

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**MORMON MISSIONARY**

15 KESSLER FARM DR, NASHUA, NH 03063

**Denomination:** Churches, Denomination Unknown**Phone:** (603)880-7899**Distance from Subject:** 4.10 miles



## County Facts

# LITCHFIELD

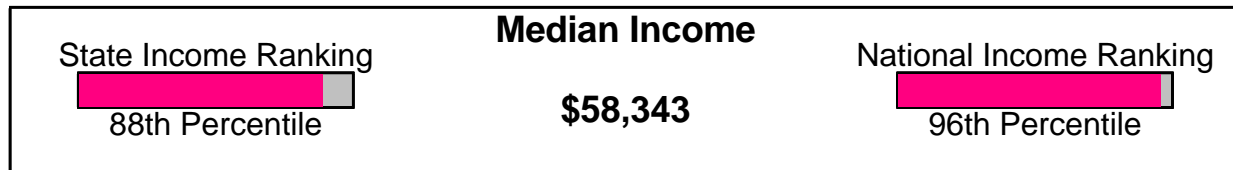
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# County Facts

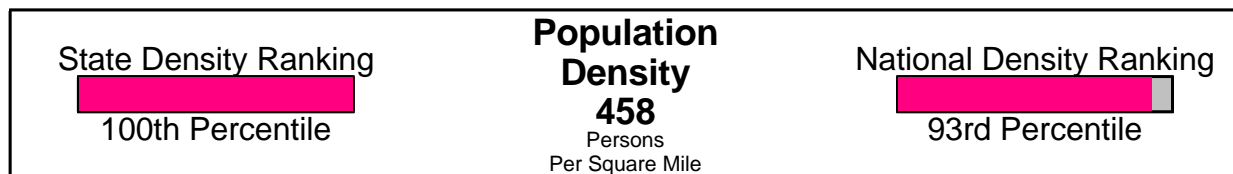


## Income For Hillsborough County



## Population For Hillsborough County

**Population = 401,291**  
**Land Area = 876.4 Square Miles**

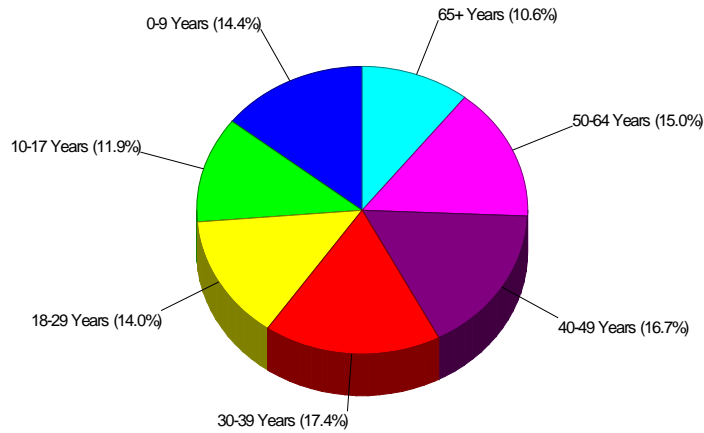




# County Facts

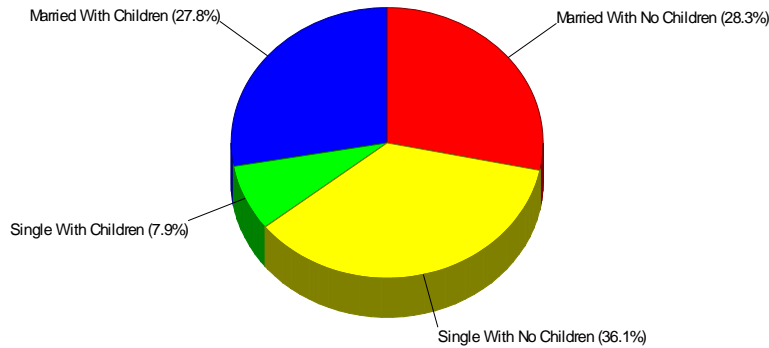


## Age Breakdown For Hillsborough County Average Age = 36.0 Years



## Household Characteristics For Hillsborough County

**56.0% Married**  
**35.7% With Children**



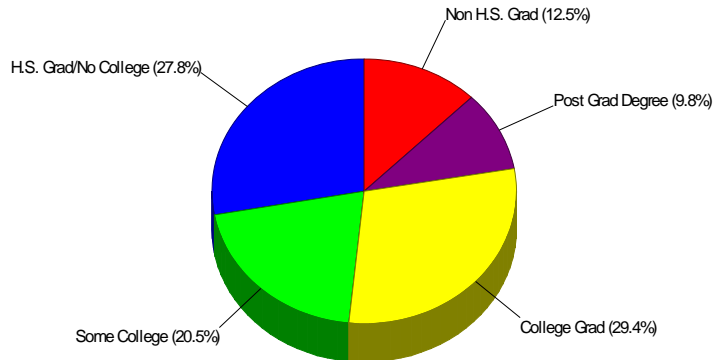
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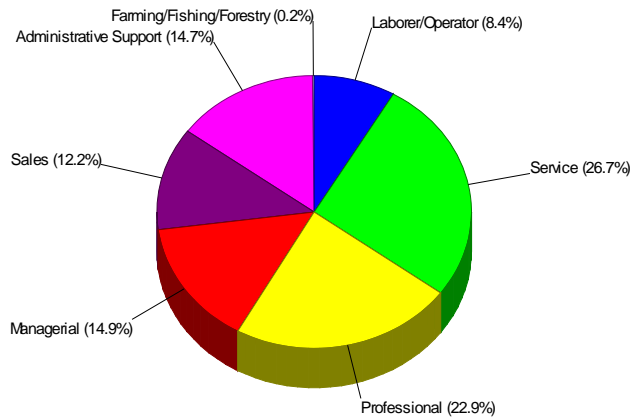
## Adult Education Level For Hillsborough County

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



## Employment For Hillsborough County

**Average Travel Time To Work = 27.8 Minutes**



**Occupation**



## State Facts

# LITCHFIELD

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# State Facts



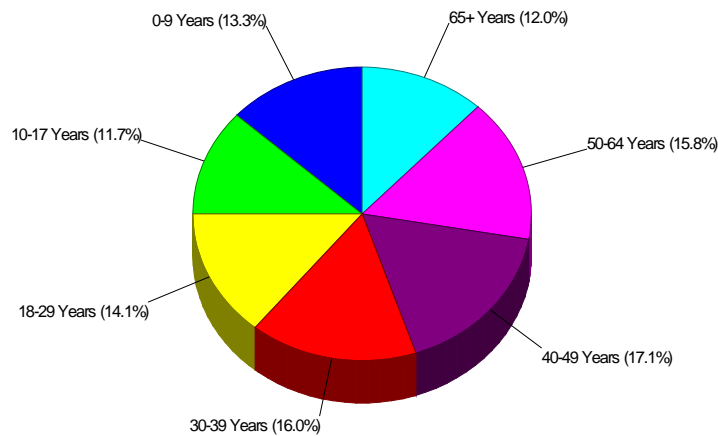
## General Facts For New Hampshire



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

## Age Breakdown For New Hampshire

**Average Age = 37.1 Years**



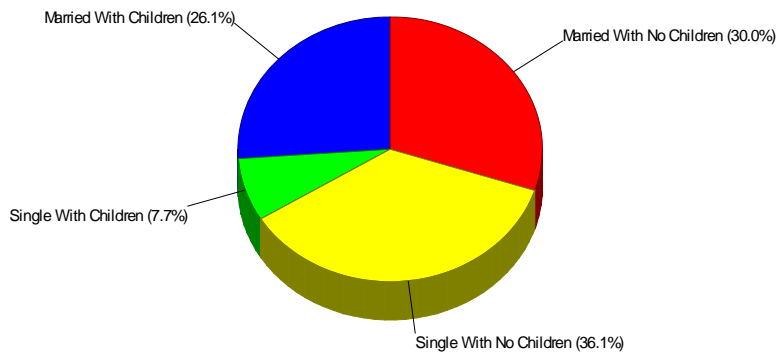
Prepared by Serene Knell, BROKER, REALTOR®





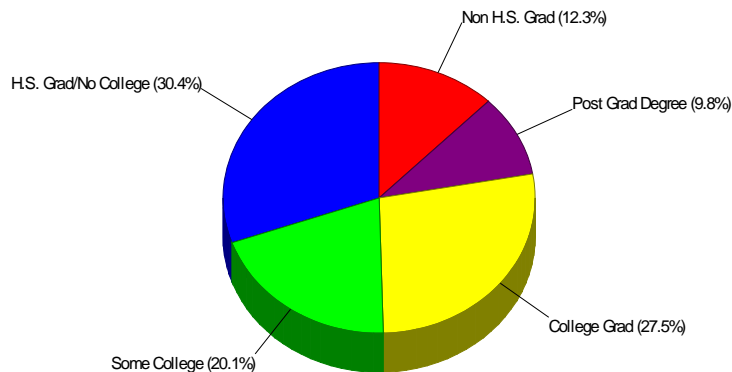
## Household Characteristics For New Hampshire

**56.2% Married**  
**33.8% With Children**



## Adult Education Level For New Hampshire

**87.7% High School Graduates**  
**37.3% College Graduates**

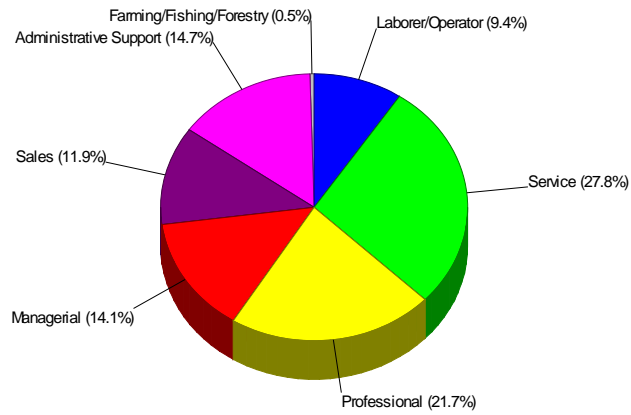


# State Facts



## Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation

