



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

Simply Sell Now
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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.

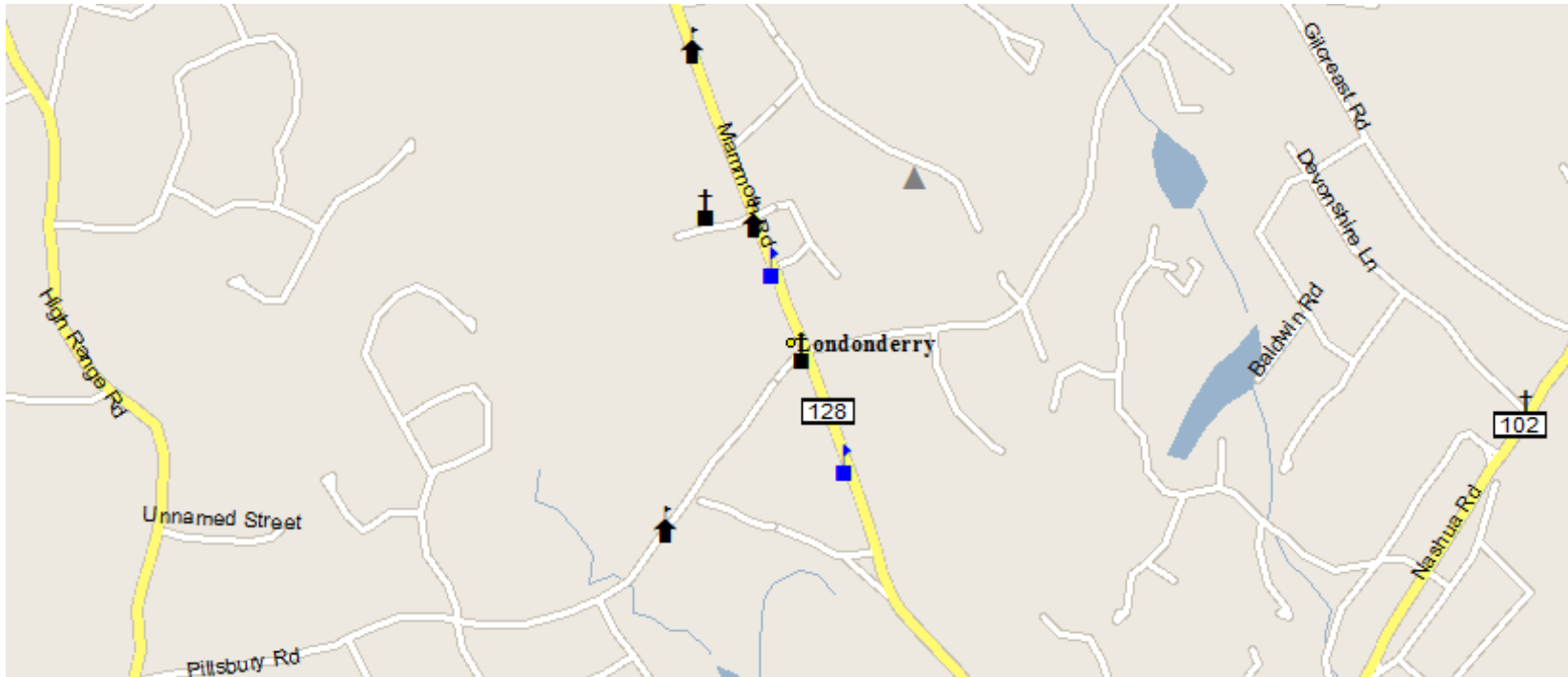
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





LONDONDERRY, NH





Neighborhood Facts

LONDONDERRY

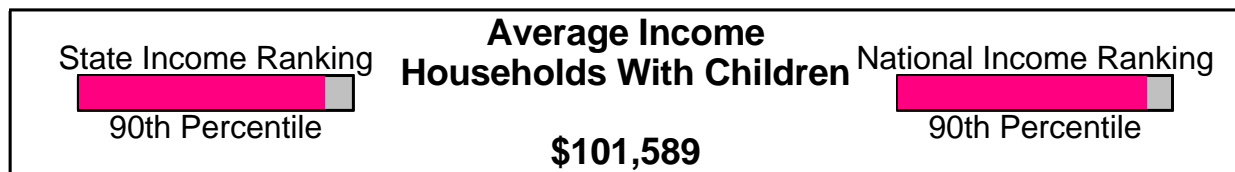
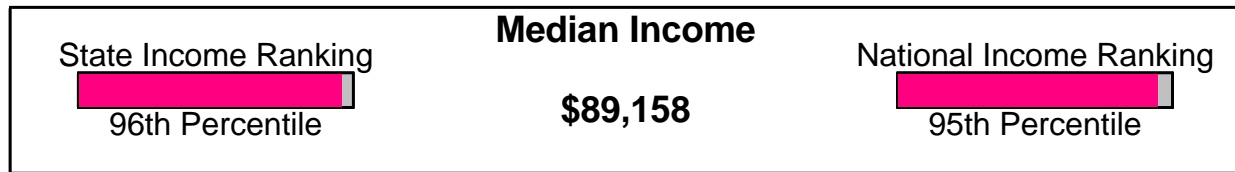
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Neighborhood Facts

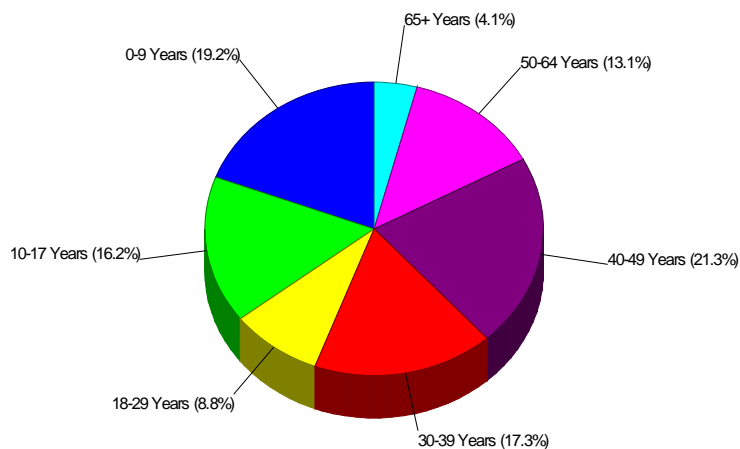


Income For Neighborhood Within Town of Londonderry



Age Breakdown For Neighborhood Within Town of Londonderry

Average Age = 34.2 Years



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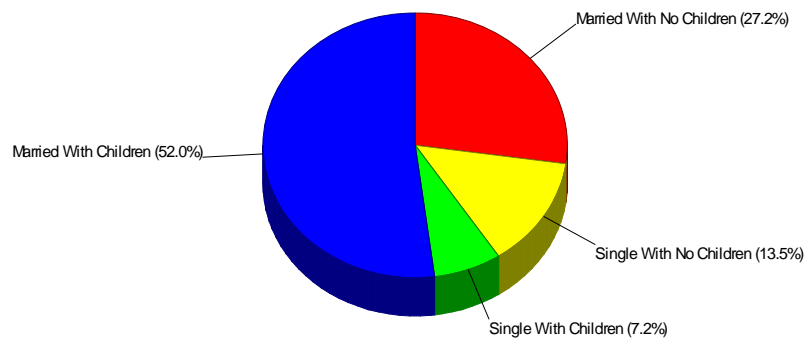


Neighborhood Facts



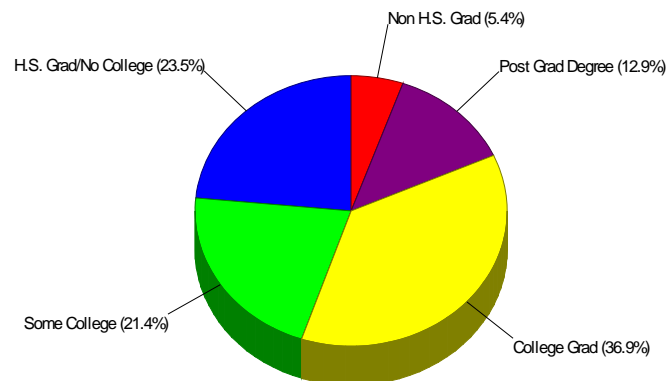
Household Characteristics For Neighborhood Within Town of Londonderry

79.3% Married
59.2% With Children



Adult Education Level For Neighborhood Within Town of Londonderry

94.6% High School Graduates
49.8% College Graduates



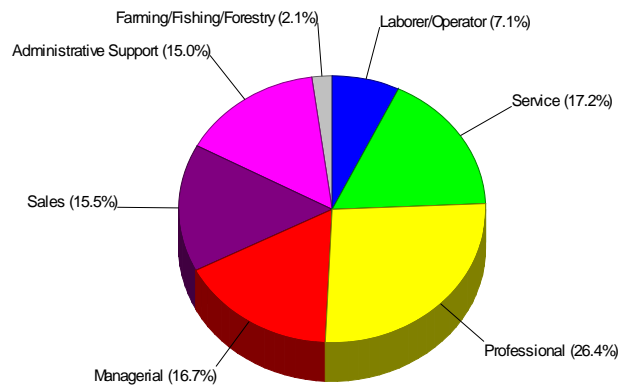
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Neighborhood Facts



Employment For Neighborhood Within Town of Londonderry Average Travel Time To Work = 34.4 Minutes



Occupation





Area Facts

LONDONDERRY

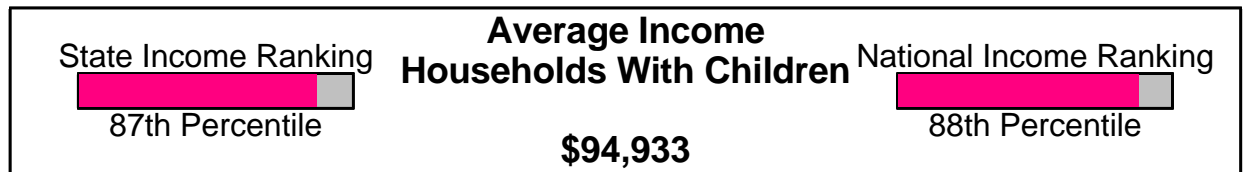
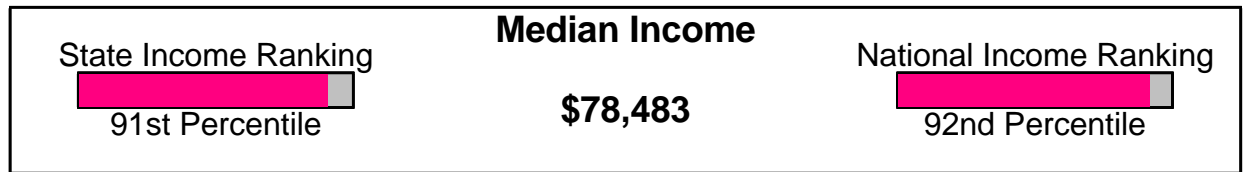
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Area Facts

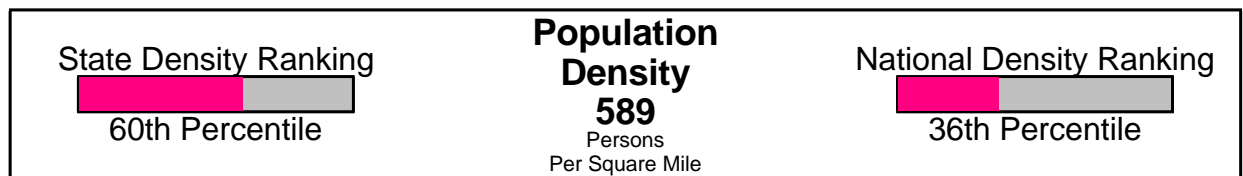


Income For Town of Londonderry



Population For Town of Londonderry

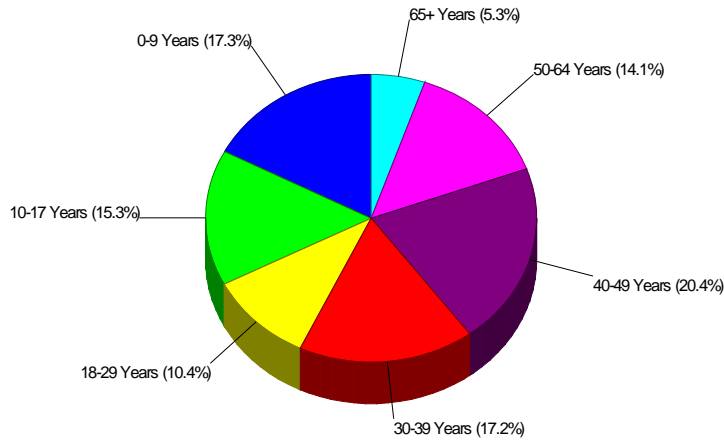
Population = 24,631
Land Area = 41.8 Square Miles



Area Facts

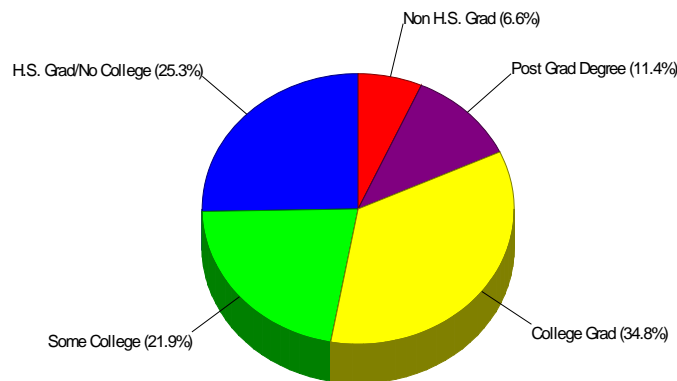


Age Breakdown For Town of Londonderry Average Age = 34.9 Years



Adult Education Level For Town of Londonderry

93.4% High School Graduates
46.2% College Graduates



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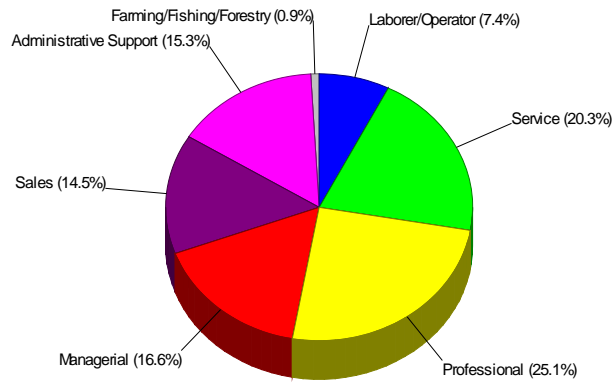


Area Facts



Employment For Town of Londonderry

Average Travel Time To Work = 32.4 Minutes



Occupation





School Information

LONDONDERRY

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School Information



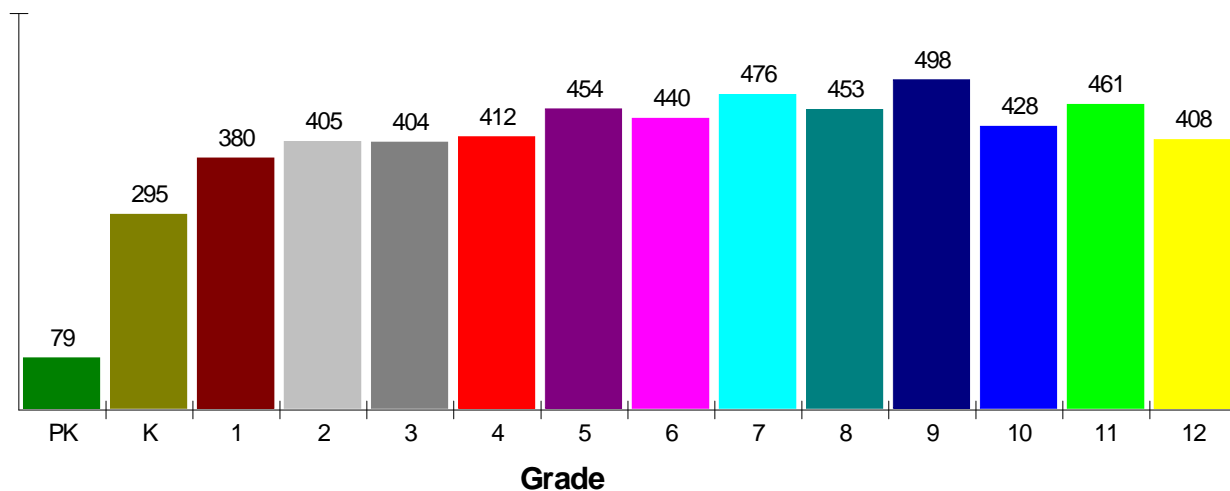
General Facts FOR LONDONDERRY SCHOOL DISTRICT

LONDONDERRY SCHOOL DISTRICT
268 MAMMOTH ROAD
LONDONDERRY, NH 03053

Type:	(603)432-6920	Union Component Local District
Grade Range:		PK - 12
Schools:		6
Teacher:		396
Students:		5,593
Student/Teacher Ratio:		14.1 To 1
Student/Librarian Ratio:		726.4 To 1
Secondary Student/Guidance Ratio:		199.4 To 1

Student Enrollment By Grade FOR LONDONDERRY SCHOOL DISTRICT

Total Enrollment = 5,593



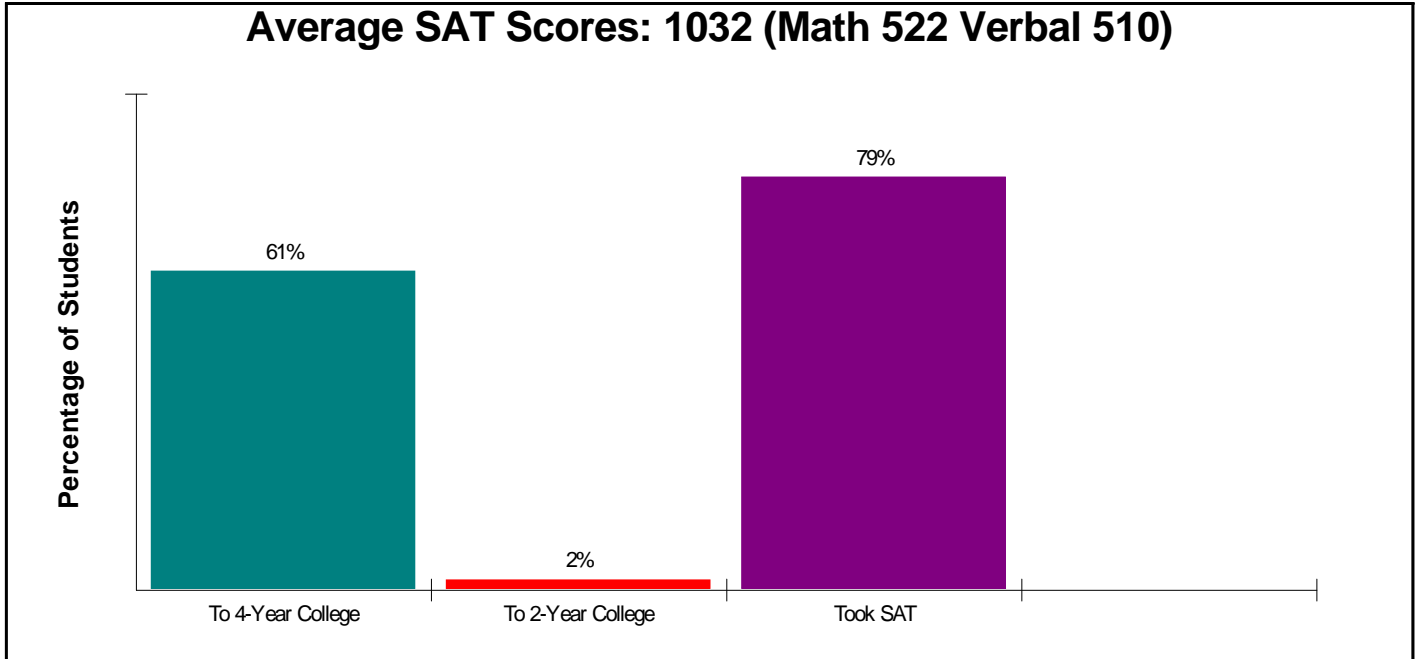
National Enrollment Ranking: 1,880 of 15,679 (88th Percentile)
State Enrollment Ranking: 4 of 167 (98th Percentile)

School Information



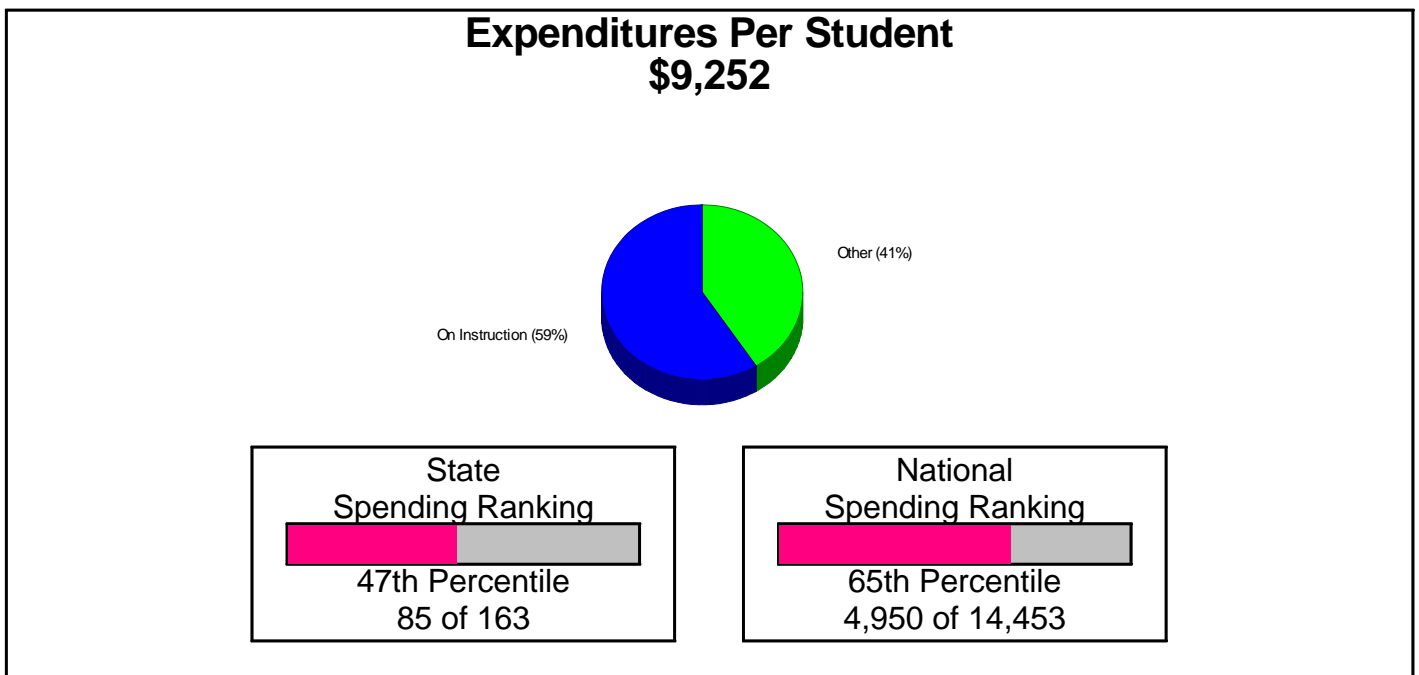
High School Statistics FOR LONDONDERRY SCHOOL DISTRICT

Average SAT Scores: 1032 (Math 522 Verbal 510)



School Expenditures FOR LONDONDERRY SCHOOL DISTRICT

Expenditures Per Student
\$9,252

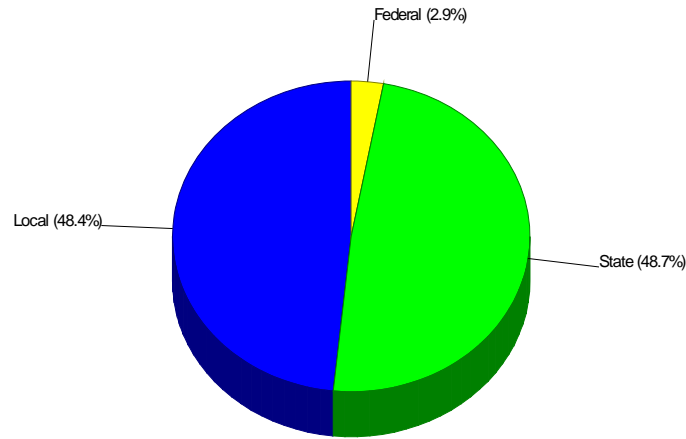


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School Funding FOR LONDONDERRY SCHOOL DISTRICT



School Information



Public Schools for District

MATTHEW THORNTON ELEMENTARY SCHOOL
275 MAMMOTH RD, LONDONDERRY, NH 03053**Phone:** (603)432-6937
Grades: 1 - 5**Distance from Subject:** 0.2 Miles
Student/Teacher Ratio: 13.5 to 1
Mascot: Tigers**School Type:** Regular
Students/Teachers: 797/59
School Colors : Orange & Black

MOOSE HILL SCHOOL
150 PILLSBURY RD, LONDONDERRY, NH 03053**Phone:** (603)437-5855
Grades: PK - K**Distance from Subject:** 0.4 Miles
Student/Teacher Ratio: 25.0 to 1
Mascot: Moose**School Type:** Regular
Students/Teachers: 350/14
School Colors : Red & Kelly Green

LONDONDERRY SENIOR HIGH SCHOOL
295 MAMMOTH RD, LONDONDERRY, NH 03053**Phone:** (603)432-6941
Grades: 9 - 12**Distance from Subject:** 0.5 Miles
Student/Teacher Ratio: 13.7 to 1
Mascot: Lancers
Average SAT: 1032 (Math 522 Verbal 510)
Students Taking SAT: 79.0%**School Type:** Regular
Students/Teachers: 1,775/130
School Colors : Royal & White
Graduates To 2-Year College: 2.0%
Graduates To 4-Year College: 61.0%

LONDONDERRY MIDDLE SCHOOL
313 MAMMOTH RD, LONDONDERRY, NH 03053**Phone:** (603)432-6925
Grades: 6 - 8**Distance from Subject:** 0.7 Miles
Student/Teacher Ratio: 12.6 to 1**School Type:** Regular
Students/Teachers: 1,347/107
School Colors : Red & White

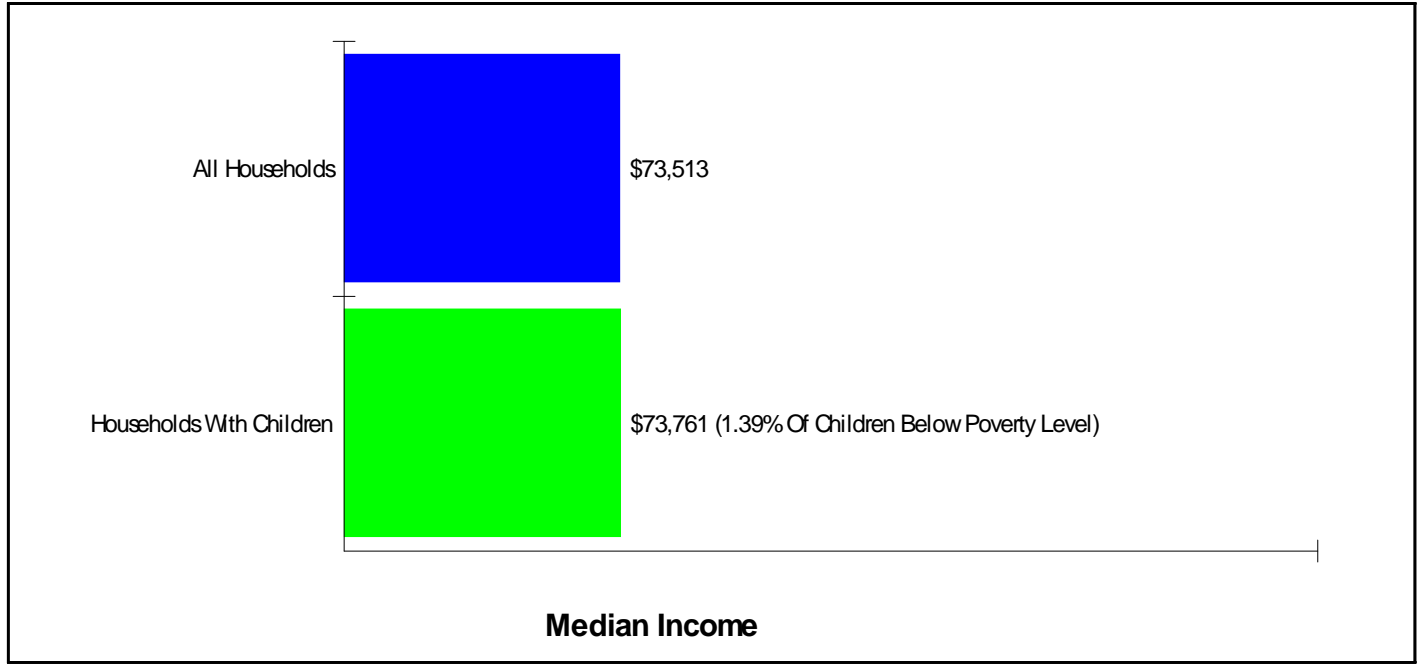
SOUTH LONDONDERRY ELEMENTARY SCHOOL
88 SOUTH RD, LONDONDERRY, NH 03053**Phone:** (603)432-6956
Grades: 1 - 5**Distance from Subject:** 2.2 Miles
Student/Teacher Ratio: 13.4 to 1**School Type:** Regular
Students/Teachers: 632/47
School Colors : Orange & Black

NORTH LONDONDERRY ELEMENTARY SCHOOL
19 SANBORN RD, LONDONDERRY, NH 03053**Phone:** (603)432-6933
Grades: 1 - 5**Distance from Subject:** 4.0 Miles
Student/Teacher Ratio: 14.7 to 1
Mascot: Bears**School Type:** Regular
Students/Teachers: 572/39
School Colors : Red & Black

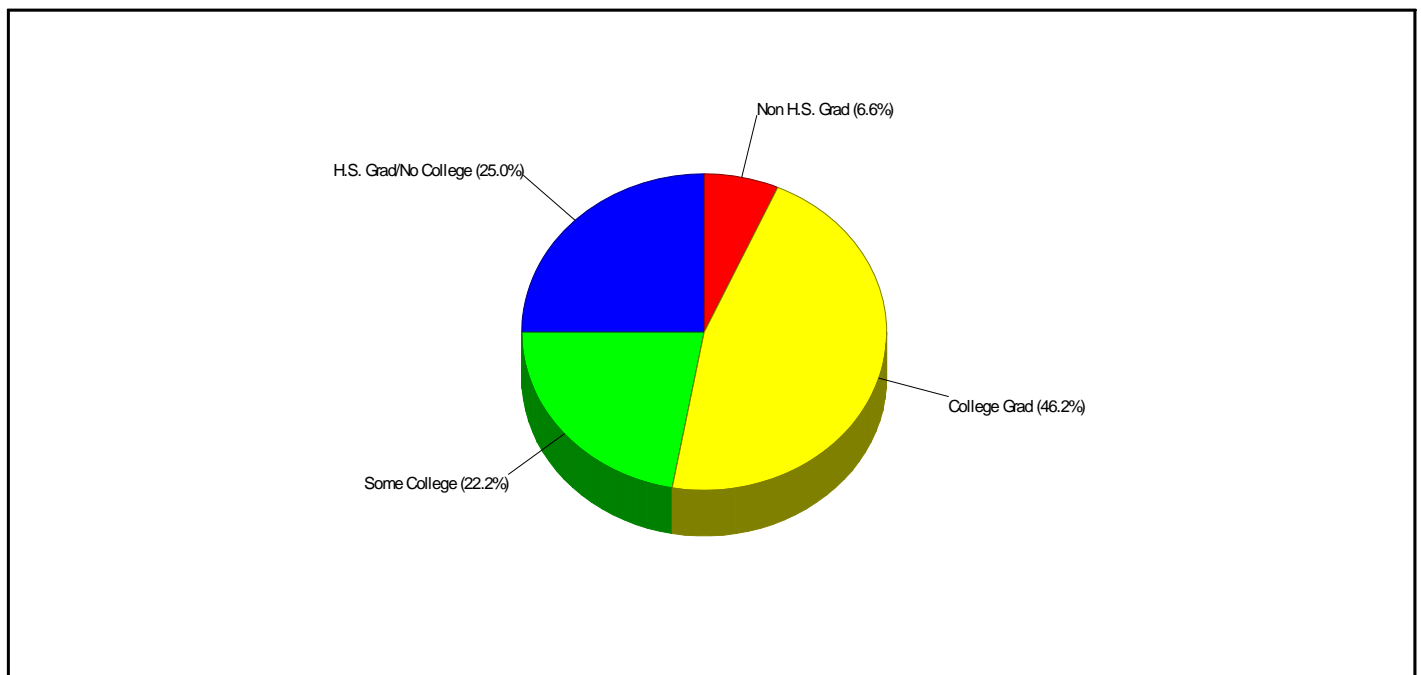
School Information



Income FOR LONDONDERRY SCHOOL DISTRICT



Parent Education Level FOR LONDONDERRY SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 15.47% within School District

ZION CHRISTIAN FELLOWSHIP

302 Mammoth Rd PO Box 380, LONDONDERRY, NH 03053

Distance from Subject: 0.1 Miles

Affiliation: Not Given

Students: 20

Student/ Homeroom Ratio: 2.2

Phone: (603)432-3153

Grades: K - 10

School Type: Not Given

Gender: Not Given

WINNIES CREATIVE KINDERGARTEN

Distance from Subject: 0.2 Miles

Affiliation: Nonsectarian

Students: 96

Enrollment By Grade: PK-88 K-8

Phone: (603)432-8675

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 1.3 to 1

MERITON ACADEMY

Distance from Subject: 1.4 Miles

Affiliation: Nonsectarian

Students: 115

Enrollment By Grade: PK-58 K-29 1-9 2-8 3-4 4-6 5-1

Phone: (603)437-0157

Grades: PK - 5

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.3 to 1

APPLEWOOD LEARNING CENTER

LONDONDERRY, NH 03053

Distance from Subject: 1.5 Miles

Affiliation: Nonsectarian

Students: 39

Enrollment By Grade: PK-21 K-18

Phone: (603)434-3139

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 6.9 to 1

PIXIE PRE-SCHOOL

Distance from Subject: 2.1 Miles

Affiliation: Nonsectarian

Students: 92

Enrollment By Grade: PK-67 K-25

Phone: (603)432-7360

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 2.2 to 1



School Information



Private Schools

Private School Enrollment= 15.47% within School District

ST. THOMAS AQUINAS SCHOOL

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

Distance from Subject: 2.7 Miles

Affiliation: Roman Catholic

Students: 353

Student/ Homeroom Ratio: 32.1

School Colors: Royal & White

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

Phone: (603)432-2712

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 28.7 to 1

LITTLE VILLAGE EARLLY LEARNING

111 FRANKLIN STREET, DERRY, NH 03038

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 37

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

Phone: (603)437-4455

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.5 to 1

ADVENTURES IN LEARNING

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 23

Enrollment By Grade: PK-11 K-12

Phone: (603)432-4044

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

CHILDRENS HOUSE OF DERRY THE

18 OAK St., DERRY, NH 03038

Distance from Subject: 2.9 Miles

Affiliation: Nonsectarian

Students: 22

Enrollment By Grade: PK-8 K-14

Phone: (603)432-7820

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 7.0 to 1

DERRY MONTESSORI CHILDREN'S CE

65 E BROADWAY, DERRY, NH 03038

Distance from Subject: 2.9 Miles

Affiliation: Nonsectarian

Students: 40

Enrollment By Grade: PK-34 K-6

Phone: (603)432-8345

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 1.1 to 1





Housing Information

LONDONDERRY

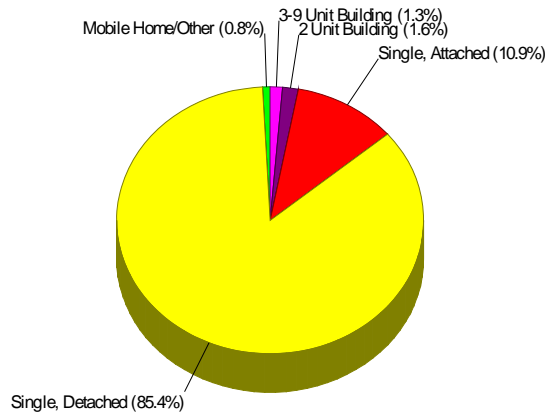
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Housing Characteristics For Neighborhood Within Town of Londonderry

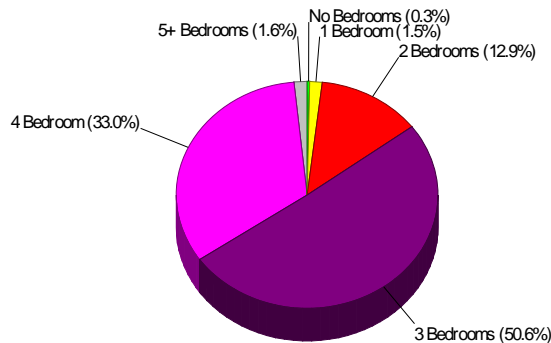
Average Age of Housing 18 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Londonderry

Owner Occupied Households = 96.0%
Median Housing Value = \$263,970
Median Number of Bedrooms = 3



Home Size Breakdown



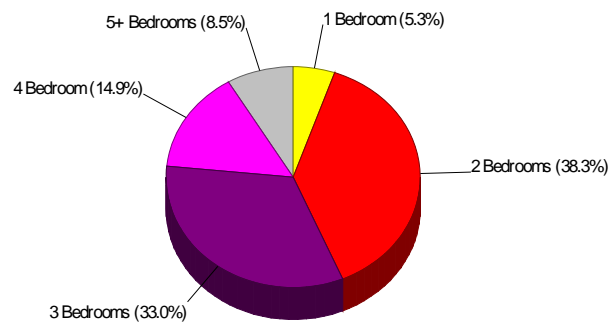
Housing Information



Rental

For Neighborhood Within Town of Londonderry

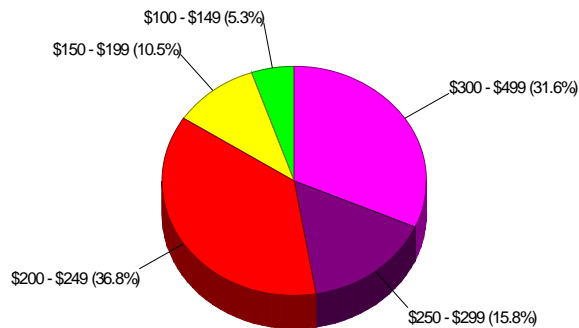
Renter Occupied Households = 4.0%
Median Monthly Rent = \$981
Median Number of Bedrooms = 3



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$247,000
Average Price = \$266,579



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





Crime Information

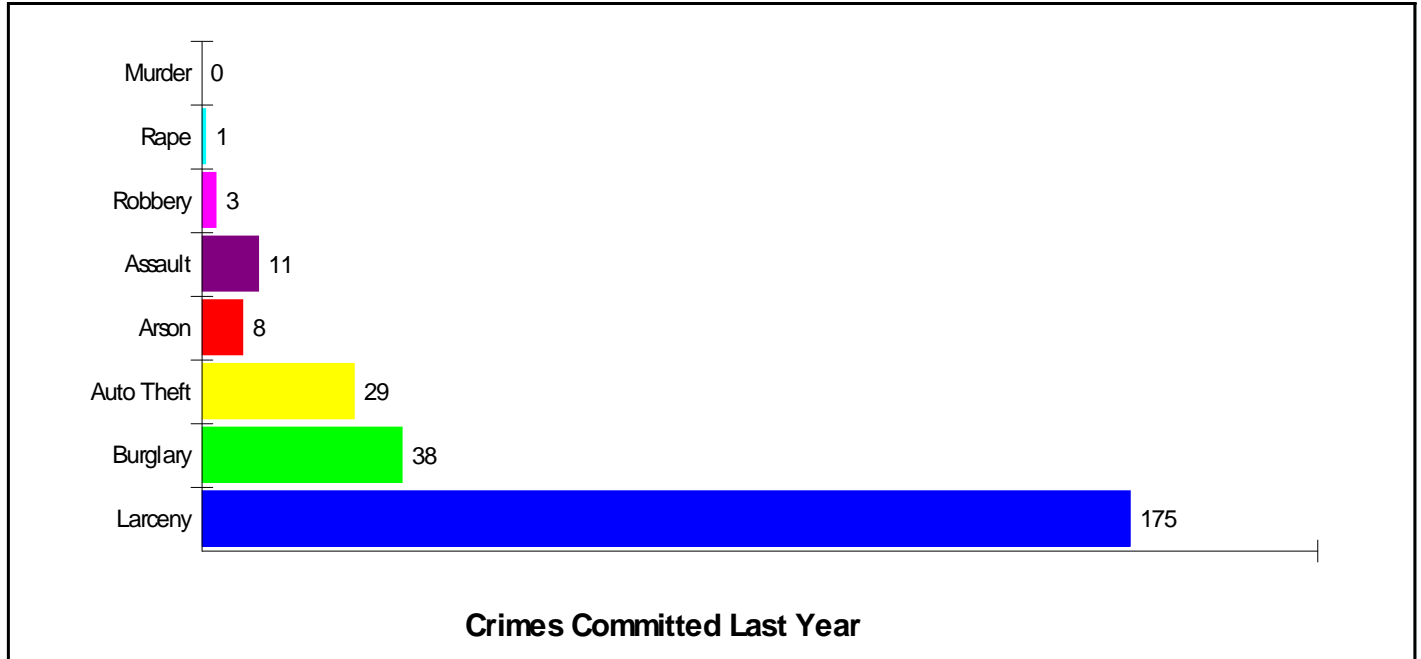
LONDONDERRY

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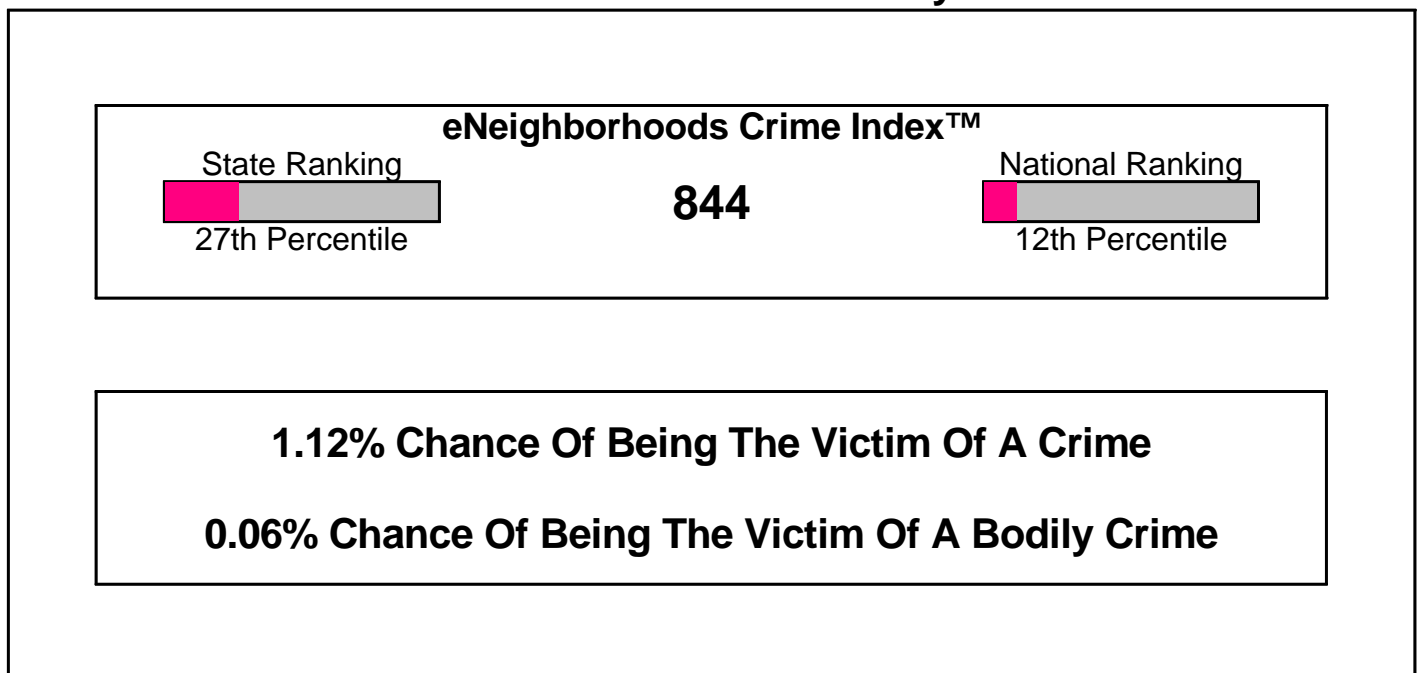




Crime Incidents For Town of Londonderry



Crime Index For Town of Londonderry





Climate Information

LONDONDERRY

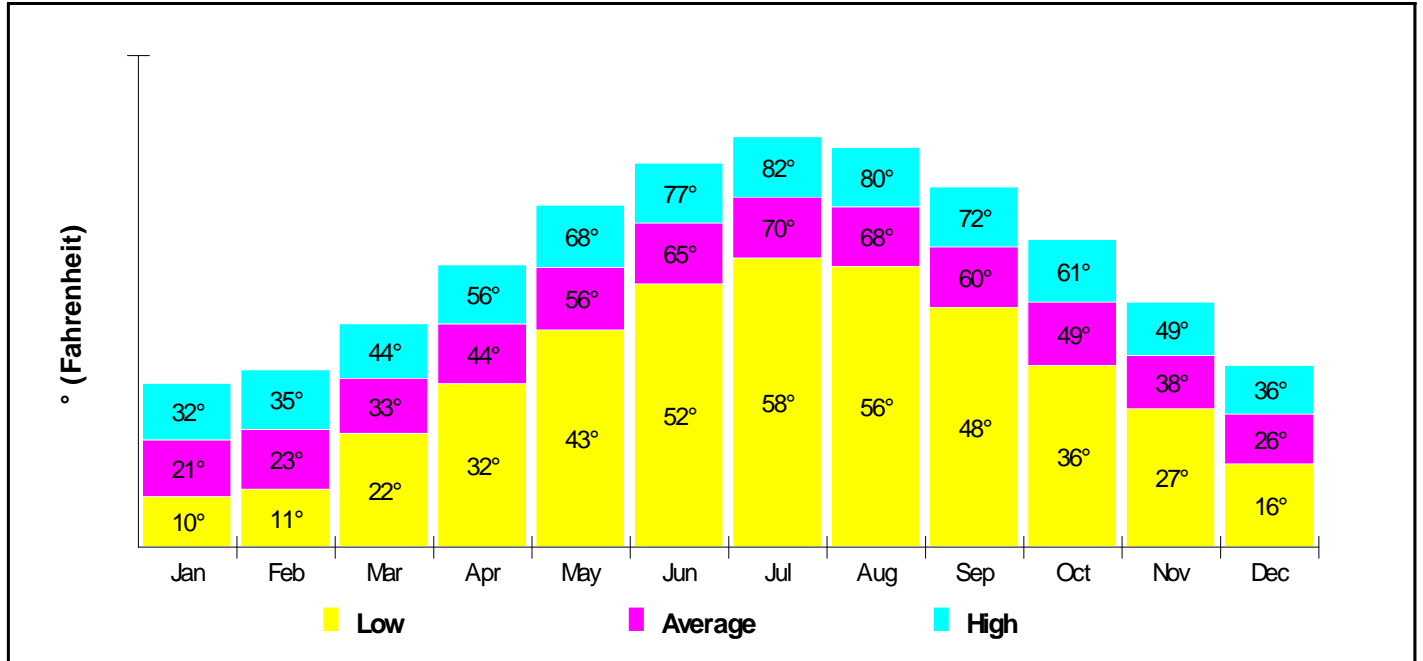
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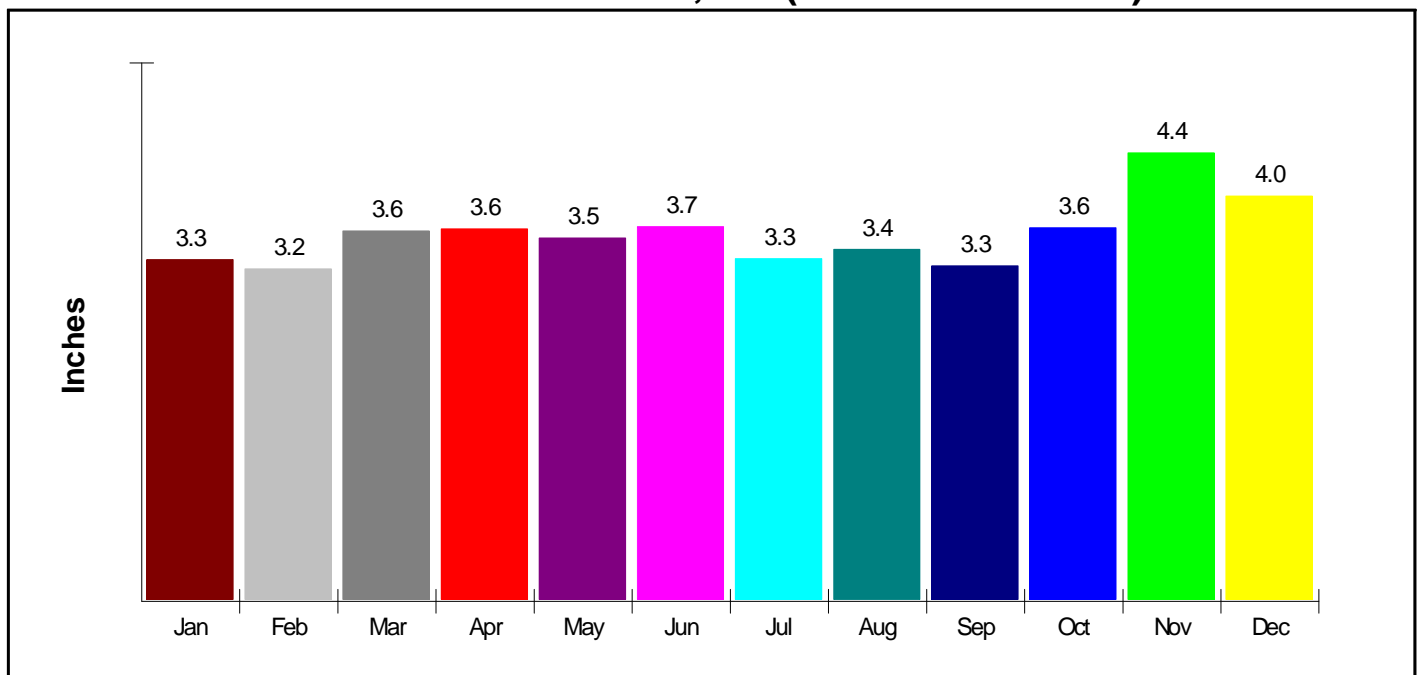
Climate Information



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



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



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Houses of Worship

LONDONDERRY

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Houses of Worship



Houses of Worship

LONDONDERRY UNITED METHODIST CHURCH

258 MAMMOTH RD, LONDONDERRY, NH 03053

Denomination: Methodist Churches**Phone:** (603)432-7083**Distance from Subject:** 0.00 miles

LONDONDERRY CHRISTIAN CHURCH

ROUTE 128, LONDONDERRY, NH 03053

Denomination: Churches, Non-Denominational**Phone:** (603)432-4630**Distance from Subject:** 0.30 miles

LIVING WAY CHURCH

LONDONDERRY, NH 03053

Denomination: Pentecostal Churches**Phone:** (603)437-1574**Distance from Subject:** 0.30 miles

ZION CHRISTIAN FELLOWSHIP

302 MAMMOTH RD, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)432-3153**Distance from Subject:** 0.60 miles

HOPE CHAPEL OF LONDONDERRY

313 MAMMOTH RD, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)437-4673**Distance from Subject:** 0.70 miles

EPISCOPAL CHURCH

5 PEABODY ROW, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)437-8222**Distance from Subject:** 0.70 miles

HOPE CHAPEL OF LONDONDERRY

80 NASHUA RD, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)437-4673**Distance from Subject:** 1.10 miles

CHURCH OF THE KING

1 COMMONS DR, LONDONDERRY, NH 03053

Denomination: Covenant & Evangelical Churches**Phone:** (603)437-1574**Distance from Subject:** 1.20 miles

LONDONDERRY BAPTIST CHURCH

368 MAMMOTH RD, LONDONDERRY, NH 03053

Denomination: Baptist Churches**Phone:** (603)437-5623**Distance from Subject:** 1.60 miles

SISTERS OF MERCY

7 DICKEY ST, DERRY, NH 03038

Denomination: Churches, Denomination Unknown**Phone:** (603)432-1836**Distance from Subject:** 2.10 miles

Houses of Worship



Houses of Worship

JEHOVAH WITNESSES LONDONDERRY

10 KENDALL PD RD, LONDONDERRY, NH 03053

Denomination: Jehovah's Witnesses**Phone:** (603)432-3158**Distance from Subject:** 2.10 miles

FIRST PARISH CHURCH

39 W BROADWAY, DERRY, NH 03038

Denomination: Churches, Denomination Unknown**Phone:** (603)434-5148**Distance from Subject:** 2.50 miles

FIRST BAPTIST CHURCH

4 CRYSTAL AVE, DERRY, NH 03038

Denomination: Baptist Churches**Phone:** (603)432-3482**Distance from Subject:** 2.80 miles

TRINITY BIBLE CHURCH

7 ROCKINGHAM RD, LONDONDERRY, NH 03053

Denomination: Churches, Denomination Unknown**Phone:** (603)434-9005**Distance from Subject:** 2.90 miles

CHRISTIAN FELLOWSHIP BAPTIST

5 ROCKINGHAM RD, LONDONDERRY, NH 03053

Denomination: Baptist Churches**Phone:** (603)432-2109**Distance from Subject:** 2.90 miles



County Facts

LONDONDERRY

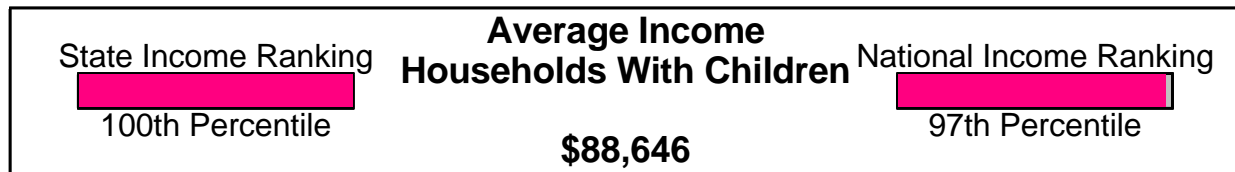
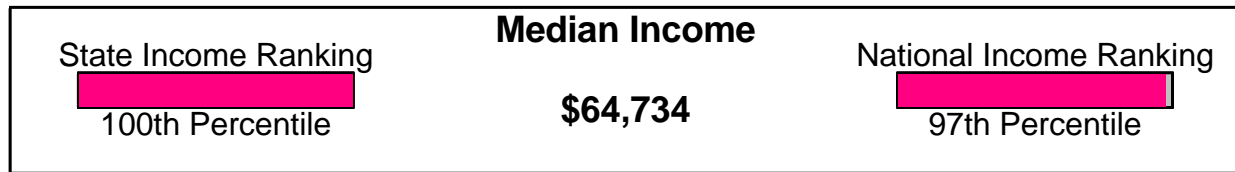
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County Facts

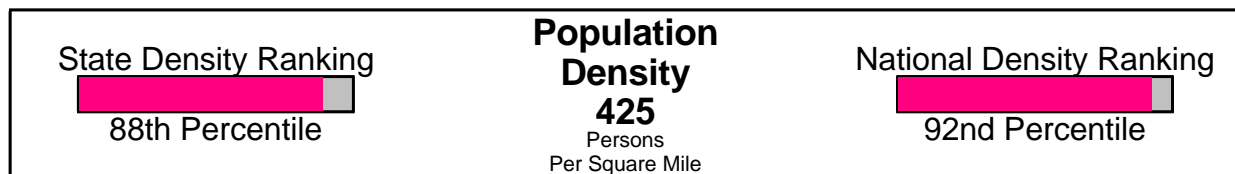


Income For Rockingham County



Population For Rockingham County

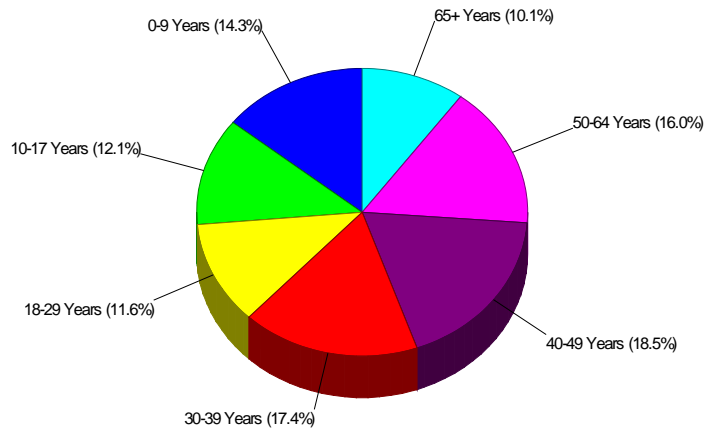
Population = 295,076
Land Area = 695.0 Square Miles



County Facts

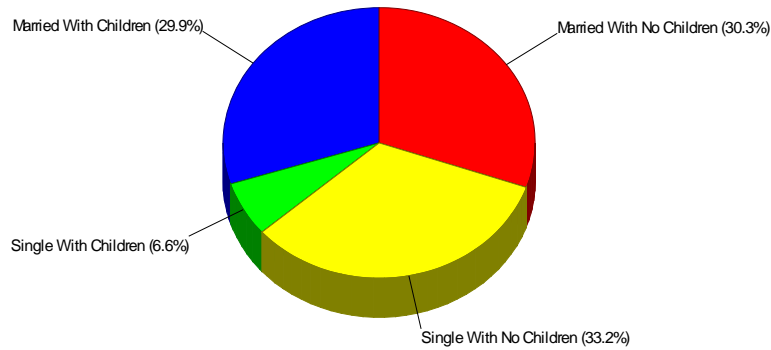


Age Breakdown For Rockingham County Average Age = 37.2 Years



Household Characteristics For Rockingham County

60.2% Married
36.5% With Children



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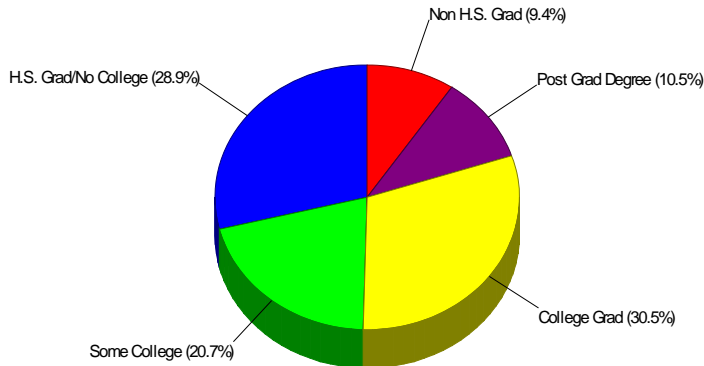


County Facts



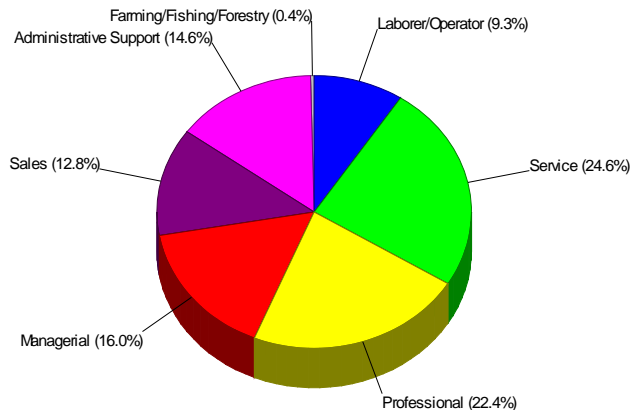
Adult Education Level For Rockingham County

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



Employment For Rockingham County

Average Travel Time To Work = 30.9 Minutes



Occupation

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State Facts

LONDONDERRY

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State Facts



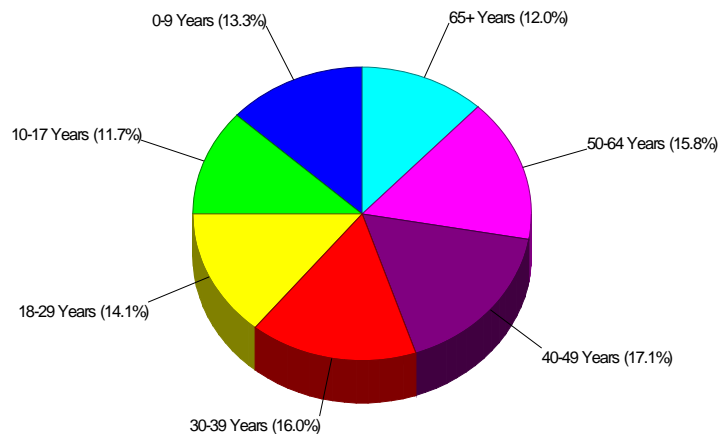
General Facts For New Hampshire



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

Age Breakdown For New Hampshire

Average Age = 37.1 Years



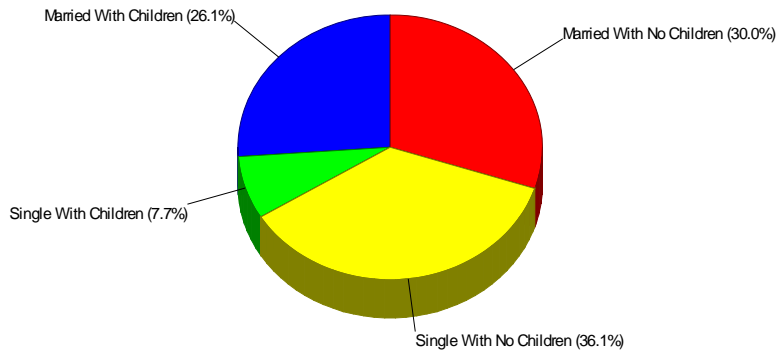
Prepared by Serene Knell, BROKER, REALTOR®





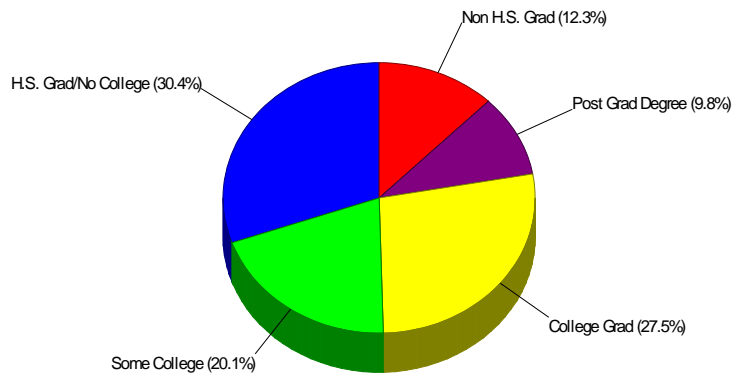
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

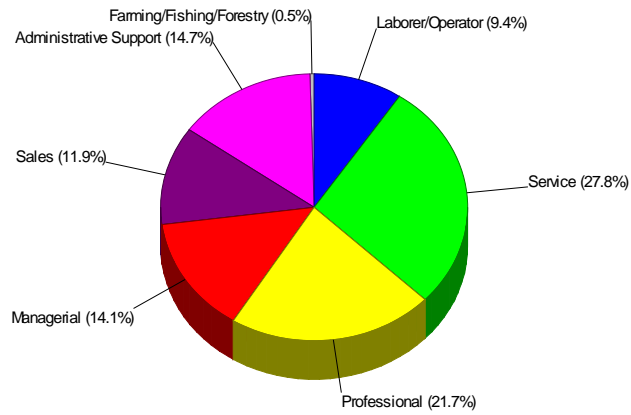
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation