



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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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.

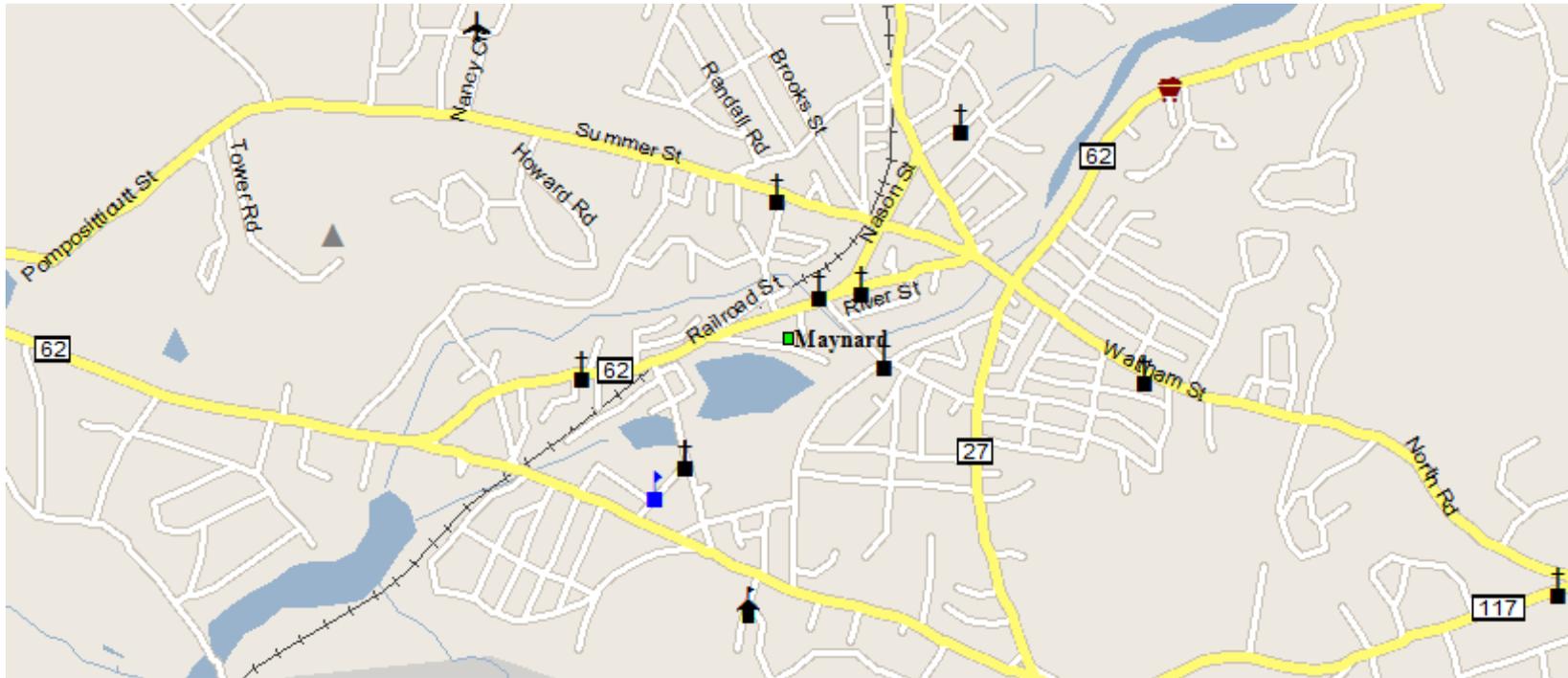
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





MAYNARD, MA





Neighborhood Facts

MAYNARD

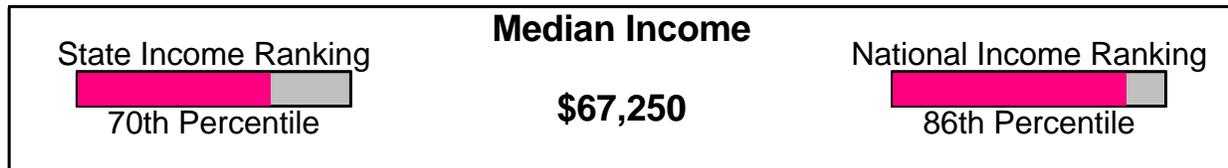
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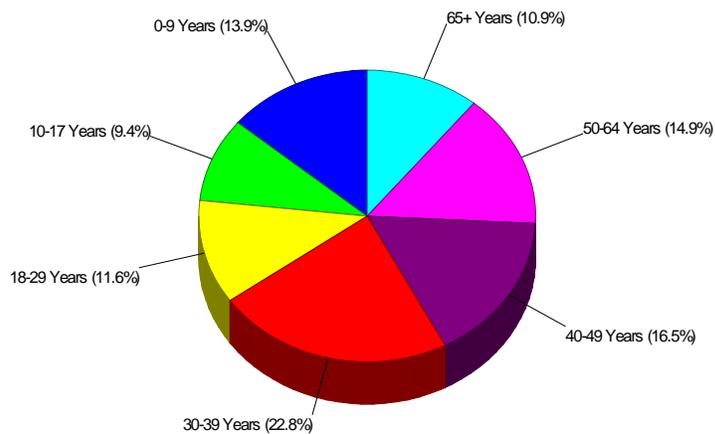
Neighborhood Facts



Income For Neighborhood Within Town of Maynard



Age Breakdown For Neighborhood Within Town of Maynard Average Age = 36.9 Years



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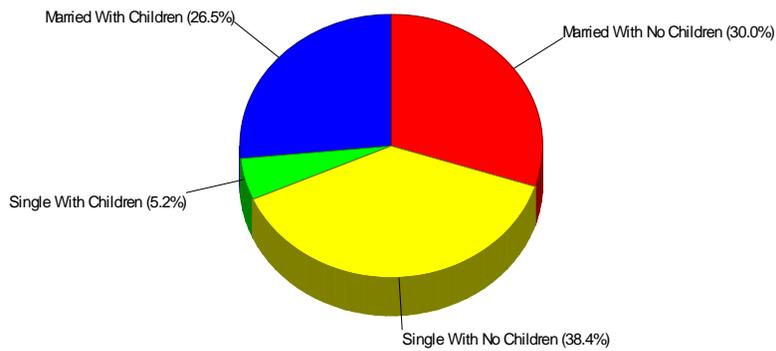


Neighborhood Facts



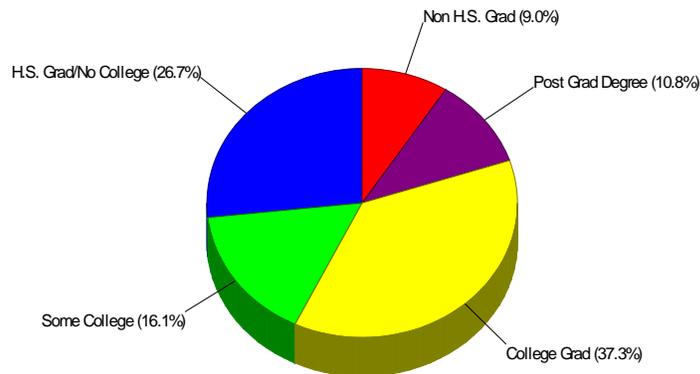
Household Characteristics For Neighborhood Within Town of Maynard

56.5% Married
31.7% With Children



Adult Education Level For Neighborhood Within Town of Maynard

91.0% High School Graduates
48.1% College Graduates



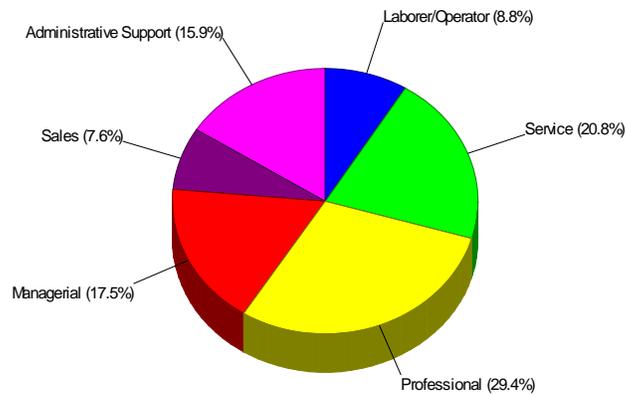
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Neighborhood Facts



Employment For Neighborhood Within Town of Maynard Average Travel Time To Work = 28.7 Minutes



Occupation





Area Facts

MAYNARD

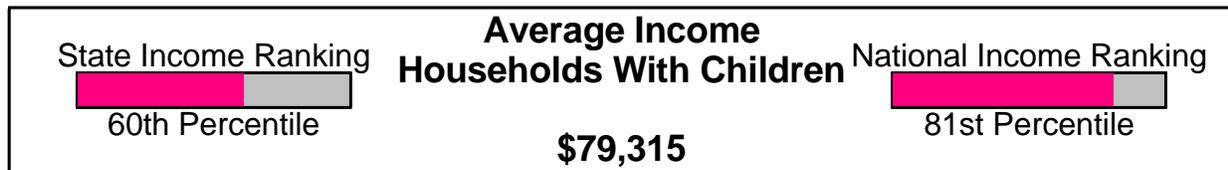
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Area Facts

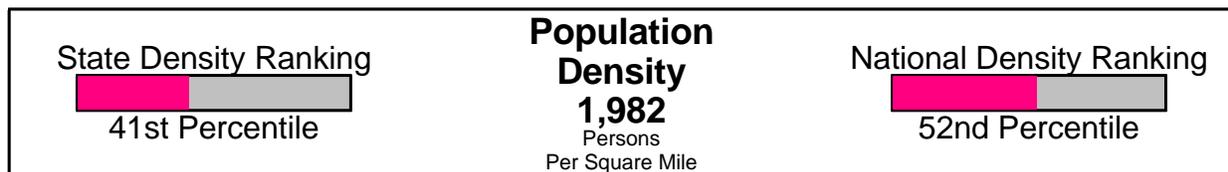


Income For Town of Maynard



Population For Town of Maynard

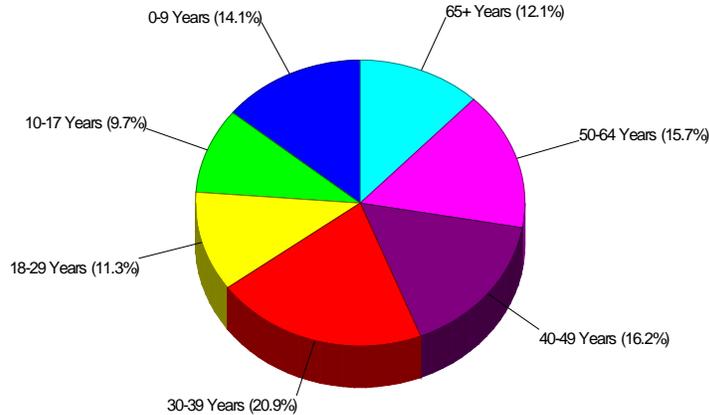
Population = 10,387
Land Area = 5.2 Square Miles



Area Facts

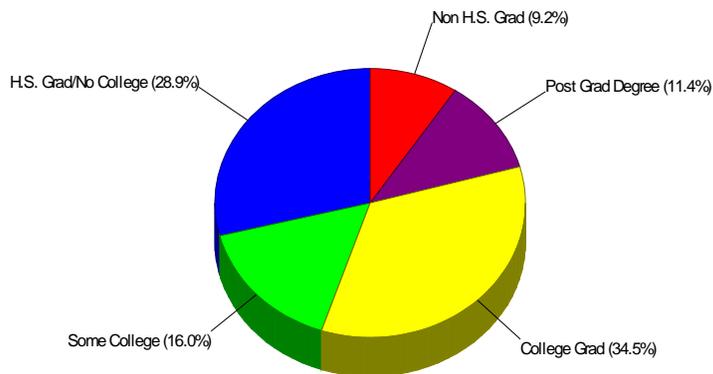


Age Breakdown For Town of Maynard Average Age = 37.3 Years



Adult Education Level For Town of Maynard

90.8% High School Graduates
45.9% College Graduates



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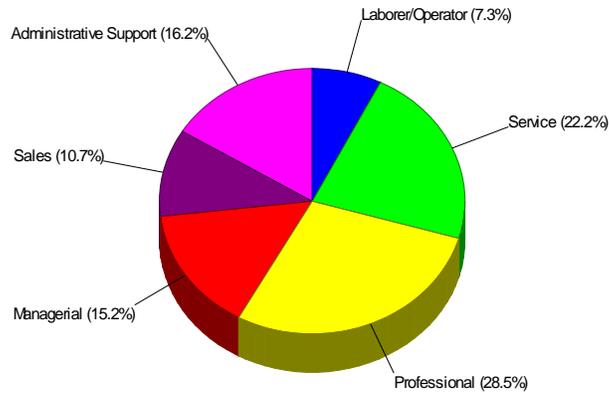


Area Facts



Employment For Town of Maynard

Average Travel Time To Work = 30.6 Minutes



Occupation





School Information

MAYNARD

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School Information



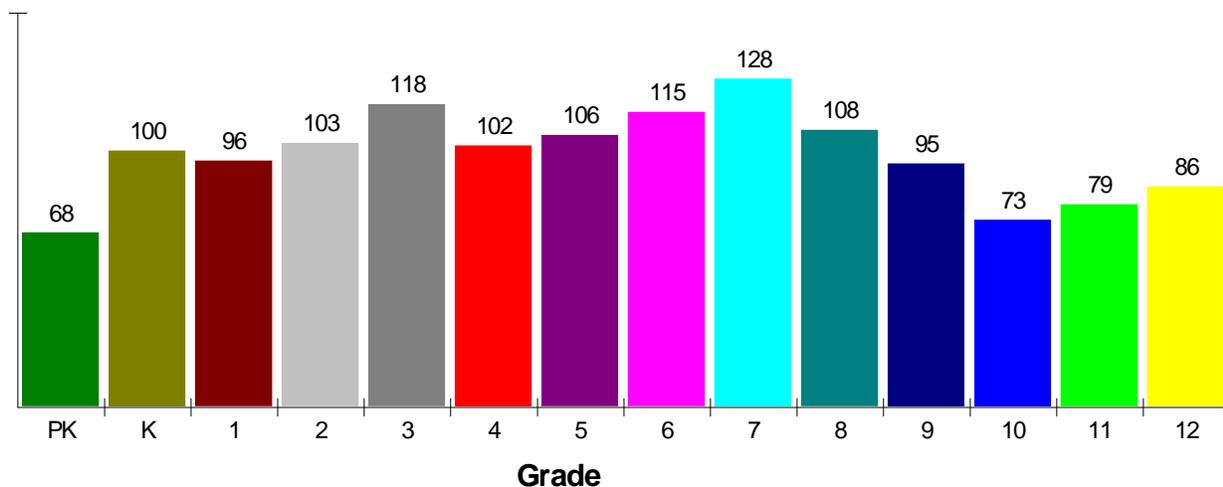
General Facts FOR MAYNARD

MAYNARD
12 BANCROFT STREET
MAYNARD, MA 01754

Type:	(978)897-2222	Independent Local District
Grade Range:		PK - 12
Schools:		3
Teacher:		106
Students:		1,377
Student/Teacher Ratio:		13.0 To 1
Student/Librarian Ratio:		1,377.0 To 1
Secondary Student/Guidance Ratio:		Not Available

Student Enrollment By Grade FOR MAYNARD

Total Enrollment = 1,377



National Enrollment Ranking: 5,960 of 15,679 (61st Percentile)

State Enrollment Ranking: 194 of 354 (45th Percentile)

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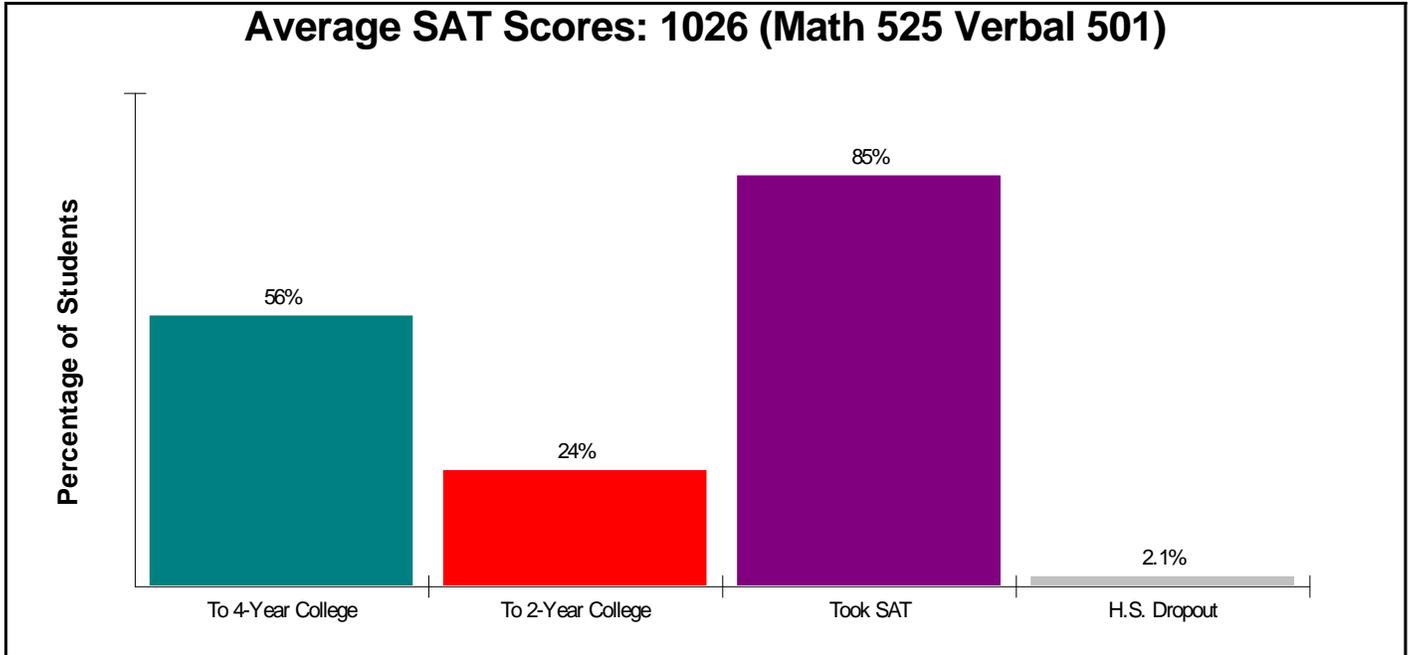


School Information



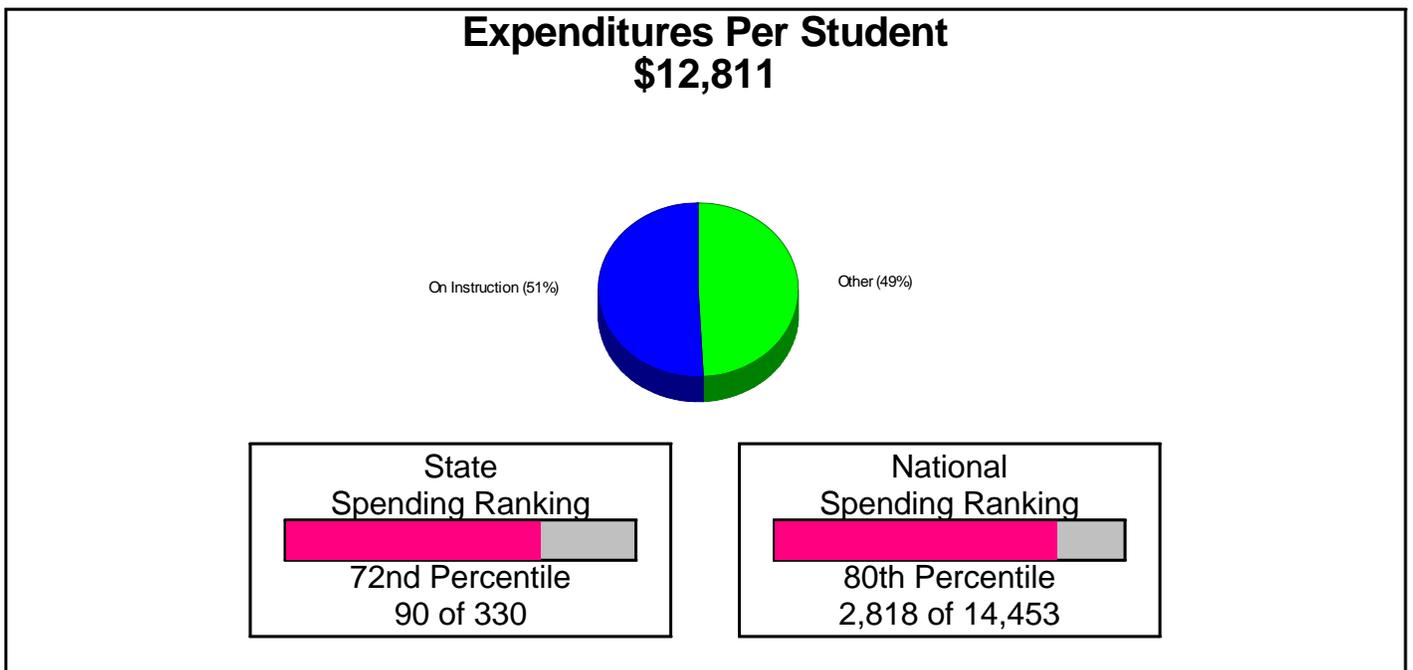
High School Statistics FOR MAYNARD

Average SAT Scores: 1026 (Math 525 Verbal 501)



School Expenditures FOR MAYNARD

Expenditures Per Student
\$12,811

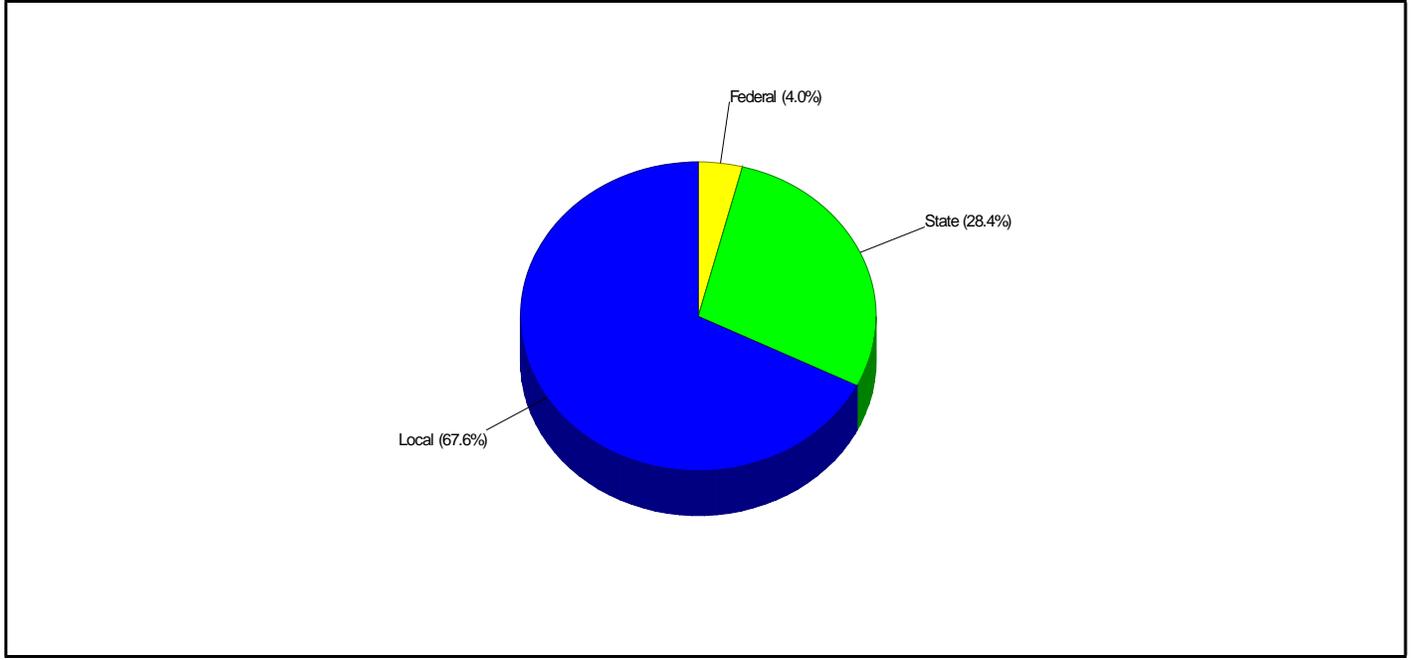


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School Funding FOR MAYNARD



School Information



Public Schools for District

MAYNARD HIGH

1 TIGER DRIVE, MAYNARD, MA 01754

Phone: (978)897-8891

Grades: 9 - 12

Distance from Subject: 0.4 Miles

Student/Teacher Ratio: 11.5 to 1

Mascot: Tigers

Average SAT: 1026 (Math 525 Verbal 501)

Students Taking SAT: 85.0%

School Type: Regular

Students/Teachers: 311/27

School Colors : Orange & Black

Graduates To 2-Year College: 24.0%

Graduates To 4-Year College: 56.0%

GREEN MEADOW

5 TIGER DRIVE, MAYNARD, MA 01754

Phone: (978)897-8246

Grades: PK - 3

Distance from Subject: 0.4 Miles

Student/Teacher Ratio: 12.9 to 1

Mascot: Tigers

School Type: Regular

Students/Teachers: 465/36

School Colors : Orange & Black

FOWLER SCHOOL

3 TIGER DRIVE, MAYNARD, MA 01754

Phone: (978)897-6700

Grades: 4 - 8

Distance from Subject: 0.4 Miles

Student/Teacher Ratio: 12.5 to 1

School Type: Regular

Students/Teachers: 539/43

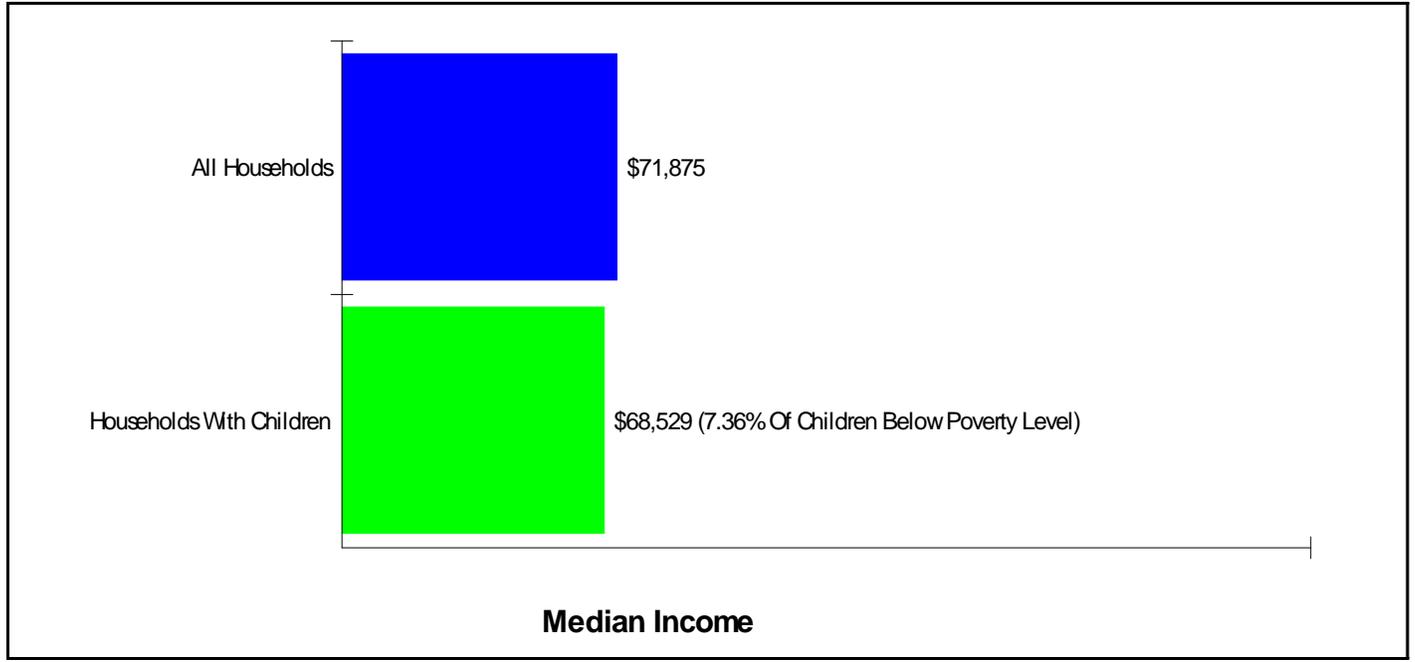
School Colors : Orange & Black



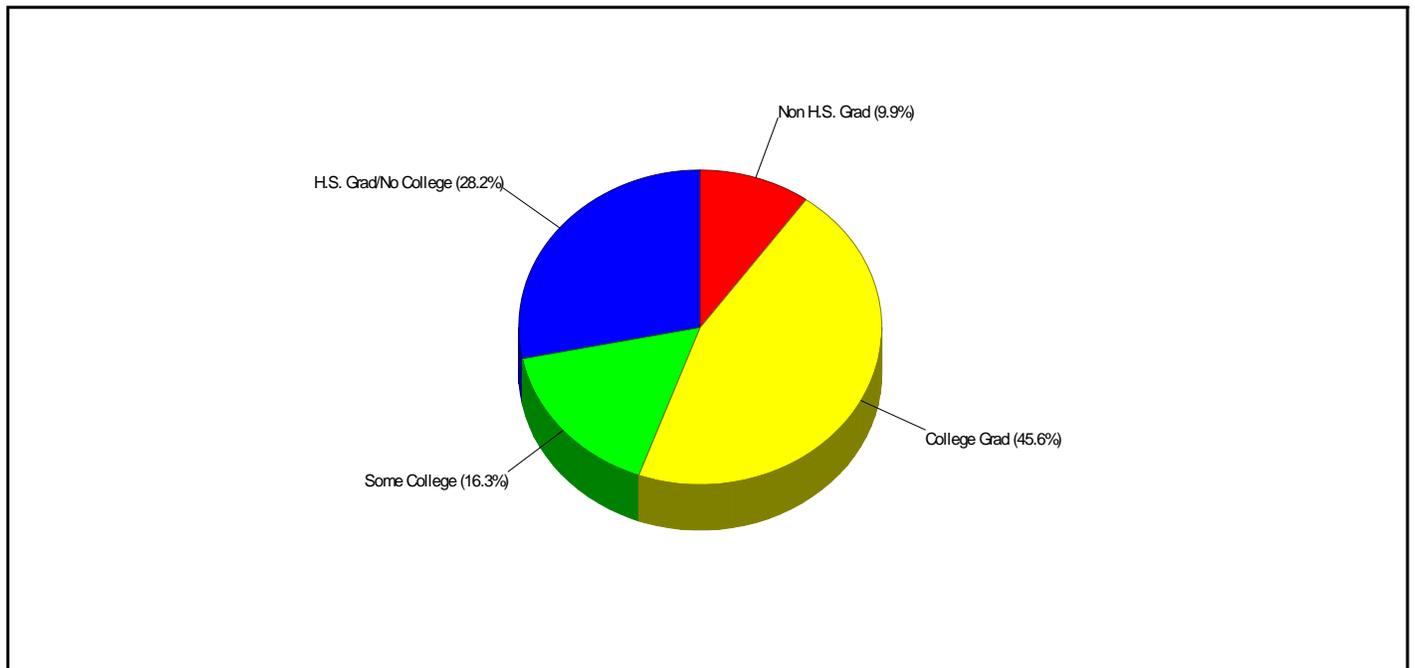
School Information



Income FOR MAYNARD



Parent Education Level FOR MAYNARD



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School Information



Private Schools

Private School Enrollment= 17.62% within School District

THE IMAGO SCHOOL ASSOCIATION I

MAYNARD, MA 01754

Distance from Subject: 0.3 Miles

Affiliation: Baptist

Students: 85

Enrollment By Grade: 1-9 2-14 3-16 4-14 5-9 6-4 7-7 8-6 9-4 12-2

Phone: (978)897-0549

Grades: 1 - 12

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 9.7 to 1

CENTER SCHOOL

403 Great Rd, STOW, MA 01775

Distance from Subject: 2.7 Miles

Affiliation: Not Given

Students: 270

Student/ Homeroom Ratio: 20.8

Phone: (978)897-0290

Grades: 3 - 5

School Type: Not Given

Gender: Not Given

WILLOW HILL SCHOOL

98 Haynes Rd, SUDBURY, MA 01776

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 56

Student/ Homeroom Ratio: 6.2

School Colors: Pink & Purple

Enrollment By Grade: 6-3 7-11 8-10 9-11 10-11 11-7 12-3

Phone: (978)443-2581

Grades: 6 - 12

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 4.0 to 1

CONCORD ASSABET

380 MASSACHUSETTS AVE, ACTON, MA 01720

Distance from Subject: 3.0 Miles

Affiliation: Nonsectarian

Students: 31

Enrollment By Grade: 7-2 8-6 9-12 10-5 11-5 12-1

Phone: (978)264-3812

Grades: 7 - 12

School Type: Special Education

Gender: All-Female

Student/Teacher Ratio: 3.9 to 1

APPLE VALLEY MONTESSORI SCHOOL

142 North Rd, SUDBURY, MA 01776

Distance from Subject: 3.1 Miles

Affiliation: Nonsectarian

Students: 120

Student/ Homeroom Ratio: 40.0

Enrollment By Grade: UG-120

Phone: (978)287-4000

Grades: Ungraded

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 20.0 to 1



School Information



Private Schools

Private School Enrollment= 17.62% within School District

BROCCOLI HALL

Distance from Subject: 3.1 Miles
Affiliation: Nonsectarian
Students: 35
Enrollment By Grade: UG-35

Phone: (978)369-1444
Grades: Ungraded
School Type: Not Given
Gender: Coed
Student/Teacher Ratio: 2.2 to 1

MT. CALVARY CHRISTIAN SCHOOL

472 MASSACHUSETTS, ACTON, MA 01720
Distance from Subject: 3.1 Miles
Affiliation: Lutheran Church
Students: 96
Enrollment By Grade: PK-82 K-14

Phone: (978)263-0337
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 11.2 to 1

CARROLL HIGH SCHOOL

390 Lincoln Rd, SUDBURY, MA 01776
Distance from Subject: 3.7 Miles
Affiliation: Not Given
Students: 48
Student/ Homeroom Ratio: 5.3
School Colors: Royal & White

Phone: (978)443-2167
Grades: 9 - 12
School Type: Not Given
Gender: Not Given

STEPPINGSTONES SCHOOL

PO BOX 342, STOW, MA 01775
Distance from Subject: 3.8 Miles
Affiliation: Nonsectarian
Students: 84
Enrollment By Grade: PK-57 K-27

Phone: (978)897-4700
Grades: PK - K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 8.2 to 1

THE ENRICHMENT CENTER FOR CHILDRE

31B UNION AVENUE, SUDBURY, MA 01776
Distance from Subject: 4.4 Miles
Affiliation: Nonsectarian
Students: 69
Enrollment By Grade: UG-58 K-11

Phone: (978)443-7072
Grades: K
School Type: Early Childhood
Gender: Coed
Student/Teacher Ratio: 62.7 to 1





Housing Information

MAYNARD

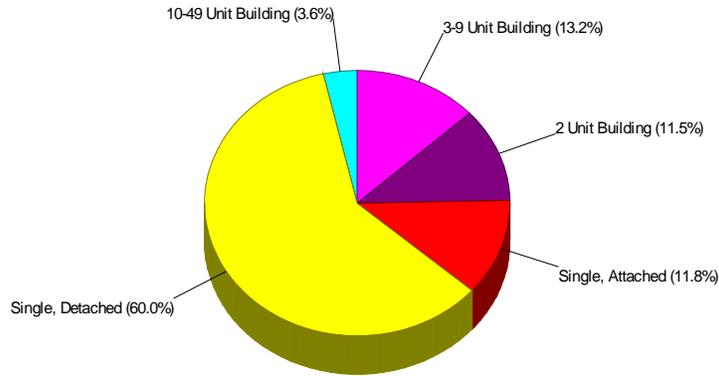
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Housing Characteristics For Neighborhood Within Town of Maynard

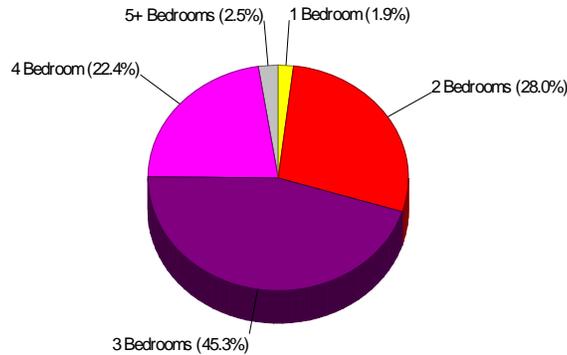
Average Age of Housing 46 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Maynard

Owner Occupied Households = 72.1%
Median Housing Value = \$286,018
Median Number of Bedrooms = 3



Home Size Breakdown



Housing Information



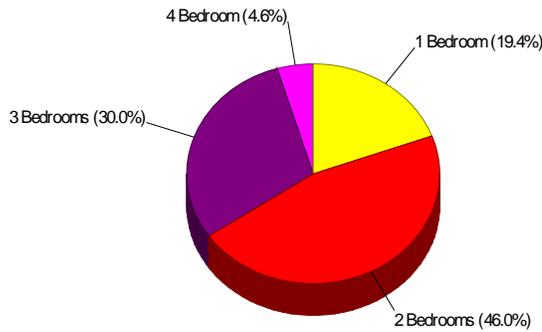
Rental

For Neighborhood Within Town of Maynard

Renter Occupied Households = 27.9%

Median Monthly Rent = \$806

Median Number of Bedrooms = 2

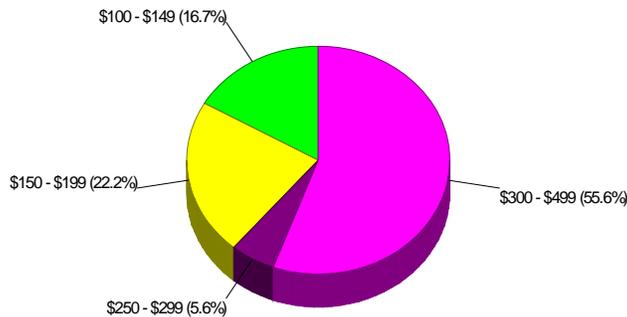


Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$314,500

Average Price = \$273,278



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





Crime Information

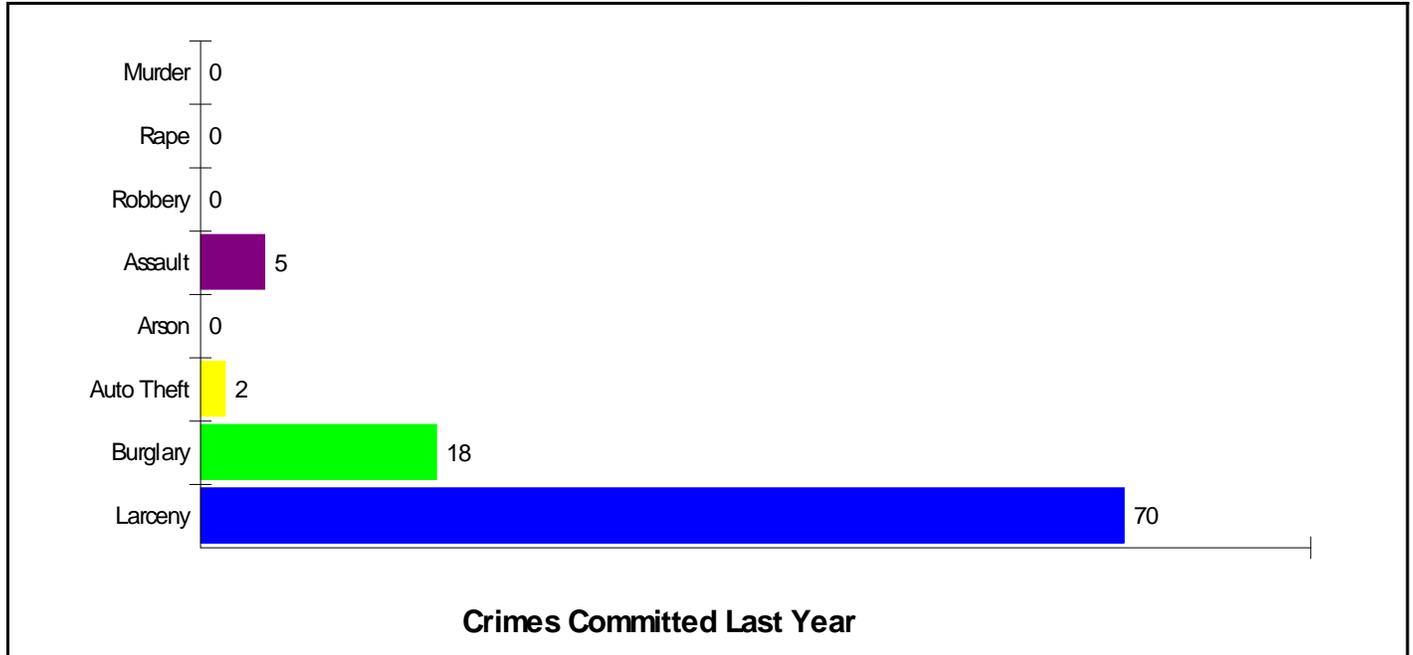
MAYNARD

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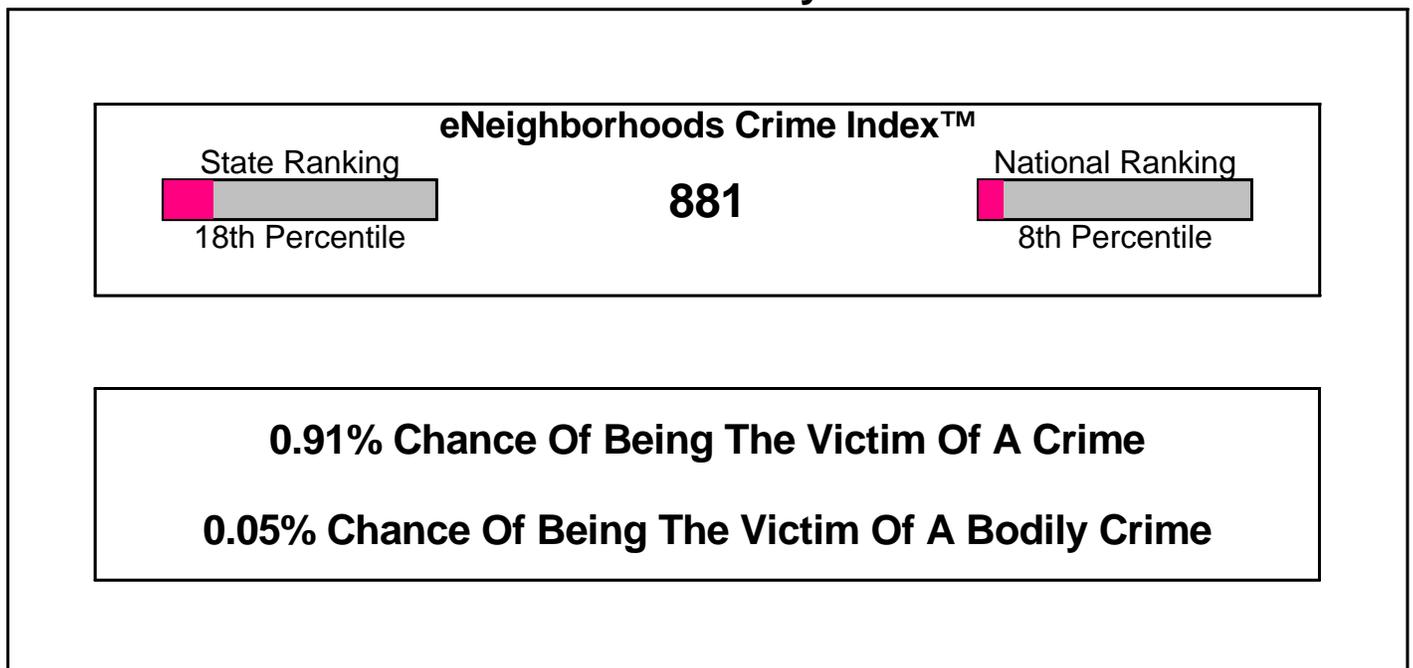




Crime Incidents For Town of Maynard



Crime Index For Town of Maynard





Climate Information

MAYNARD

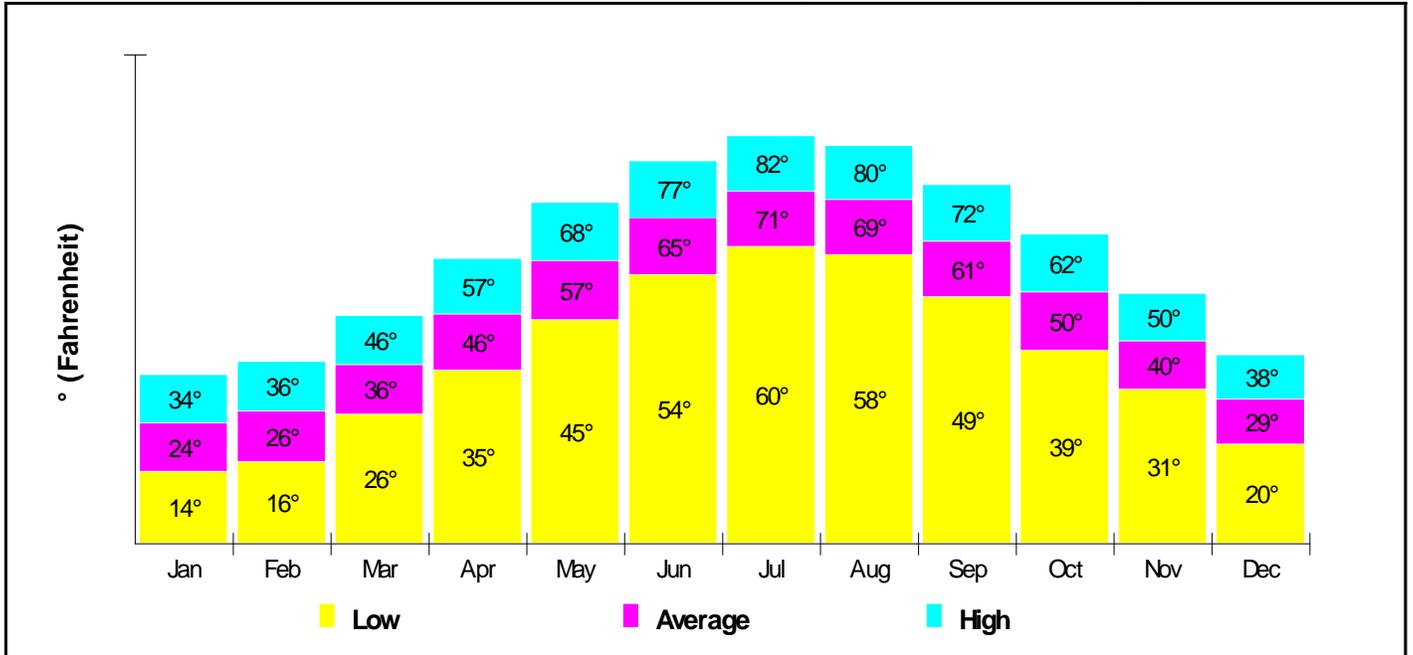
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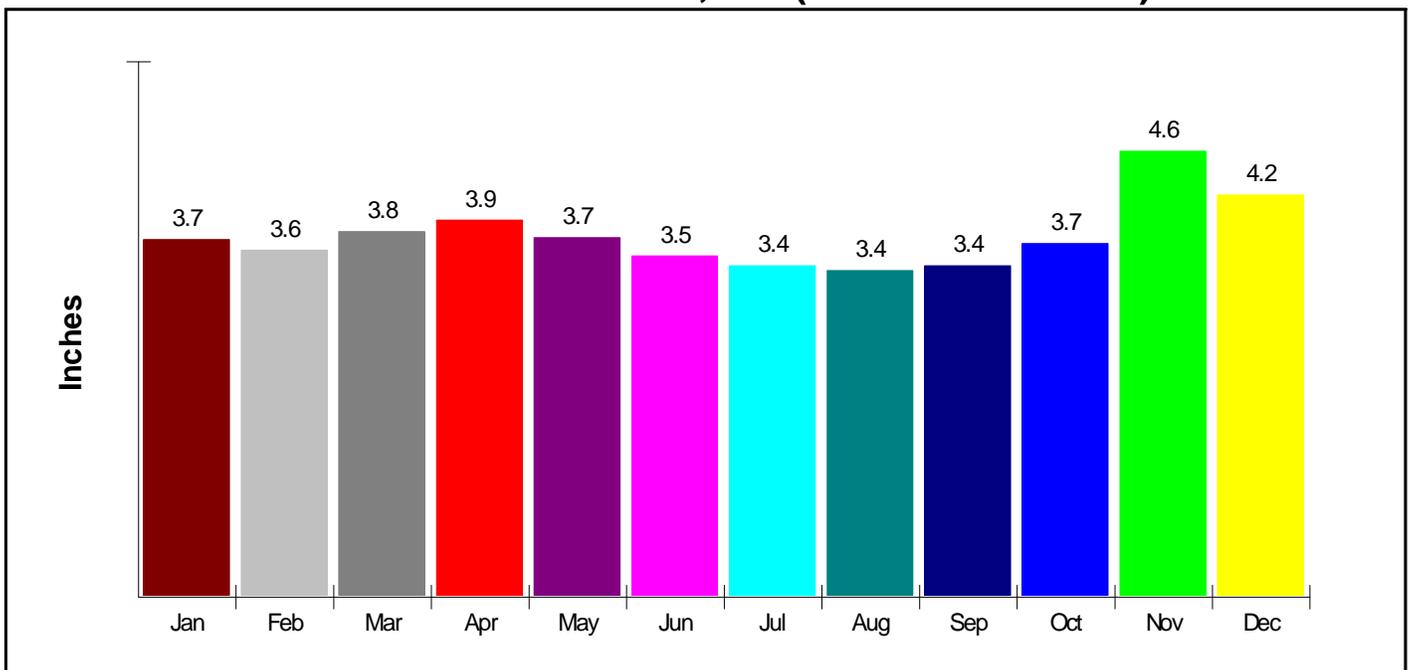
Climate Information



Temperature Measured at BEDFORD, MA (elevation = 160ft.)



Average Precipitation Measured at BEDFORD, MA (elevation = 160ft.)



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Houses of Worship

MAYNARD

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Houses of Worship



Houses of Worship

UNITED METHODIST CHURCH MAYNARD

MAIN, MAYNARD, MA 01754

Denomination: Methodist Churches**Phone:** (978)897-2211**Distance from Subject:** 0.10 miles

UNION CONGREGATIONAL CHURCH

80 MAIN ST, MAYNARD, MA 01754

Denomination: Churches of Christ**Phone:** (978)897-2522**Distance from Subject:** 0.20 miles

MISSION EVANGELICAL CONGR CHURCH STUD

19 WALNUT ST, MAYNARD, MA 01754

Denomination: Covenant & Evangelical Churches**Phone:** (978)897-4682**Distance from Subject:** 0.20 miles

SAINT GEORGES EPISCOPAL CHURCH

62 SUMMER ST, MAYNARD, MA 01754

Denomination: Episcopal Churches**Phone:** (978)897-2715**Distance from Subject:** 0.20 miles

ST BRIDGET'S RECTORY

1 PERCIVAL ST, MAYNARD, MA 01754

Denomination: Catholic Churches**Phone:** (978)897-2171**Distance from Subject:** 0.30 miles

ST BRIDGET'S RELIGIOUS ED OFC

1 PERCIVAL ST, MAYNARD, MA 01754

Denomination: Churches, Denomination Unknown**Phone:** (978)897-4612**Distance from Subject:** 0.30 miles

ST STEPHEN'S KNANAYA CHURCH

182 MAIN ST, MAYNARD, MA 01754

Denomination: Churches, Denomination Unknown**Phone:** (978)897-9285**Distance from Subject:** 0.30 miles

HOLY ANNUNCIATION ORTHODOX CHURCH

15 PROSPECT ST, MAYNARD, MA 01754

Denomination: Greek Orthodox Churches**Phone:** (978)897-7695**Distance from Subject:** 0.50 miles

FIRST BIBLE BAPTIST CHURCH

62 WALTHAM ST, MAYNARD, MA 01754

Denomination: Baptist Churches**Phone:** (978)897-9260**Distance from Subject:** 0.60 miles

SAINT JOHN EVANGELICAL LUTHERAN CHURCH

16 GREAT RD, SUDBURY, MA 01776

Denomination: Lutheran Churches**Phone:** (978)443-8350**Distance from Subject:** 1.40 miles

Houses of Worship



Houses of Worship

SOUTH ACTON CONGREGATION CHURCH

35 SCHOOL ST, ACTON, MA 01720

Denomination: Churches of Christ

Phone: (978)263-2332

Distance from Subject: 2.10 miles

THE TABERNACLE

388 GREAT RD, STOW, MA 01775

Denomination: Pentecostal Churches

Phone: (978)897-7758

Distance from Subject: 2.60 miles

BETH CONGREGATION ELOHIM

10 HENNESSEY DR, ACTON, MA 01720

Denomination: Jewish Synagogues

Phone: (978)263-3061

Distance from Subject: 2.80 miles

ST ISIDORE'S RECTORY STUDY

429 GREAT RD, STOW, MA 01775

Denomination: Churches, Denomination Unknown

Phone: (978)897-9790

Distance from Subject: 2.80 miles

SWEDENBORG CHAPEL

138 MAYNARD RD, SUDBURY, MA 01776

Denomination: Churches, Denomination Unknown

Phone: (978)443-6531

Distance from Subject: 3.10 miles





County Facts

MAYNARD

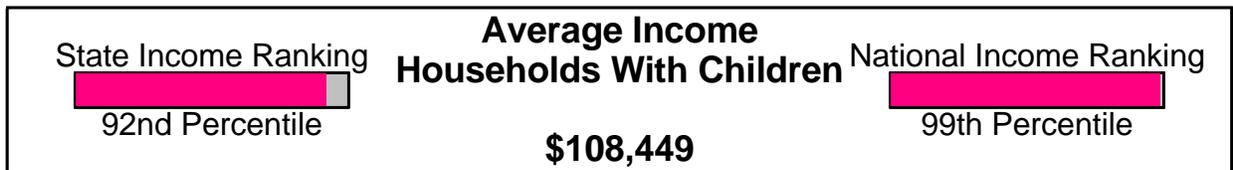
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County Facts

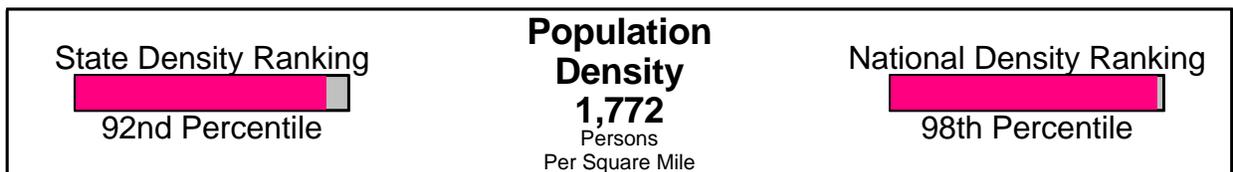


Income For Middlesex County



Population For Middlesex County

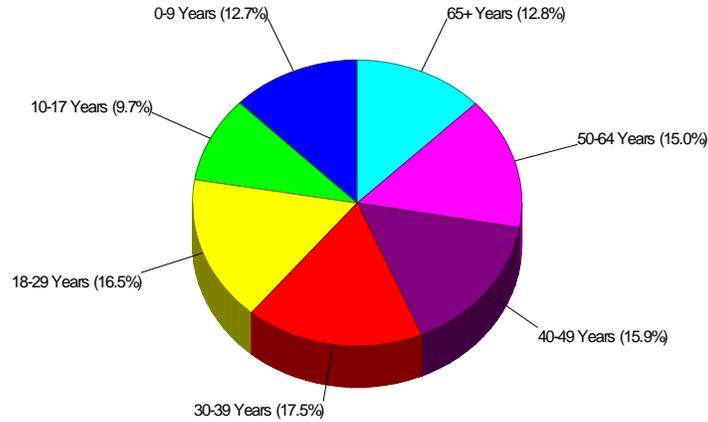
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

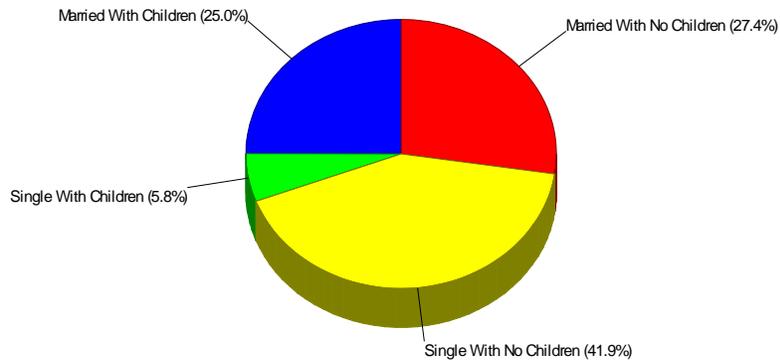


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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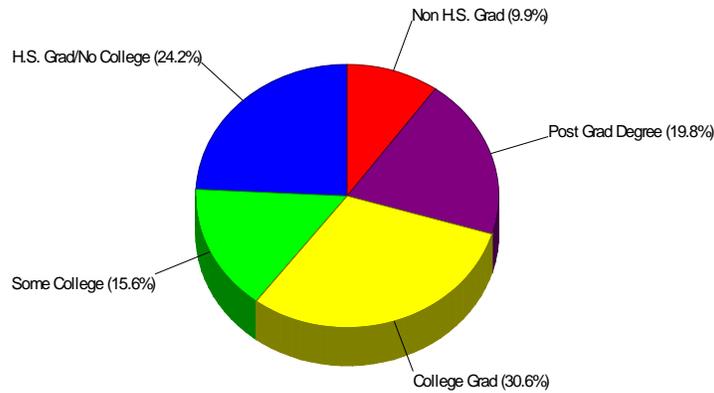


County Facts



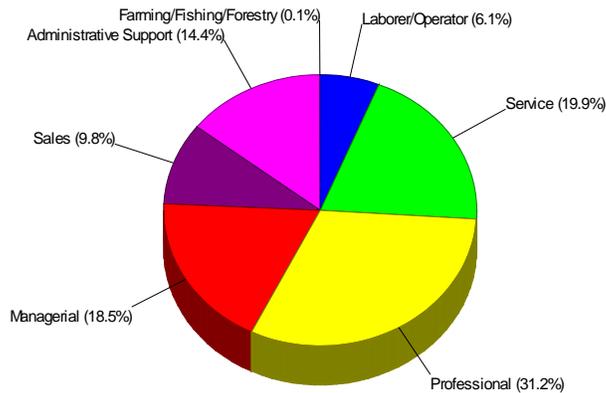
Adult Education Level For Middlesex County

**90.1% High School Graduates
50.4% College Graduates**



Employment For Middlesex County

Average Travel Time To Work = 29.7 Minutes



Occupation

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State Facts

MAYNARD

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State Facts



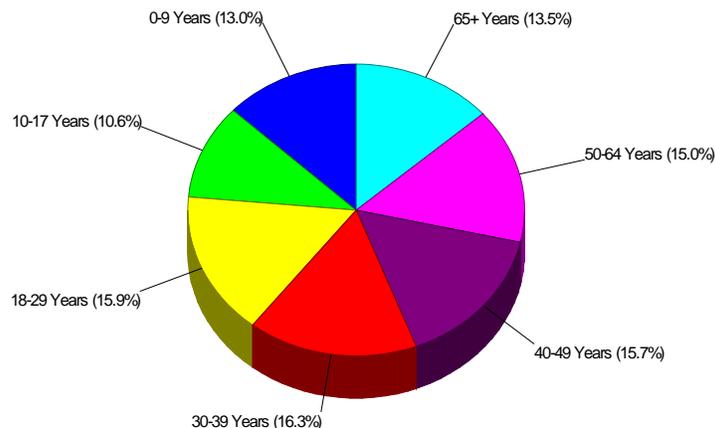
General Facts For Massachusetts



Median Income:	\$52,713
Income (W/Children):	\$81,908
Population:	6,398,743
Land Area:	7,840 Square Miles
Population Density:	816 Persons Per Square Mile
Nickname:	Bay State
Capital:	Boston
Date of Statehood:	February 6, 1788
State Bird:	Chickadee
State Flower:	Mayflower
State Tree:	American Elm

Age Breakdown For Massachusetts

Average Age = 36.6 Years



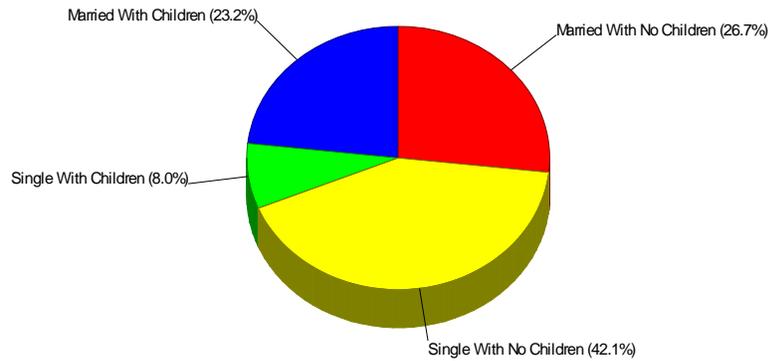
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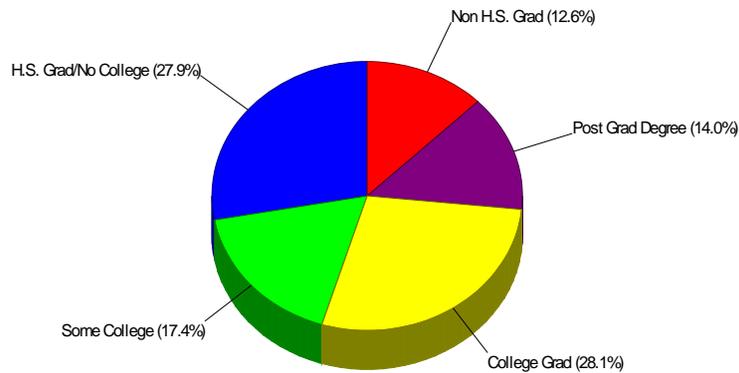
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

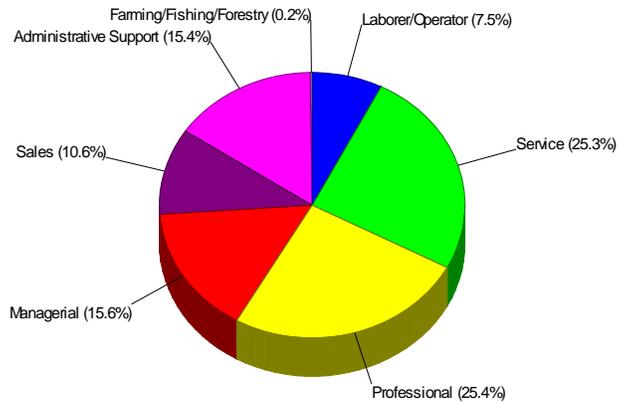
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation

