



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
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.

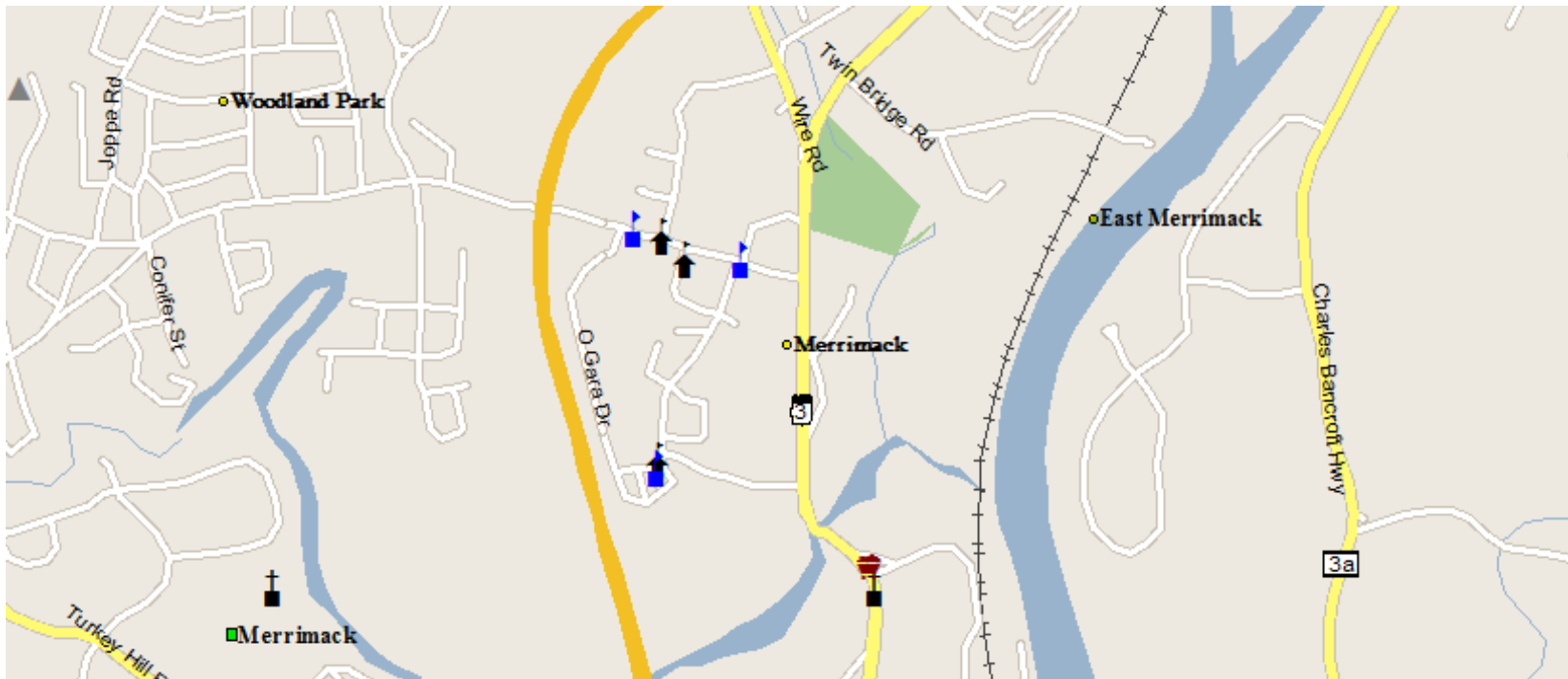
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





MERRIMACK, NH





Neighborhood Facts

MERRIMACK

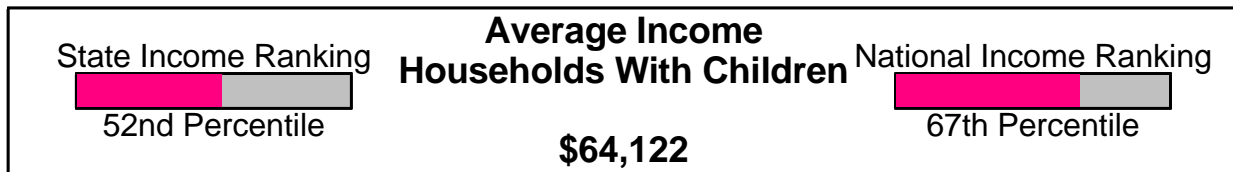
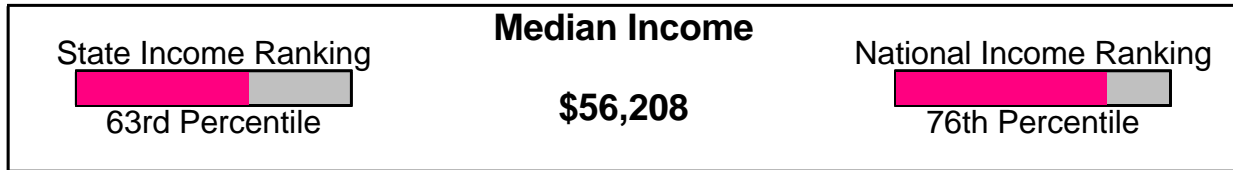
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Neighborhood Facts

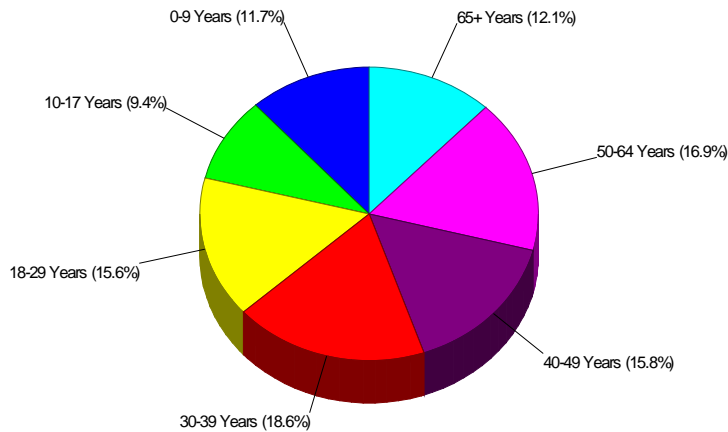


Income For Neighborhood Within Locality of East Merrimack



Age Breakdown For Neighborhood Within Locality of East Merrimack

Average Age = 37.4 Years



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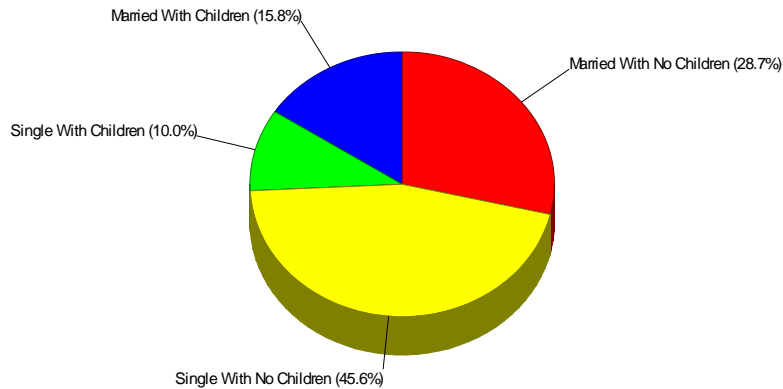


Neighborhood Facts



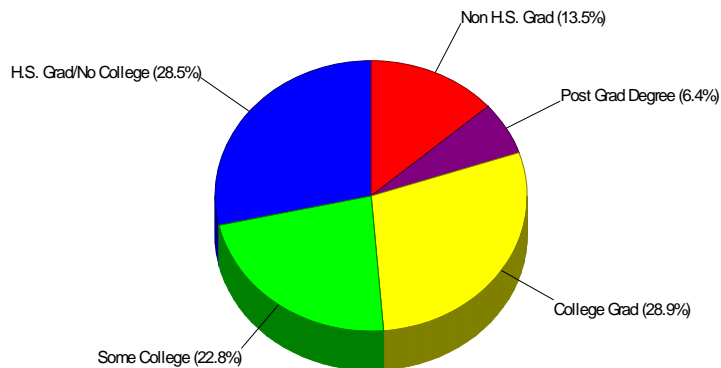
Household Characteristics For Neighborhood Within Locality of East Merrimack

44.4% Married
25.8% With Children



Adult Education Level For Neighborhood Within Locality of East Merrimack

86.5% High School Graduates
35.3% College Graduates



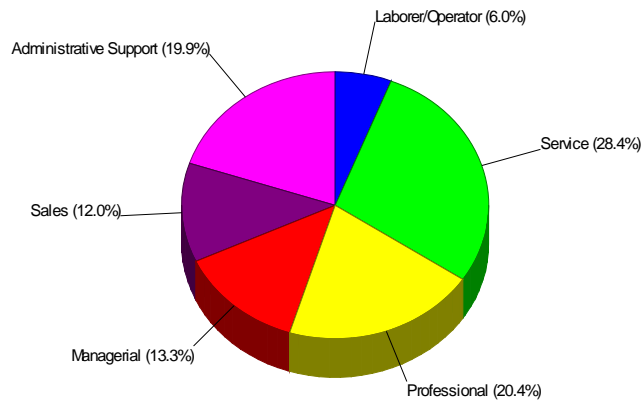
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Neighborhood Facts



Employment For Neighborhood Within Locality of East Merrimack Average Travel Time To Work = 26.6 Minutes



Occupation





Area Facts

MERRIMACK

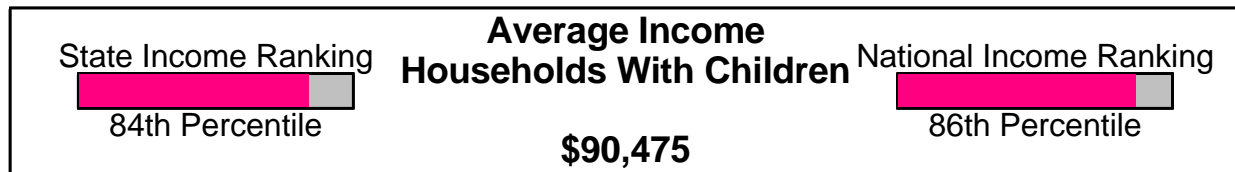
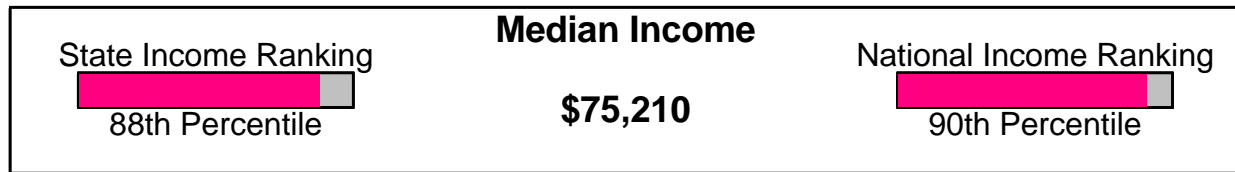
Prepared by Serene Knell, BROKER, REALTOR®



Area Facts

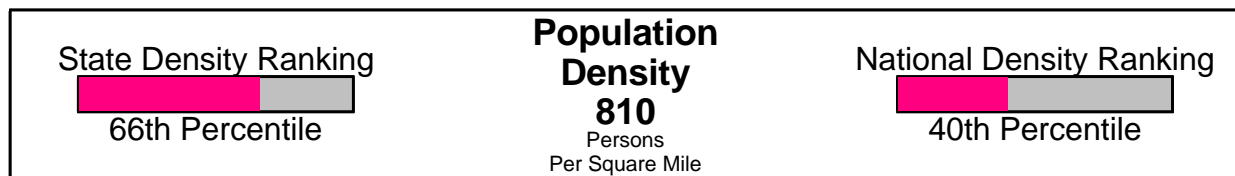


Income For Town of Merrimack



Population For Town of Merrimack

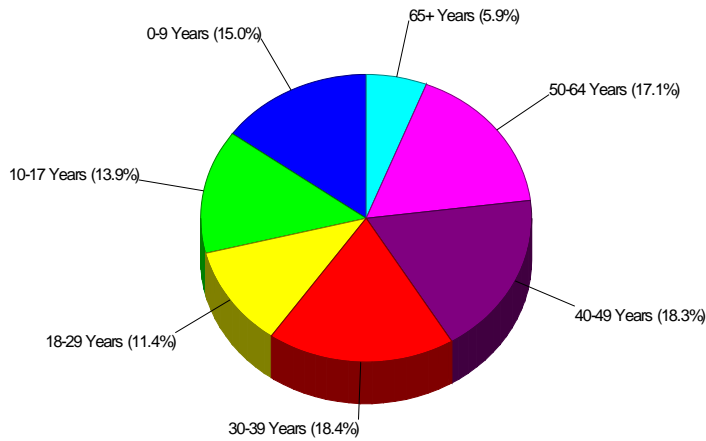
Population = 26,399
Land Area = 32.6 Square Miles



Area Facts

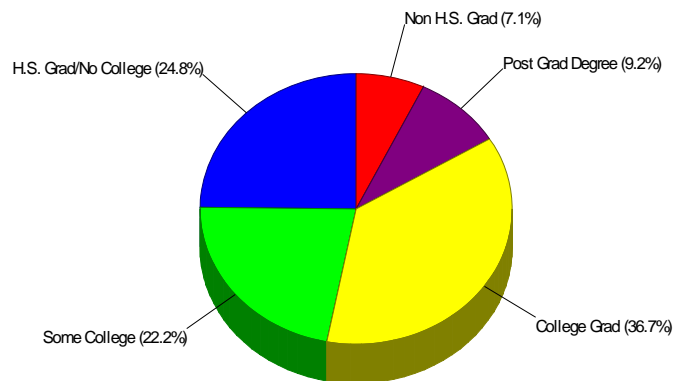


Age Breakdown For Town of Merrimack Average Age = 36.0 Years



Adult Education Level For Town of Merrimack

92.9% High School Graduates
45.9% College Graduates



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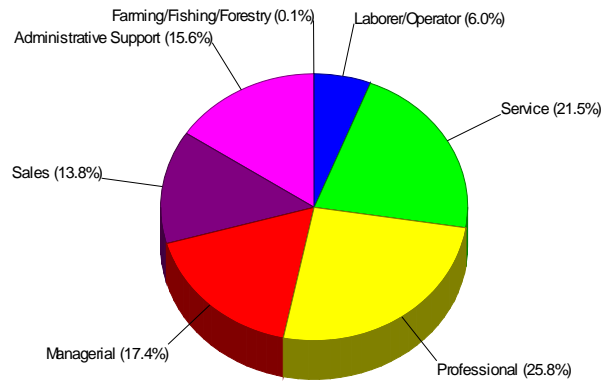


Area Facts



Employment For Town of Merrimack

Average Travel Time To Work = 28.3 Minutes



Occupation





School Information

MERRIMACK

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School Information



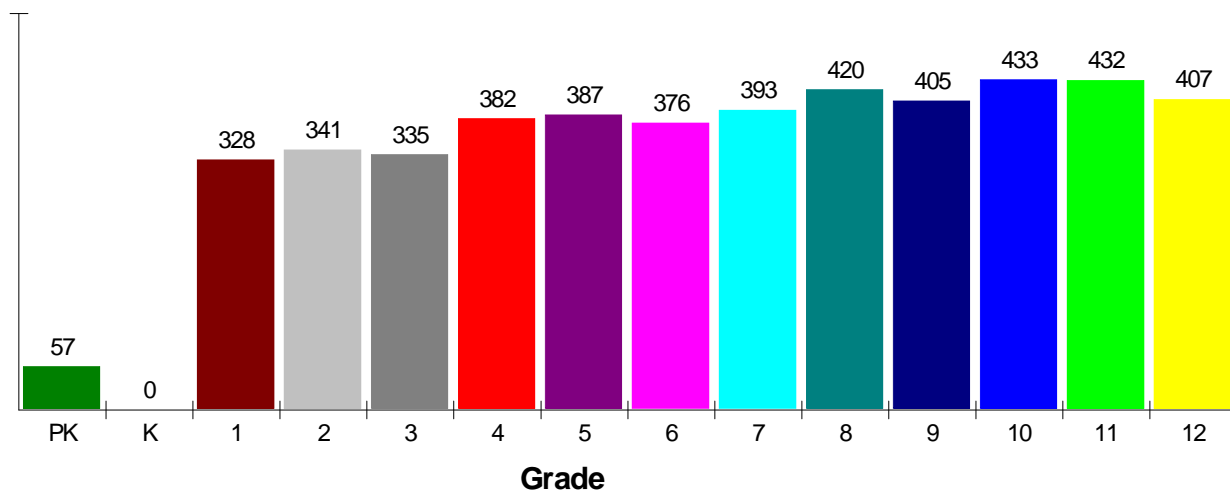
General Facts FOR MERRIMACK SCHOOL DISTRICT

MERRIMACK SCHOOL DISTRICT
36 MCELWAIN ST
MERRIMACK, NH 03054

Type:	(603)424-6200	Union Component Local District
Grade Range:		PK - 12
Schools:		6
Teacher:		341
Students:		4,696
Student/Teacher Ratio:		13.8 To 1
Student/Librarian Ratio:		782.7 To 1
Secondary Student/Guidance Ratio:		239.6 To 1

Student Enrollment By Grade FOR MERRIMACK SCHOOL DISTRICT

Total Enrollment = 4,696



National Enrollment Ranking: 1,977 of 15,679 (87th Percentile)
State Enrollment Ranking: 5 of 167 (97th Percentile)

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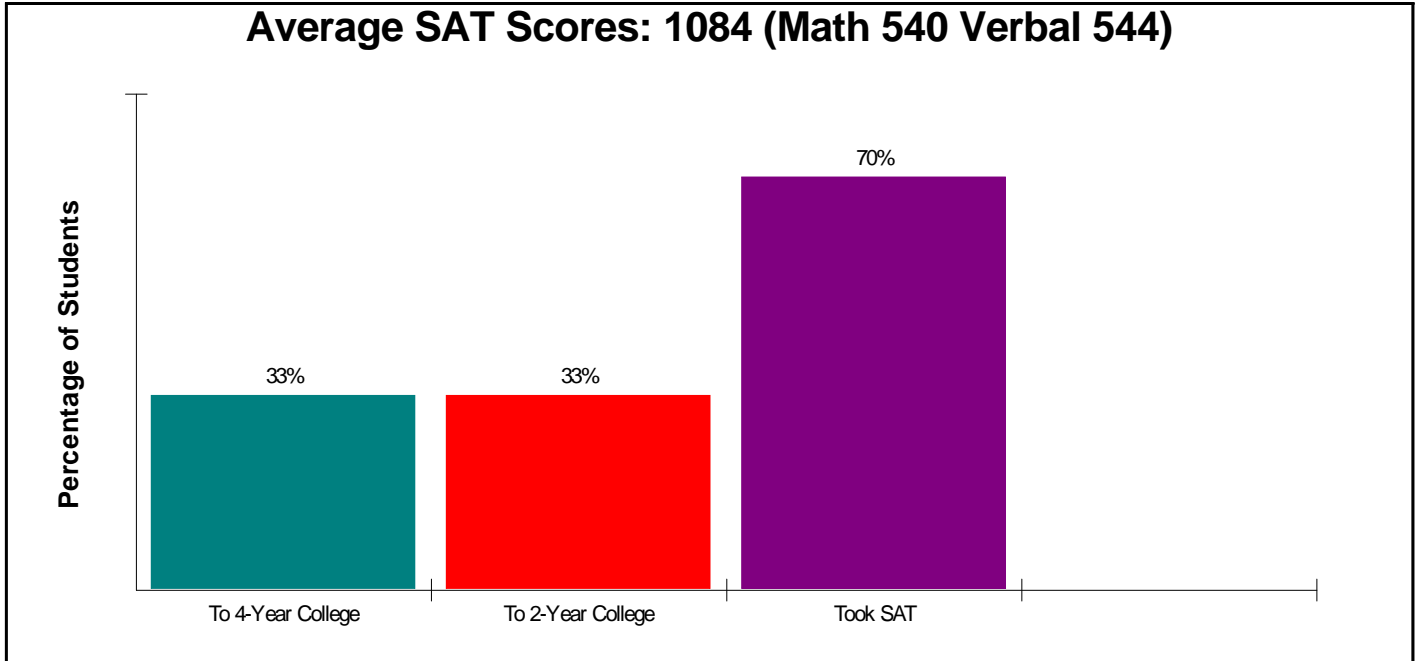


School Information



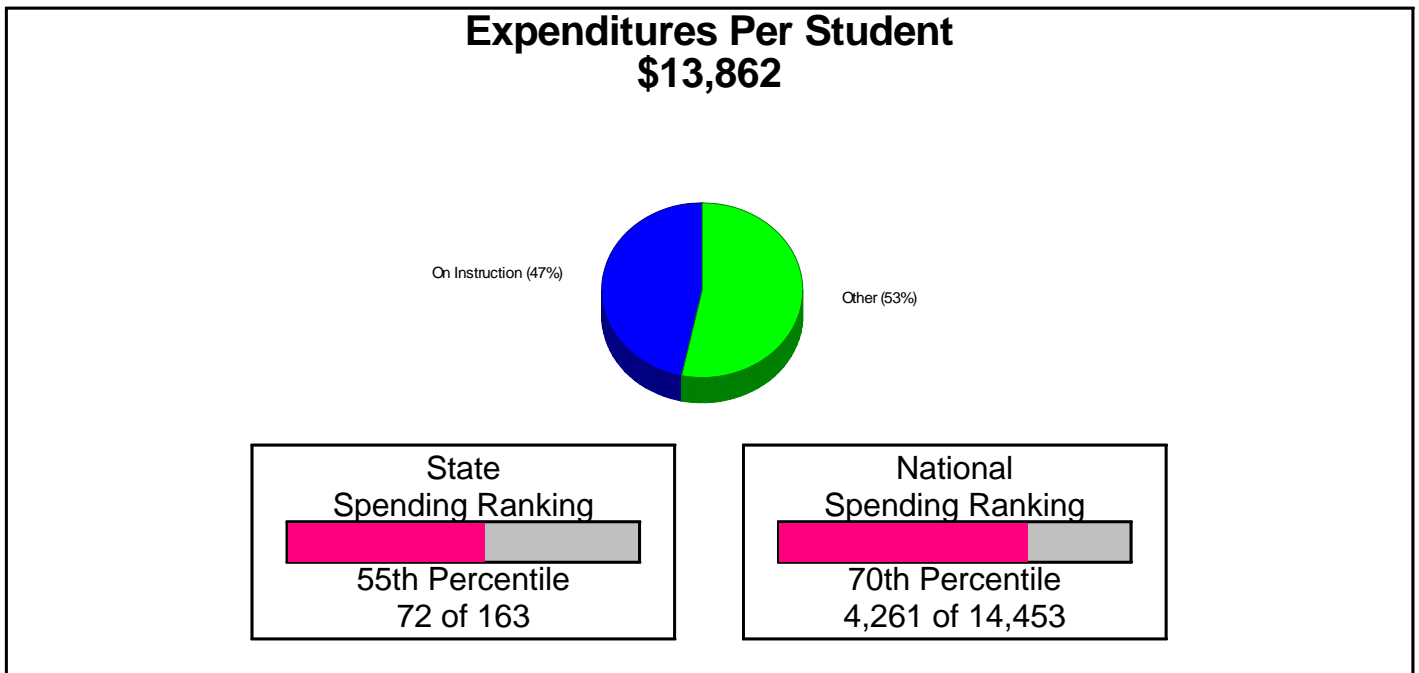
High School Statistics FOR MERRIMACK SCHOOL DISTRICT

Average SAT Scores: 1084 (Math 540 Verbal 544)



School Expenditures FOR MERRIMACK SCHOOL DISTRICT

Expenditures Per Student
\$13,862

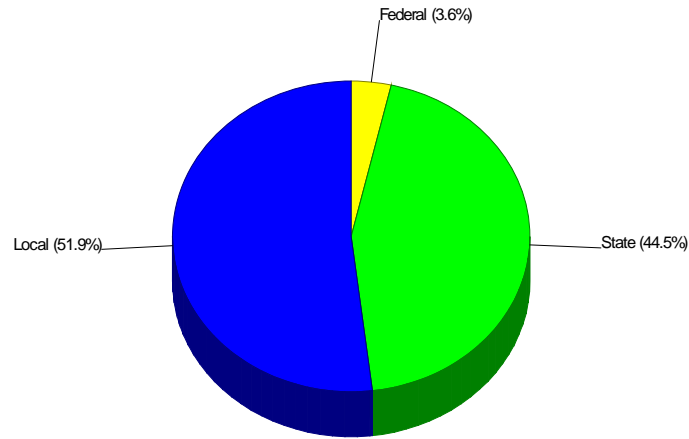


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School Funding FOR MERRIMACK SCHOOL DISTRICT



School Information



Public Schools for District

JAMES MASTRICOLA ELEMENTARY SCHOOL

7 SCHOOL ST, MERRIMACK, NH 03054

Phone: (603)424-6218**Grades:** 1 - 4**Distance from Subject:** 0.2 Miles**Student/Teacher Ratio:** 11.8 to 1**School Type:** Regular**Students/Teachers:** 377/32**School Colors :** Gold & Royal

JAMES MASTRICOLA UPPER ELEMENTARY SCHOOL

26 BABOOSIC LAKE RD, MERRIMACK, NH 03054

Phone: (603)424-6221**Grades:** 5 - 6**Distance from Subject:** 0.3 Miles**Student/Teacher Ratio:** 14.2 to 1**School Type:** Regular**Students/Teachers:** 739/52**School Colors :** Royal & White

MERRIMACK HIGH SCHOOL

38 MCELWAIN ST, MERRIMACK, NH 03054

Phone: (603)424-6204**Grades:** 9 - 12**Distance from Subject:** 0.3 Miles**Student/Teacher Ratio:** 14.5 to 1**Mascot:** Tomahawks**Average SAT:** 1084 (Math 540 Verbal 544)**Students Taking SAT:** 70.0%**School Type:** Regular**Students/Teachers:** 1,657/114**School Colors :** Royal & White**Graduates To 2-Year College:** 33.0%**Graduates To 4-Year College:** 33.0%

REEDS FERRY SCHOOL

15 LYONS RD, MERRIMACK, NH 03054

Phone: (603)424-6215**Grades:** 1 - 4**Distance from Subject:** 1.8 Miles**Student/Teacher Ratio:** 12.8 to 1**Mascot:** Tigers**School Type:** Regular**Students/Teachers:** 510/40

MERRIMACK MIDDLE SCHOOL

31 MADELINE BENNET LANE, MERRIMACK, NH 03054

Phone: (603)423-1109**Grades:** 7 - 8**Distance from Subject:** 3.3 Miles**Student/Teacher Ratio:** 12.1 to 1**School Type:** Regular**Students/Teachers:** 789/65

THORNTONS FERRY SCHOOL

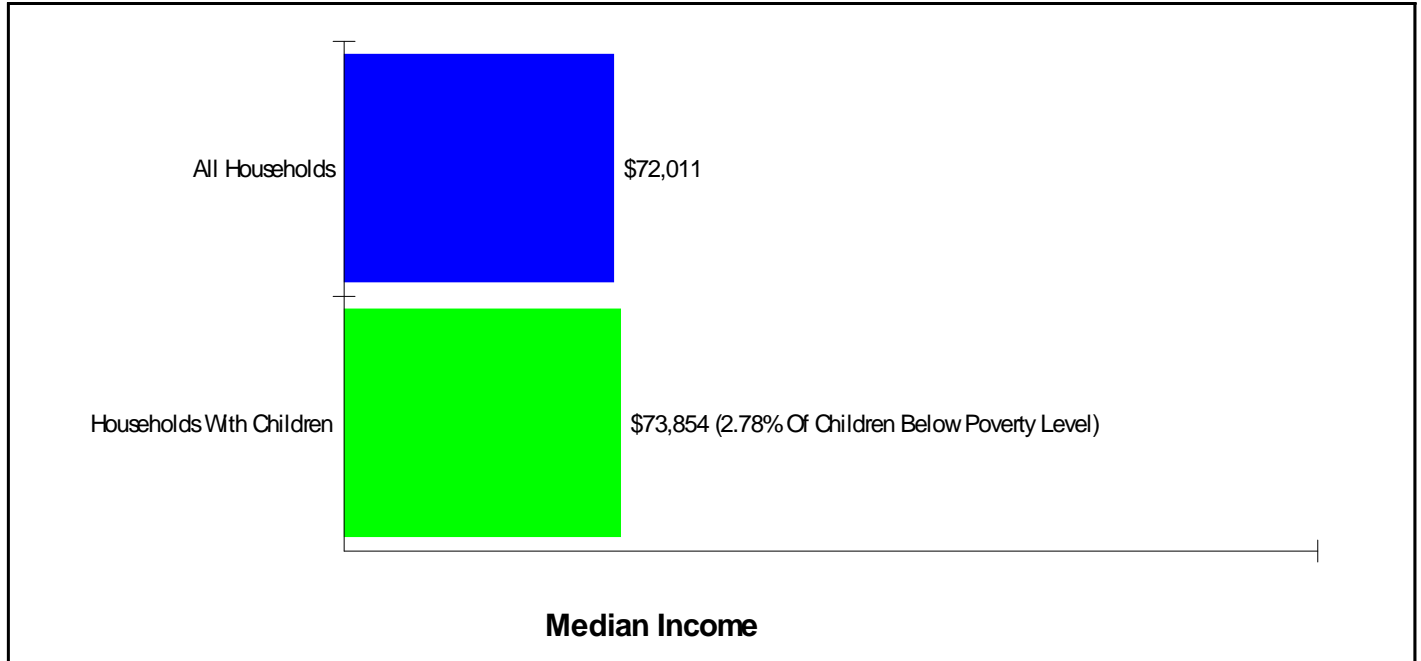
134 CAMP SARGENT RD, MERRIMACK, NH 03054

Phone: (603)889-1577**Grades:** 1 - 4**Distance from Subject:** 3.6 Miles**Student/Teacher Ratio:** 12.8 to 1**Mascot:** Hawks**School Type:** Regular**Students/Teachers:** 498/39**School Colors :** Royal & White

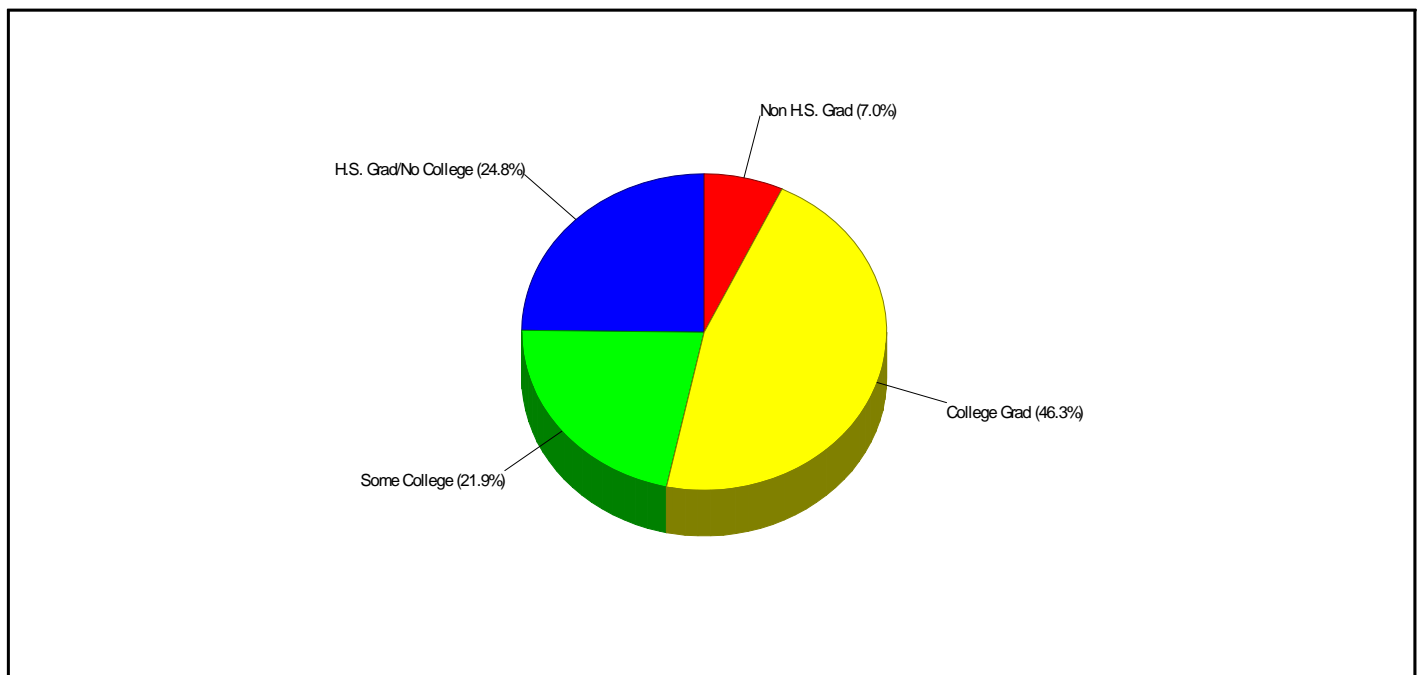
School Information



Income FOR MERRIMACK SCHOOL DISTRICT



Parent Education Level FOR MERRIMACK SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 13.28% within School District

APPLIED CATHOLIC TEACHING, OUR

14 Baboosic Lake Rd, MERRIMACK, NH 03054

Distance from Subject: 0.2 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

BRENTWOOD SCHOOL

1 BRENTWOOD DRIVE, MERRIMACK, NH 03054

Distance from Subject: 0.3 Miles

Affiliation: Nonsectarian

Students: 73

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

Phone: (603)424-4133

Grades: 9 - 12

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 7.3 to 1

LISA'S TIPPY TOES DC & LRNING

Distance from Subject: 0.3 Miles

Affiliation: Nonsectarian

Students: 72

Enrollment By Grade: UG-26 PK-26 K-20

Phone: (603)423-0267

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 51.1 to 1

GRACE CHRISTIAN SCHOOL

PO Box 11, MERRIMACK, NH 03054

Distance from Subject: 1.1 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: 1.1 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



School Information



Private Schools

Private School Enrollment= 13.28% within School District

JIMINNY CRICKET SCHOOL PRESCO

MERRIMACK, NH 03054

Distance from Subject: 1.1 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: 1.1 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

CHILDREN'S WORLD LEARNINGCTR

MERRIMACK, NH 03054

Distance from Subject: 1.6 Miles

Affiliation: Nonsectarian

Students: 45

Enrollment By Grade: PK-24 K-21

Phone: (603)424-0767

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 10.5 to 1

TOLLHOUSE PRESCHOOL

Distance from Subject: 1.6 Miles

Affiliation: Nonsectarian

Students: 82

Enrollment By Grade: PK-58 K-24

Phone: (603)429-0337

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

KINDER KLASS KINDERGARTEN

Distance from Subject: 1.7 Miles

Affiliation: Nonsectarian

Students: 33

Enrollment By Grade: PK-21 K-12

Phone: (603)424-5620

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 20.0 to 1





Housing Information

MERRIMACK

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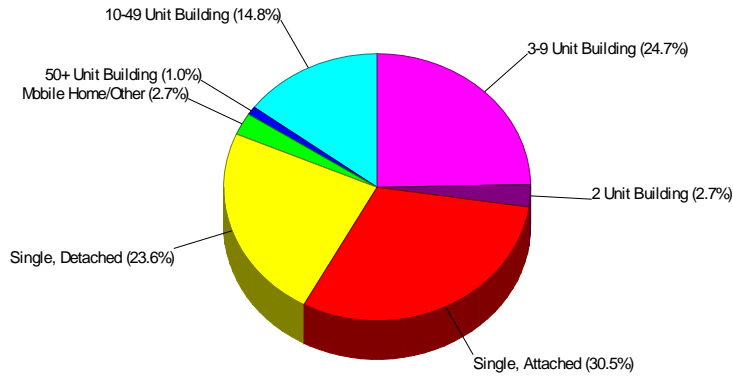


Housing Information



Housing Characteristics For Neighborhood Within Locality of East Merrimack

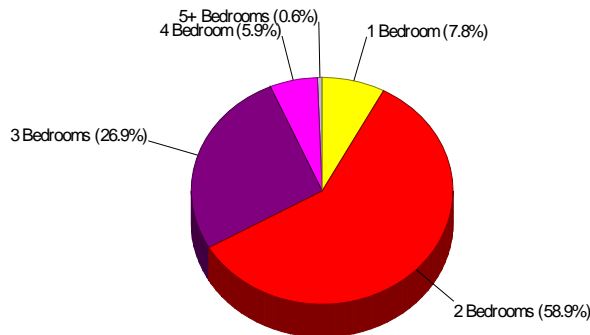
Average Age of Housing 17 years



Type of Dwelling

Home Ownership For Neighborhood Within Locality of East Merrimack

Owner Occupied Households = 62.2%
Median Housing Value = \$158,932
Median Number of Bedrooms = 2



Home Size Breakdown





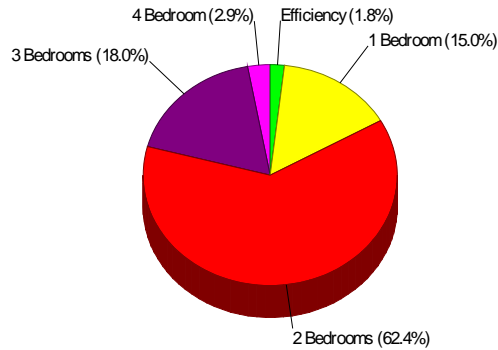
Rental

For Neighborhood Within Locality of East Merrimack

Renter Occupied Households = 37.8%

Median Monthly Rent = \$847

Median Number of Bedrooms = 2

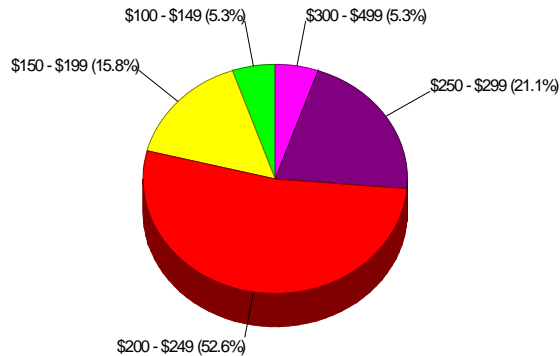


Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$229,000

Average Price = \$224,474



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



Crime Information

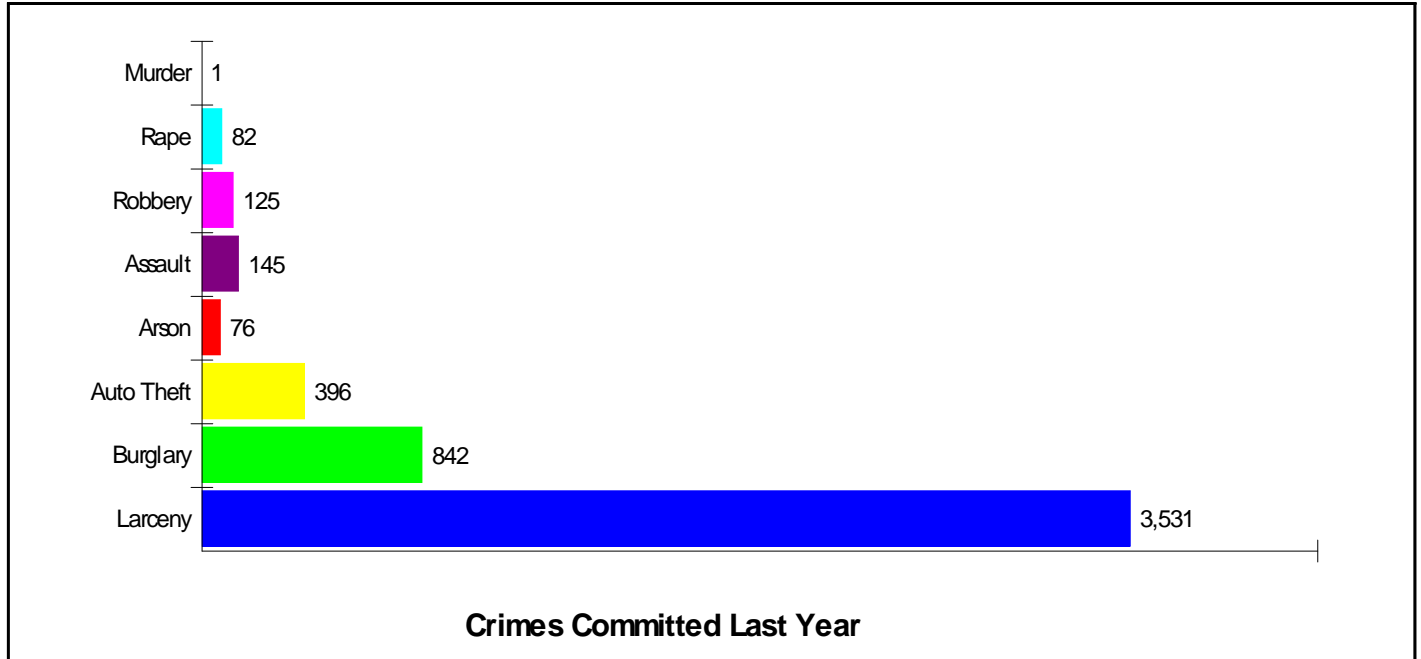
MERRIMACK

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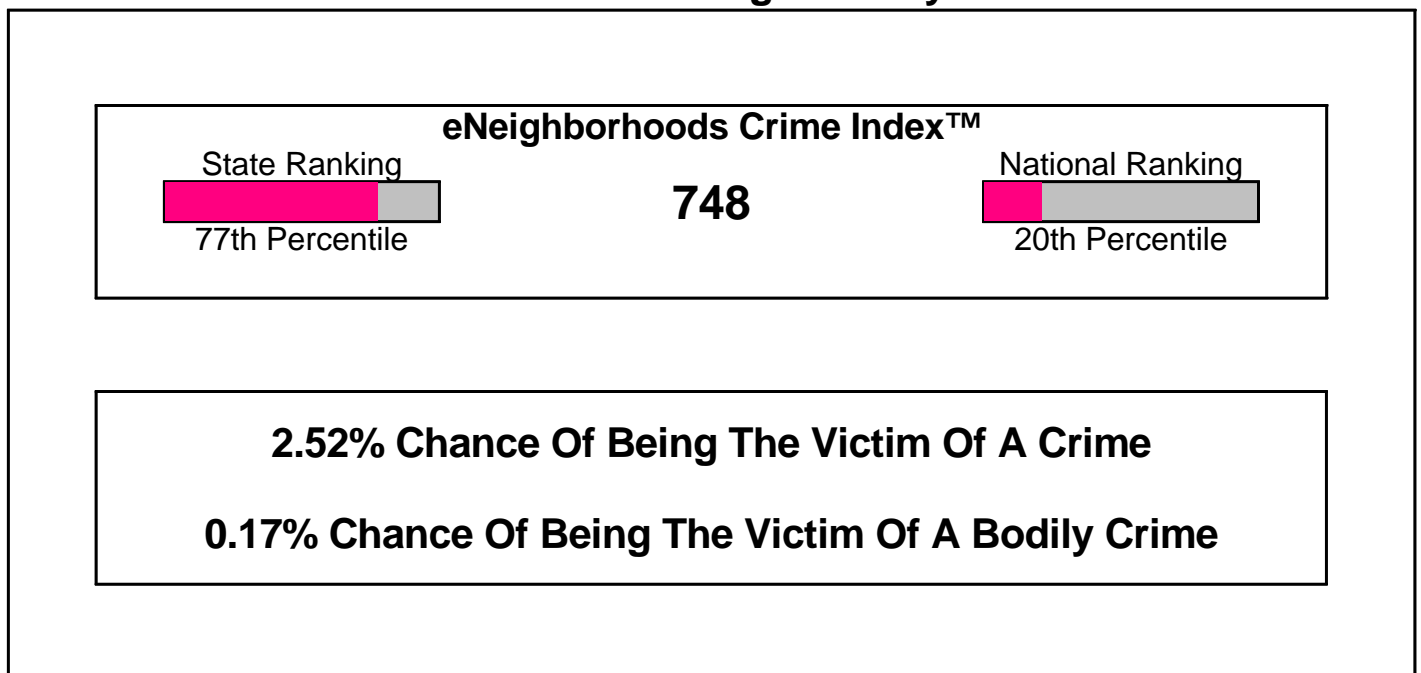




Crime Incidents For Hillsborough County



Crime Index For Hillsborough County





Climate Information

MERRIMACK

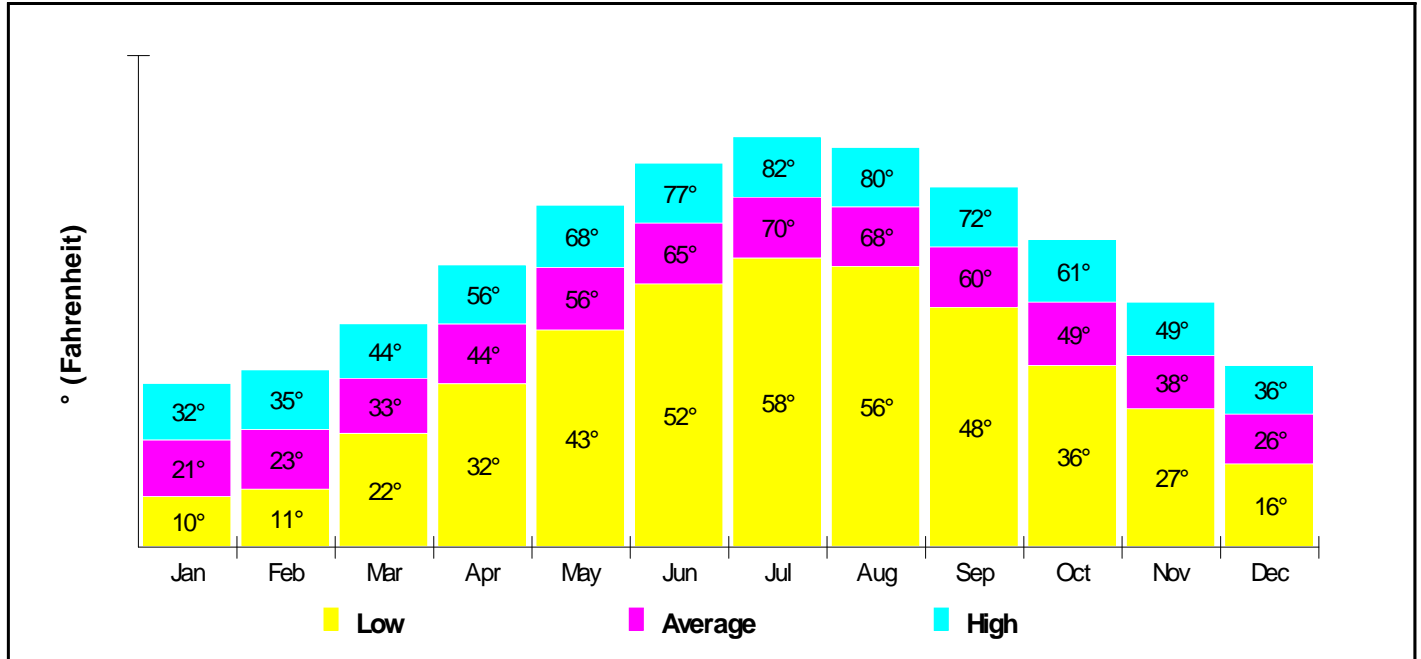
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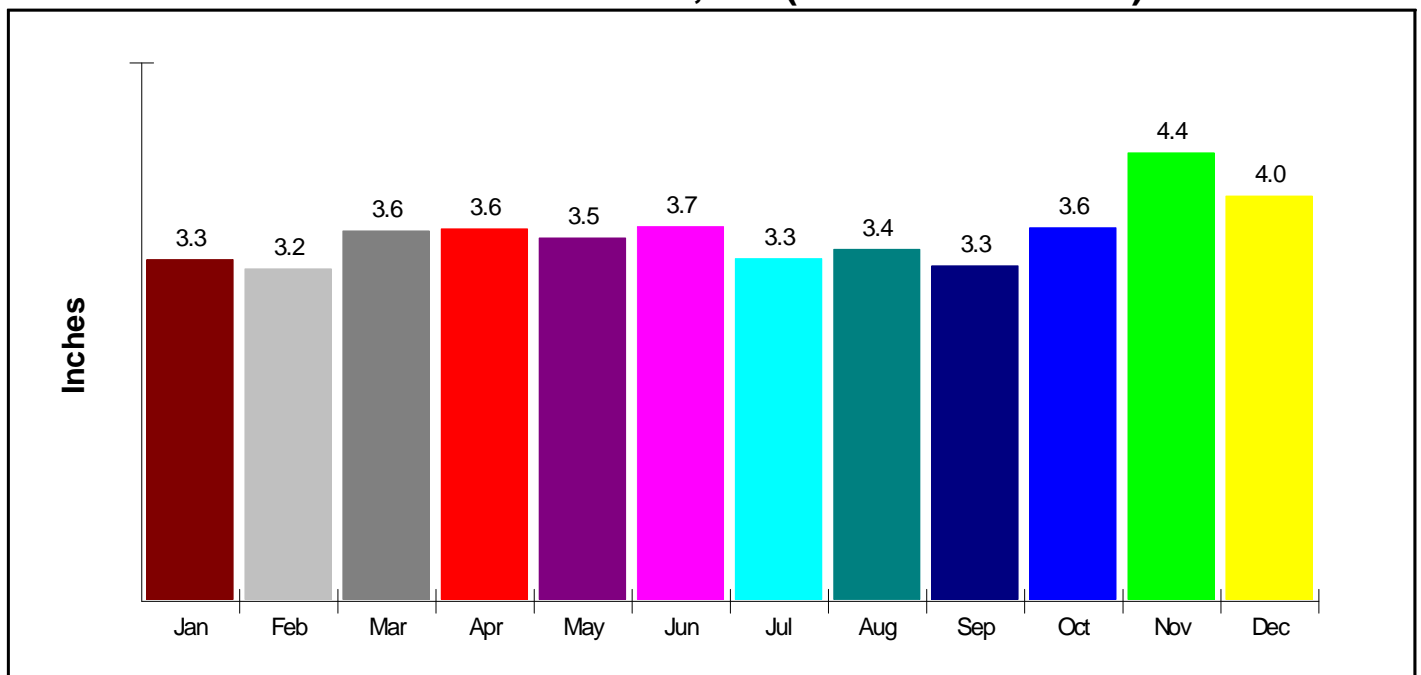
Climate Information



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



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



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Houses of Worship

MERRIMACK

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Houses of Worship



Houses of Worship

BET MIDRASH YESHUA

416 DANIEL WEBSTER HWY, MERRIMACK, NH 03054

Denomination: Churches, Denomination Unknown**Phone:** (603)423-0238**Distance from Subject:** 0.40 miles

MERRIMACK BAPTIST TEMPLE

DEPOT, MERRIMACK, NH 03054

Denomination: Baptist Churches**Phone:** (603)429-1156**Distance from Subject:** 0.90 miles

FAITH EPISCOPAL CHURCH

590 DANIEL WEBSTER HWY, MERRIMACK, NH 03054

Denomination: Episcopal Churches**Phone:** (603)424-3507**Distance from Subject:** 1.40 miles

OPEN ARMS FAMILY CHURCH

149 TURKEY HILL RD, MERRIMACK, NH 03054

Denomination: Churches, Non-Denominational**Phone:** (603)429-4229**Distance from Subject:** 1.50 miles

MERRIMACK COMMUNITY CHRISTIAN CHURCH

27 DEPOT ST, MERRIMACK, NH 03054

Denomination: Churches, Non-Denominational**Phone:** (603)424-1711**Distance from Subject:** 1.50 miles

FAITH EPISCOPAL CHURCH

2 LAVENDER CT, MERRIMACK, NH 03054

Denomination: Episcopal Churches**Phone:** (603)424-6806**Distance from Subject:** 1.60 miles

GRACE BAPTIST CHURCH

67 BEDFORD RD, MERRIMACK, NH 03054

Denomination: Baptist Churches**Phone:** (603)424-9623**Distance from Subject:** 1.70 miles

GRACE FREE PRESBYTERIAN CHURCH

11 COLBY RD, LITCHFIELD, NH 03052

Denomination: Presbyterian Churches**Phone:** (603)429-2979**Distance from Subject:** 2.00 miles

ST FRANCIS OF ASSISI

9 SAINT FRANCIS WAY, LITCHFIELD, NH 03052

Denomination: Catholic Churches**Phone:** (603)424-3456**Distance from Subject:** 2.10 miles

MILFORD UNITED METHODIST CHURCH

DANIEL WEBSTER HWY, MERRIMACK, NH 03054

Denomination: Methodist Churches**Phone:** (603)424-7459**Distance from Subject:** 3.40 miles

Houses of Worship



Houses of Worship

ST JOHN NEUMANN

208 NATICOOK RD, MERRIMACK, NH 03054

Denomination: Catholic Churches**Phone:** (603)880-4689**Distance from Subject:** 4.50 miles

SAINT JOHN NEUMANN RELIGIOUS ED

208 NATICOOK RD, MERRIMACK, NH 03054

Denomination: Catholic Churches**Phone:** (603)880-0825**Distance from Subject:** 4.50 miles

1ST CONGREGATIONAL CHURCH MERRIMACK

BABOOSIC LAKE RD, MERRIMACK, NH 03054

Denomination: Congregational Churches**Phone:** (603)424-3947**Distance from Subject:** 4.70 miles

SLAVIC BAPTIST CHURCH

7 HALL RD, LONDONDERRY, NH 03053

Denomination: Baptist Churches**Phone:** (603)437-8361**Distance from Subject:** 4.70 miles

BETHANY COVENANT CHURCH

1 COVENANT WAY, BEDFORD, NH 03110

Denomination: Covenant & Evangelical Churches**Phone:** (603)472-5545**Distance from Subject:** 4.70 miles



County Facts

MERRIMACK

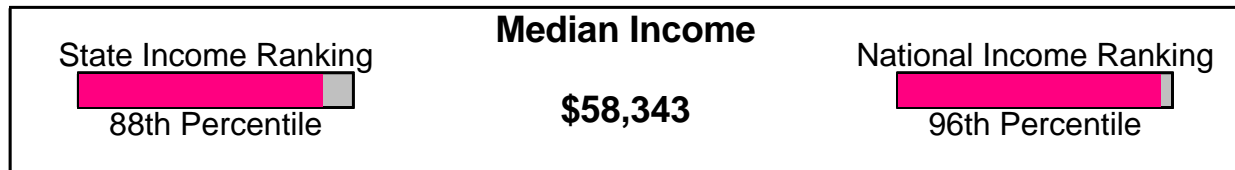
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County Facts

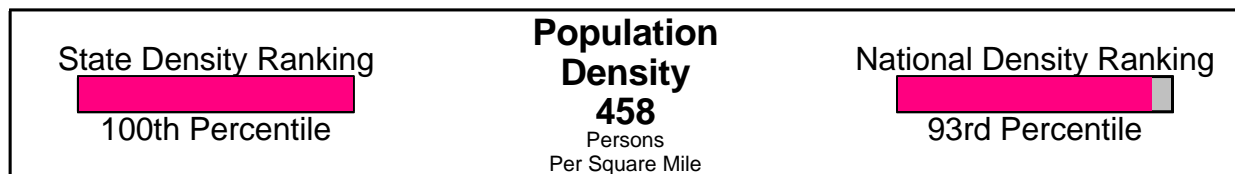


Income For Hillsborough County



Population For Hillsborough County

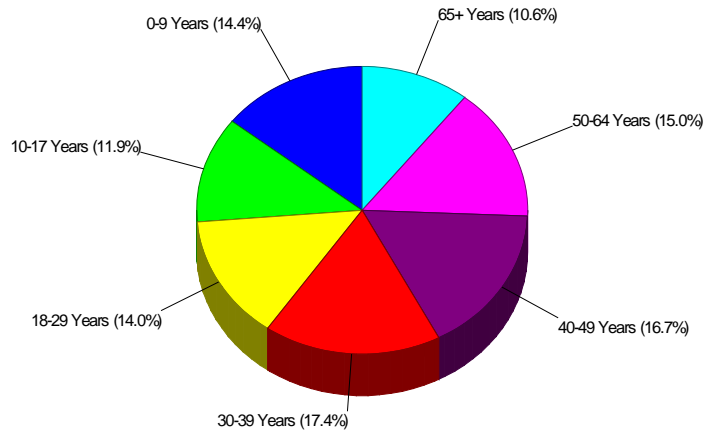
Population = 401,291
Land Area = 876.4 Square Miles



County Facts

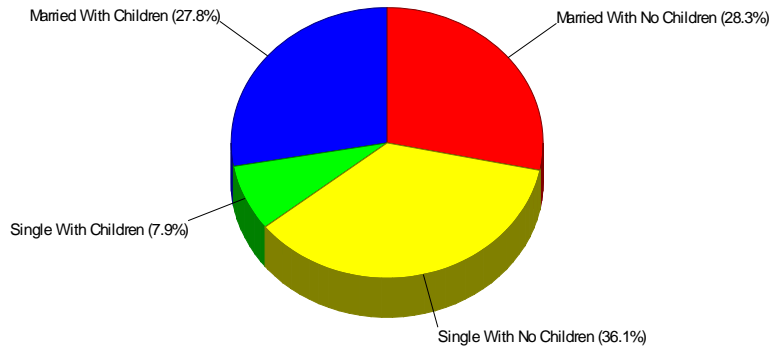


Age Breakdown For Hillsborough County Average Age = 36.0 Years



Household Characteristics For Hillsborough County

56.0% Married
35.7% With Children



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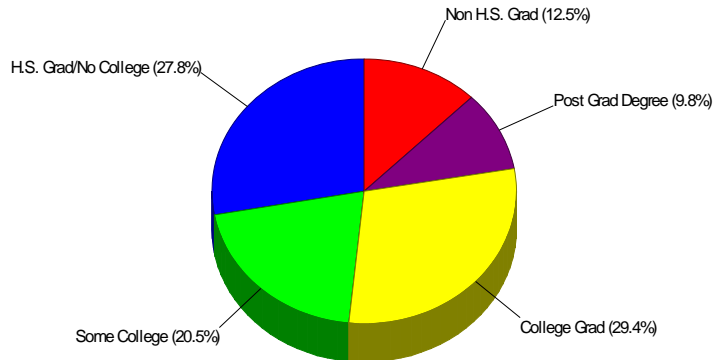


County Facts



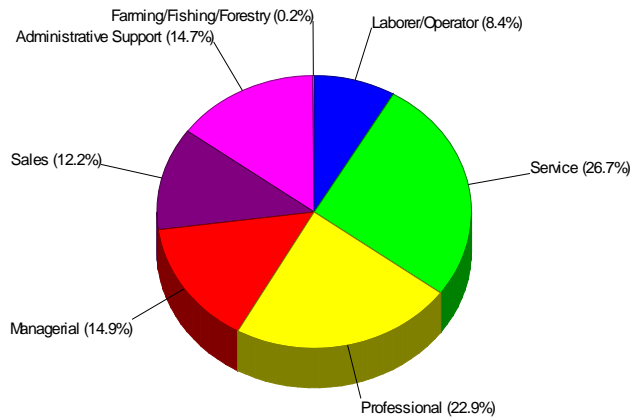
Adult Education Level For Hillsborough County

**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

MERRIMACK

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State Facts



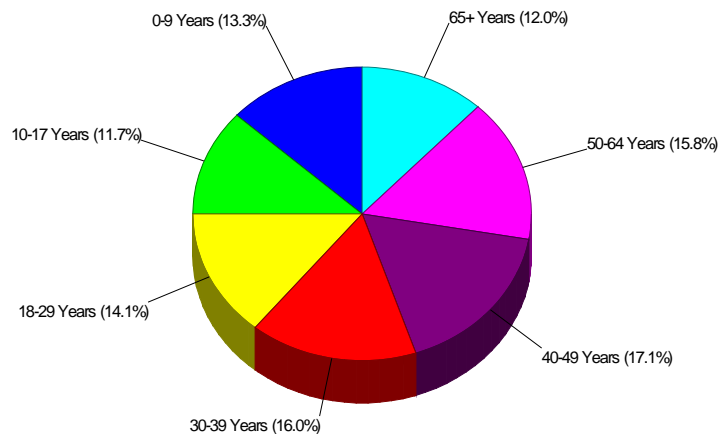
General Facts For New Hampshire



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



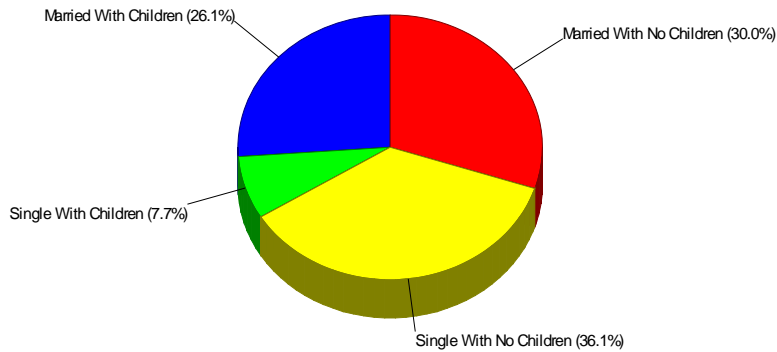
Prepared by Serene Knell, BROKER, REALTOR®





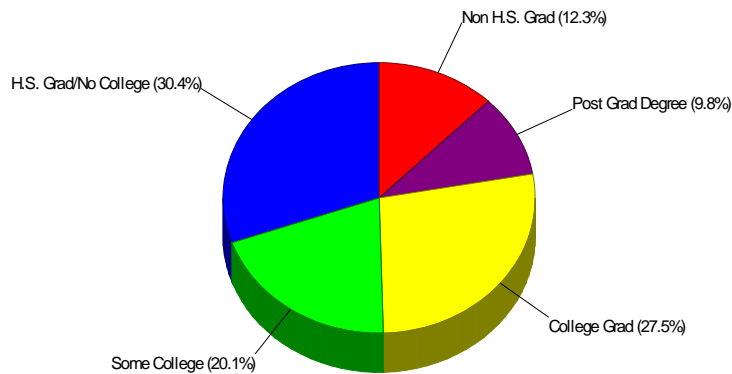
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

87.7% High School Graduates
37.3% College Graduates

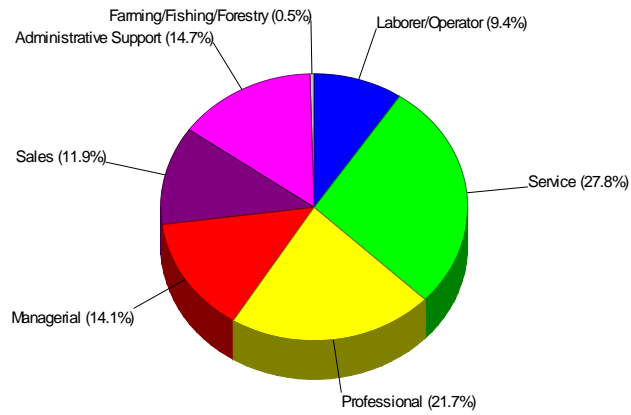


State Facts



Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation

