



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.

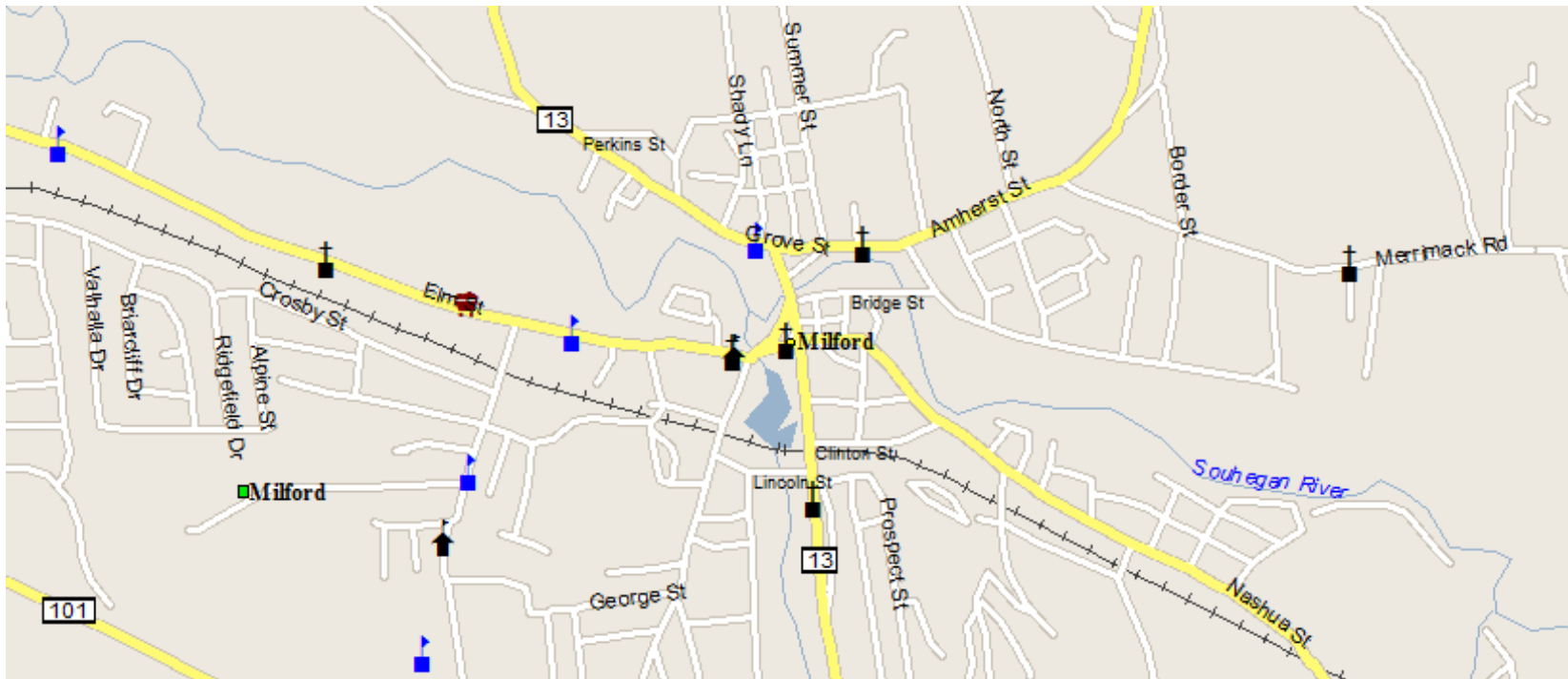
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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





MILFORD, NH





Neighborhood Facts

MILFORD

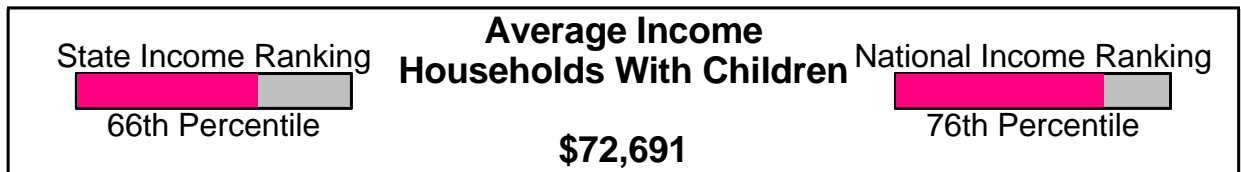
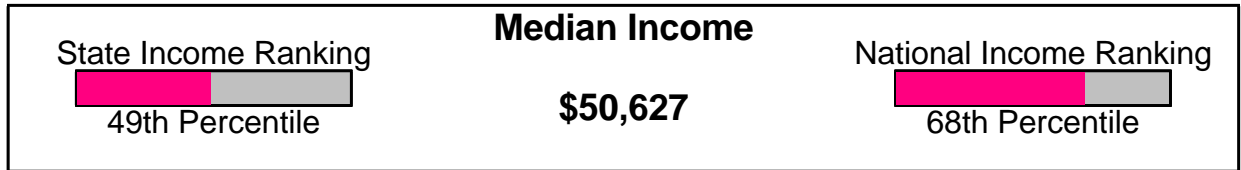
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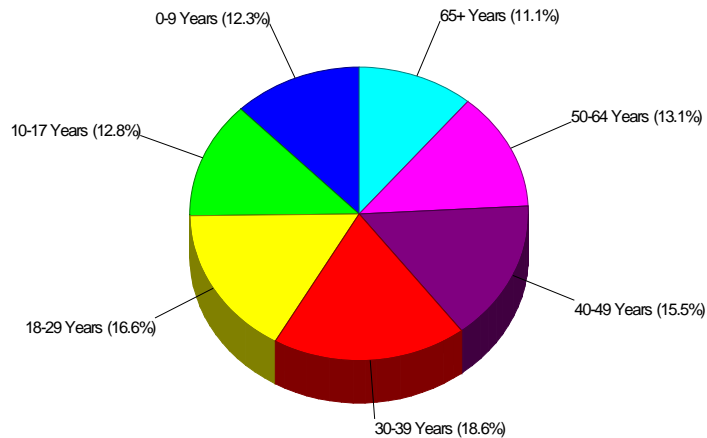
Neighborhood Facts



Income For Neighborhood Within Locality of Milford



Age Breakdown For Neighborhood Within Locality of Milford Average Age = 34.5 Years



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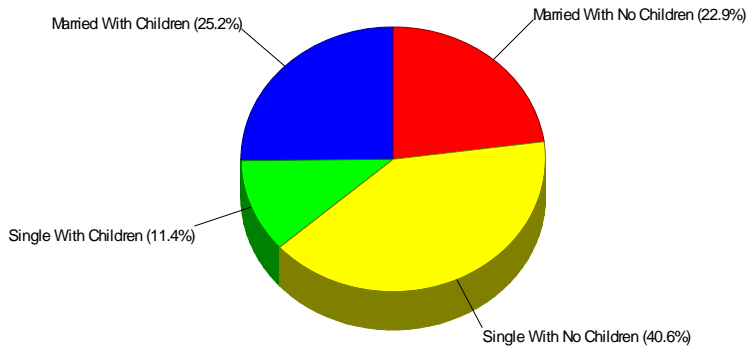


Neighborhood Facts



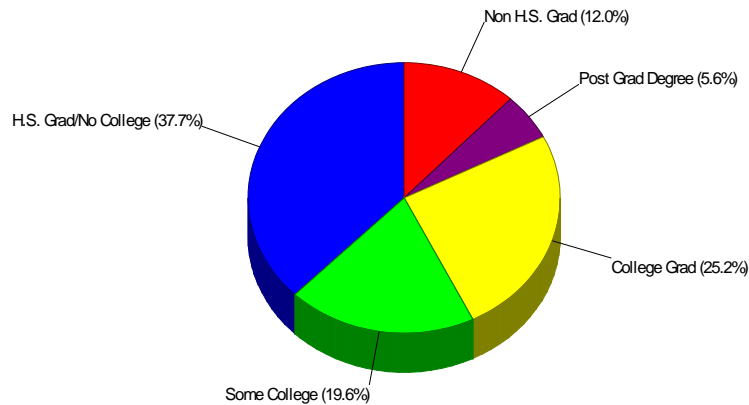
Household Characteristics For Neighborhood Within Locality of Milford

48.0% Married
36.6% With Children



Adult Education Level For Neighborhood Within Locality of Milford

88.0% High School Graduates
30.8% College Graduates



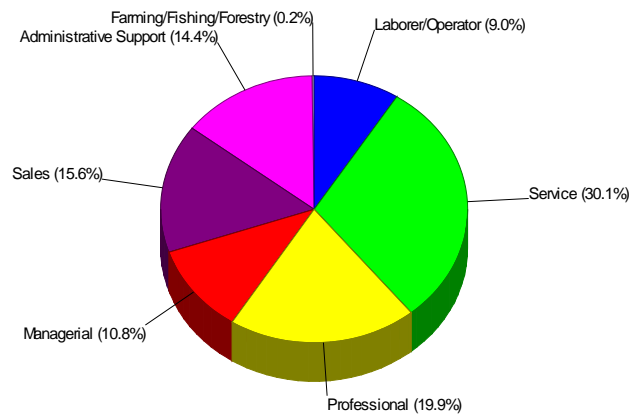
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Neighborhood Facts



Employment For Neighborhood Within Locality of Milford Average Travel Time To Work = 24.6 Minutes



Occupation





Area Facts

MILFORD

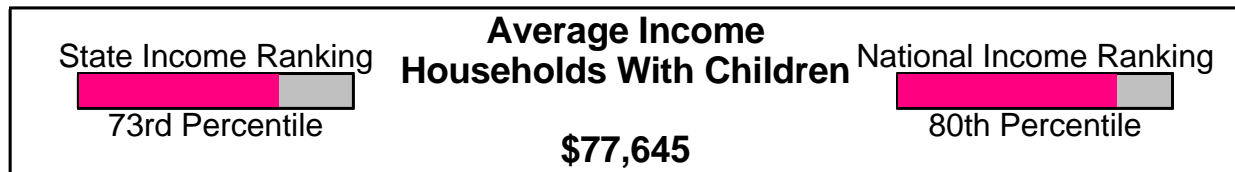
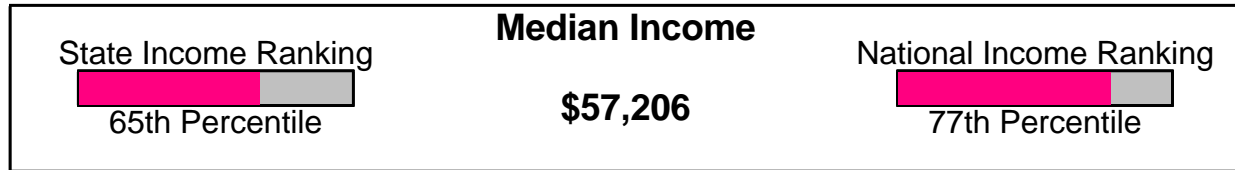
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Area Facts

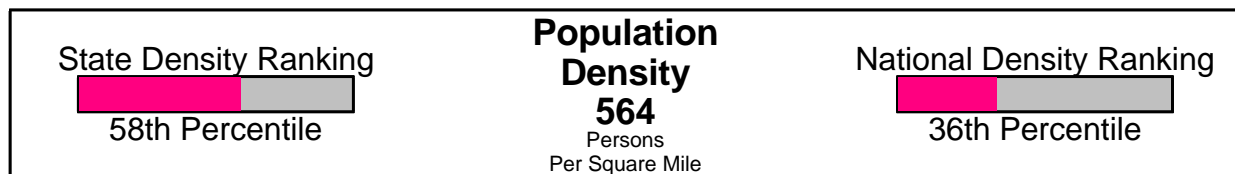


Income For Town of Milford



Population For Town of Milford

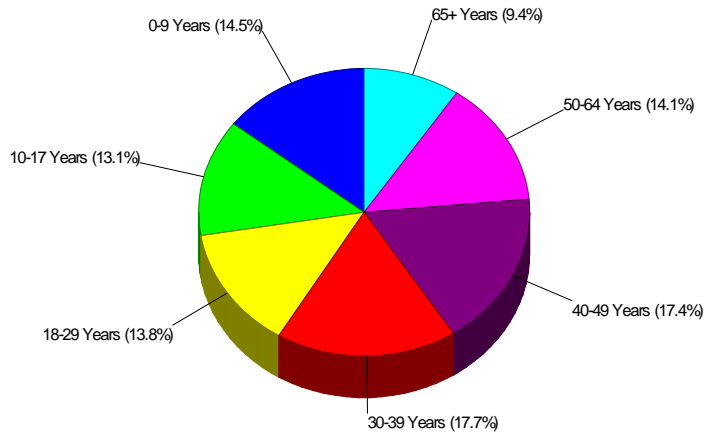
Population = 14,224
Land Area = 25.2 Square Miles



Area Facts

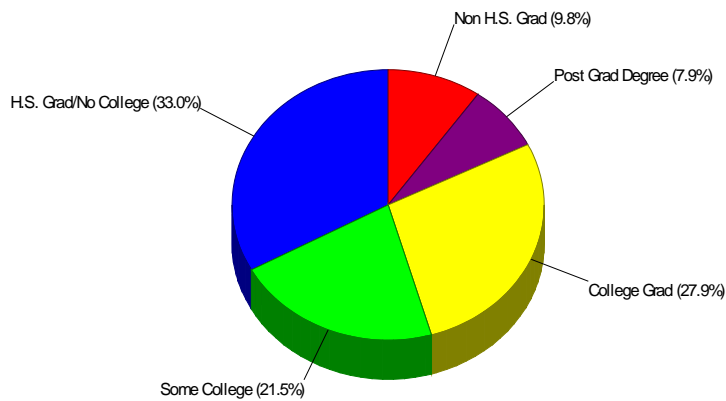


Age Breakdown For Town of Milford Average Age = 35.1 Years



Adult Education Level For Town of Milford

90.2% High School Graduates
35.8% College Graduates



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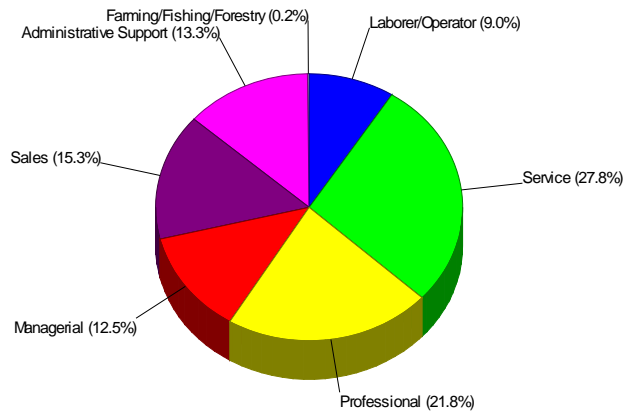


Area Facts



Employment For Town of Milford

Average Travel Time To Work = 25.9 Minutes



Occupation





School Information

MILFORD

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School Information



General Facts FOR MILFORD SCHOOL DISTRICT

MILFORD SCHOOL DISTRICT

100 WEST ST

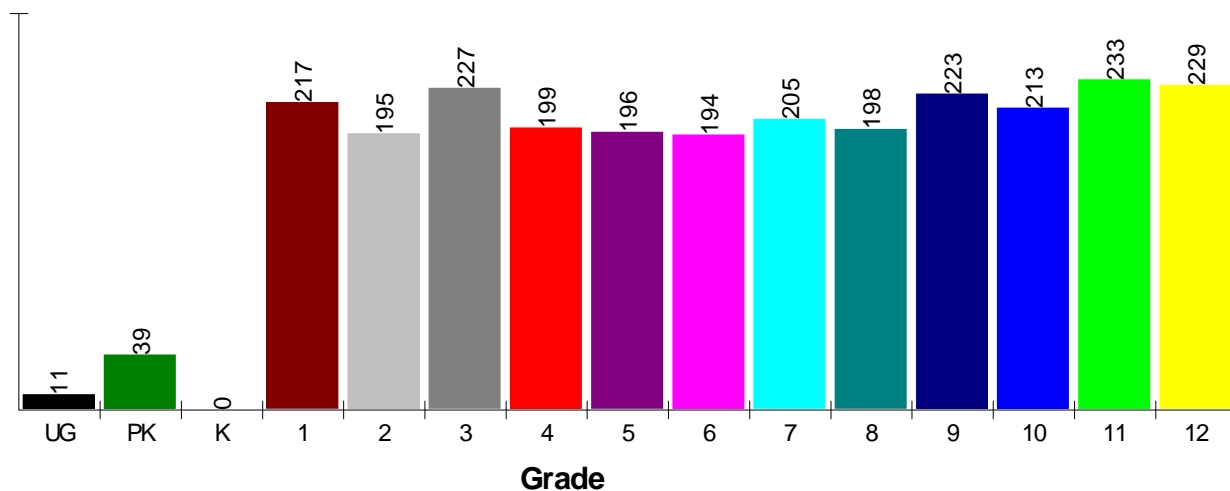
MILFORD, NH 03055

(603)673-2202

| | |
|-----------------------------------|--------------------------------|
| Type: | Union Component Local District |
| Grade Range: | PK - 12 |
| Schools: | 4 |
| Teacher: | 188 |
| Students: | 2,579 |
| Student/Teacher Ratio: | 13.7 To 1 |
| Student/Librarian Ratio: | 644.8 To 1 |
| Secondary Student/Guidance Ratio: | 224.5 To 1 |

Student Enrollment By Grade FOR MILFORD SCHOOL DISTRICT

Total Enrollment = 2,579



National Enrollment Ranking: 4,274 of 15,679 (72nd Percentile)

State Enrollment Ranking: 22 of 167 (87th Percentile)

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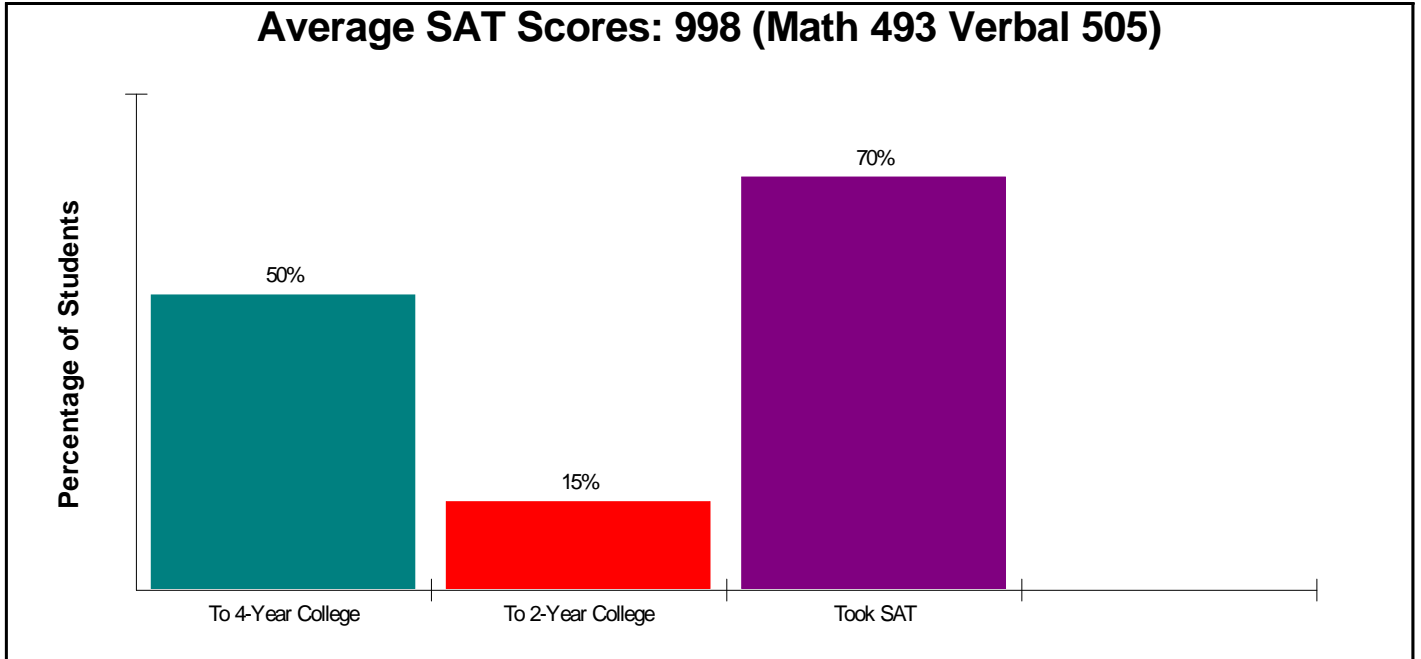


School Information



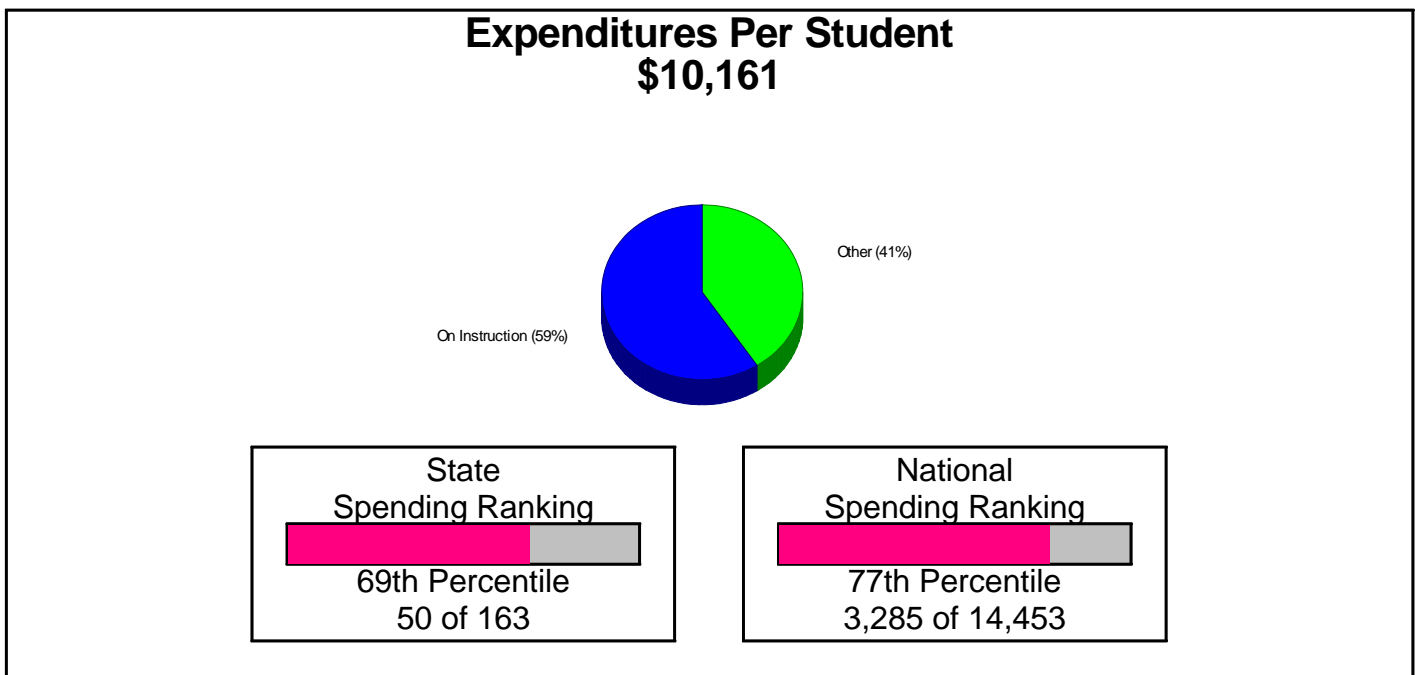
High School Statistics FOR MILFORD SCHOOL DISTRICT

Average SAT Scores: 998 (Math 493 Verbal 505)



School Expenditures FOR MILFORD SCHOOL DISTRICT

Expenditures Per Student
\$10,161

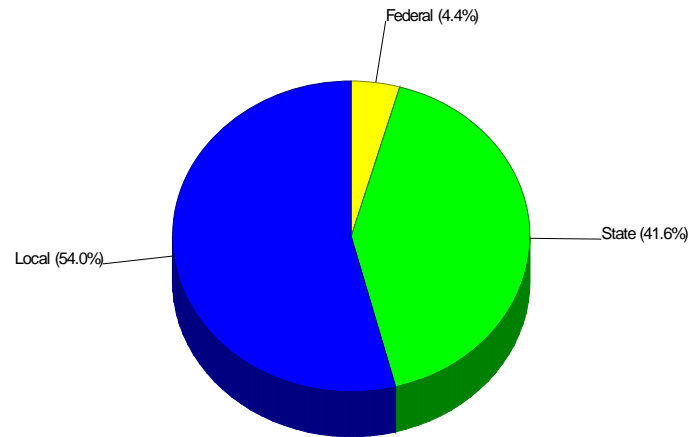


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School Funding FOR MILFORD SCHOOL DISTRICT



School Information



Public Schools for District

MILFORD ELEMENTARY SCHOOL - JACQUES MEMORIAL

9 ELM ST, MILFORD, NH 03055

Phone: (603)673-1811

Grades: 1

Distance from Subject: 0.1 Miles

Student/Teacher Ratio: 11.6 to 1

School Type: Regular

Students/Teachers: 232/20

School Colors : Royal & White

MILFORD HIGH SCHOOL

100 WEST ST, MILFORD, NH 03055

Phone: (603)673-4201

Grades: 9 - 12

Distance from Subject: 0.7 Miles

Student/Teacher Ratio: 13.1 to 1

Mascot: Spartans

Average SAT: 998 (Math 493 Verbal 505)

Students Taking SAT: 70.0%

School Type: Regular

Students/Teachers: 878/67

School Colors : Royal & White

Graduates To 2-Year College: 15.0%

Graduates To 4-Year College: 50.0%

MILFORD MIDDLE SCHOOL

33 OSGOOD RD, MILFORD, NH 03055

Phone: (603)673-5221

Grades: 5 - 8

Distance from Subject: 0.7 Miles

Student/Teacher Ratio: 13.5 to 1

Mascot: Titans

School Type: Regular

Students/Teachers: 784/58

School Colors : Royal & White

MILFORD ELEMENTARY SCHOOL - HERON POND

80 HERON POND RD, MILFORD, NH 03055

Phone: (603)673-1811

Grades: 2 - 4

Distance from Subject: 2.8 Miles

Student/Teacher Ratio: 14.3 to 1

School Type: Regular

Students/Teachers: 599/42

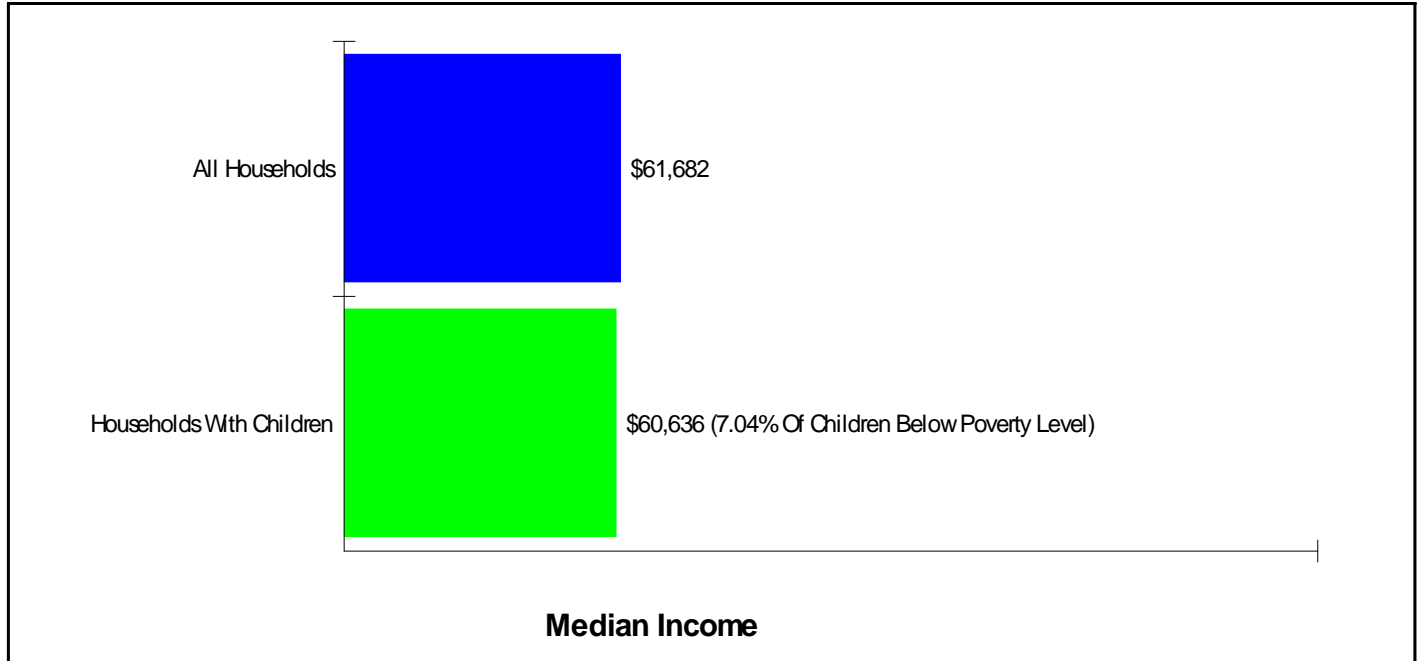
School Colors : Royal & White



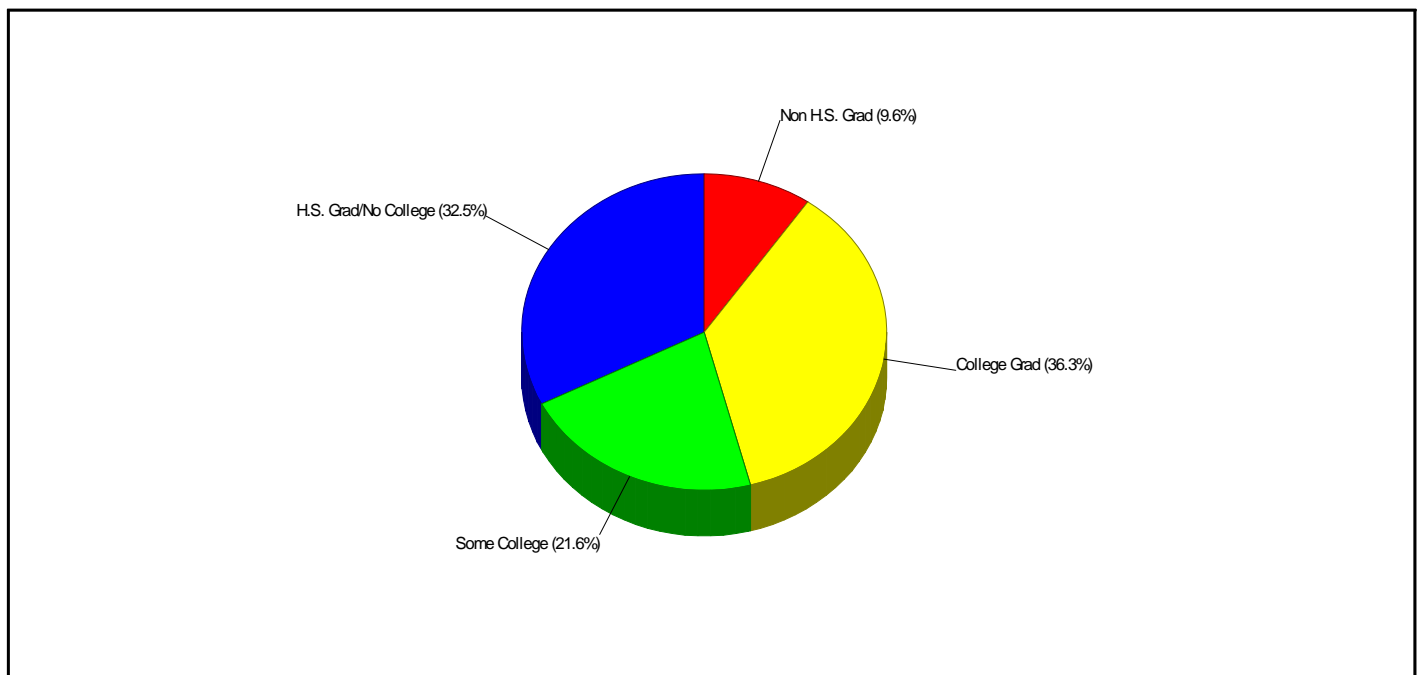
School Information



Income FOR MILFORD SCHOOL DISTRICT



Parent Education Level FOR MILFORD SCHOOL DISTRICT



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School Information



Private Schools

Private School Enrollment= 16.24% within School District

THE COLONEL SHEPARD MONTESSORI

MILFORD, NH 03055

Distance from Subject: 0.2 Miles

Affiliation: Nonsectarian

Students: 85

Enrollment By Grade: PK-44 K-25 1-5 2-4 3-7

Phone: (603)672-5875

Grades: PK - 3

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 17.1 to 1

MOPPETS NURSERY SCHOOL & KG

MILFORD, NH 03055

Distance from Subject: 0.4 Miles

Affiliation: Nonsectarian

Students: 30

Enrollment By Grade: PK-15 K-15

Phone: (603)673-7130

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 15.0 to 1

SOUHEGAN VALLEY CHRISTIAN KG

Distance from Subject: 0.6 Miles

Affiliation: Baptist

Students: 13

Enrollment By Grade: K-13

Phone: (603)673-5191

Grades: K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 13.0 to 1

TUMBLEWEEDS CHILD CARE

1178 COLBURN, MILFORD, NH 03055

Distance from Subject: 0.8 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: PK-30 K-5

Phone: (603)654-5390

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.0 to 1

CHILDRENS CHOICE EARLY LRNING

Distance from Subject: 1.1 Miles

Affiliation: Nonsectarian

Students: 28

Enrollment By Grade: PK-16 K-12

Phone: (603)672-5447

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

School Information



Private Schools

Private School Enrollment= 16.24% within School District

LITTLE ARROWS EARLY LEARN CENTER

365 SOUTH STREET, MILFORD, NH 03055

Distance from Subject: 1.2 Miles

Affiliation: Christian

Students: 53

Enrollment By Grade: PK-42 K-11

Phone: (603)673-7975

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 11.0 to 1

LIGHT OF THE WORLD CHRISTIAN A

273 Elm St., MILFORD, NH 03055

Distance from Subject: 1.3 Miles

Affiliation: Christian

Students: 120

Student/ Homeroom Ratio: 24.0

School Colors: Maroon & Gold

Enrollment By Grade: K-2 1-6 2-9 3-7 4-12 5-8 6-7 7-11 8-6 9-14
10-11 11-14 12-13

Phone: (603)673-9324

Grades: K - 12

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 15.8 to 1

EARLY LEARNING CENTER OF MILFORD

Distance from Subject: 1.7 Miles

Affiliation: Nonsectarian

Students: 103

Enrollment By Grade: PK-60 K-43

Phone: (603)672-1949

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 21.5 to 1

SONSHINE INN KDG. & PRESCHOOL

134 HOLLIS ROAD, AMHERST, NH 03031

Distance from Subject: 2.8 Miles

Affiliation: Christian

Students: 113

Enrollment By Grade: PK-73 K-40

Phone: (603)672-1541

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 30.8 to 1

REGIONAL SERVICES - ED CENTER

SUNRISE CHILDREN CT 94 RT 101A, AMHERST, NH 03031

Distance from Subject: 3.0 Miles

Affiliation: Nonsectarian

Students: 215

Enrollment By Grade: UG-2 PK-175 K-38

Phone: (603)886-8500

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 15.2 to 1





Housing Information

MILFORD

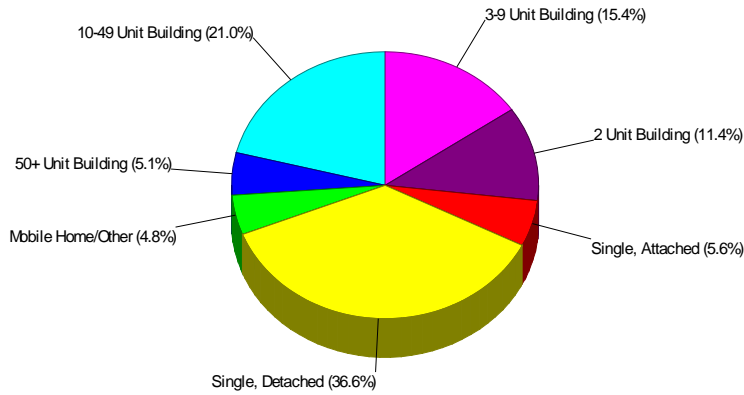
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Housing Characteristics For Neighborhood Within Locality of Milford

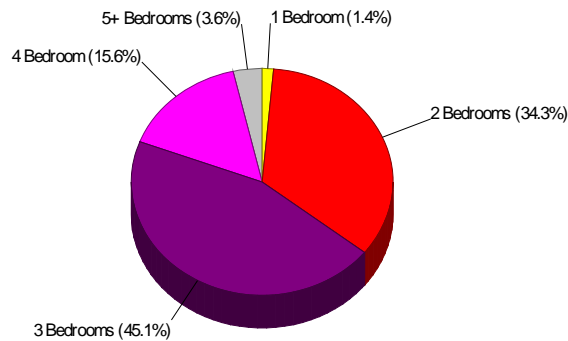
Average Age of Housing 27 years



Type of Dwelling

Home Ownership For Neighborhood Within Locality of Milford

Owner Occupied Households = 49.9%
Median Housing Value = \$194,232
Median Number of Bedrooms = 3



Home Size Breakdown



Housing Information



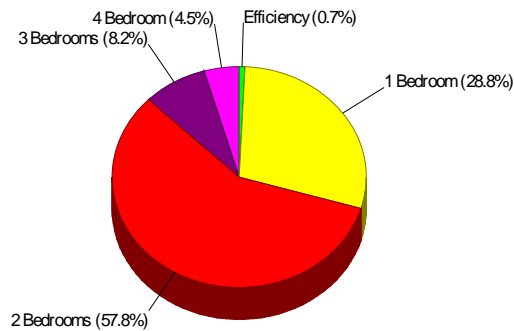
Rental

For Neighborhood Within Locality of Milford

Renter Occupied Households = 50.2%

Median Monthly Rent = \$715

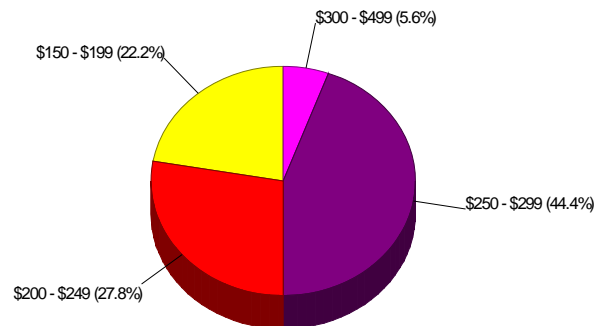
Median Number of Bedrooms = 2



Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$248,000
Average Price = \$238,278



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





Crime Information

MILFORD

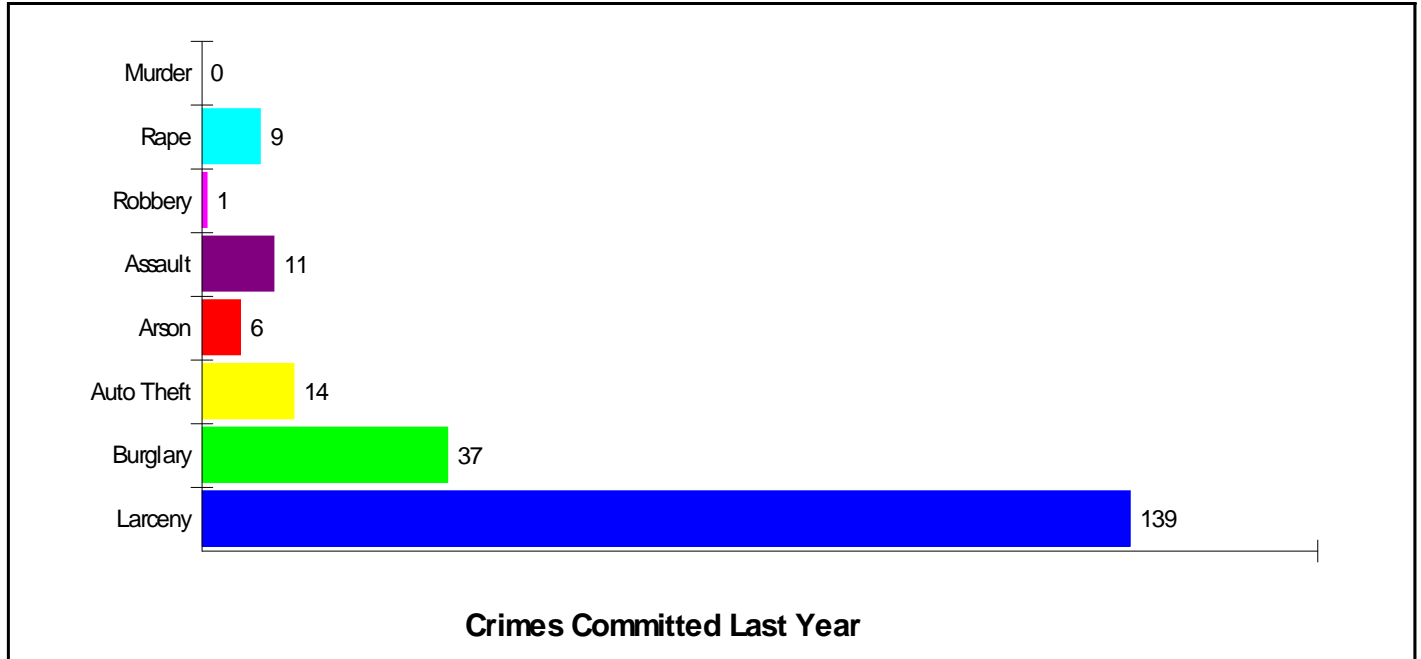
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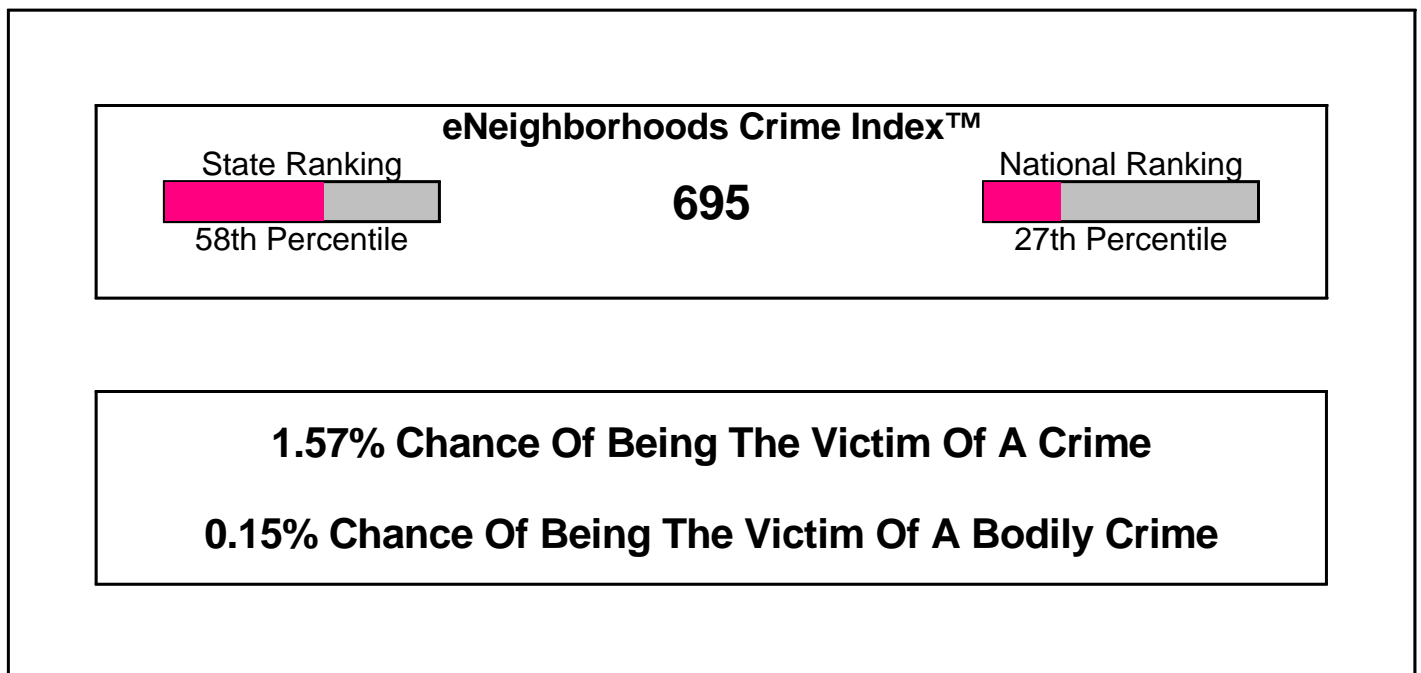
Crime Information



Crime Incidents For Town of Milford



Crime Index For Town of Milford



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Climate Information

MILFORD

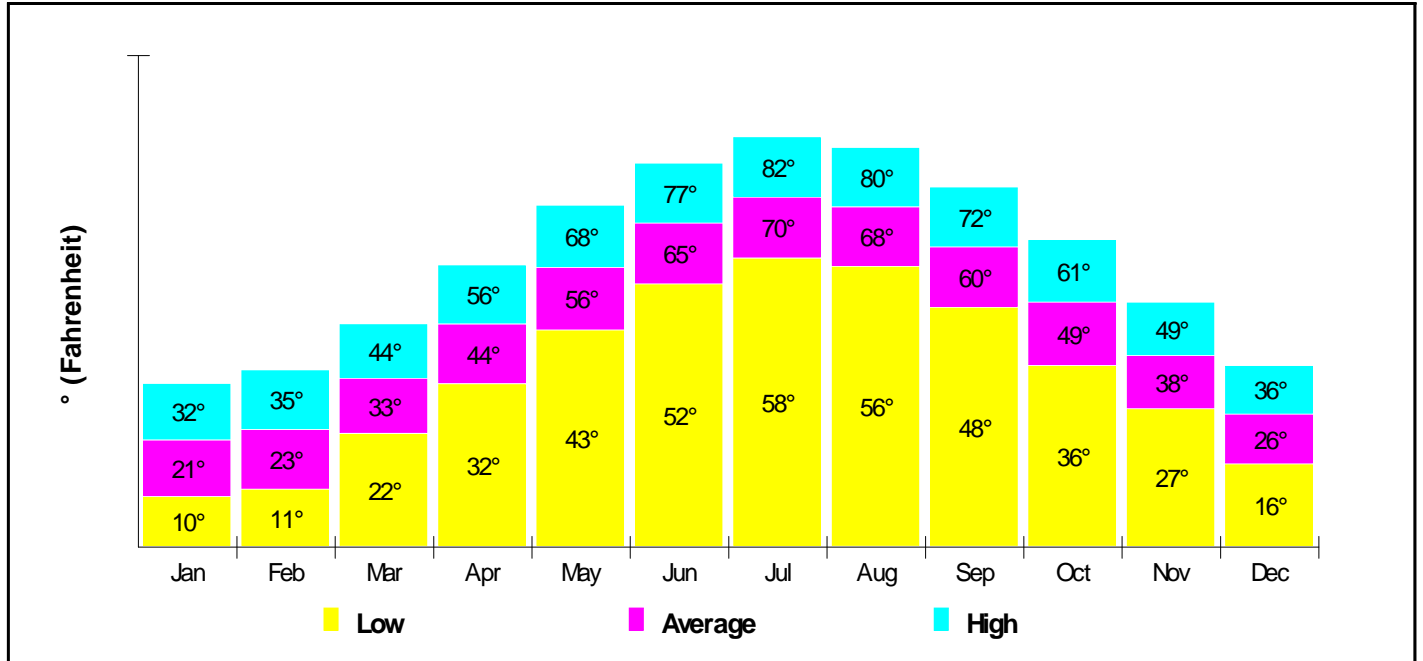
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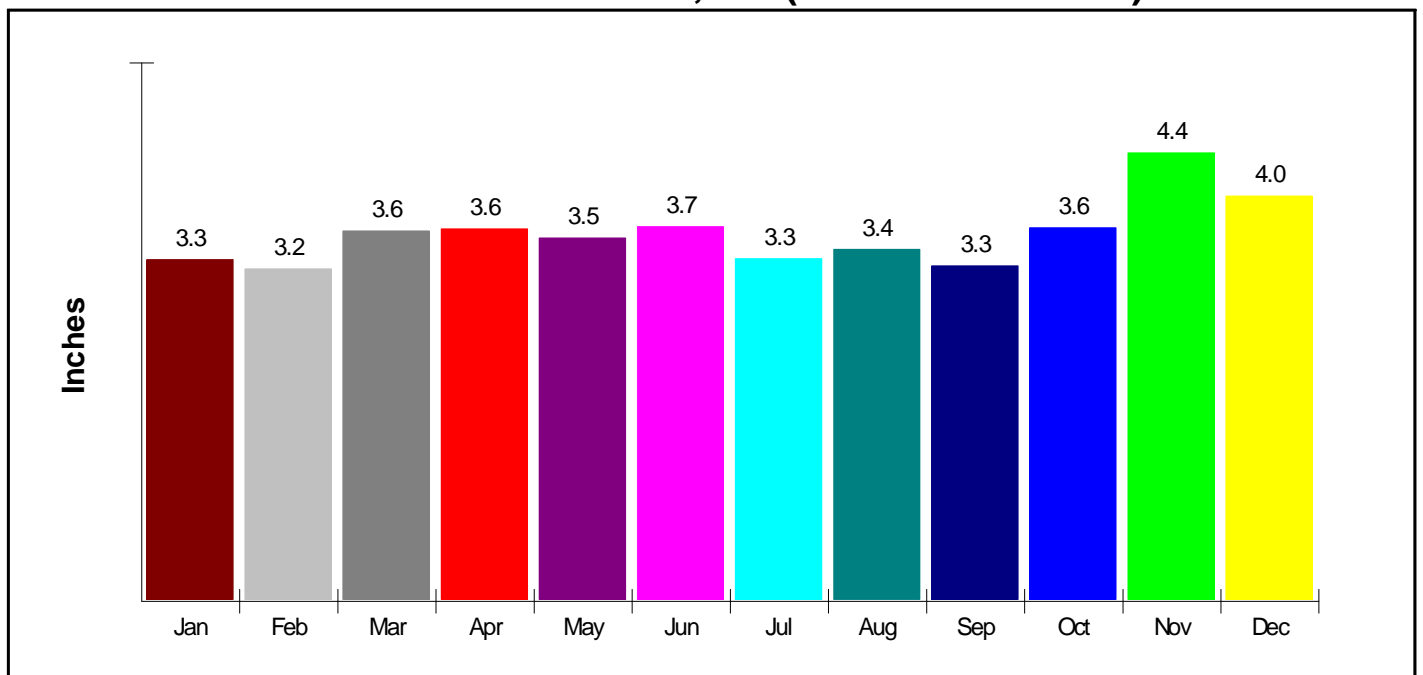
Climate Information



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



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



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Houses of Worship

MILFORD

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Houses of Worship



Houses of Worship

COLONIAL HILLS BAPTIST CHURCH

UNION SQ, MILFORD, NH 03055

Denomination: Baptist Churches**Phone:** (603)673-8591**Distance from Subject:** 0.00 miles

UNITARIAN UNIVERSALIST CONGREGATION

10 ELM ST, MILFORD, NH 03055

Denomination: Unitarian Universal Fellowship**Phone:** (603)673-1870**Distance from Subject:** 0.10 miles

ST PATRICK CHURCH

34 AMHERST ST, MILFORD, NH 03055

Denomination: Catholic Churches**Phone:** (603)673-1311**Distance from Subject:** 0.20 miles

FIRST CHURCH-CHRIST SCIENTIST

103 SOUTH ST, MILFORD, NH 03055

Denomination: Churches, Denomination Unknown**Phone:** (603)673-2575**Distance from Subject:** 0.30 miles

CHRISTIAN LIFE ASSEMBLY GOD

154 ELM ST, MILFORD, NH 03055

Denomination: Assembly of God Churches**Phone:** (603)672-2434**Distance from Subject:** 0.80 miles

HOUSEHOLD OF FAITH

30 MERRIMACK RD, AMHERST, NH 03031

Denomination: Pentecostal Churches**Phone:** (603)672-0808**Distance from Subject:** 0.90 miles

MILFORD UNITED METHODIST CHR

319 N RIVER RD, MILFORD, NH 03055

Denomination: Methodist Churches**Phone:** (603)673-2669**Distance from Subject:** 1.90 miles

MILFORD UNITED METHODIST CHR

327 N RIVER RD, MILFORD, NH 03055

Denomination: Methodist Churches**Phone:** (603)673-9372**Distance from Subject:** 1.90 miles

LATTER DAY SAINTS SOCIAL SERVICES

131 AMHERST ST, AMHERST, NH 03031

Denomination: Church of Jesus Christ of Latter Day Saints**Phone:** (603)889-0148**Distance from Subject:** 1.90 miles

RIVER OF LIFE CHRISTIAN

9 ROUTE 101A, AMHERST, NH 03031

Denomination: Churches, Denomination Unknown**Phone:** (603)672-1225**Distance from Subject:** 2.20 miles

Houses of Worship



Houses of Worship

AMHERST CONGREGATIONAL CHURCH

11 CHURCH ST, AMHERST, NH 03031

Denomination: Churches of Christ**Phone:** (603)673-3231**Distance from Subject:** 2.40 miles

CHRIST'S CHURCH OF AMHERST

31 OLD NASHUA RD, AMHERST, NH 03031

Denomination: Churches, Denomination Unknown**Phone:** (603)673-8292**Distance from Subject:** 2.70 miles

CHURCH OF OUR SAVIOUR

AMHERST ST, AMHERST, NH 03031

Denomination: Episcopal Churches**Phone:** (603)673-3309**Distance from Subject:** 2.70 miles

SONSHINE INN PRESCHOOL KDG TN

134 HOLLIS RD, AMHERST, NH 03031

Denomination: Churches, Non-Denominational**Phone:** (603)672-1541**Distance from Subject:** 2.80 miles

SOUHEGAN CONGREGATIONAL CHURCH

ROUTE 101 A, AMHERST, NH 03031

Denomination: Congregational Churches**Phone:** (603)672-6759**Distance from Subject:** 3.00 miles



County Facts

MILFORD

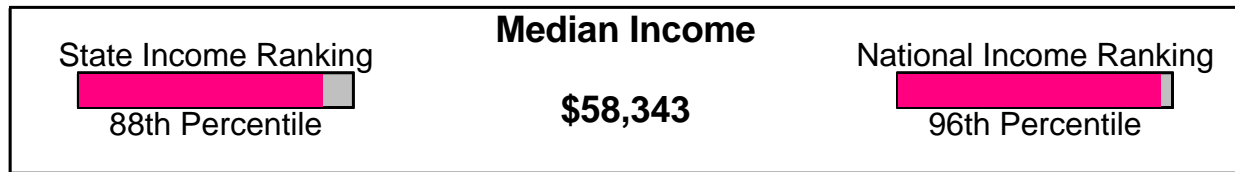
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County Facts

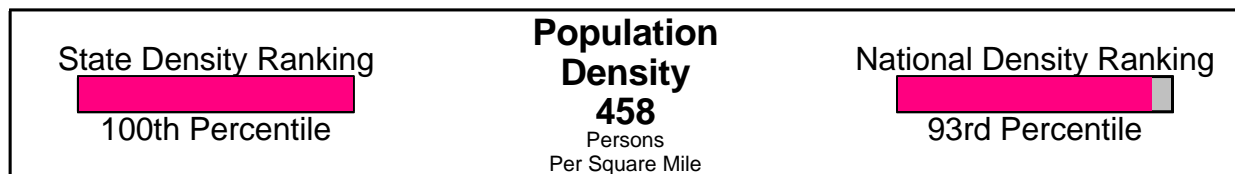


Income For Hillsborough County



Population For Hillsborough County

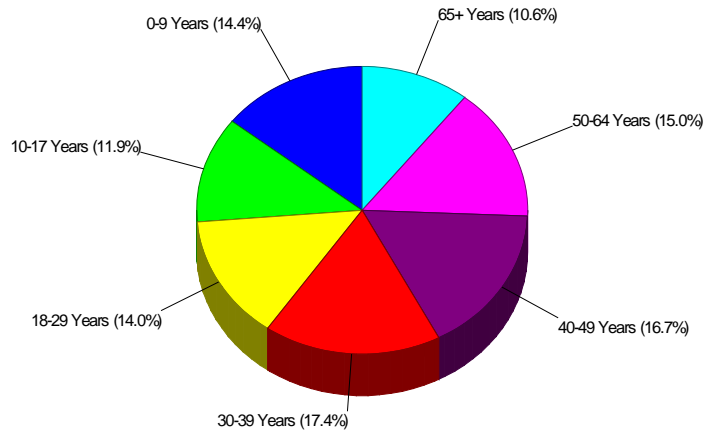
Population = 401,291
Land Area = 876.4 Square Miles



County Facts

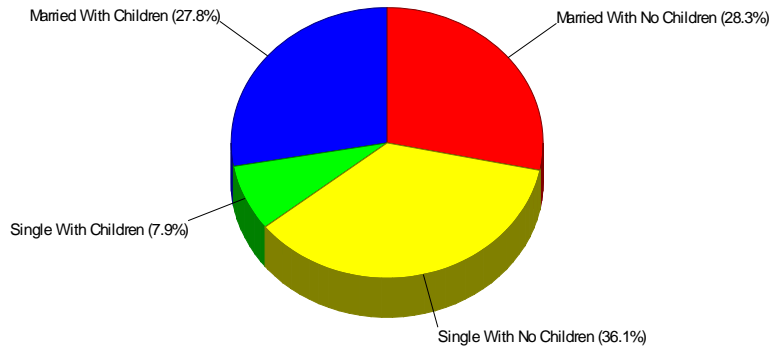


Age Breakdown For Hillsborough County Average Age = 36.0 Years



Household Characteristics For Hillsborough County

56.0% Married
35.7% With Children



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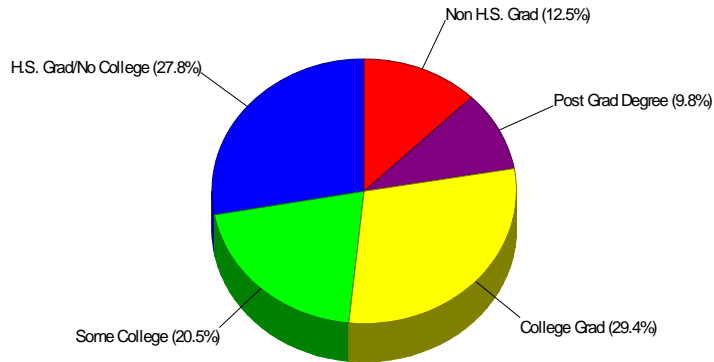


County Facts



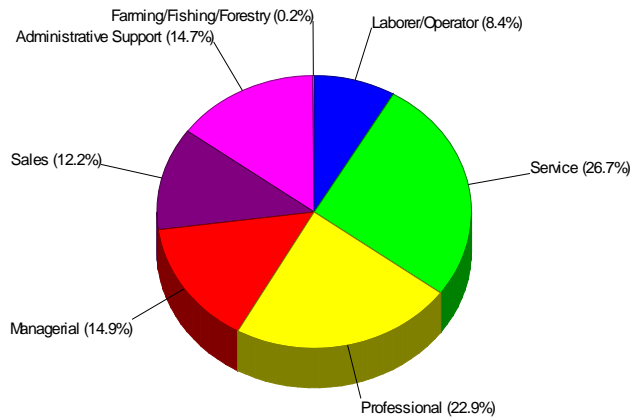
Adult Education Level For Hillsborough County

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

MILFORD

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State Facts



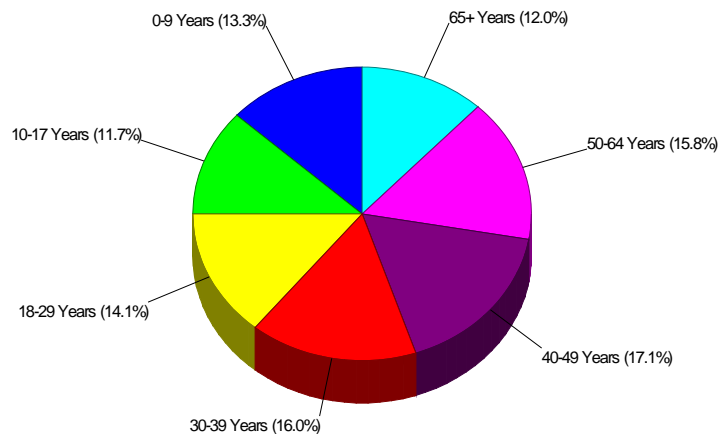
General Facts For New Hampshire



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

Age Breakdown For New Hampshire

Average Age = 37.1 Years



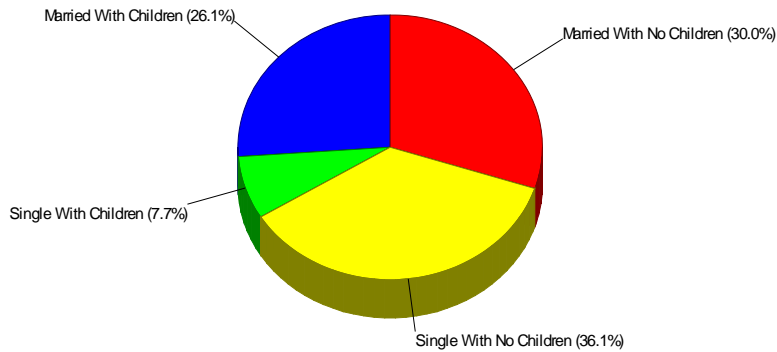
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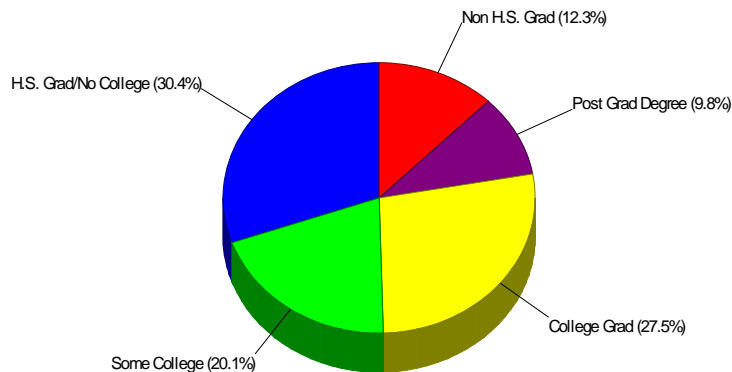
Household Characteristics For New Hampshire

56.2% Married
33.8% With Children



Adult Education Level For New Hampshire

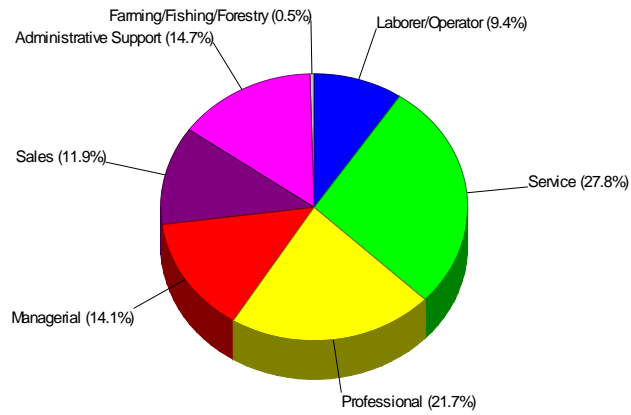
87.7% High School Graduates
37.3% College Graduates





Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation