



## Neighborhood Report



**Serene Knell, BROKER, REALTOR®**

**Simply Sell Now**

**119 Drum Hill Rd Suite 343**

**Chelmsford, MA 01824**

**Office: 978.726.0261**

**Fax: 978.236.7257**

**email: [serene@simplysellnow.com](mailto:serene@simplysellnow.com)**

**Web: [www.simplysellnow.com](http://www.simplysellnow.com)**



# Personal and Professional Information



## Serene Knell

### Affiliation

Simply Sell Now  
119 Drum Hill Rd Suite 343  
Chelmsford, MA 01824  
Office: 978.726.0261  
Fax: 978.236.7257



### Experience

Century 21 Commonwealth  
Century 21 Heritage  
Century 21 DeAnn Group  
Boston Globe (Marketing Division)  
DGA (Sr. Operation Mgr/Marketing Firm)  
Radio City Music Hall (Production)  
Apollo Theatre (Production/Staging)  
CBS (Television Production/Line Producer)  
Meadowlands Arena (Stage Manager)  
Serene Hands (Neuromuscular Sports Massage Therapist)

### Personal Information

Simply Sell Now is licensed in Massachusetts and New Hampshire. As licensed Realtors we are also members of Massachusetts Association of Realtors, National Association of Realtors and Northeast Association of Realtors.

L. Serene Knell was born and raised in Chelmsford, Massachusetts yet spread her wings and made her home in New York City where she worked her way up the ladder in the entertainment industry working at Radio City Music Hall, Apollo Theatre and Giants Stadium/Continental Airlines Arena as well as the Beacon and other theatrical venues in the capacity of Production Manager, Stage Manager and Director. Her ability to assess a situation and remedy any obstacles with her positive attitude and integrity raised the bar for those who worked by her and for her. Problem solving accompanied by creativity was just what the entertainment industry craved as she was hired to run television shows in Hollywood and made it her home for over seven years. Organization, engaging marketing skills and constantly reinventing herself allowed for a very successful career in such a cut throat business. Serene moved back to Chelmsford 6 years ago so her now adult son could

Prepared by Serene Knell, BROKER, REALTOR®



# Personal and Professional Information



get to know his extended family and she has applied everything that has brought her success to the industry of Real Estate. Serene worked with Century 21 for many years while she assisted, educated and guided her Buyers and Sellers through each transaction. The ability to relieve their stress and ensure a negotiation goes from conception to closing is imperative for a sale or purchase of such monetary value and emotional magnitude. The art of listening is vital to being successful. Great ideas mean nothing if not executed properly. Most importantly the ability to communicate in a likable manner and encourage everyone involved to do their part successfully requires someone such as Serene to see a transaction through to the end. There is always a Buyer and there is always a Seller... it's about proactively seeking the one out for the other through every possible venue and ingenious marketing skills that are true and not just a gimmick.

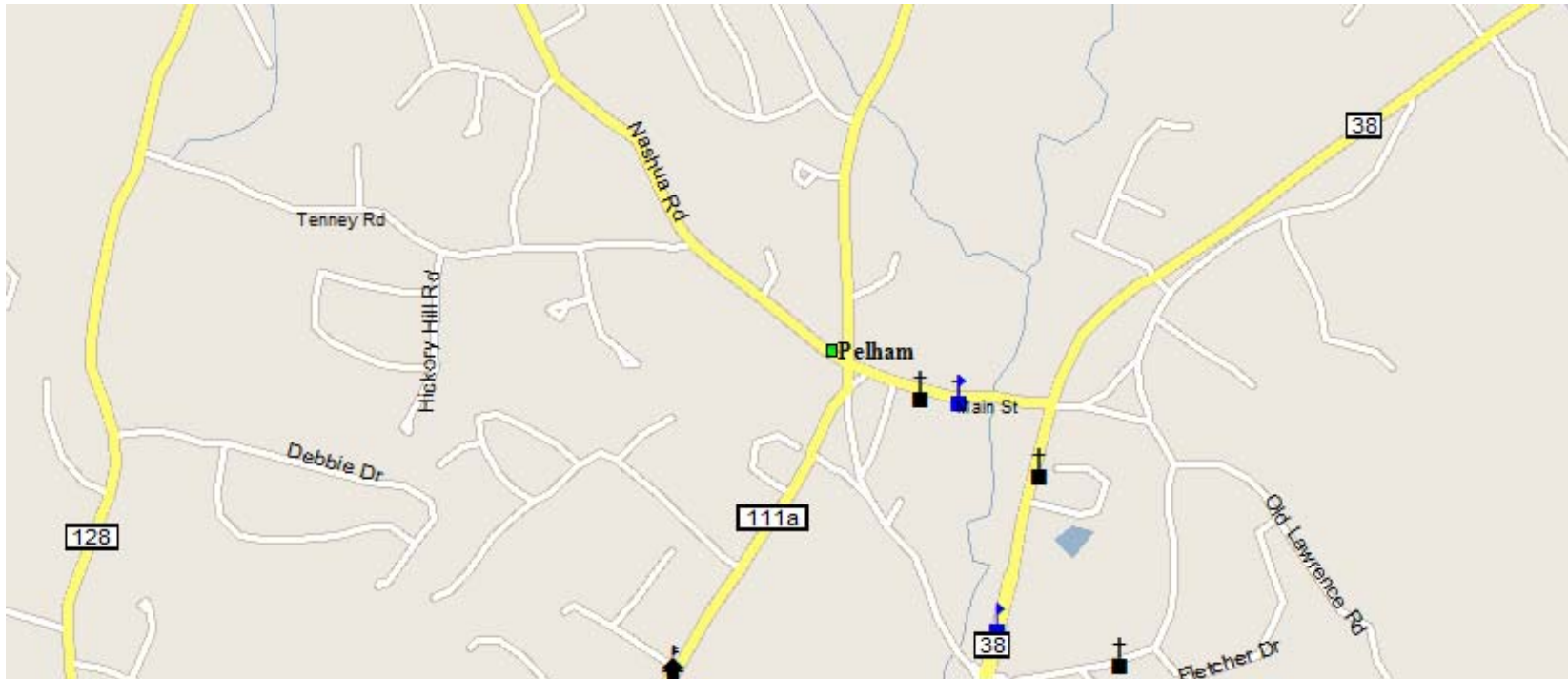
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the difference of selling in a timely manner and setting your home apart from the rest. These skills made her client base grow quickly. Serene continues to educate herself so she can educate her clients and eventually she became a Broker and started Simply Sell Now.com which is exactly what it's name states. Simply Sell Now opened in April of 2007 and was created for Serene to utilize all of her creative marketing skills to enable her clients to accomplish their goals. Serene is the Broker/Owner and has chosen not to hire additional agents so she can focus on what she loves to do...work with her clients directly!

Make today a Great Day!





## PELHAM, NH





## Neighborhood Facts

# PELHAM

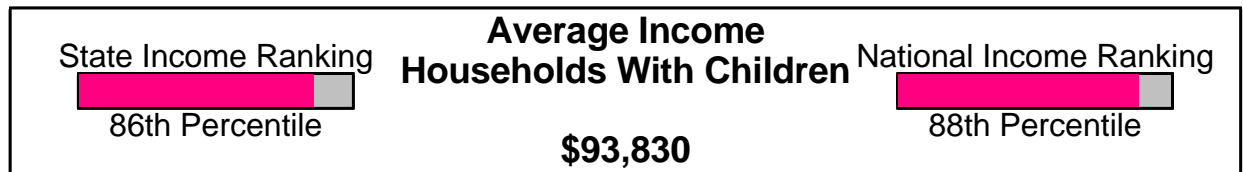
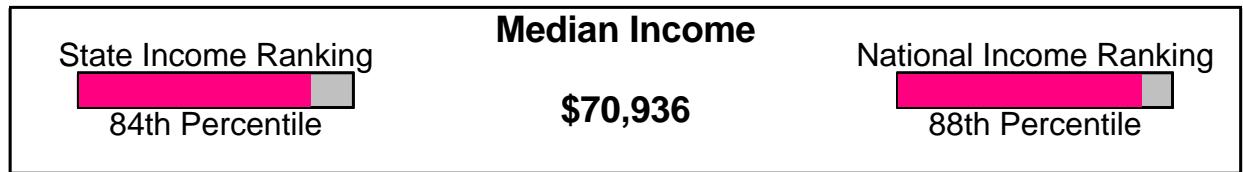
Prepared by Serene Knell, BROKER, REALTOR®



# Neighborhood Facts

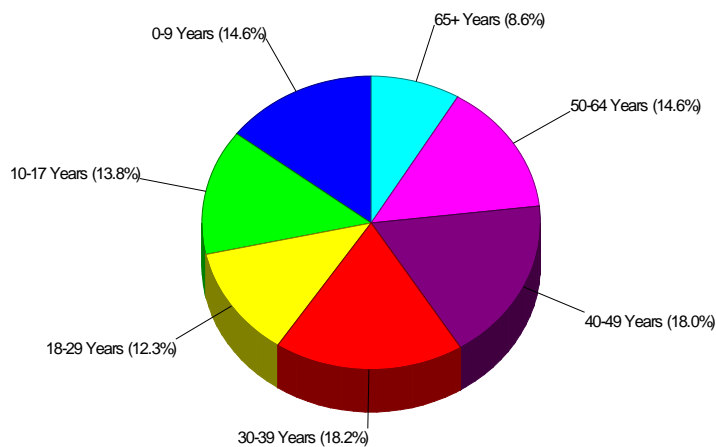


## Income For Neighborhood Within Town of Pelham



## Age Breakdown For Neighborhood Within Town of Pelham

**Average Age = 36.1 Years**



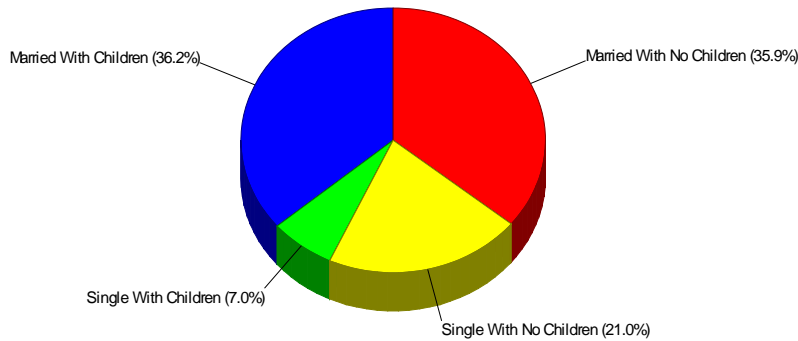
Prepared by Serene Knell, BROKER, REALTOR®





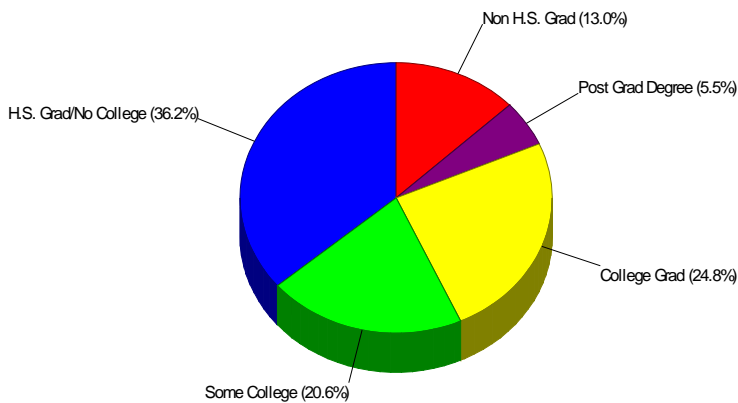
## Household Characteristics For Neighborhood Within Town of Pelham

**72.1% Married**  
**43.2% With Children**



## Adult Education Level For Neighborhood Within Town of Pelham

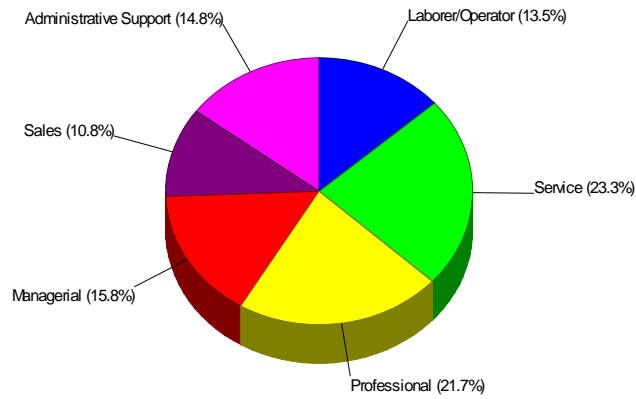
**87.0% High School Graduates**  
**30.3% College Graduates**



# Neighborhood Facts



## Employment For Neighborhood Within Town of Pelham Average Travel Time To Work = 29.6 Minutes



Occupation







## Area Facts

# PELHAM

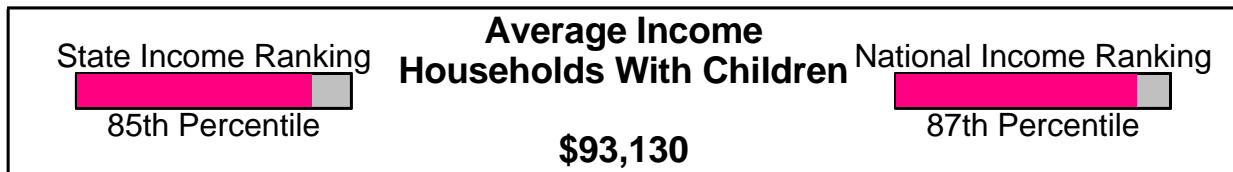
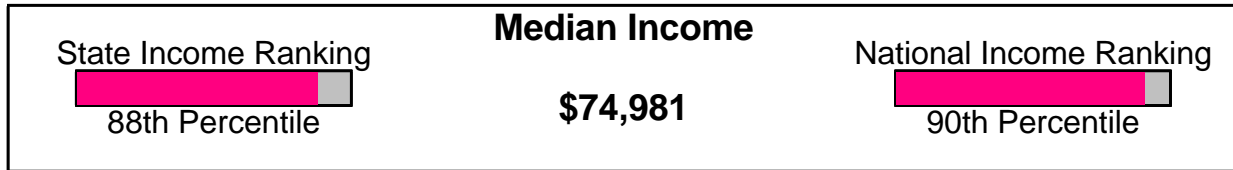
Prepared by Serene Knell, BROKER, REALTOR®



# Area Facts

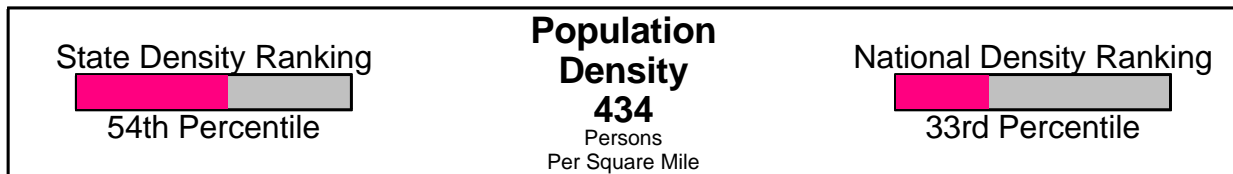


## Income For Town of Pelham



## Population For Town of Pelham

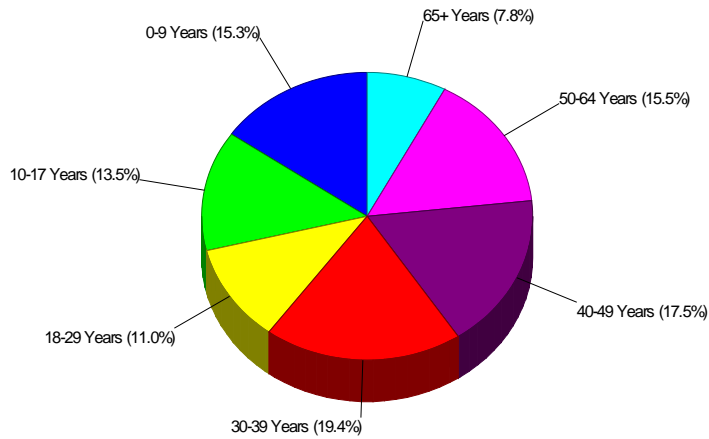
**Population = 11,470**  
**Land Area = 26.4 Square Miles**



# Area Facts

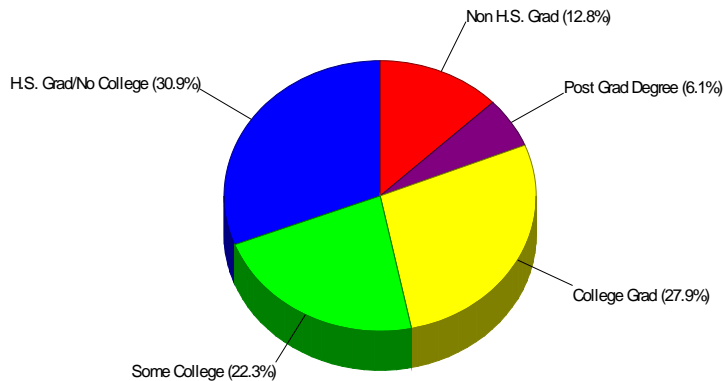


## Age Breakdown For Town of Pelham Average Age = 36.0 Years



## Adult Education Level For Town of Pelham

**87.2% High School Graduates**  
**34.0% College Graduates**



Prepared by Serene Knell, BROKER, REALTOR®

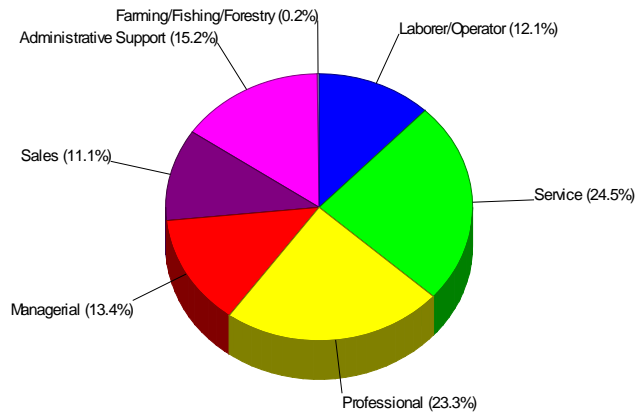


# Area Facts



## Employment For Town of Pelham

Average Travel Time To Work = 30.1 Minutes



Occupation





## **School Information**

# **PELHAM**

Prepared by Serene Knell, BROKER, REALTOR®



# School Information



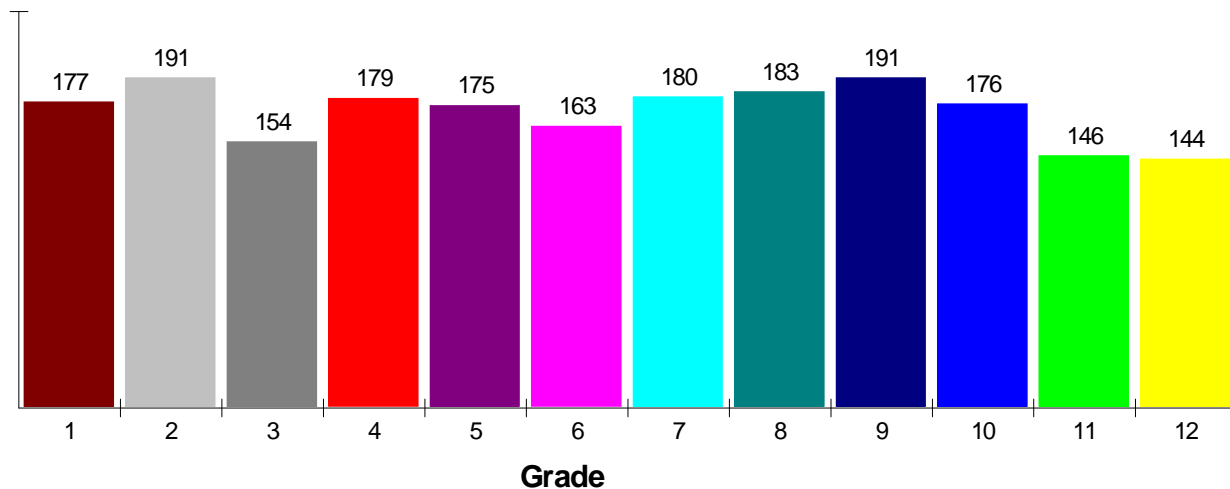
## General Facts FOR PELHAM SCHOOL DISTRICT

PELHAM SCHOOL DISTRICT  
19 HAVERHILL RD  
WINDHAM, NH 03087

Type:	(603)425-1976	Union Component Local District
Grade Range:		1 - 12
Schools:		3
Teacher:		139
Students:		2,059
Student/Teacher Ratio:		14.8 To 1
Student/Librarian Ratio:		686.3 To 1
Secondary Student/Guidance Ratio:		156.4 To 1

## Student Enrollment By Grade FOR PELHAM SCHOOL DISTRICT

Total Enrollment = 2,059



National Enrollment Ranking: 5,084 of 15,679 (67th Percentile)

State Enrollment Ranking: 32 of 167 (81st Percentile)

Prepared by Serene Knell, BROKER, REALTOR®

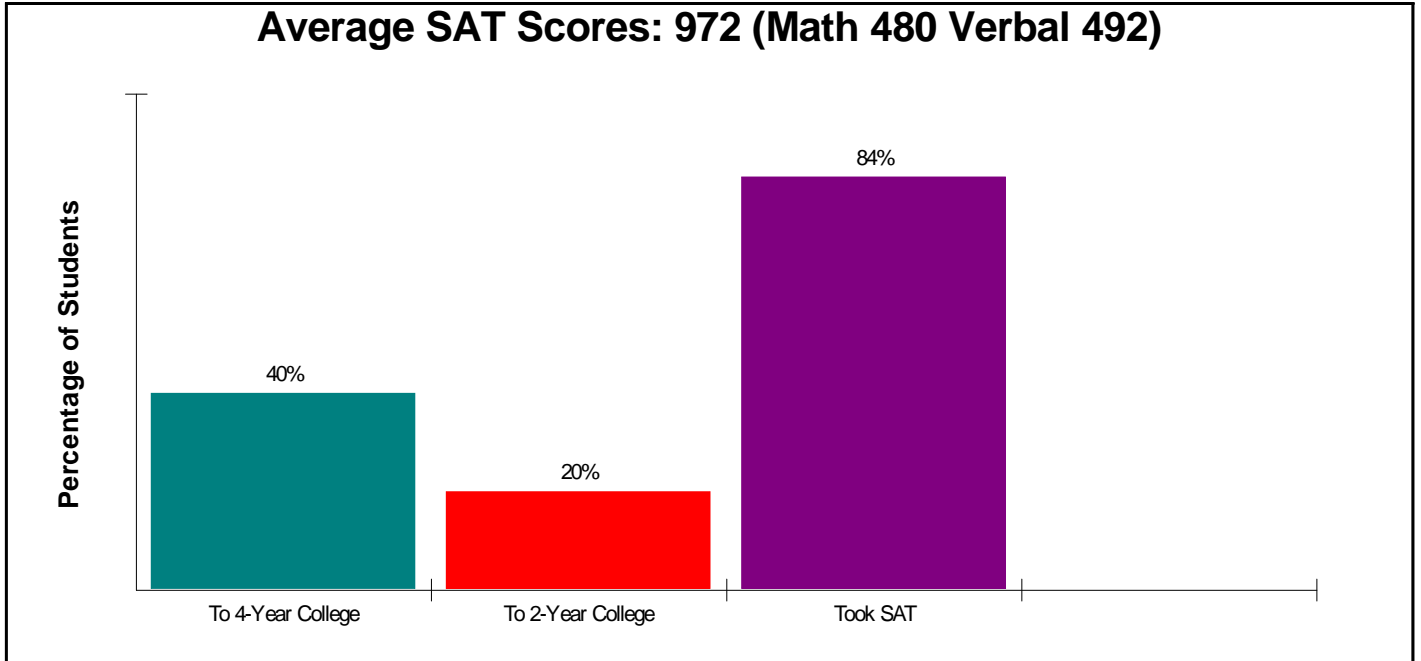


# School Information



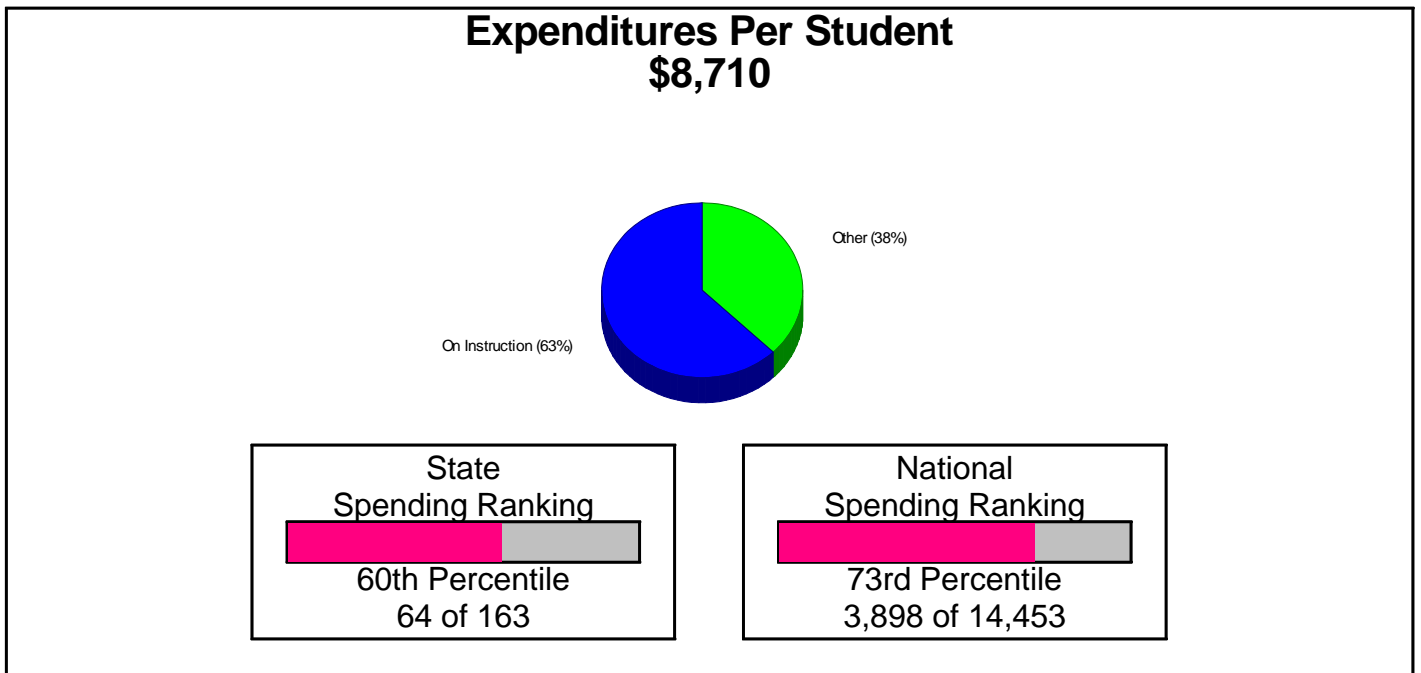
## High School Statistics FOR PELHAM SCHOOL DISTRICT

Average SAT Scores: 972 (Math 480 Verbal 492)



## School Expenditures FOR PELHAM SCHOOL DISTRICT

Expenditures Per Student  
\$8,710

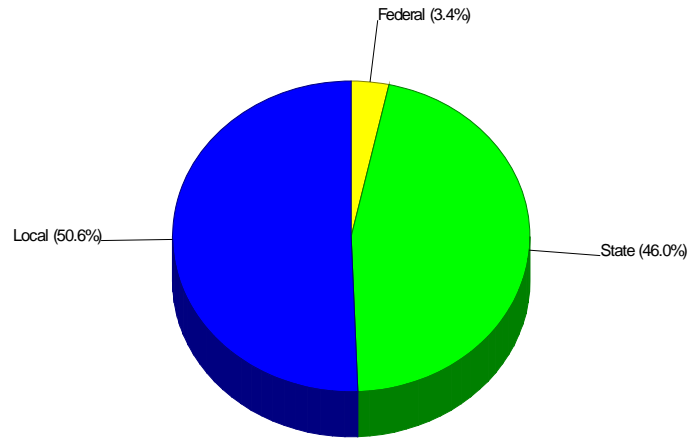


Prepared by Serene Knell, BROKER, REALTOR®





## School Funding FOR PELHAM SCHOOL DISTRICT





# School Information



## Public Schools for District

---

<b>PELHAM MEMORIAL SCHOOL</b> 59 MARSH RD, PELHAM, NH 03076		<b>Phone:</b> (603)635-2321 <b>Grades:</b> 6 - 8
<b>Distance from Subject:</b> 0.6 Miles	<b>School Type:</b> Regular	
<b>Student/Teacher Ratio:</b> 14.8 to 1	<b>Students/Teachers:</b> 504/34	
<b>Mascot:</b> Tigers	<b>School Colors :</b> Gold & Royal	

---

<b>PELHAM ELEMENTARY SCHOOL</b> 61 MARSH RD, PELHAM, NH 03076		<b>Phone:</b> (603)635-8875 <b>Grades:</b> 1 - 5
<b>Distance from Subject:</b> 0.6 Miles	<b>School Type:</b> Regular	
<b>Student/Teacher Ratio:</b> 14.8 to 1	<b>Students/Teachers:</b> 858/58	

---

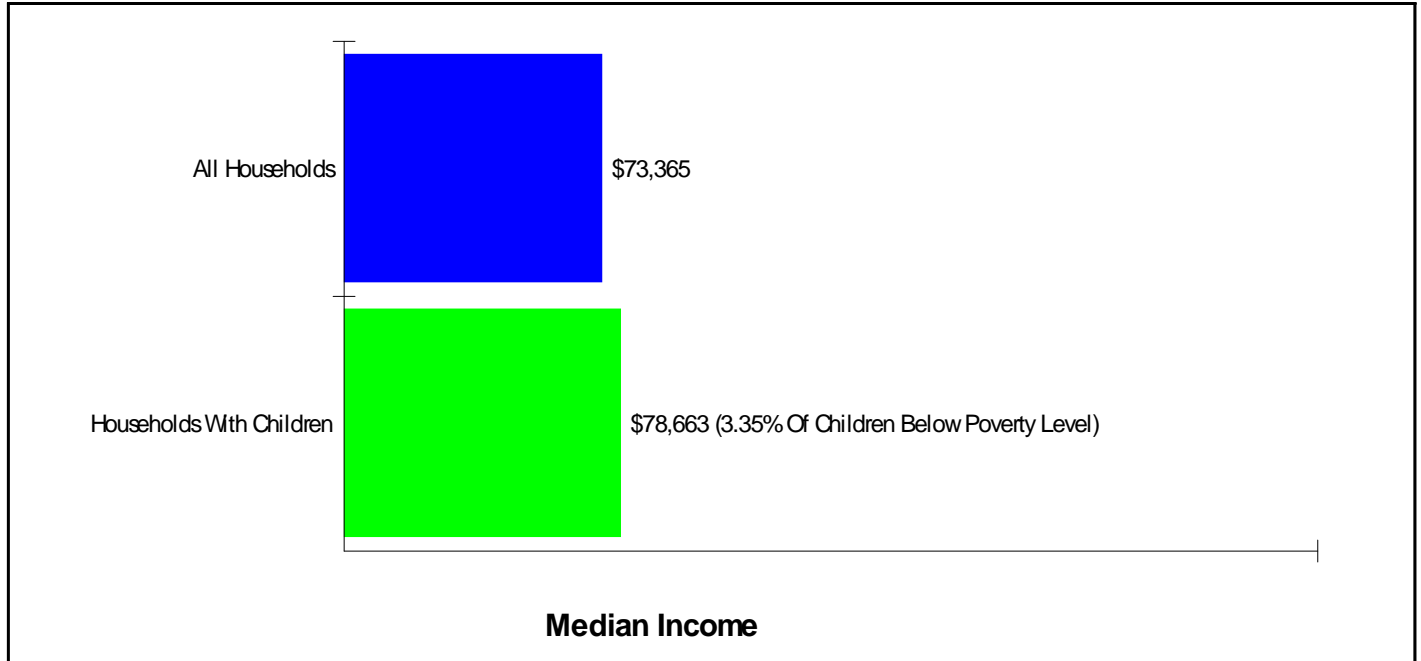
<b>PELHAM HIGH SCHOOL</b> 85 MARSH RD, PELHAM, NH 03076		<b>Phone:</b> (603)635-2115 <b>Grades:</b> 9 - 12
<b>Distance from Subject:</b> 0.8 Miles	<b>School Type:</b> Regular	
<b>Student/Teacher Ratio:</b> 13.6 to 1	<b>Students/Teachers:</b> 637/47	
<b>Mascot:</b> Pythons	<b>School Colors :</b> Royal & Gray	
<b>Average SAT:</b> 972 (Math 480 Verbal 492)	<b>Graduates To 2-Year College:</b> 20.0%	
<b>Students Taking SAT:</b> 84.0%	<b>Graduates To 4-Year College:</b> 40.0%	



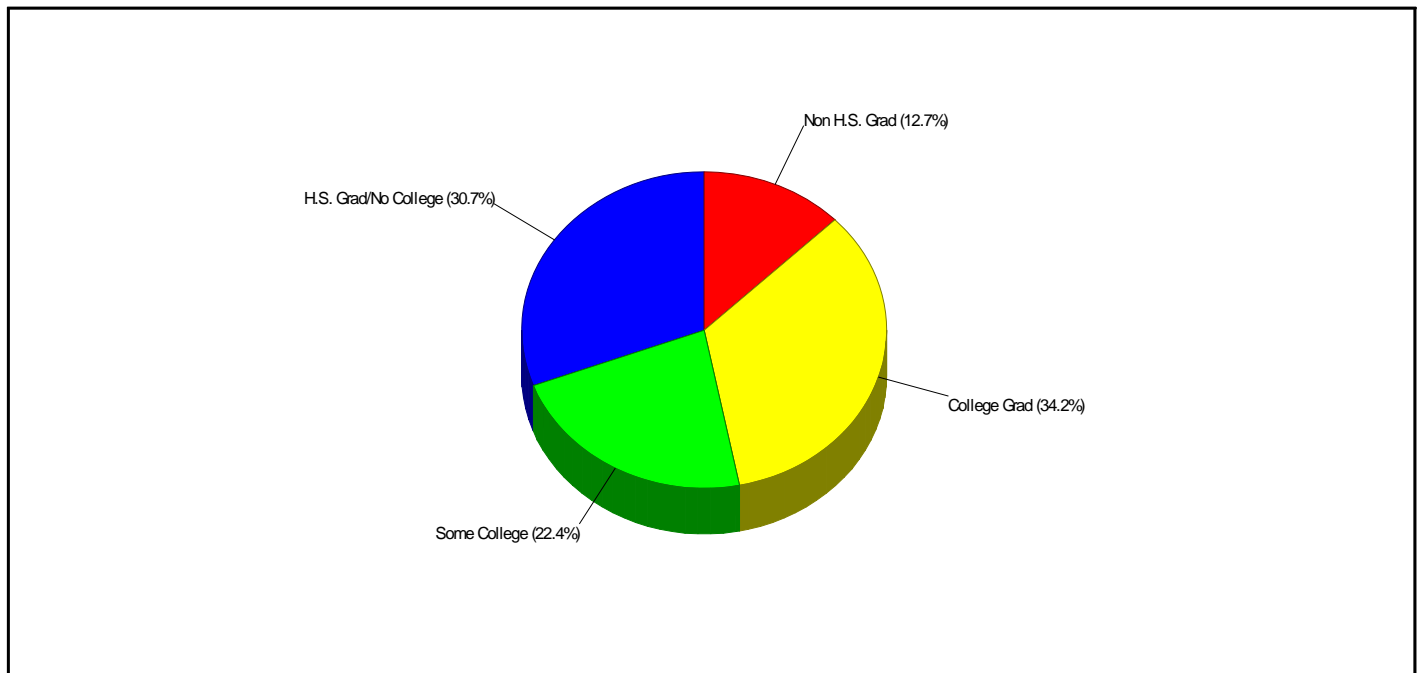
# School Information



## Income FOR PELHAM SCHOOL DISTRICT



## Parent Education Level FOR PELHAM SCHOOL DISTRICT



Prepared by Serene Knell, BROKER, REALTOR®



# School Information



## Private Schools

Private School Enrollment= 16.55% within School District

### ST. PATRICK SCHOOL

16 Main St., PELHAM, NH 03076

Distance from Subject: 0.3 Miles

Affiliation: Roman Catholic

Students: 241

Student/ Homeroom Ratio: 24.1

School Colors: Kelly Green & White

Enrollment By Grade: K-52 1-26 2-25 3-27 4-24 5-25 6-26 7-14 8-22

Phone: (603)635-2941

Grades: K - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 19.9 to 1

### STEEPLETOP KINDERGARTEN & NURS

PELHAM, NH 03076

Distance from Subject: 0.6 Miles

Affiliation: Christian

Students: 123

Enrollment By Grade: PK-63 K-60

Phone: (603)635-2100

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 18.2 to 1

### PERFECT PLACE FOR CHILDREN

PELHAM, NH 03076

Distance from Subject: 0.6 Miles

Affiliation: Nonsectarian

Students: 16

Enrollment By Grade: K-16

Phone: (603)635-9207

Grades: K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 16.0 to 1

### PELHAM KG & DAY CARE CENTER

Distance from Subject: 1.3 Miles

Affiliation: Nonsectarian

Students: 52

Enrollment By Grade: PK-31 K-21

Phone: (603)635-2171

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 11.7 to 1

### EARLY START CHILDREN'S CENTER

Distance from Subject: 3.4 Miles

Affiliation: Nonsectarian

Students: 71

Enrollment By Grade: PK-46 K-25

Phone: (603)880-3722

Grades: PK - K

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 15.6 to 1



# School Information



## Private Schools

Private School Enrollment= 16.55% within School District

### EVERGREEN MONTESSORI HOUSE

1794 BRIDGE ST UNIT 18A, DRACUT, MA 01826

Distance from Subject: 3.5 Miles

Affiliation: Nonsectarian

Students: 18

Enrollment By Grade: PK-16 K-2

Phone: (978)458-5885

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 0.9 to 1

### MERRIMACK VALLEY MONTESSORI SCHOOL

111 LOWELL ROAD, SALEM, NH 03079

Distance from Subject: 4.2 Miles

Affiliation: Nonsectarian

Students: 130

Enrollment By Grade: PK-91 K-39

Phone: (603)893-7310

Grades: PK - K

School Type: Montessori

Gender: Coed

Student/Teacher Ratio: 13.0 to 1

### THE WONDER YEARS CARING - NRTR

469 NASHUA ROAD, DRACUT, MA 01826

Distance from Subject: 4.3 Miles

Affiliation: Nonsectarian

Students: 35

Enrollment By Grade: PK-30 K-5

Phone: (978)957-0445

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 5.0 to 1

### ENDLESS OPP. FOR CHILDREN

47 PELHAM ROAD, SALEM, NH 03079

Distance from Subject: 4.5 Miles

Affiliation: Nonsectarian

Students: 38

Enrollment By Grade: PK-31 K-7

Phone: (603)893-7710

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 1.3 to 1

### LITTLE ANGELS DAY CARE NURSERY

90 ARLINGTON STREET, DRACUT, MA 01826

Distance from Subject: 4.6 Miles

Affiliation: Nonsectarian

Students: 186

Enrollment By Grade: PK-180 K-6

Phone: (978)458-8333

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.0 to 1





## Housing Information

# PELHAM

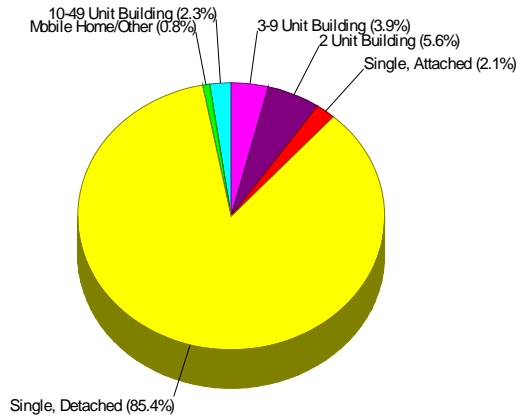
Prepared by Serene Knell, BROKER, REALTOR®





## Housing Characteristics For Neighborhood Within Town of Pelham

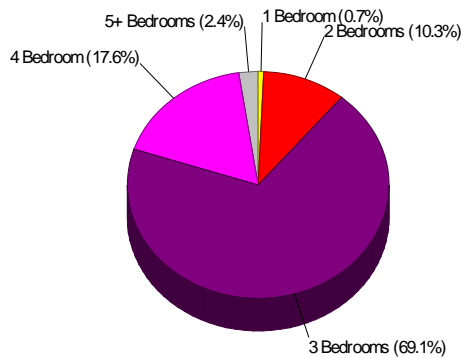
**Average Age of Housing 24 years**



**Type of Dwelling**

## Home Ownership For Neighborhood Within Town of Pelham

**Owner Occupied Households = 85.5%**  
**Median Housing Value = \$275,471**  
**Median Number of Bedrooms = 3**



**Home Size Breakdown**



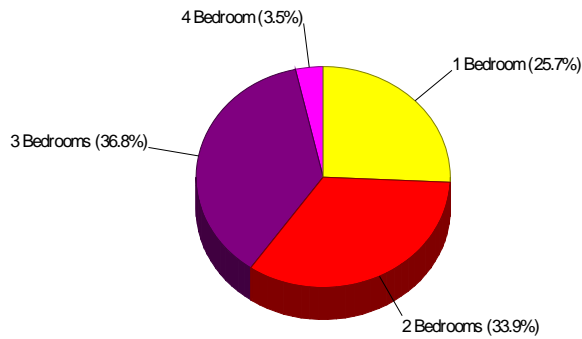
# Housing Information



## Rental

### For Neighborhood Within Town of Pelham

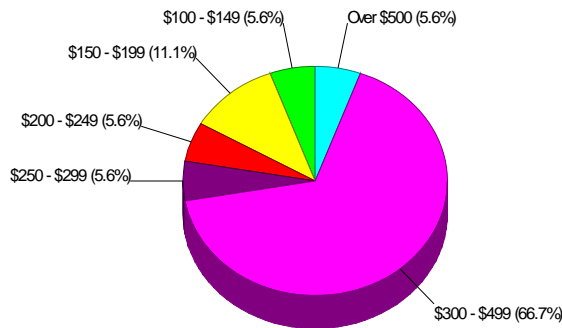
**Renter Occupied Households = 14.5%**  
**Median Monthly Rent = \$803**  
**Median Number of Bedrooms = 2**



**Home Size Breakdown**

## Home Sales Pricing Pattern (Closest 20)

**Median Price = \$343,000**  
**Average Price = \$347,278**



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





## **Crime Information**

# **PELHAM**

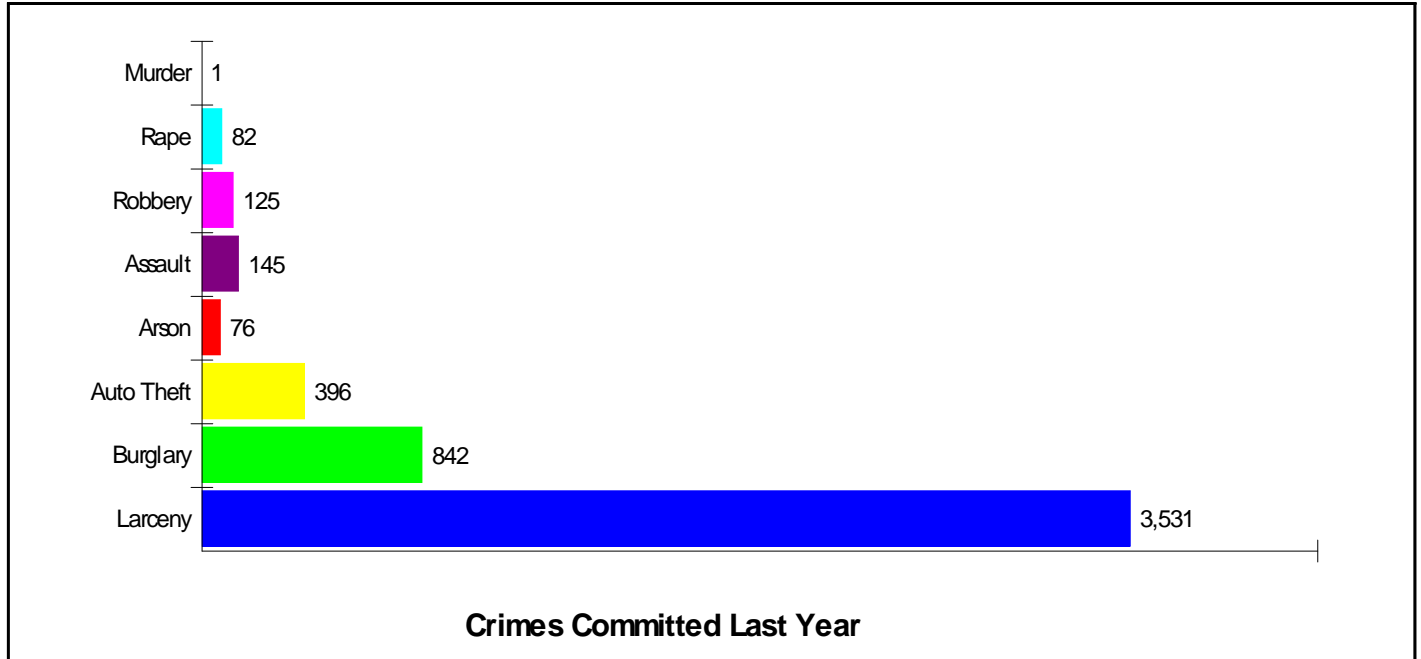
Prepared by Serene Knell, BROKER, REALTOR®



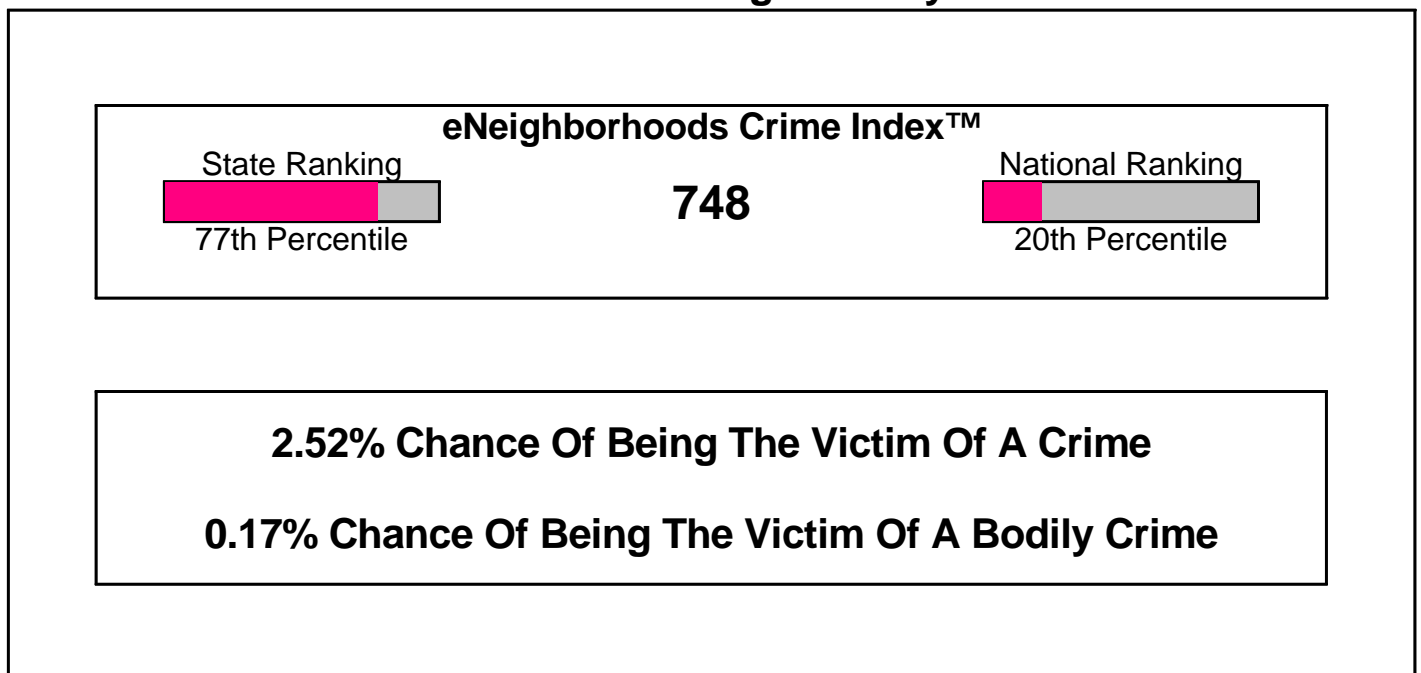




## Crime Incidents For Hillsborough County



## Crime Index For Hillsborough County





## **Climate Information**

# **PELHAM**

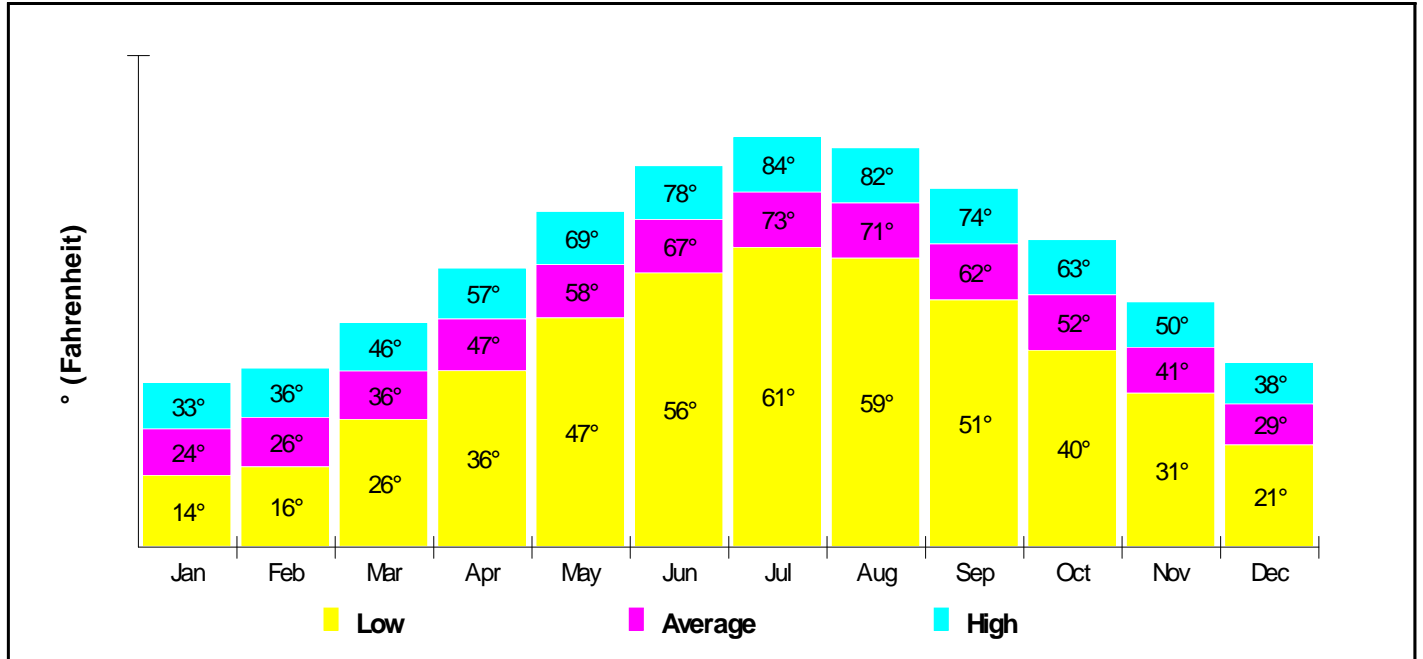
Prepared by Serene Knell, BROKER, REALTOR®



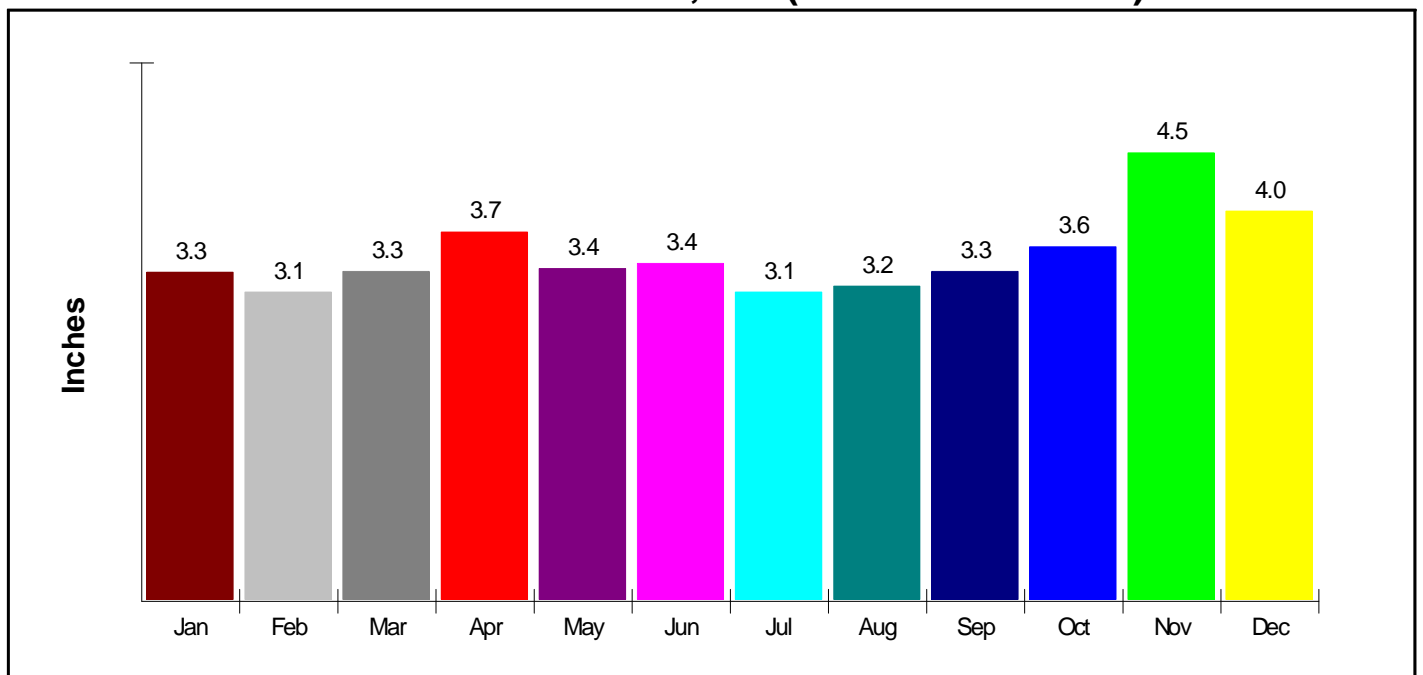
# Climate Information



## Temperature Measured at LOWELL, MA (elevation = 110ft. )



## Average Precipitation Measured at LOWELL, MA (elevation = 110ft. )



Prepared by Serene Knell, BROKER, REALTOR®





## **Houses of Worship**

# **PELHAM**

Prepared by Serene Knell, BROKER, REALTOR®



# Houses of Worship



## Houses of Worship

---

**ST PATRICKS CLUBHOUSE**

12 MAIN ST, PELHAM, NH 03076

**Denomination:** Catholic Churches**Phone:** (603)635-3829**Distance from Subject:** 0.20 miles

---

**SAINT PATRICK RELIGIOUS ED**

16 MAIN ST, PELHAM, NH 03076

**Denomination:** Catholic Churches**Phone:** (603)635-1447**Distance from Subject:** 0.30 miles

---

**FIRST CONGREGATIONAL CHURCH PELHAM**

PELHAM, NH 03076

**Denomination:** Congregational Churches**Phone:** (603)635-7025**Distance from Subject:** 0.50 miles

---

**CROSS ROADS BAPTIST CHURCH**

43 ATWOOD RD, PELHAM, NH 03076

**Denomination:** Baptist Churches**Phone:** (603)635-1556**Distance from Subject:** 0.80 miles

---

**WINDHAM PRESBYTERIAN CHURCH**

LOWELL RD, WINDHAM, NH 03087

**Denomination:** Presbyterian Churches**Phone:** (603)432-2150**Distance from Subject:** 2.30 miles

---

**NEW ENGLAND PENTECOSTAL CHURCH OFFICE**

327 GAGE HILL RD, PELHAM, NH 03076

**Denomination:** Pentecostal Churches**Phone:** (603)898-4637**Distance from Subject:** 2.30 miles

---

**JEHOVAH'S WITNESSES**

1495 MAMMOTH RD, DRACUT, MA 01826

**Denomination:** Jehovah's Witnesses**Phone:** (978)957-1596**Distance from Subject:** 3.10 miles

---

**CHRISTIAN CONGREGATION**

1827 BRIDGE ST, DRACUT, MA 01826

**Denomination:** Churches of Christ**Phone:** (978)458-4592**Distance from Subject:** 3.50 miles

---

**WINDHAM BIBLE CHAPEL**

COBBETTS POND RD, WINDHAM, NH 03087

**Denomination:** Covenant & Evangelical Churches**Phone:** (603)898-9899**Distance from Subject:** 3.70 miles

---

**COLLINSVILLE BIBLE CHURCH**

2075 LAKEVIEW AVE, DRACUT, MA 01826

**Denomination:** Churches, Non-Denominational**Phone:** (978)957-1107**Distance from Subject:** 3.90 miles

# Houses of Worship



## Houses of Worship

---

**MERRIMACK VALLEY SEVENTH DAY**

408 BROADWAY RD, DRACUT, MA 01826

**Denomination:** Seventh Day Adventist Churches**Phone:** (978)454-9226**Distance from Subject:** 4.10 miles

---

**HOSANNA GOSPEL CTR**

760 NASHUA RD, DRACUT, MA 01826

**Denomination:** Pentecostal Churches**Phone:** (978)957-1969**Distance from Subject:** 4.20 miles

---

**CHRISTIAN CONGREGATION I**

401 NASHUA RD, DRACUT, MA 01826

**Denomination:** Churches of Christ**Phone:** (978)957-5193**Distance from Subject:** 4.30 miles

---

**MARSH CORNER COMMUNITY CHURCH**

317 PELHAM ST, METHUEN, MA 01844

**Denomination:** Community Churches**Phone:** (978)682-0323**Distance from Subject:** 4.60 miles

---

**CHRIST CHURCH UNITED OF DRACUT**

10 ARLINGTON ST, DRACUT, MA 01826

**Denomination:** Churches of Christ**Phone:** (978)459-2022**Distance from Subject:** 4.70 miles



## County Facts

# PELHAM

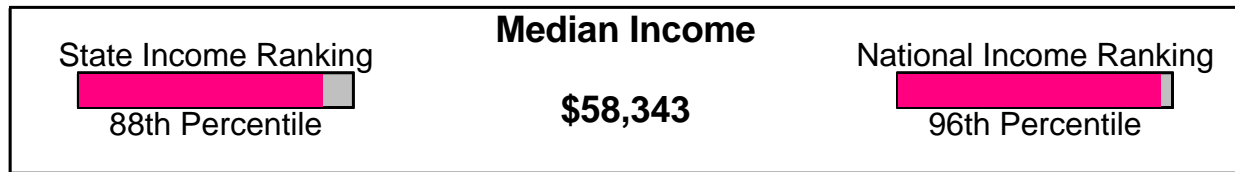
Prepared by Serene Knell, BROKER, REALTOR®



# County Facts

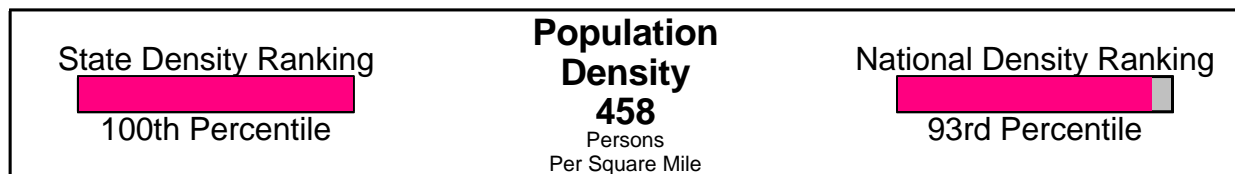


## Income For Hillsborough County



## Population For Hillsborough County

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

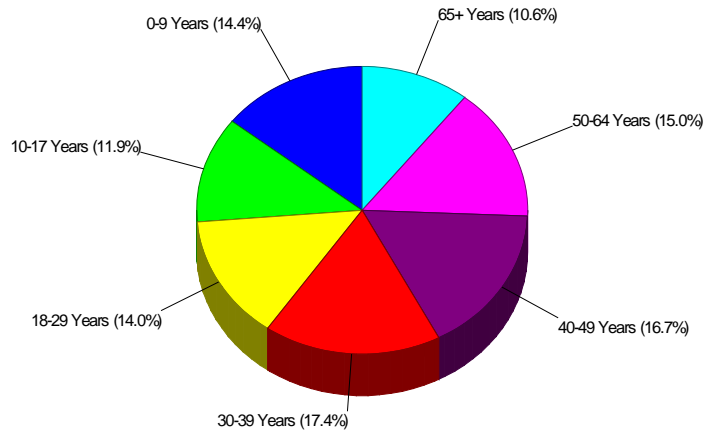




# County Facts

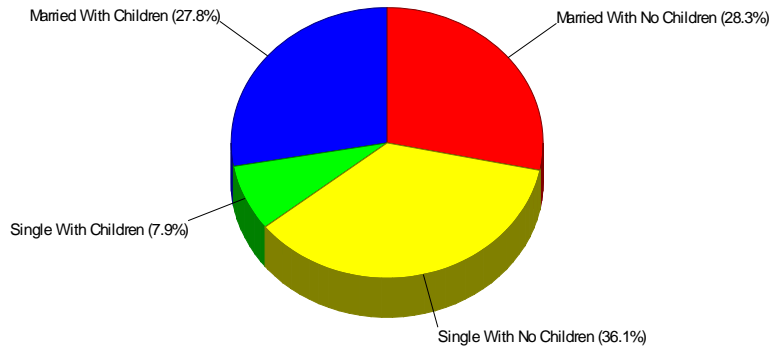


## Age Breakdown For Hillsborough County Average Age = 36.0 Years



## Household Characteristics For Hillsborough County

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



Prepared by Serene Knell, BROKER, REALTOR®

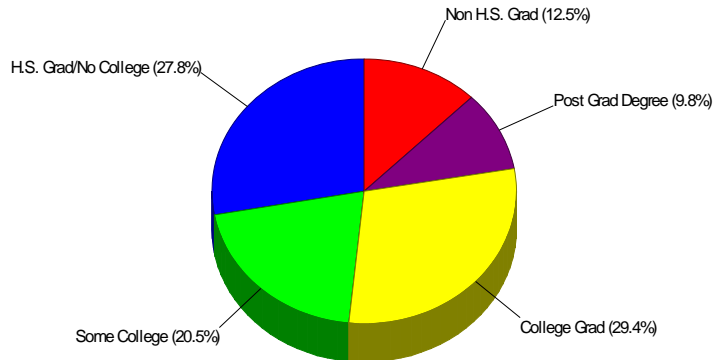


# County Facts



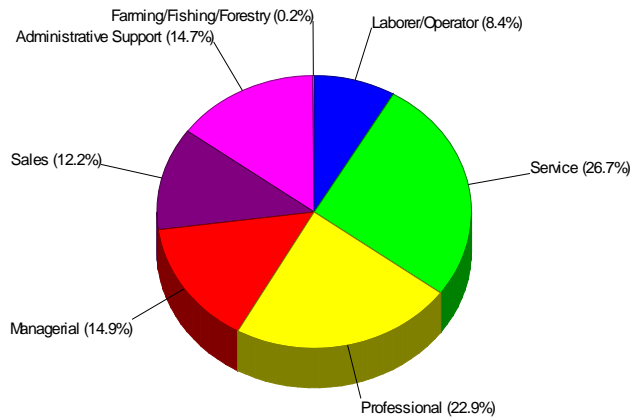
## Adult Education Level For Hillsborough County

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



## Employment For Hillsborough County

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



**Occupation**

Prepared by Serene Knell, BROKER, REALTOR®





## State Facts

# PELHAM

Prepared by Serene Knell, BROKER, REALTOR®



# State Facts



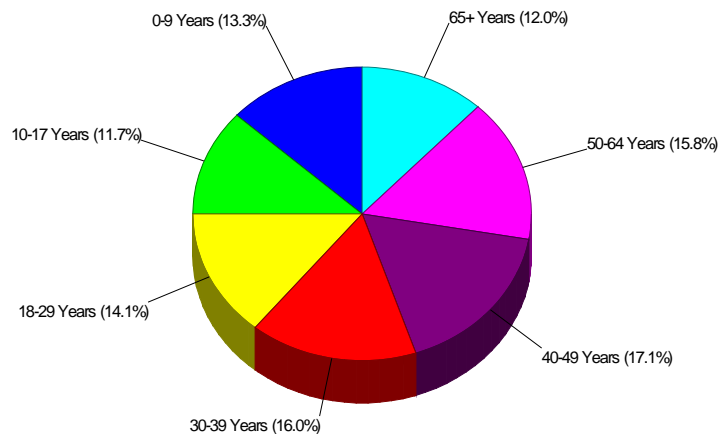
## General Facts For New Hampshire



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

## Age Breakdown For New Hampshire

**Average Age = 37.1 Years**



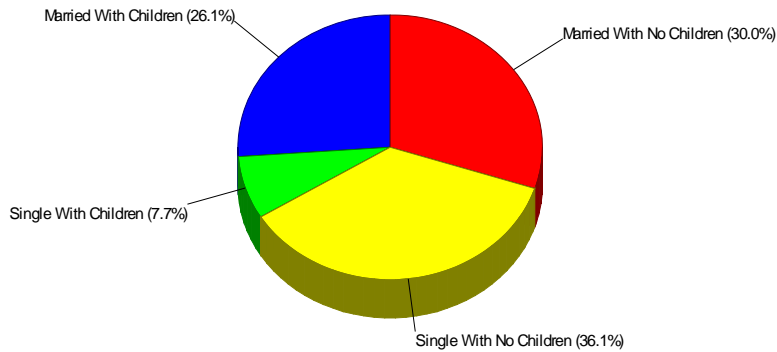
Prepared by Serene Knell, BROKER, REALTOR®





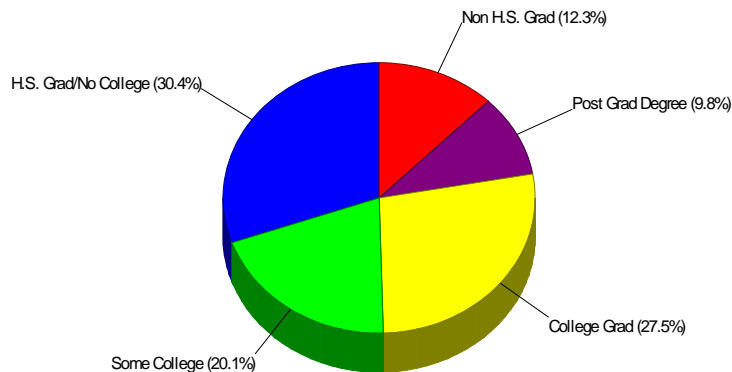
## Household Characteristics For New Hampshire

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



## Adult Education Level For New Hampshire

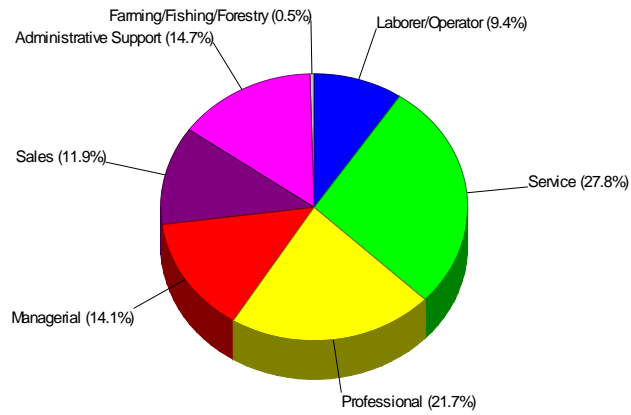
**87.7% High School Graduates**  
**37.3% College Graduates**





## Employment For New Hampshire

Average Travel Time To Work = 27.3 Minutes



Occupation