



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

Web: www.simplysellnow.com



Personal and Professional Information



Serene Knell

Affiliation

Simply Sell Now
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Chelmsford, MA 01824
Office: 978.726.0261
Fax: 978.236.7257



Experience

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

Personal Information

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

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

Prepared by Serene Knell, BROKER, REALTOR®



Personal and Professional Information



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

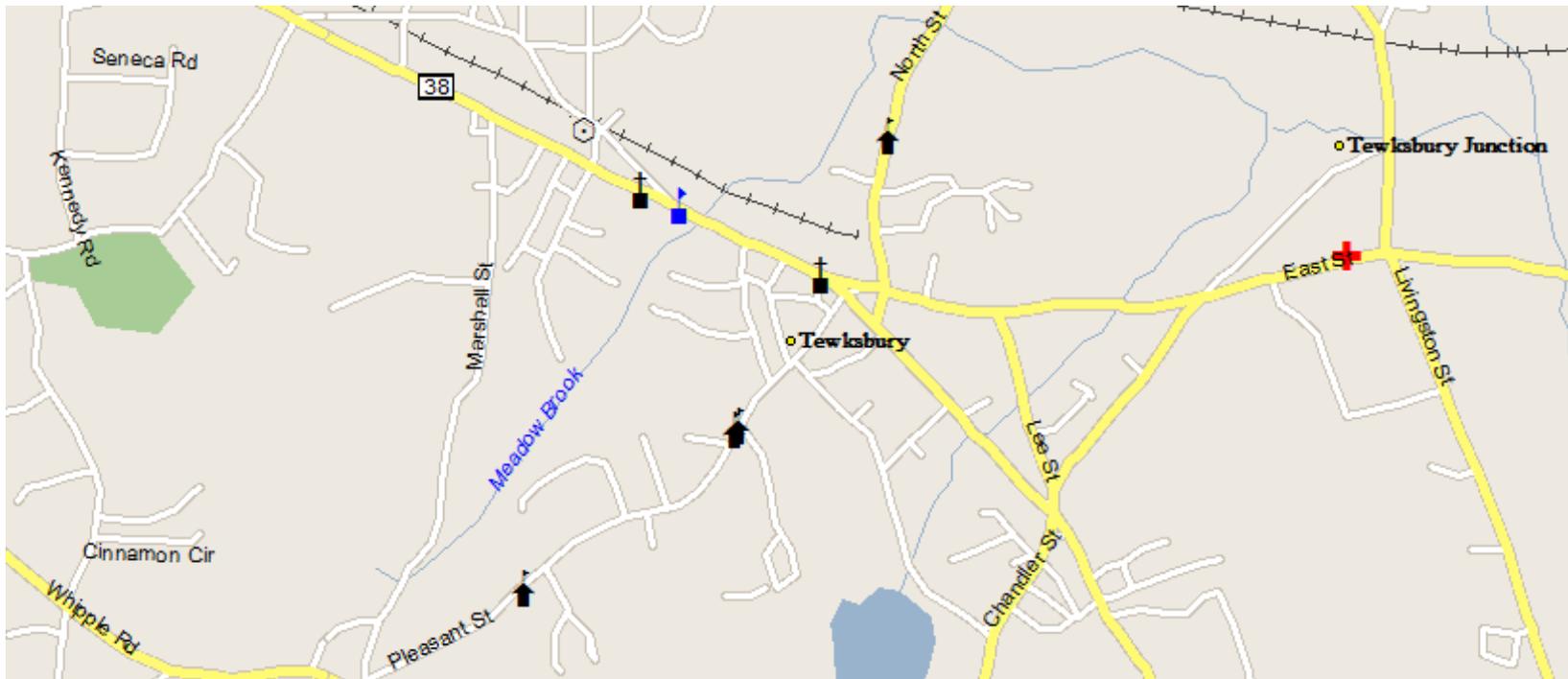
Serene has also flipped many properties over the years which has given her extensive knowledge on the bones of a home. She knows what to look for that may cause a red flag when buying or selling. How to make minor changes that will give you a major return and how to properly stage a home that makes the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

Make today a Great Day!





TEWKSBURY, MA





Neighborhood Facts

TEWKSBURY

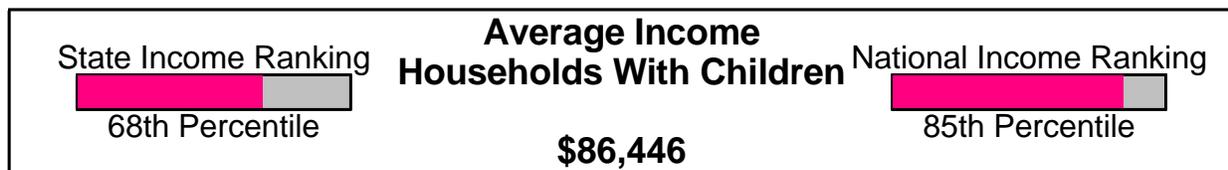
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Neighborhood Facts

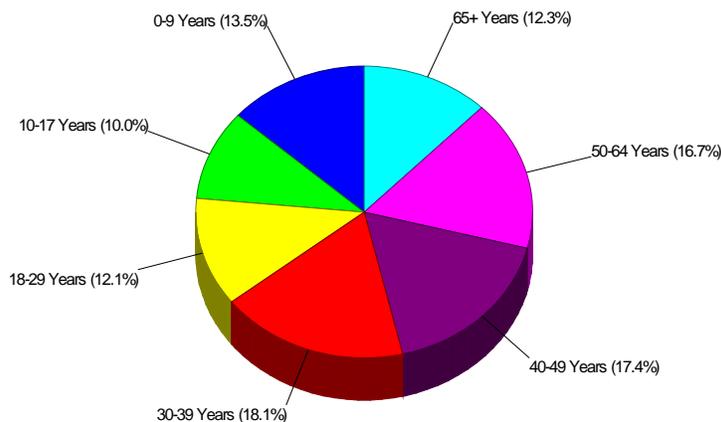


Income For Neighborhood Within Town of Tewksbury



Age Breakdown For Neighborhood Within Town of Tewksbury

Average Age = 38.1 Years



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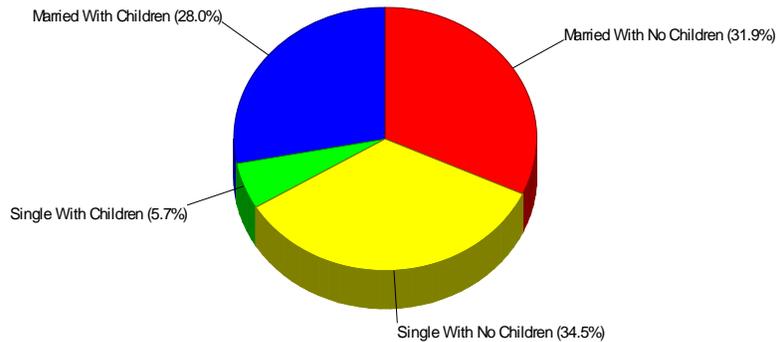


Neighborhood Facts



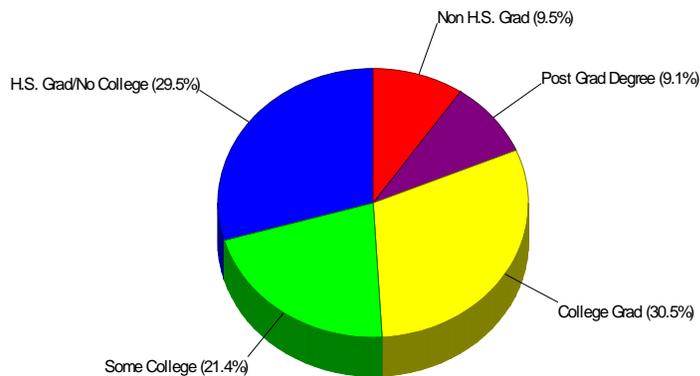
Household Characteristics For Neighborhood Within Town of Tewksbury

59.9% Married
33.7% With Children



Adult Education Level For Neighborhood Within Town of Tewksbury

90.5% High School Graduates
39.6% College Graduates



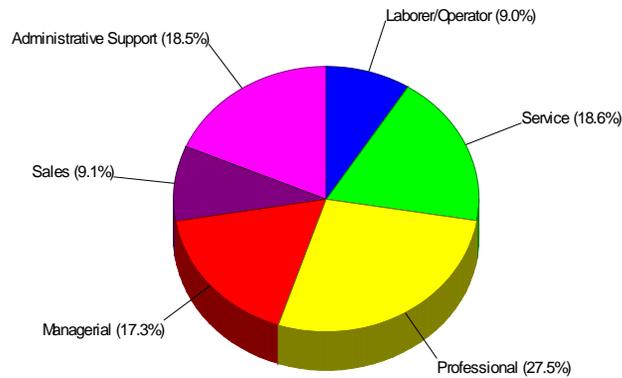
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Neighborhood Facts



Employment For Neighborhood Within Town of Tewksbury Average Travel Time To Work = 34.2 Minutes



Occupation





Area Facts

TEWKSBURY

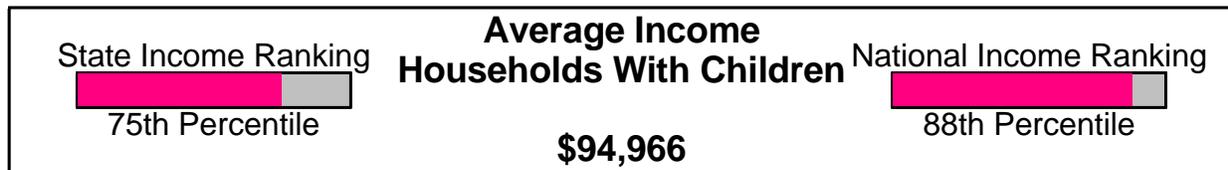
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Area Facts

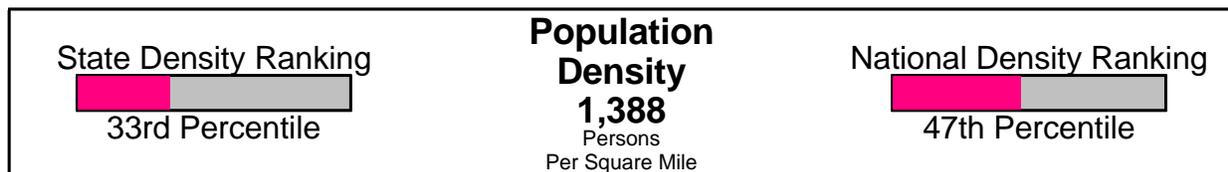


Income For Town of Tewksbury



Population For Town of Tewksbury

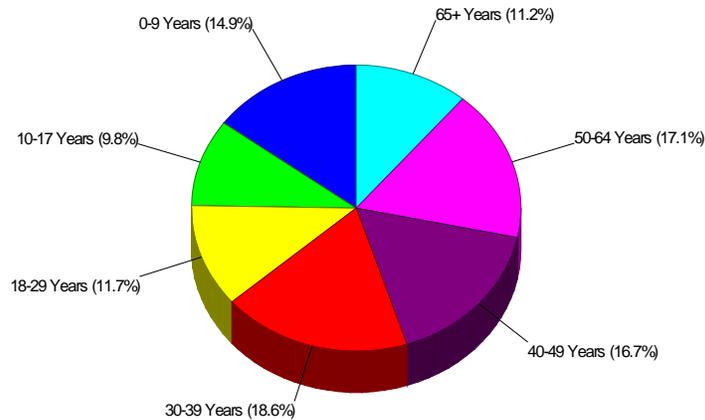
Population = 28,760
Land Area = 20.7 Square Miles



Area Facts

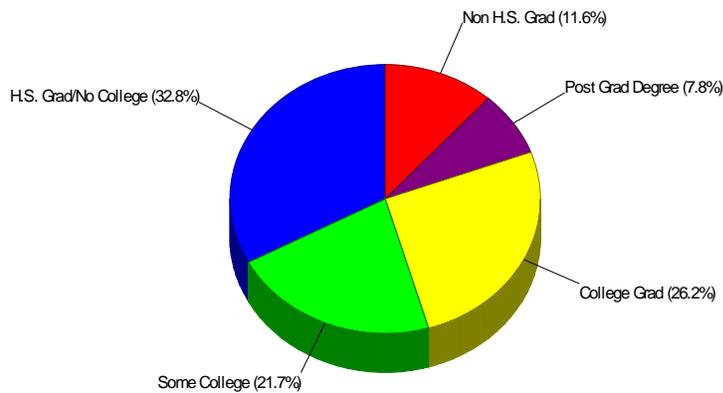


Age Breakdown For Town of Tewksbury Average Age = 37.6 Years



Adult Education Level For Town of Tewksbury

88.4% High School Graduates
34.0% College Graduates



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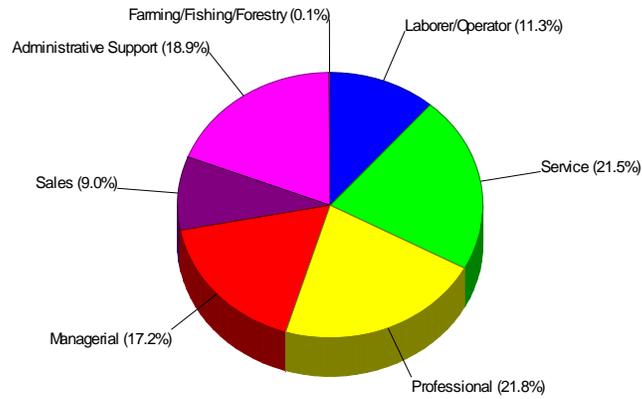


Area Facts



Employment For Town of Tewksbury

Average Travel Time To Work = 31.7 Minutes



Occupation





School Information

TEWKSBURY

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School Information



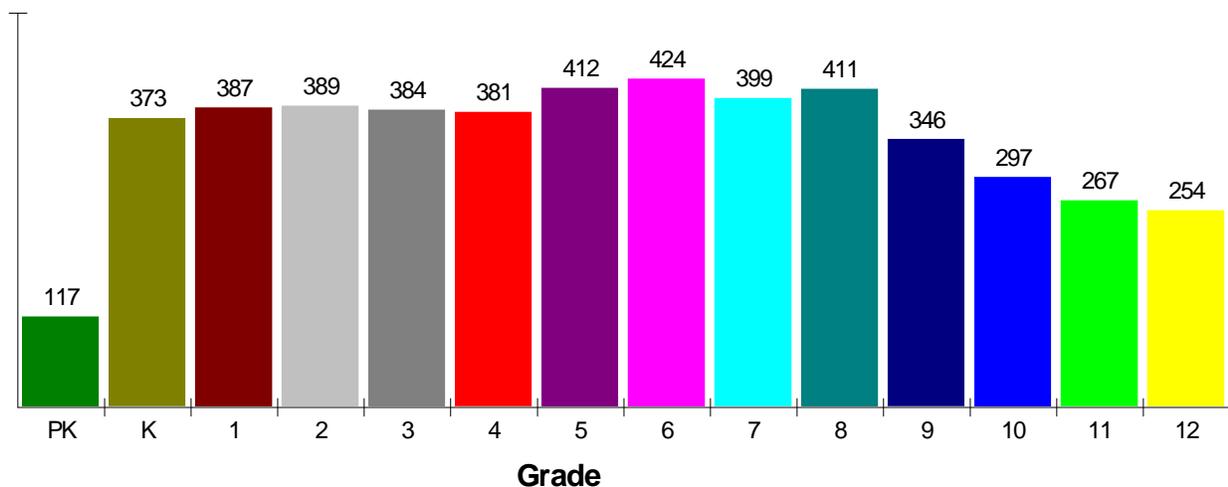
General Facts FOR TEWKSBURY

TEWKSBURY
1469 ANDOVER STREET
TEWKSBURY, MA 01876

Type:	(978)640-7800	Independent Local District
Grade Range:		PK - 12
Schools:		8
Teacher:		278
Students:		4,841
Student/Teacher Ratio:		17.4 To 1
Student/Librarian Ratio:		1,210.3 To 1
Secondary Student/Guidance Ratio:		194.0 To 1

Student Enrollment By Grade FOR TEWKSBURY

Total Enrollment = 4,841



National Enrollment Ranking: 2,367 of 15,679 (84th Percentile)
State Enrollment Ranking: 62 of 354 (82nd Percentile)

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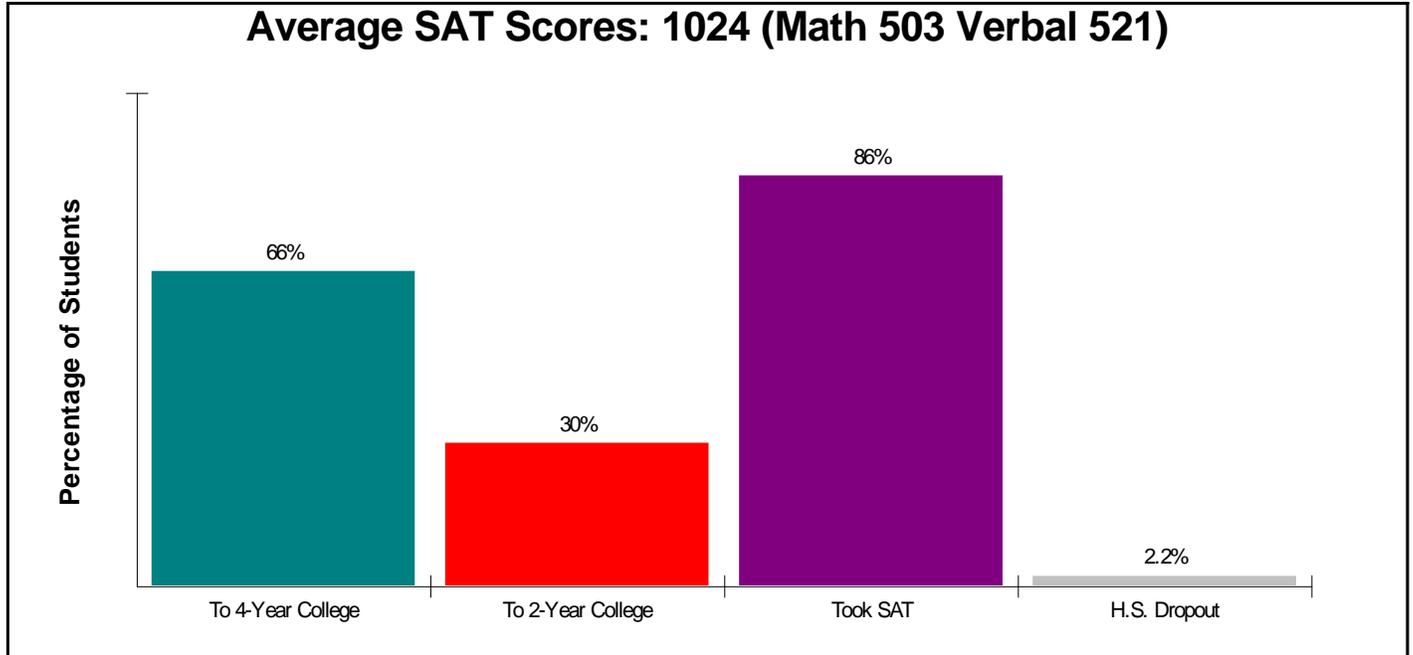


School Information



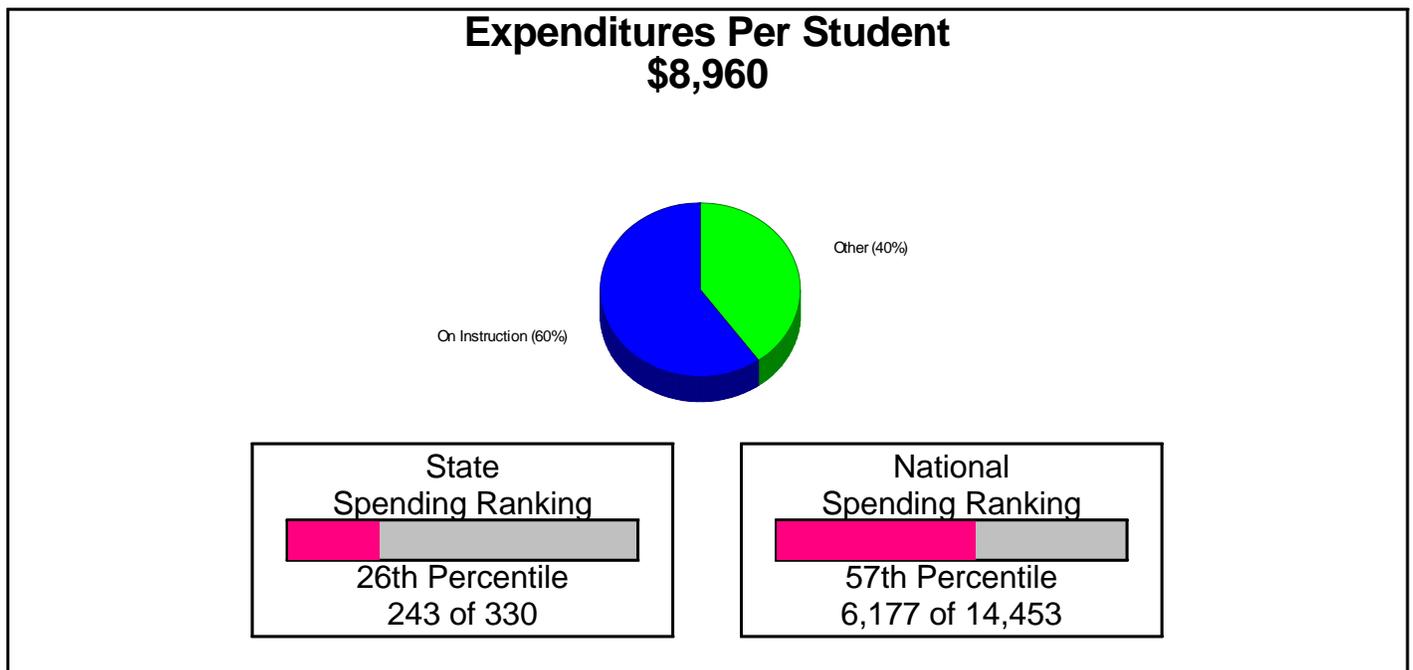
High School Statistics FOR TEWKSBURY

Average SAT Scores: 1024 (Math 503 Verbal 521)



School Expenditures FOR TEWKSBURY

Expenditures Per Student
\$8,960



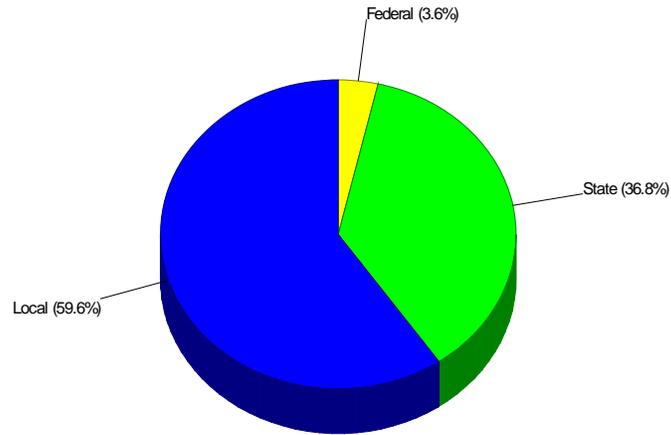
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School Information



School Funding FOR TEWKSBURY



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School Information



Public Schools for District

JOHN F. RYAN
135 PLEASANT STREET, TEWKSBURY, MA 01876
Distance from Subject: 0.2 Miles
Student/Teacher Ratio: 15.3 to 1
School Type: Regular
Students/Teachers: 810/53
Phone: (978)640-7880
Grades: 5 - 6

CENTER SCHOOL
139 PLEASANT STREET, TEWKSBURY, MA 01876
Distance from Subject: 0.2 Miles
Student/Teacher Ratio: 21.3 to 1
School Type: Regular
Students/Teachers: 85/4
Phone: (978)640-7818
Grades: PK

NORTH STREET
133 NORTH STREET, TEWKSBURY, MA 01876
Distance from Subject: 0.4 Miles
Student/Teacher Ratio: 17.5 to 1
Mascot: Huskies
School Type: Regular
Students/Teachers: 385/22
School Colors : Royal & White
Phone: (978)640-7875
Grades: K - 4

TEWKSBURY MEMORIAL HIGH
320 PLEASANT STREET, TEWKSBURY, MA 01876
Distance from Subject: 0.6 Miles
Student/Teacher Ratio: 16.6 to 1
Average SAT: 1024 (Math 503 Verbal 521)
Students Taking SAT: 86.0%
School Type: Regular
Students/Teachers: 1,142/69
School Colors : Red & Royal
Graduates To 2-Year College: 30.0%
Graduates To 4-Year College: 66.0%
Phone: (978)640-7825
Grades: 9 - 12

HEATH-BROOK
165 SHAWSHEEN STREET, TEWKSBURY, MA 01876
Distance from Subject: 2.0 Miles
Student/Teacher Ratio: 16.2 to 1
Mascot: Hawks
School Type: Regular
Students/Teachers: 454/28
School Colors : Royal & White
Phone: (978)640-7865
Grades: K - 4

JOHN W. WYNN MIDDLE
GRIFFIN WAY, TEWKSBURY, MA 01876
Distance from Subject: 2.1 Miles
Student/Teacher Ratio: 16.0 to 1
School Type: Regular
Students/Teachers: 784/49
School Colors : Royal & Red
Phone: (978)640-7846
Grades: 7 - 8



School Information



Public Schools for District

L F DEWING

1469 ANDOVER STREET, TEWKSBURY, MA 01876

Phone: (978)640-7858

Grades: K - 4

Distance from Subject: 2.3 Miles

Student/Teacher Ratio: 21.1 to 1

Mascot: Dolphins

School Type:

Regular

Students/Teachers:

675/32

School Colors :

Royal & White

LOUISE DAVY TRAHAN

12 SALEM RD, TEWKSBURY, MA 01876

Phone: (978)640-7870

Grades: PK - 4

Distance from Subject: 2.9 Miles

Student/Teacher Ratio: 15.5 to 1

Mascot: Tigers

School Type:

Regular

Students/Teachers:

326/21

School Colors :

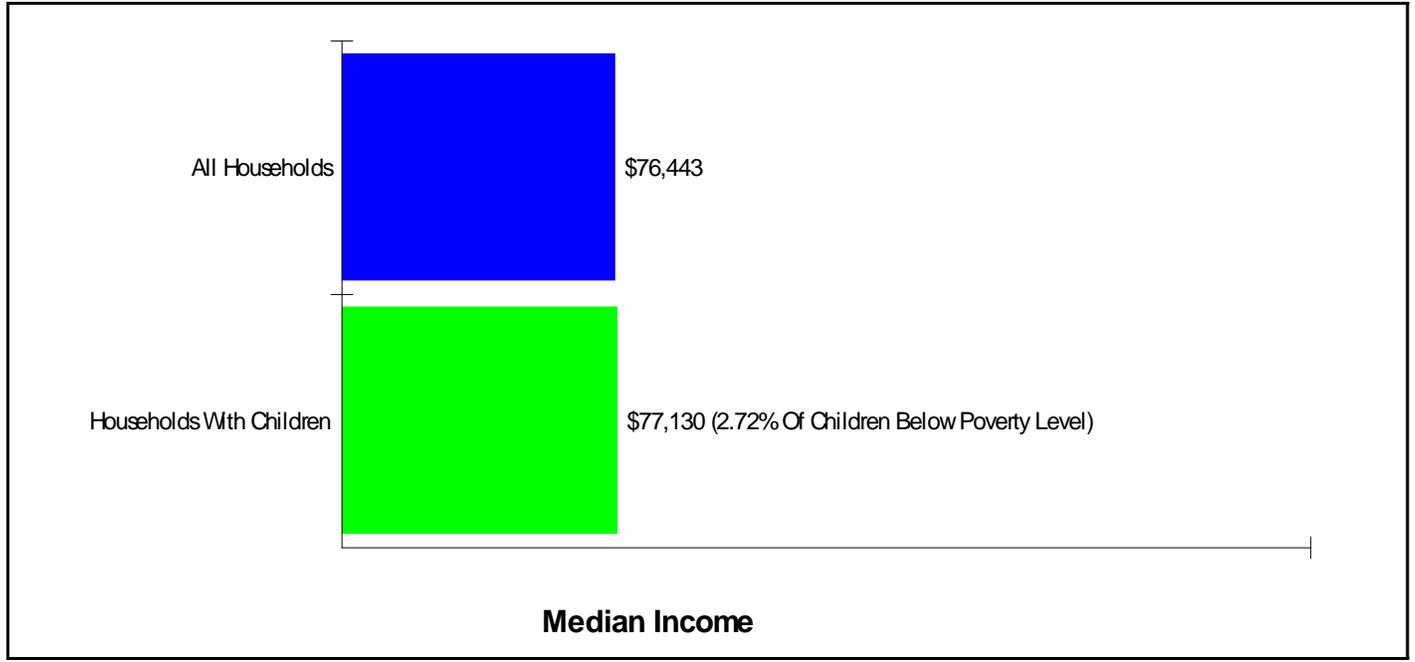
Red & Royal



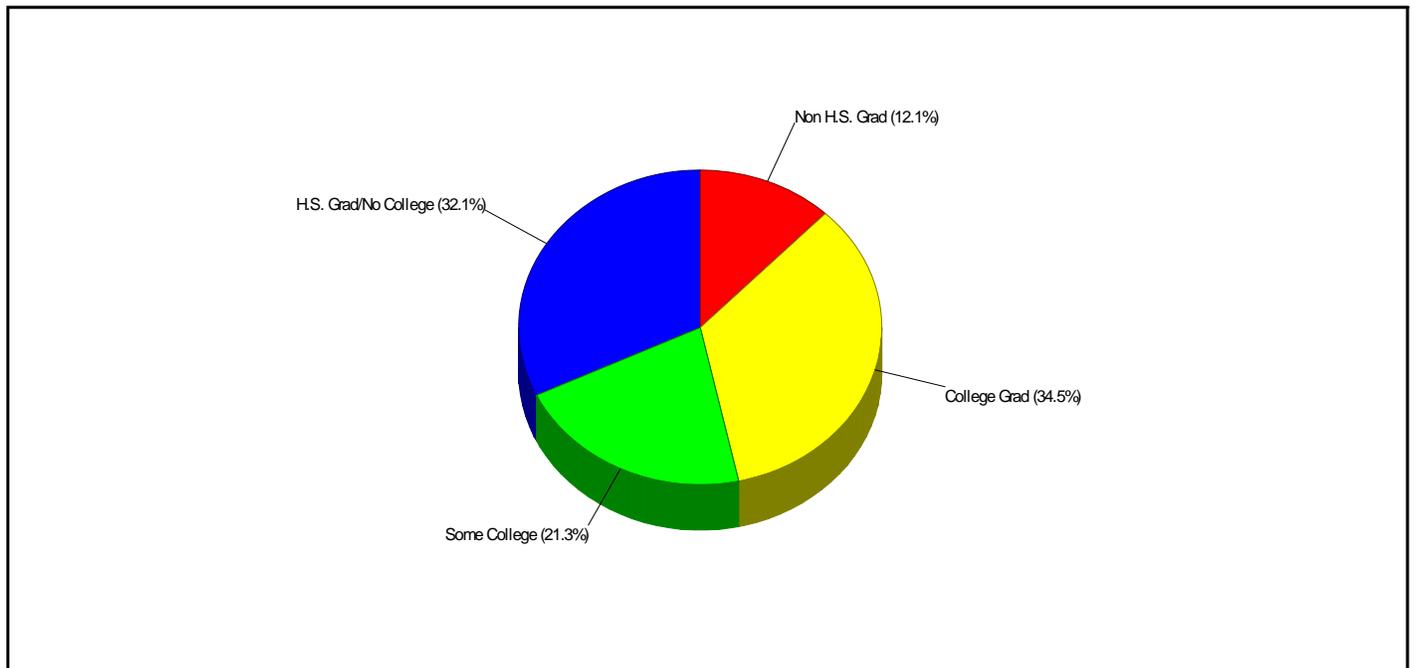
School Information



Income FOR TEWKSBURY



Parent Education Level FOR TEWKSBURY



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School Information



Private Schools

Private School Enrollment= 13.31% within School District

COUNTRY MOUSE NURSERY SCHOOL

885 MAIN STREET UNITS 7 - 8, TEWKSBURY, MA 01876

Distance from Subject: 0.3 Miles

Affiliation: Nonsectarian

Students: 8

Enrollment By Grade: K-8

Phone: (978)851-9870

Grades: K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 8.0 to 1

BURKE SCHOOL

Distance from Subject: 1.2 Miles

Affiliation: Nonsectarian

Students: 196

Enrollment By Grade: PK-120 K-20 1-14 2-13 3-12 4-12 5-5

Phone: (978)851-3220

Grades: PK - 5

School Type: Not Given

Gender: Coed

Student/Teacher Ratio: 8.4 to 1

CHILDRENS WORLD LEARNING CENTE

847 NORTH STREET, TEWKSBURY, MA 01876

Distance from Subject: 1.9 Miles

Affiliation: Nonsectarian

Students: 85

Enrollment By Grade: PK-81 K-4

Phone: (978)640-0224

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 3.1 to 1

HILLTOP LEARNING CENTER

1500 ANDOVER STREET, TEWKSBURY, MA 01876

Distance from Subject: 2.3 Miles

Affiliation: Christian

Students: 30

Enrollment By Grade: PK-15 K-15

Phone: (978)640-9277

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 15.0 to 1

FAULKNER KINDERGARTEN

FAULKNER ST.BOX 202, N BILLERICA, MA 01862

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 38

Enrollment By Grade: PK-20 K-18

Phone: (978)663-3615

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 7.5 to 1



School Information



Private Schools

Private School Enrollment= 13.31% within School District

BUILDING BLOCKS PRESCHOOL

75 CHAMBERLAIN STREET, LOWELL, MA 01852

Distance from Subject: 2.8 Miles

Affiliation: Nonsectarian

Students: 33

Enrollment By Grade: PK-16 K-17

Phone: (978)937-0187

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 13.6 to 1

KATHY HERWARD CHILD CARE CENTER

310 LOWELL STREET STOP 237, ANDOVER, MA 01810

Distance from Subject: 3.3 Miles

Affiliation: Nonsectarian

Students: 27

Enrollment By Grade: PK-15 K-12

Phone: (978)474-5431

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 12.0 to 1

NEW ENGLAND PEDIATRIC CARE

78 BOSTON RD, N BILLERICA, MA 01862

Distance from Subject: 3.4 Miles

Affiliation: Nonsectarian

Students: 51

Enrollment By Grade: UG-12 PK-3 2-5 4-1 5-3 6-3 7-8 8-2 9-4 10-3

Phone: (978)667-5123

Grades: PK - 11

School Type: Special Education

Gender: Coed

Student/Teacher Ratio: 7.0 to 1

KINDERCARE LEARNING CENTER

179 BOSTON ROAD, NORTH BILLERICA, MA 01862

Distance from Subject: 3.4 Miles

Affiliation: Nonsectarian

Students: 105

Enrollment By Grade: PK-80 K-25

Phone: (978)670-9070

Grades: PK - K

School Type: Early Childhood

Gender: Coed

Student/Teacher Ratio: 6.6 to 1

SACRED HEART ELEMENTARY SCHOOL

122 Andrews St., LOWELL, MA 01852

Distance from Subject: 3.7 Miles

Affiliation: Roman Catholic

Students: 213

Student/ Homeroom Ratio: 14.2

School Colors: Royal & Gold

Enrollment By Grade: PK-12 K-27 1-27 2-24 3-21 4-21 5-25 6-15 7-23 8-18

Phone: (978)453-4751

Grades: PK - 8

School Type: Regular

Gender: Coed

Student/Teacher Ratio: 16.1 to 1





Housing Information

TEWKSBURY

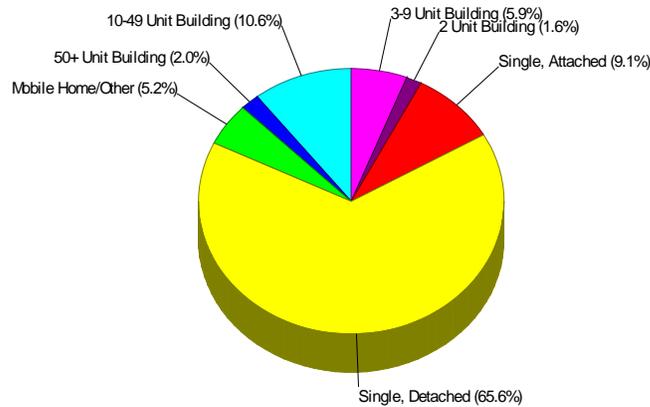
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Housing Characteristics For Neighborhood Within Town of Tewksbury

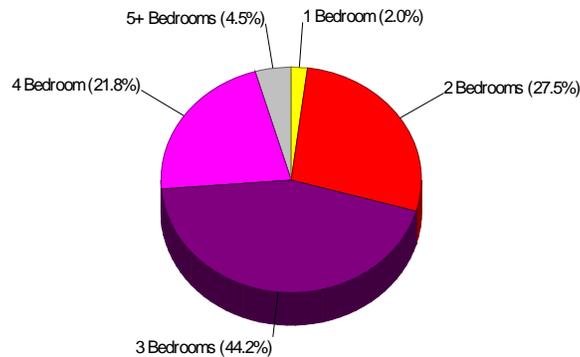
Average Age of Housing 25 years



Type of Dwelling

Home Ownership For Neighborhood Within Town of Tewksbury

Owner Occupied Households = 81.7%
Median Housing Value = \$318,714
Median Number of Bedrooms = 3



Home Size Breakdown



Housing Information



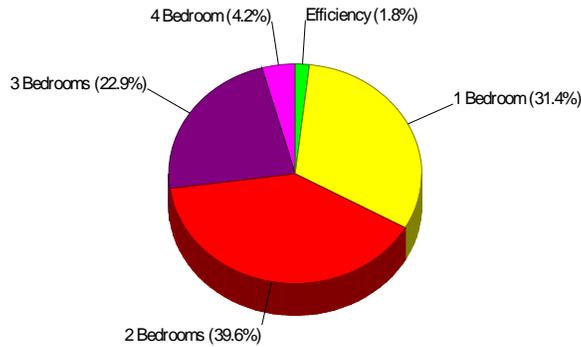
Rental

For Neighborhood Within Town of Tewksbury

Renter Occupied Households = 18.4%

Median Monthly Rent = \$1,066

Median Number of Bedrooms = 2

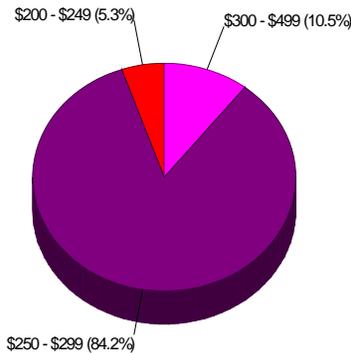


Home Size Breakdown

Home Sales Pricing Pattern (Closest 20)

Median Price = \$277,000

Average Price = \$286,526



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





Crime Information

TEWKSBURY

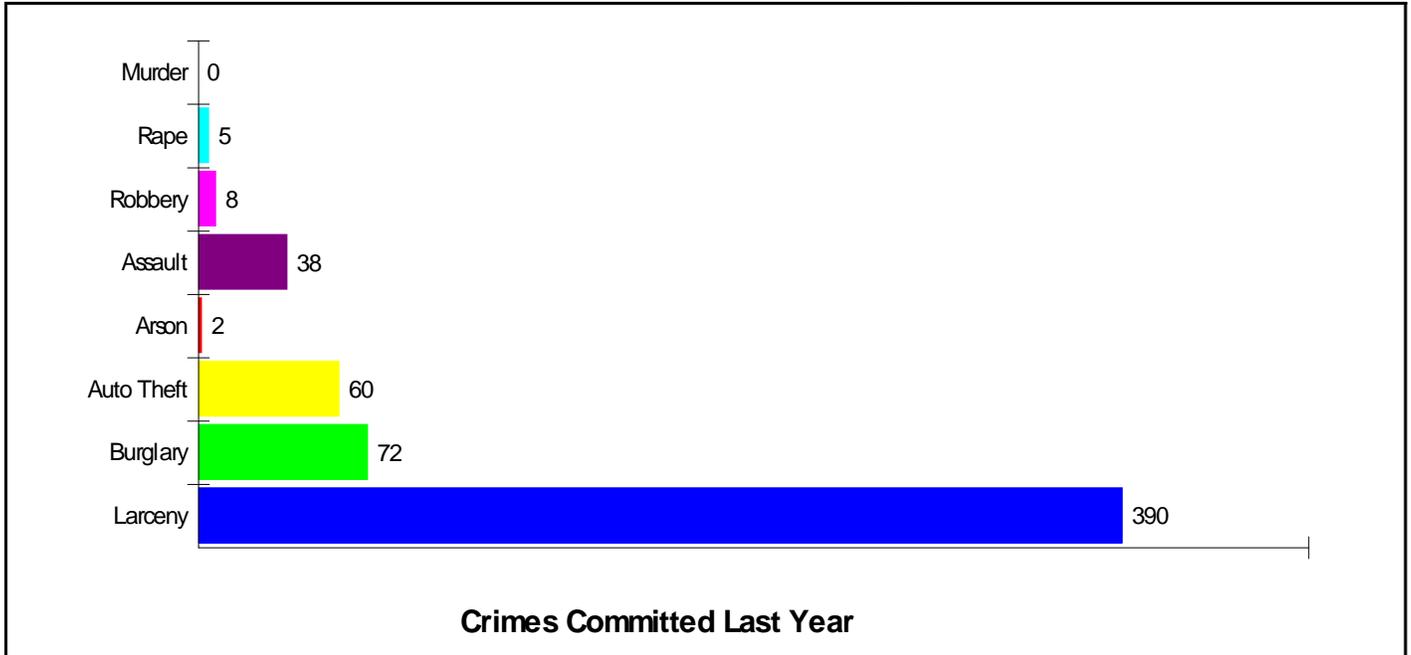
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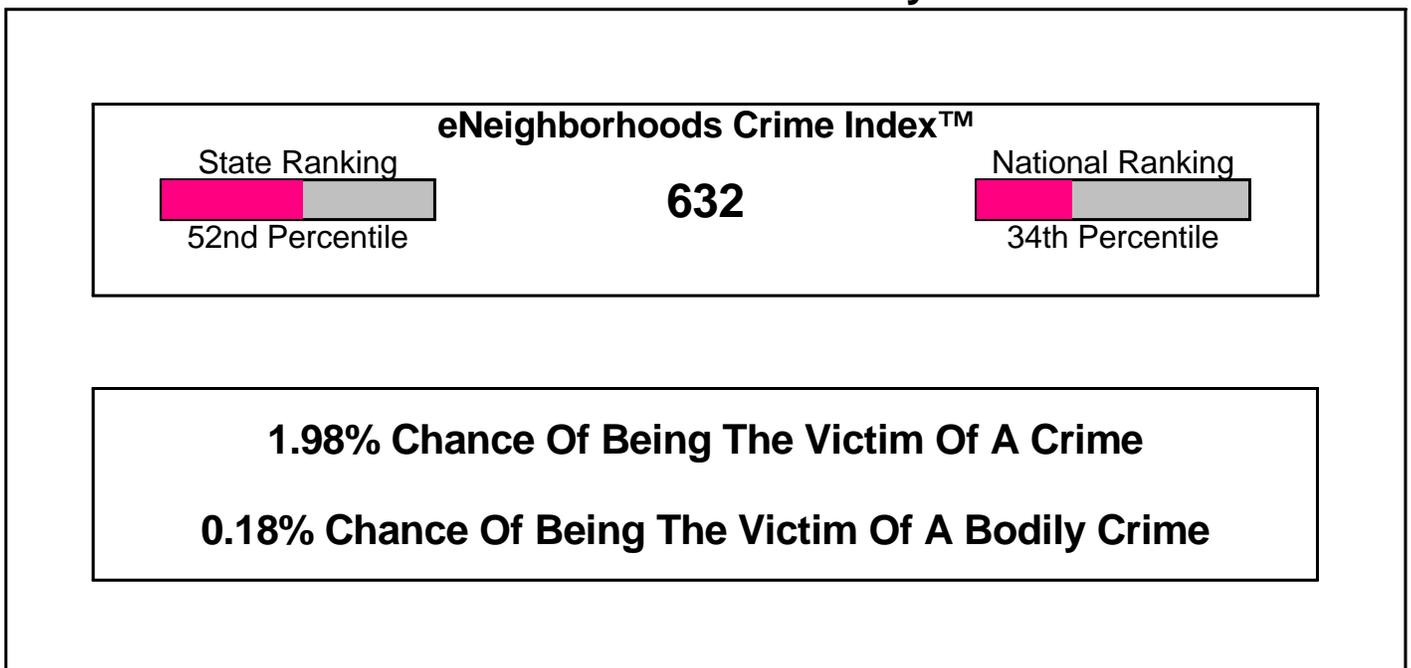
Crime Information



Crime Incidents For Town of Tewksbury



Crime Index For Town of Tewksbury



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Climate Information

TEWKSBURY

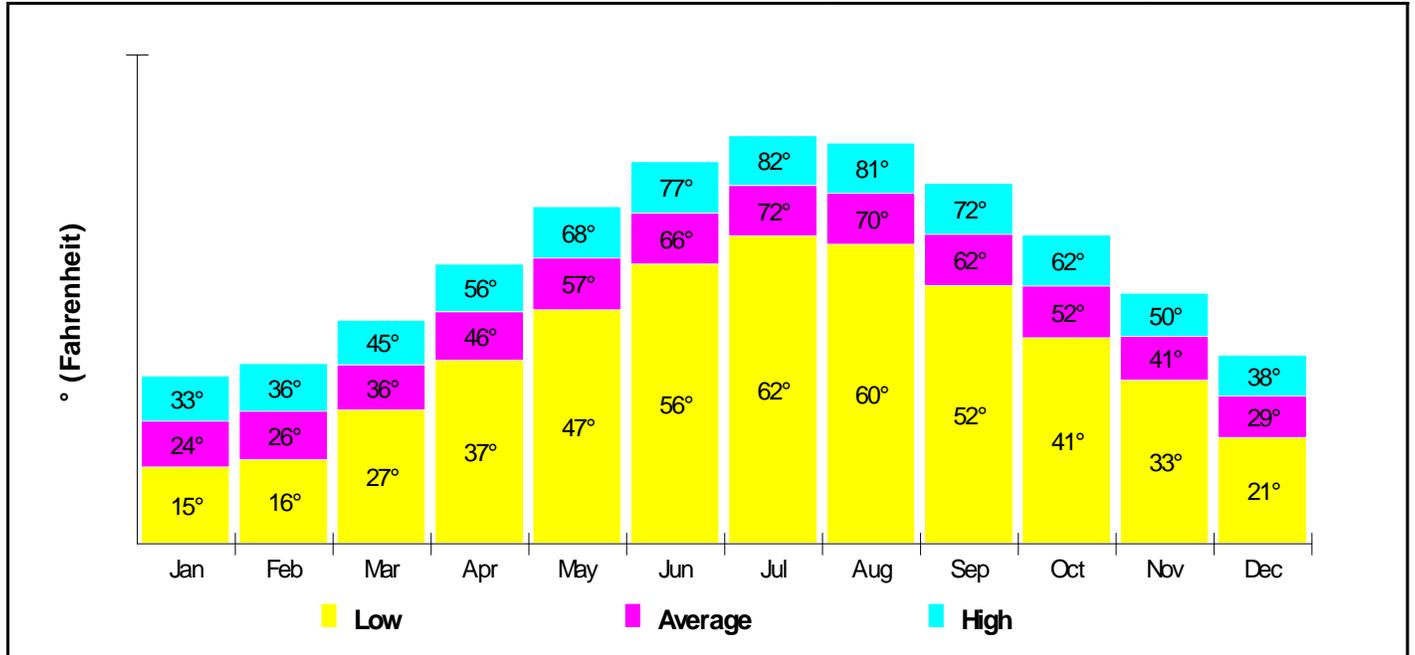
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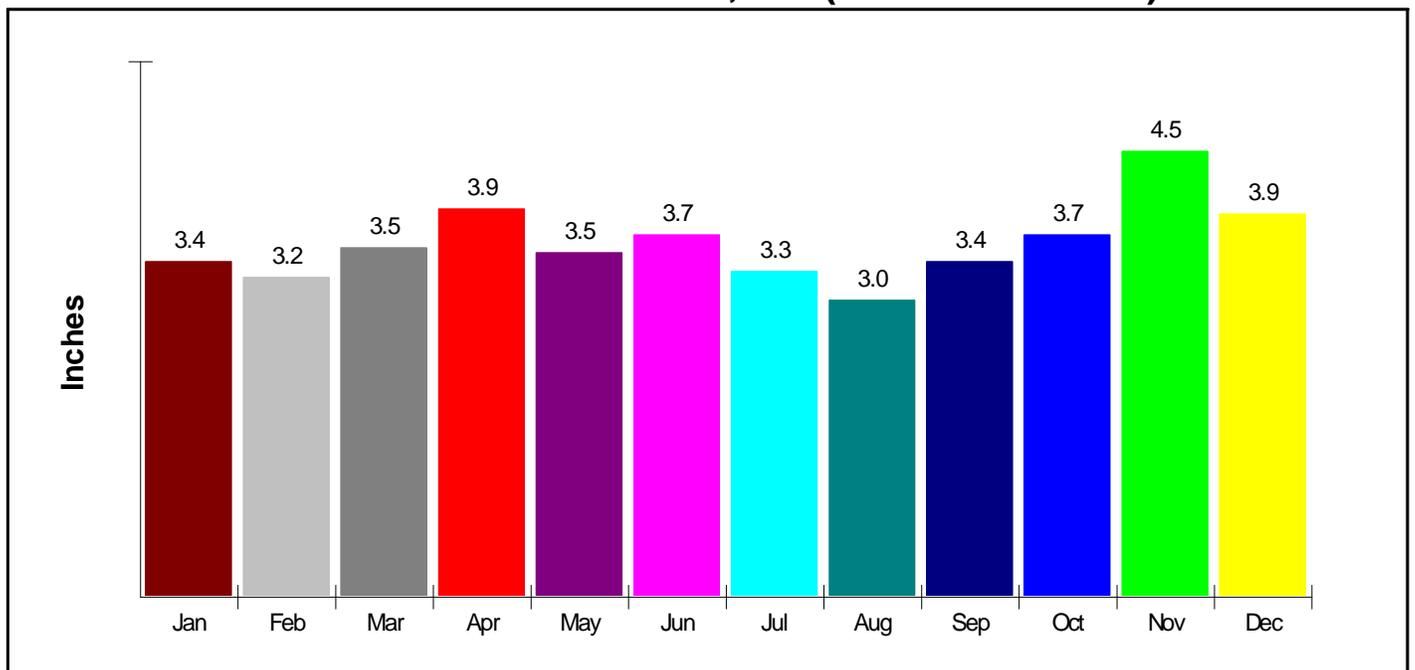
Climate Information



Temperature Measured at LAWRENCE, MA (elevation = 57ft.)



Average Precipitation Measured at LAWRENCE, MA (elevation = 57ft.)



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Houses of Worship

TEWKSBURY

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Houses of Worship



Houses of Worship

TEWKSBURY CONGREGATION CHURCH

10 EAST ST, TEWKSBURY, MA 01876

Denomination: Congregational Churches**Phone:** (978)851-9411**Distance from Subject:** 0.10 miles

BAY STATE BAPTIST CHURCH

853 MAIN ST, TEWKSBURY, MA 01876

Denomination: Baptist Churches**Phone:** (978)640-9018**Distance from Subject:** 0.40 miles

UPON A PRAYER ONCE

10 PINWOOD RD, TEWKSBURY, MA 01876

Denomination: Churches, Denomination Unknown**Phone:** (978)640-6252**Distance from Subject:** 1.70 miles

MILL CITY VINEYARD CHRISTIAN

41 SESAME ST, TEWKSBURY, MA 01876

Denomination: Pentecostal Churches**Phone:** (978)453-2991**Distance from Subject:** 2.00 miles

FIRST BAPTIST CHURCH ABC

1500 ANDOVER ST, TEWKSBURY, MA 01876

Denomination: Baptist Churches**Phone:** (978)851-6575**Distance from Subject:** 2.30 miles

NURSERY SCHOOL TEMPLE EMANUEL

7 HAGGETTS POND RD, ANDOVER, MA 01810

Denomination: Jewish Synagogues**Phone:** (978)470-1356**Distance from Subject:** 2.70 miles

APOSTOLIC LIGHTHOUSE

635 ROGERS ST, LOWELL, MA 01852

Denomination: Churches, Denomination Unknown**Phone:** (978)453-1801**Distance from Subject:** 2.80 miles

HOLY FAMILY

30 GRAFTON ST, LOWELL, MA 01852

Denomination: Catholic Churches**Phone:** (978)453-2134**Distance from Subject:** 2.80 miles

LOWELL ASSEMBLY OF GOD CHURCH

995 ANDOVER ST, TEWKSBURY, MA 01876

Denomination: Assembly of God Churches**Phone:** (978)851-9800**Distance from Subject:** 2.90 miles

LAWRENCE ST METHODIST CHURCH

1200 LAWRENCE ST, LOWELL, MA 01852

Denomination: Methodist Churches**Phone:** (978)458-2784**Distance from Subject:** 3.00 miles

Houses of Worship



Houses of Worship

LAWRENCE SAINT PRIMITIVE METHODIST

1199 LAWRENCE ST, LOWELL, MA 01852

Denomination: Methodist Churches**Phone:** (978)453-2052**Distance from Subject:** 3.00 miles

TEWKSBURY UNITED METHODIST CHURCH

2335 MAIN ST, TEWKSBURY, MA 01876

Denomination: Methodist Churches**Phone:** (978)658-9551**Distance from Subject:** 3.00 miles

ST ANDREWS RECTORY

45 TALBOT AVE, NORTH BILLERICA, MA 01862

Denomination: Churches, Denomination Unknown**Phone:** (978)663-3624**Distance from Subject:** 3.10 miles

MATTHEWS MEMORIAL CHURCH

128 GORHAM ST, CHELMSFORD, MA 01824

Denomination: Churches, Denomination Unknown**Phone:** (978)453-8732**Distance from Subject:** 3.30 miles

SAINT ROBERT BELLARMINE PARISH

198 HAGGETTS POND RD, ANDOVER, MA 01810

Denomination: Catholic Churches**Phone:** (978)683-8922**Distance from Subject:** 3.30 miles



County Facts

TEWKSBURY

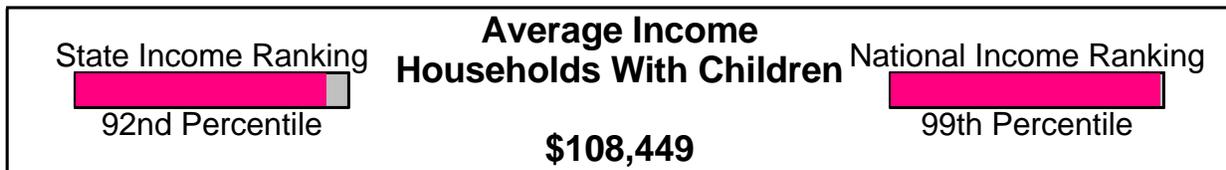
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County Facts

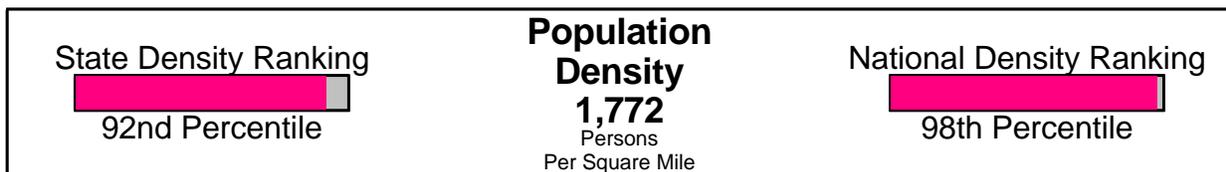


Income For Middlesex County



Population For Middlesex County

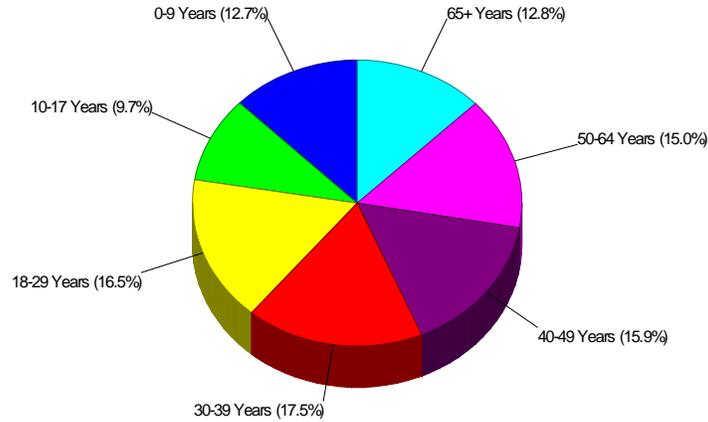
Population = 1,459,011
Land Area = 823.5 Square Miles



County Facts

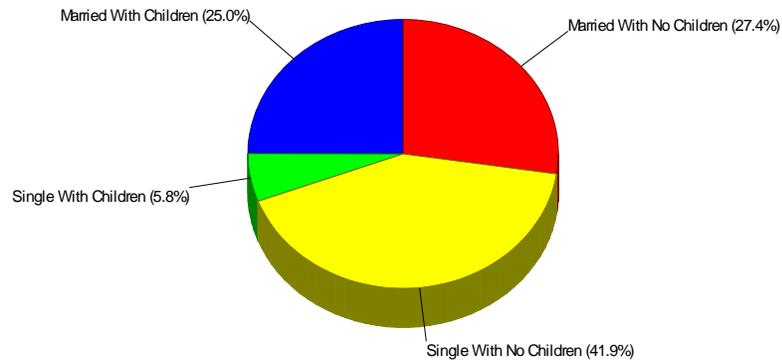


Age Breakdown For Middlesex County Average Age = 36.5 Years



Household Characteristics For Middlesex County

52.3% Married
30.7% With Children



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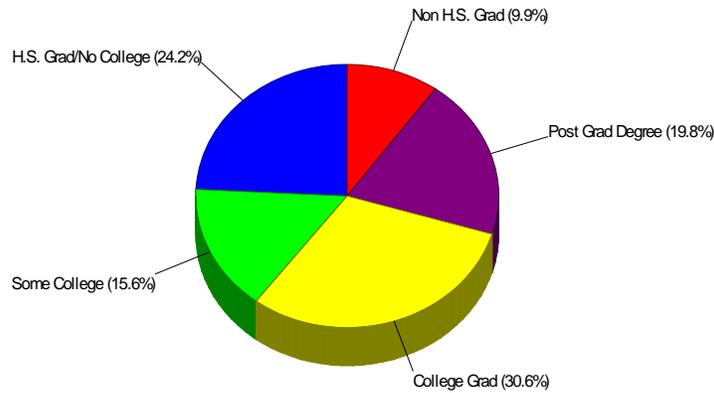


County Facts



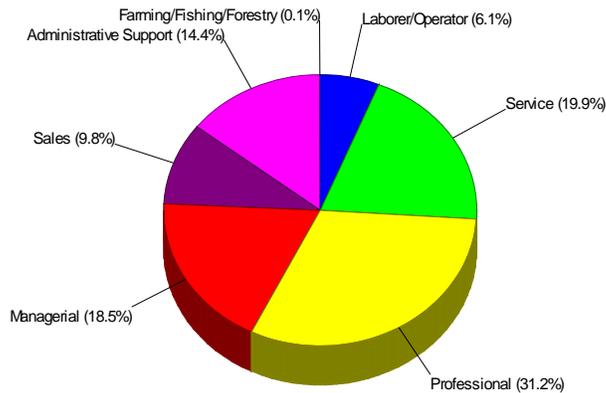
Adult Education Level For Middlesex County

**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

TEWKSBURY

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State Facts



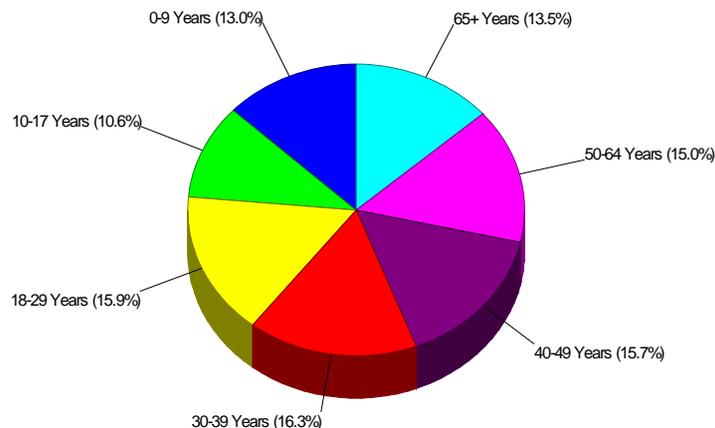
General Facts For Massachusetts



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



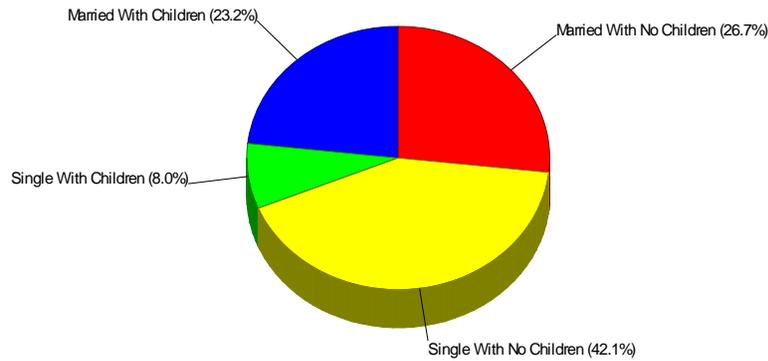
Prepared by Serene Knell, BROKER, REALTOR®





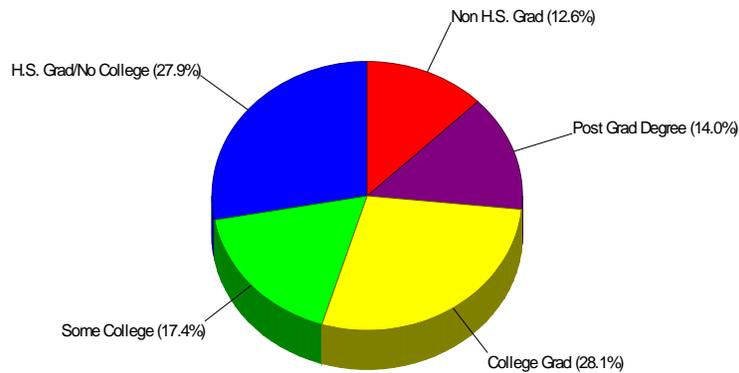
Household Characteristics For Massachusetts

49.9% Married
31.2% With Children



Adult Education Level For Massachusetts

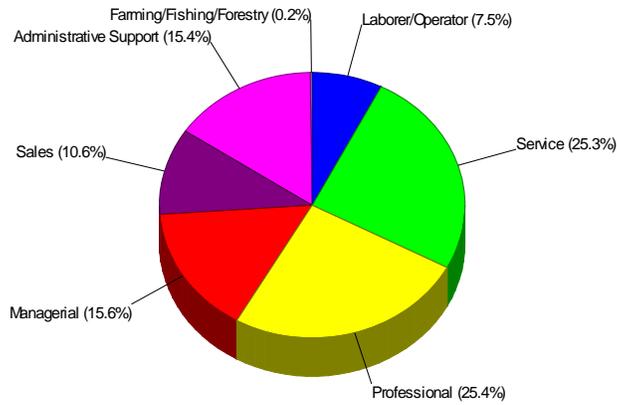
87.4% High School Graduates
42.1% College Graduates





Employment For Massachusetts

Average Travel Time To Work = 29.2 Minutes



Occupation

