

Marlboro 2023- Final Review

Study created by Christie.Wright@vermont.gov on 12/20/2023 at 6:35 PM.

R1 - Residential with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
L380342272	378-117-10067	ALLEN ANDREW	KENNEDY KEVIN	2.80	5/1/2020	225,000	190,000	84.44			
		Location: 854 HIGLEY HILL ROAD									
1427592256	378-117-10490	FROST, ANDREW C	RUNKLE, GEORGANN	3.50	6/15/2021	475,000	321,200	67.62			
		Location: 3880 AUGUR HOLE RD									
1309967424	378-117-10014	GRIMALDI, EVA	AMES TRUSTEE, MARK A	2.00	4/30/2021	225,000	229,200	101.87			
		Location: 244 POOL FARM ROAD									
L403447808	378-117-10523	SMALL STEPHEN	STORRS BENJAMIN	5.80	7/31/2020	324,000	294,400	90.86			
		Location: 1630 HIGLEY HILL ROAD									
Totals for R1 - Residential with less than 6 acres				14.10		1,249,000	1,034,800				

R1 - Residential with less than 6 acres

Invalid Ratio: Fewer than five sales.

Category Statistics		Limits Established by Original Sales Data		Ratios/Confidence Intervals	
4	Total Transactions	71.83	Low InterQuartile Value	63.96	Low 90% Value of Aggregate
312,250	Average Sales Price	99.12	High InterQuartile Value	101.74	High 90% Value of Aggregate
258,700	Average Listed Price	27.29	InterQuartile Range	82.85	Aggregate Ratio
86.20	Average Ratio			22.80%	Sampling Error
87.65	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
67.62	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
101.87	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.04	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.60	COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
25%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

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R2 - Residential with 6 or more acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
722239040	378-117-10135	793 UPPER DOVER, LLC	WALKER, ELIZABETH	197.20	12/9/2022	1,875,000	1,694,100	90.35			
		Location: 793 UPPER DOVER ROAD									
L463978496	378-117-10188	ALDRICH WESLEY	GABRIELSEN WILLIAM	59.90	11/3/2020	150,000	141,700	94.47			
		Location: 2736 LOWER DOVER ROAD									
315804736	378-117-10101	BECKERT, JANINE	WALSH, WILLIAM C	14.90	6/30/2021	335,000	214,400	64.00			
		Location: 2396 AMES HILL ROAD									
L286015488	378-117-10733	DIEBEL ANNE	WURZBERGER C S	13.30	9/14/2020	115,000	89,500	77.83			
		Location: 389 COWPATH 40									
1031312960	378-117-10257	FINLAYSON, DAVID	BORZILLO, PAULA H	10.14	5/9/2022	220,000	180,800	82.18			
		Location: 2245 VT ROUTE 9									
L790102016	378-117-10131	FOX EDWARD	DATER ALAN	40.80	9/10/2020	415,000	352,400	84.92			
		Location: 1076 MOSS HOLLOW ROAD									
1737096256	378-117-10645	GOODARZI, AFSHIN	LALUNA, ANTHONY J	43.86	12/9/2021	264,000	186,900	70.80			
		Location: 1604 AUGUR HOLE ROAD									
1308709952	378-117-10290	GORDON-MACEY, SCOTT	LEMMON, RICHARD E	10.00	6/23/2021	500,000	500,400	100.08			
		Location: 54 STAVER ROAD									
297489472	378-117-10087	GORHAM, KEITH A	TALBOT, STEVE	10.80	6/7/2021	238,000	182,400	76.64			
		Location: 138 BUTTERFIELD ROAD									
1711766592	378-117-10145	HAGEDORN, WALTER F	DES CHENES, JOHN	15.00	1/4/2022	176,400	153,300	86.90			
		Location: 213 CHURCH HOLLOW ROAD									
1778866240	378-117-10281	MITKOWSKI, RONALD B	KEATING, ROBERT K	28.50	4/12/2021	285,000	249,100	87.40			
		Location: 203 JUDD ROAD									
787065920	378-117-10227	SCHMITZ, ANDREW	LEDGER, WILLIAM J	10.10	9/27/2021	360,000	277,700	77.14			
		Location: 608 TOWN HILL ROAD									
L1704058880	378-117-10445	SMITH FAMILY DECLARA...	PITTMAN-BATLLE GERAL...	13.80	12/4/2020	675,000	551,800	81.75			
		Location: 1412 SOUTH ROAD									
1867922496	378-117-10501	TOGNAN, LOUIS	WILLIAMSON, DAVID C....	26.70	11/10/2021	712,500	542,900	76.20			
		Location: 224 STAVER ROAD									
L1653243904	378-117-10485	ZULIP FARMS LLC	MCLEOD JOHANNA	11.00	3/25/2021	160,000	126,900	79.31			
		Location: 1041 MOSS HOLLOW ROAD									
Totals for R2 - Residential with 6 or more acres				506.00		6,480,900	5,444,300				

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R2 - Residential with 6 or more acres

Category Sample **Valid**: Margin of error is **less** than 15% of sample aggregate ratio (see Sampling Error)

Category Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
15 Total Transactions	76.64	Low InterQuartile Value	79.18 Low 90% Value of Aggregate
432,060 Average Sales Price	87.40	High InterQuartile Value	88.83 High 90% Value of Aggregate
362,953 Average Listed Price	10.76	InterQuartile Range	84.01 Aggregate Ratio
82.00 Average Ratio			5.74% Sampling Error
81.75 Median Ratio	61.75	Value of Outlier Low Limit	0 Number of Low Outliers
64.00 Low Ratio	101.75	Value of Outlier High Limit	0 Number of High Outliers
100.08 High Ratio	41.75	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	121.75	Value of Extreme High Limit	0 Number of High Extremes/Influentials
8.51 COD			
1 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
7% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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S1 - Vacation home with less than 6 acres

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1057930304	378-117-10432	GORDON, ROBERT C	PARTENOPE, PAUL V	1.17	8/27/2021	25,400	25,400	100.00			
Location: STUARTS LANE											

Totals for S1 - Vacation home with less than 6 acres	1.17	25,400	25,400
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S1 - Vacation home with less than 6 acres

Invalid Ratio: Fewer than five sales.

Category Statistics		Limits Established by Original Sales Data		Ratios/Confidence Intervals	
1	Total Transactions	100.00	Low InterQuartile Value	0.00	Low 90% Value of Aggregate
25,400	Average Sales Price	100.00	High InterQuartile Value	0.00	High 90% Value of Aggregate
25,400	Average Listed Price	0.00	InterQuartile Range	100.00	Aggregate Ratio
100.00	Average Ratio				Sampling Error
100.00	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers
100.00	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers
100.00	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.00	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials
0.00	COD				
1	Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
100%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

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O - Other											
Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1761726016	378-117-10423	KIRKWOOD, KATHRYN	SANCHEZ, RAQUEL	0.00	8/8/2022	255,000	122,100	47.88		O	
Location: 867 WHITAKER FARM ROAD											
Totals for O - Other				0.00		255,000	122,100				
O - Other											

Invalid Ratio: Fewer than five sales.

Category Statistics		Limits Established by Original Sales Data			Ratios/Confidence Intervals	
1	Total Transactions	47.88	Low InterQuartile Value		0.00	Low 90% Value of Aggregate
255,000	Average Sales Price	47.88	High InterQuartile Value		0.00	High 90% Value of Aggregate
122,100	Average Listed Price	0.00	InterQuartile Range		47.88	Aggregate Ratio
47.88	Average Ratio					Sampling Error
47.88	Median Ratio	0.00	Value of Outlier Low Limit	0	Number of Low Outliers	
47.88	Low Ratio	0.00	Value of Outlier High Limit	0	Number of High Outliers	
47.88	High Ratio	0.00	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials	
1.00	PRD (Regression Index)	0.00	Value of Extreme High Limit	0	Number of High Extremes/Influentials	
0.00	COD					
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02					
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02					

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W - Woodland

Doc ID	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
1984101952	378-117-10440	BAKER, JOEL D	PETERS, DENNIS	2.17	12/27/2022	10,000	7,400	74.00			
		Location: 70 VT ROUTE 9									
L316936192	378-117-10110	BENSON KEVIN	COLE JEFFREY	6.42	1/22/2021	50,000	55,200	110.40			
		Location: SOUTH ROAD									
1559936576	378-117-10537	CYR, FERNAND	PELIWO, MARTA D	24.00	10/18/2022	110,000	59,100	53.73			
		Location: WHITTAKER FARM ROAD									
151723584	378-117-10752	DARLING, COSTELLO B	WHITE, SALLY M	2.00	9/20/2022	30,000	34,000	113.33			
		Location: VT ROUTE 9									
826029120	378-117-10447	FLYNN, GLENN M	GRASSO, JAMES	10.00	6/21/2021	67,500	63,200	93.63			
		Location: SHEARER HILL ROAD									
272536640	378-117-10074	PERL, JOSHUA	LEBLOND, ROBERT	17.60	5/28/2021	99,000	76,300	77.07			
		Location: LAND OFF AUGUR HOLE ROAD									
L1079320576	378-117-10560	REDDEN EMMA	TRUMPLER DAVID	13.30	4/1/2020	26,000	26,600	102.31			
		Location: 13.3 ACRES OFF ROUTE 9									
2064727616	378-117-10744	TUCKER, BRENT M	CUCCINIELLO, RORY	12.60	11/11/2022	65,000	74,400	114.46			
		Location: LOWER DOVER ROAD									
Totals for W - Woodland				88.09		457,500	396,200				

W - Woodland

Category Sample **Invalid**: Margin of error is **greater** than 15% of sample aggregate ratio (see Sampling Error)

Category Statistics		Limits Established by Original Sales Data		Ratios/Confidence Intervals	
8	Total Transactions	74.77	Low InterQuartile Value	67.57	Low 90% Value of Aggregate
57,188	Average Sales Price	112.60	High InterQuartile Value	105.63	High 90% Value of Aggregate
49,525	Average Listed Price	37.83	InterQuartile Range	86.60	Aggregate Ratio
92.37	Average Ratio			21.97%	Sampling Error
97.97	Median Ratio	18.02	Value of Outlier Low Limit	0	Number of Low Outliers
53.73	Low Ratio	169.35	Value of Outlier High Limit	0	Number of High Outliers
114.46	High Ratio	- 38.73	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07	PRD (Regression Index)	226.10	Value of Extreme High Limit	0	Number of High Extremes/Influentials
18.13	COD				
0	Number of Transactions with Assessment Ratio Between 0.98 and 1.02				
0%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02				

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Class - Residential (R2, MHU, MHL, S1, S2, R1, O)

Class Sample **Valid**: Margin of error is **less** than 15% of sample aggregate ratio (see Sampling Error)

Class Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals	
21 Total Transactions	76.42	Low InterQuartile Value	77.80	Low 90% Value of Aggregate
381,443 Average Sales Price	90.61	High InterQuartile Value	87.65	High 90% Value of Aggregate
315,552 Average Listed Price	14.19	InterQuartile Range	82.73	Aggregate Ratio
82.03 Average Ratio			5.95%	Sampling Error
82.18 Median Ratio	55.13	Value of Outlier Low Limit	1	Number of Low Outliers
47.88 Low Ratio	111.89	Value of Outlier High Limit	0	Number of High Outliers
101.87 High Ratio	33.85	Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
0.99 PRD (Regression Index)	133.18	Value of Extreme High Limit	0	Number of High Extremes/Influentials
11.71 COD				
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
14%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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Class - Commercial/Industrial (C, CA, I)

Invalid Ratio: Fewer than five sales.

Class Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
0 Total Transactions	0.00	Low InterQuartile Value	0.00 Low 90% Value of Aggregate
Average Sales Price	0.00	High InterQuartile Value	0.00 High 90% Value of Aggregate
Average Listed Price	0.00	InterQuartile Range	100.00 Aggregate Ratio
0.00 Average Ratio			Sampling Error
0.00 Median Ratio	0.00	Value of Outlier Low Limit	0 Number of Low Outliers
0.00 Low Ratio	0.00	Value of Outlier High Limit	0 Number of High Outliers
0.00 High Ratio	0.00	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
PRD (Regression Index)	0.00	Value of Extreme High Limit	0 Number of High Extremes/Influentials
COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
N/A Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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Class - Farm/Vacant (W, M, F)

Class Sample *Invalid*: Margin of error is **greater** than 15% of sample aggregate ratio (see Sampling Error)

Class Statistics	Limits Established by Original Sales Data		Ratios/Confidence Intervals
8 Total Transactions	74.77	Low InterQuartile Value	67.55 Low 90% Value of Aggregate
57,188 Average Sales Price	112.60	High InterQuartile Value	105.65 High 90% Value of Aggregate
49,525 Average Listed Price	37.83	InterQuartile Range	86.60 Aggregate Ratio
92.37 Average Ratio			22.00% Sampling Error
97.97 Median Ratio	18.02	Value of Outlier Low Limit	0 Number of Low Outliers
53.73 Low Ratio	169.35	Value of Outlier High Limit	0 Number of High Outliers
114.46 High Ratio	- 38.73	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	226.10	Value of Extreme High Limit	0 Number of High Extremes/Influentials
18.13 COD			
0 Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
0% Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			

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All Sales (R1, R2, MHU, MHL, S1, S2, C, CA, I, F, W, M, O)				
Town Sample Valid : Margin of error is less than 15% of sample aggregate ratio (see Sampling Error)				
Town Statistics		Limits Established by Original Sales Data		Ratios/Confidence Intervals
29	Total Transactions	76.42	Low InterQuartile Value	78.33 Low 90% Value of Aggregate
291,993	Average Sales Price	97.23	High InterQuartile Value	87.54 High 90% Value of Aggregate
242,166	Average Listed Price	20.82	InterQuartile Range	82.94 Aggregate Ratio
84.88	Average Ratio			5.55% Sampling Error
84.44	Median Ratio	45.19	Value of Outlier Low Limit	0 Number of Low Outliers 14.91% Weighted Standard Deviation
47.88	Low Ratio	128.46	Value of Outlier High Limit	0 Number of High Outliers
114.46	High Ratio	13.97	Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02	PRD (Regression Index)	159.68	Value of Extreme High Limit	0 Number of High Extremes/Influentials
14.90	COD			
3	Number of Transactions with Assessment Ratio Between 0.98 and 1.02			
10%	Percent of Transactions with Assessment Ratio Between 0.98 and 1.02			