

## Marlboro - 2025 Certified Final

Study created by Christie.Wright@vermont.gov on 12/11/2025 at 7:12 PM.

### R1 - Residential with less than 6 acres

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
26	378-117-10469	CERVONE, FRANK C  Location: 2469 AUGUR HOLE ROAD	MILLER, DEREK	0.80	9/27/2023	239,000	160,100	66.99			
25	378-117-10002	KNIPE, SUSAN  Location: 36 AUGUR HOLE	ESTATE OF JESSE HAMILT...	2.09	11/21/2024	170,000	145,300	85.47			
57	378-117-10611	MALKOWSKI, AARON  Location: 1855 VT ROUTE 9	ROMO, JORGE	1.12	3/14/2025	300,000	188,500	62.83			
5	378-117-10305	THOMPSON, COLBY  Location: 4521 AUGUR HOLE RD	LASCH-QUINN, ELISABETH	3.93	1/13/2025	349,000	259,100	74.24			

**Totals for R1 - Residential with less than 6 acres**

**7.94**

**1,058,000**

**753,000**

### 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	63.87 Low InterQuartile Value	61.59 Low 90% Value of Aggregate
264,500	Average Sales Price	82.66 High InterQuartile Value	80.76 High 90% Value of Aggregate
188,250	Average Listed Price	18.79 InterQuartile Range	71.17 Aggregate Ratio
72.38	Average Ratio		13.47% Sampling Error
70.61	Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
62.83	Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
85.47	High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02	PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
10.58	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			

Marlboro - 2025 Certified Final

R2 - Residential with 6 or more acres

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
38	378-117-10135	793 UPPER DOVER, LLC  <b>Location:</b> 793 UPPER DOVER ROAD	WALKER, ELIZABETH	197.20	12/9/2022	1,875,000	1,694,100	90.35			
28	378-117-10452	BARNES, KEVIN L  <b>Location:</b> 1637 ADAMS BROOK ROAD	HERRON, DENNIS M	10.80	6/15/2023	375,000	221,700	59.12			
46	378-117-10509	BEECH, SAMANTHA E  <b>Location:</b> 2574 US ROUTE 9	SHEEHY, JOHN H	6.63	1/17/2024	495,000	306,100	61.84			
18	378-117-10425	BRADBURY, ERIK  <b>Location:</b> 1664 GRANT ROAD	YOUNG, GLENNA	113.30	4/1/2024	935,000	685,100	73.27			
48	378-117-10545	DAVIES, JEFFREY  <b>Location:</b> 170 POTTER'S HILL ROAD	BORGSTEIN, NIELS	62.66	3/4/2024	1,000,000	498,900	49.89			
16	378-117-10158	DOAN, QUYNH D  <b>Location:</b> 2671 HIGLEY HILL ROAD	ELLIOT, III, ROBERT G	6.60	1/3/2025	315,000	193,700	61.49			
55	378-117-10257	FINLAYSON, DAVID  <b>Location:</b> 2245 VT ROUTE 9	BORZILLO, PAULA H	10.14	5/9/2022	220,000	180,800	82.18			
56	378-117-10624	JANARO, JEFFERY G  <b>Location:</b> 4222 VERMONT ROUTE 9	CHRISTOPHER R. RIDDLE ...	33.80	12/16/2024	465,000	372,200	80.04			
17	378-117-10624	JANARO, JEFFREY G  <b>Location:</b> 4222 VERMONT ROUTE 9	CHRISTOPHER R. RIDDLE ...	33.80	12/16/2024	465,000	372,200	80.04			
43	378-117-10435	MCGUFFY, IRENA S  <b>Location:</b> 166 SOKOKI HILL	NEIL W. SWINTON, III T...	50.37	9/25/2023	1,150,000	744,900	64.77			
45	378-117-10750	POWERS, EDWARD  <b>Location:</b> 7451 VT ROUTE 9 MARLBORO	HOGBACK PROPERTIES LLC	6.22	1/12/2024	145,000	117,000	80.69			
58	378-117-10195	YOUNG, GLENNA  <b>Location:</b> 147 GILBERT ROAD	FORRESTER, JOANNE	49.00	3/20/2025	474,500	248,600	52.39			
<b>Totals for R2 - Residential with 6 or more acres</b>				<b>580.52</b>		<b>7,914,500</b>	<b>5,635,300</b>				

## Marlboro - 2025 Certified Final

### R2 - Residential with 6 or more acres

Category Sample Valid: Margin of error is <b>less</b> than 15% of sample aggregate ratio (see Sampling Error)		
Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
12 Total Transactions	59.71 Low InterQuartile Value	60.89 Low 90% Value of Aggregate
659,542 Average Sales Price	80.53 High InterQuartile Value	81.51 High 90% Value of Aggregate
469,608 Average Listed Price	20.81 InterQuartile Range	71.20 Aggregate Ratio
69.67 Average Ratio		14.48% Sampling Error
69.02 Median Ratio	28.49 Value of Outlier Low Limit	0 Number of Low Outliers
49.89 Low Ratio	111.75 Value of Outlier High Limit	0 Number of High Outliers
90.35 High Ratio	- 2.73 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
0.98 PRD (Regression Index)	142.97 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.55 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		

## Marlboro - 2025 Certified Final

### MHL - Mobile home landed

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
4	378-117-10439	BIRKS, AMY M	PETERS, DENNIS A	4.12	5/24/2024	62,000	57,200	92.26			
Location: 218 VT ROUTE 9											

Totals for MHL - Mobile home landed

4.12 62,000 57,200

### MHL - Mobile home landed

*Invalid Ratio: Fewer than five sales.*

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
1 Total Transactions	92.26 Low InterQuartile Value	0.00 Low 90% Value of Aggregate
62,000 Average Sales Price	92.26 High InterQuartile Value	0.00 High 90% Value of Aggregate
57,200 Average Listed Price	0.00 InterQuartile Range	92.26 Aggregate Ratio
92.26 Average Ratio		Sampling Error
92.26 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
92.26 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
92.26 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		

## Marlboro - 2025 Certified Final

### S2 - Seasonal home with 6 or more acres

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
24	378-117-10198	ATKINS, MICHAEL P  Location: 1920 AUGUR HOLE ROAD	BOSWICK, CRAIG	28.60	5/8/2024	99,000	82,100	82.93			
27	378-117-10074	BOWLER, ANNA  Location: 120 COLLINS ROAD	PERL, JOSHUA	18.00	11/30/2023	140,000	90,200	64.43			

Totals for S2 - Seasonal home with 6 or more acres

46.60

239,000

172,300

### S2 - Seasonal home with 6 or more acres

*Invalid Ratio: Fewer than five sales.*

Category Statistics	Limits Established by Original Sales Data	Ratios/Confidence Intervals
2 Total Transactions	64.43 Low InterQuartile Value	17.47 Low 90% Value of Aggregate
119,500 Average Sales Price	82.93 High InterQuartile Value	126.72 High 90% Value of Aggregate
86,150 Average Listed Price	18.50 InterQuartile Range	72.09 Aggregate Ratio
73.68 Average Ratio		75.78% Sampling Error
73.68 Median Ratio	0.00 Value of Outlier Low Limit	0 Number of Low Outliers
64.43 Low Ratio	0.00 Value of Outlier High Limit	0 Number of High Outliers
82.93 High Ratio	0.00 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.02 PRD (Regression Index)	0.00 Value of Extreme High Limit	0 Number of High Extremes/Influentials
12.55 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		

## Marlboro - 2025 Certified Final

### W - Woodland

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
37	378-117-10440	BAKER, JOEL D  Location: 70 VT ROUTE 9	PETERS, DENNIS	2.17	12/27/2022	10,000	7,400	74.00			
8	378-117-10112	BROWN, RANDY I  Location: 00 COLLINS ROAD	THE ESTATE OF WESLEY T...	6.00	6/26/2024	50,000	46,900	93.80			
40	378-117-10537	CYR, FERNAND  Location: WHITTAKER FARM ROAD	PELIWO, MARTA D	24.00	10/18/2022	110,000	59,100	53.73			
35	378-117-10752	DARLING, COSTELLO B  Location: VT ROUTE 9	WHITE, SALLY M	2.00	9/20/2022	30,000	34,000	113.33			
21	378-117-10291	JORDAN, PAUL  Location: LOWER DOVER ROAD	KLEIN, TRUSTEE, JOHN E	19.40	10/25/2024	65,250	70,500	108.05			
30	378-117-10090	SELL-KNAPP, JENNIFER  Location: LAHAR ROAD	POTTER, SUSAN	69.00	6/23/2023	90,000	108,800	120.89			
34	378-117-10744	TUCKER, BRENT M  Location: LOWER DOVER ROAD	CUCCINIELLO, RORY	12.60	11/11/2022	65,000	74,400	114.46			
10	378-117-10589	WEINBERG, BENJAMIN C  Location: UPPER DOVER ROAD	KELLEY, MARGARET T	30.00	5/6/2024	190,000	96,700	50.89			

### Totals for W - Woodland

165.17      610,250      497,800

### 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	58.80 Low InterQuartile Value	55.75 Low 90% Value of Aggregate
76,281 Average Sales Price	114.18 High InterQuartile Value	107.40 High 90% Value of Aggregate
62,225 Average Listed Price	55.38 InterQuartile Range	81.57 Aggregate Ratio
91.14 Average Ratio		31.67% Sampling Error
100.92 Median Ratio	- 24.28 Value of Outlier Low Limit	0 Number of Low Outliers
50.89 Low Ratio	197.26 Value of Outlier High Limit	0 Number of High Outliers
120.89 High Ratio	- 107.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	280.33 Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.83 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		

## Marlboro - 2025 Certified Final

### O - Other

Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	C	Cat
32	378-117-10423	KIRKWOOD, KATHRYN	SANCHEZ, RAQUEL	0.00	8/8/2022	255,000	122,100	47.88			
<b>Location:</b> 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		

## Marlboro - 2025 Certified Final

### 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
20 Total Transactions	61.58 Low InterQuartile Value	62.45 Low 90% Value of Aggregate
476,425 Average Sales Price	81.81 High InterQuartile Value	79.02 High 90% Value of Aggregate
336,995 Average Listed Price	20.23 InterQuartile Range	70.73 Aggregate Ratio
70.66 Average Ratio		11.72% Sampling Error
70.13 Median Ratio	31.23 Value of Outlier Low Limit	0 Number of Low Outliers
47.88 Low Ratio	112.15 Value of Outlier High Limit	0 Number of High Outliers
92.26 High Ratio	0.89 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.00 PRD (Regression Index)	142.50 Value of Extreme High Limit	0 Number of High Extremes/Influentials
16.39 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		

## Marlboro - 2025 Certified Final

### 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		

## Marlboro - 2025 Certified Final

### 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	58.80 Low InterQuartile Value	55.71 Low 90% Value of Aggregate
76,281 Average Sales Price	114.18 High InterQuartile Value	107.43 High 90% Value of Aggregate
62,225 Average Listed Price	55.38 InterQuartile Range	81.57 Aggregate Ratio
91.14 Average Ratio		31.70% Sampling Error
100.92 Median Ratio	- 24.28 Value of Outlier Low Limit	0 Number of Low Outliers
50.89 Low Ratio	197.26 Value of Outlier High Limit	0 Number of High Outliers
120.89 High Ratio	- 107.36 Value of Extreme Low Limit	0 Number of Low Extremes/Influentials
1.12 PRD (Regression Index)	280.33 Value of Extreme High Limit	0 Number of High Extremes/Influentials
22.83 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		

## Marlboro - 2025 Certified Final

### 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	
28 Total Transactions	61.58 Low InterQuartile Value	63.77	Low 90% Value of Aggregate
362,098 Average Sales Price	89.13 High InterQuartile Value	79.00	High 90% Value of Aggregate
258,489 Average Listed Price	27.55 InterQuartile Range	71.39	Aggregate Ratio
76.51 Average Ratio		10.66%	Sampling Error
74.12 Median Ratio	20.25 Value of Outlier Low Limit	0	Number of Low Outliers
47.88 Low Ratio	130.46 Value of Outlier High Limit	0	Number of High Outliers
120.89 High Ratio	- 21.08 Value of Extreme Low Limit	0	Number of Low Extremes/Influentials
1.07 PRD (Regression Index)	171.79 Value of Extreme High Limit	0	Number of High Extremes/Influentials
21.93 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			