

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	MILLER, DEREK	0.80	9/27/2023	239,000	160,100	66.99			
		Location: 2469 AUGUR HOLE ROAD									
25	378-117-10002	KNIFE, SUSAN	ESTATE OF JESSE HAMILT...	2.09	11/21/2024	170,000	145,300	85.47			
		Location: 36 AUGUR HOLE									
57	378-117-10611	MALKOWSKI, AARON	ROMO, JORGE	1.12	3/14/2025	300,000	188,500	62.83			
		Location: 1855 VT ROUTE 9									
5	378-117-10305	THOMPSON, COLBY	LASCH-QUINN, ELISABETH	3.93	1/13/2025	349,000	259,100	74.24			
		Location: 4521 AUGUR HOLE RD									
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				

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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 Location: 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 Location: 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 Location: 2574 US ROUTE 9	SHEEHY, JOHN H	6.63	1/17/2024	495,000	306,100	61.84			
18	378-117-10425	BRADBURY, ERIK Location: 1664 GRANT ROAD	YOUNG, GLENNA	113.30	4/1/2024	935,000	685,100	73.27			
48	378-117-10545	DAVIES, JEFFREY Location: 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 Location: 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 Location: 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 Location: 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 Location: 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 Location: 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 Location: 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 Location: 147 GILBERT ROAD	FORRESTER, JOANNE	49.00	3/20/2025	474,500	248,600	52.39			
Totals for R2 - Residential with 6 or more acres				580.52		7,914,500	5,635,300				

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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
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			

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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					

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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	BOSWICK, CRAIG	28.60	5/8/2024	99,000	82,100	82.93			
		Location: 1920 AUGUR HOLE ROAD									
27	378-117-10074	BOWLER, ANNA	PERL, JOSHUA	18.00	11/30/2023	140,000	90,200	64.43			
		Location: 120 COLLINS ROAD									

Totals for S2 - Seasonal home with 6 or more acres46.60239,000172,300

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				

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W - Woodland										
Ref #	SPAN	Buyer	Seller	Acres	Sale Date	Sale Price	Listed Value	Ratio	T	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 <i>Invalid</i> : 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									

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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			
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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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			

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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	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			

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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
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 24.19% Weighted Standard Deviation
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			