



FRANKLIN COUNTY

WASHINGTON

State law is very specific that property is to be assessed at 100% of market value (RCW 84.40.030), so the assessor has no discretion to choose a different assessment standard, however sales prices of real estate vary with different sellers / purchasers and tend to rise (or sometimes lower) as time passes. Washington State also requires the Assessor to use Time Adjusted Sales Prices as determined by law (RCW 84.40.020). For these reasons, the Assessor uses a market model based on the average price of comparable properties adjusted for appreciation and depreciation to the first day of the assessment year.

Mass appraisal is a systematic approach and uniform application of appraisal methods to obtain estimates of value that allow for statistical review and analysis of results. Franklin County adheres to Mass Appraisal standards as defined by the International Association of Assessing Officers (IAAO) and the Uniform Standards of Professional Appraisal Practice (USPAP). Many people are familiar with a single-property appraisal which assesses the value of one property, usually in comparison with a minimum of three similar properties, in somewhat close proximity when market conditions allow. Mass appraisal, in contrast, uses all relevant sales in a defined area to create a market model based upon comparable characteristics of the properties. Once the market model is developed, it can then be applied to every individual property to establish a value. The unique characteristics such as age, size, quality, condition, style etc. are used to define a base cost which is then calibrated with the model derived from the sale prices of surrounding properties. The Statistical Summary Report evaluates measurable mathematical results of the market model to determine overall dependability of the model. Thus, the Statistical Summary Report is a Report Card of compliance with Washington State tax law, and equity in assessment.

The Statistical Summary Report uses five measures to evaluate the level of assessment in comparison with actual sales, and six methods to evaluate the statistical dependability of the data used.

The first table on the report most importantly, states the date range of the analysis, the area evaluated, and the total number of sales used to establish the model.

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/7/23	End 3/27/24
Statistical Study Area	306	
Index Creation Date	7/25/24	
Number of Sales in the Index	18	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

The next table on the report gives five measures of the assessment level in comparison to actual sales (ratios). The Sales Ratio Low Range gives the assessed value in comparison to the highest sale and the Sales Ratio High Range gives the assessed ratio in comparison to the lowest sale. The Mean, Median and Aggregate Mean show the respective averages of the established market model in comparison to actual sales.

Measure	Result
Sales Ratio Lo Range	87.74%
Sales Ratio Hi Range	111.20%
Mean	96.57%
Median	96.06%
Aggregate Mean	96.28%
Variance	0.00355
Standard Deviation	0.05957
Coefficient of Variation	0.06168
Average Absolute Deviation	0.04231
Coefficient of Dispersion	0.04404
Price Related Differential	1.00303

The last six measures of the table analyze the dependability of the data used in the market model. The explanations of these measures are complex, but basically these measures are a test of how volatile the data is and if the data are all reasonably close to the average of the sales.

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The graph below provides a more intuitive look at the data. The dotted line is the average, and the larger dots are sales, measured by the time they occurred.



The final page(s) of the Statistical Summary Report contain sales used in building the market model. When evaluating the value of a property, Many neighborhoods have sales representing the different styles of houses and buildings for comparison. When searching for a sale that is comparable to a specific subject property, it is appropriate to search in surrounding neighborhoods affected by similar economic influences and Washington State law stipulates using up to five years of sales to establish value (RCW 84.40.030).

All Franklin County Sales can be searched at the following web address:

Sales Data

[TerraScan TaxSifter - Franklin County Washington](http://terra.co.franklin.wa.us/TaxSifter/SalesSearch/SalesSearch.aspx)

<http://terra.co.franklin.wa.us/TaxSifter/SalesSearch/SalesSearch.aspx>

Appraisal Data can be found on the Franklin County Assessor's website at the following address:

[Appraisal Data | Franklin County, WA \(franklincountywa.gov\)](https://www.franklincountywa.gov/176/Appraisal-Data)

<https://www.franklincountywa.gov/176/Appraisal-Data>

Neighborhood 102
Village at Sun Willows
2025 Revaluation for 2026 Taxes

Neighborhood Description

The Village at Sun Willows is a planned unit development with common areas, green belts, and a homeowners association. Its boundaries are: I-182 to the south, 20th Avenue to the west with Sun Willows Golf Course to the north and east. The development has 170 residential units (155 SFR & 15 Condos) that range in average to good quality with some homes enjoying golf course frontage. Construction started in the early 1990's and was completed in 2008. Sun Willows is located close to Tri Cities Airport and Columbia Basin College. Local arterials, I-182 and SR 395 provide access to schools of all levels, employment, entertainment and shopping opportunities located throughout the Tri-Cities metro area.

Market Review

There were 10 residential sales from May, 2024 to February, 2025 in the Village at Sun Willows neighborhood (neighborhood 102). State law requires that assessors appraise property at 100 percent of its true and fair market value in money, according to the highest and best use of the property. Fair market value, or true value, is the amount of money that a willing and unobligated buyer is willing to pay a willing and unobligated seller (RCW 84.40.030). A land valuation model using sales from 2020 – 2025 was determined to not need a market update this year, and the appraisal model was calibrated to the market for improvement (building) values for 2026 assessments. The mean sales price to assessment ratio is 92.25%, or the assessments are 92.25 of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 5.0%, and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (COD less than 15%). The Price Relate Differential or PRD, which measures vertical equity (assessment regressive or progressive) is 0.999 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).

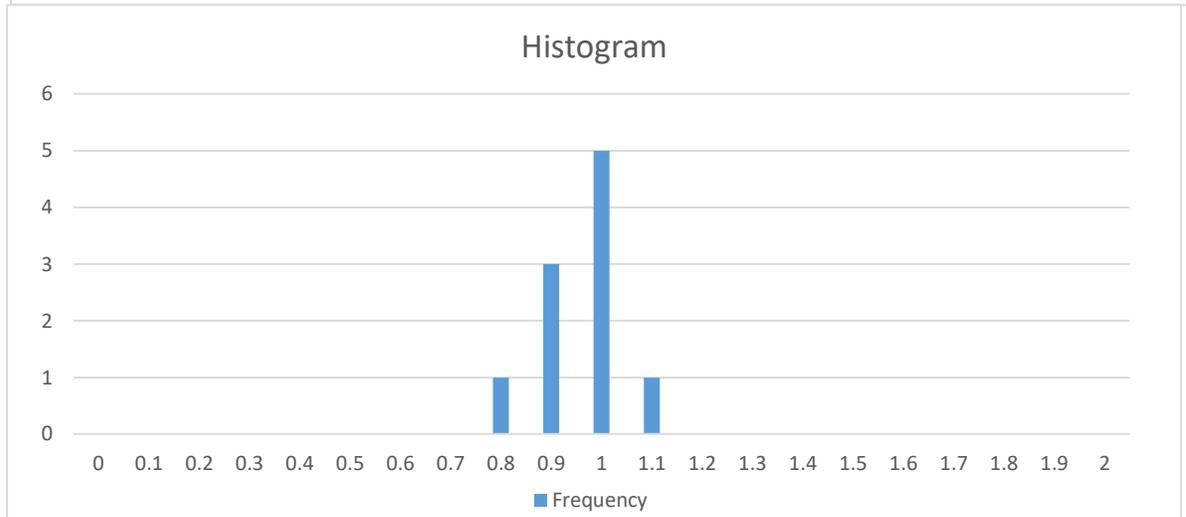
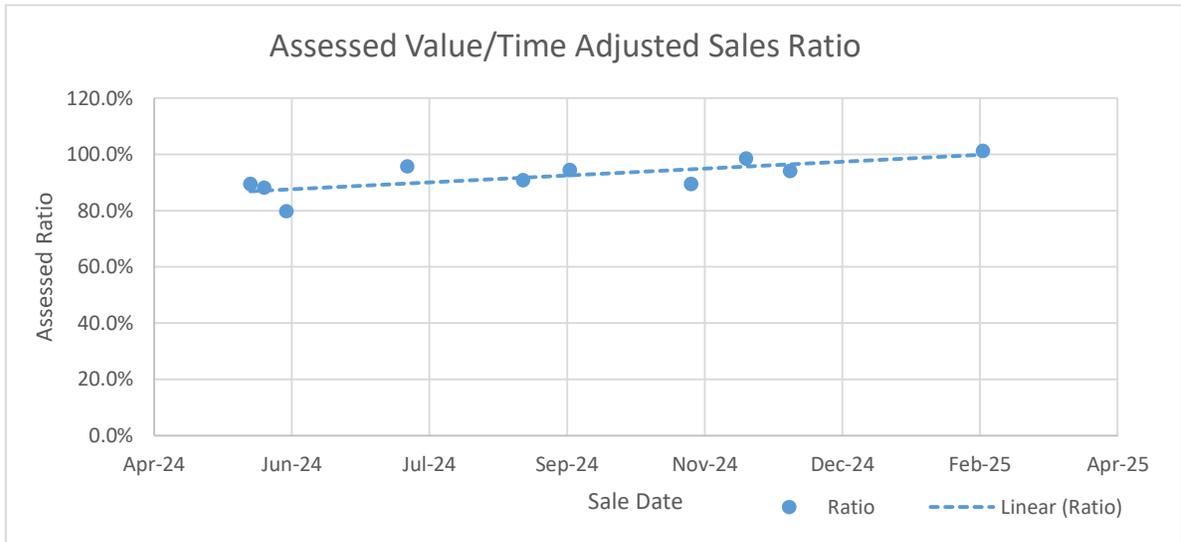


Franklin County Assessor Statistical Summary Report

SALES SELECTION INFORMATION			
Sale Date Range	Start	5/23/24	End
			2/13/25
Statistical Study Area	102		
Index Creation Date	3/25/25		
Number of Sales in the Index	10		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

Measure	Result
Sales Ratio Lo Range	79.86%
Sales Ratio Hi Range	101.36%
Mean	92.25%
Median	92.57%
Aggregate Mean	92.40%
Variance	0.00366
Standard Deviation	0.06054
Coefficient of Variation	0.06562
Average Absolute Deviation	0.04632
Coefficient of Dispersion	0.05004
Price Related Differential	0.99841
Price Related Bias	0.13989

Row Labels	Average of Ratio
One Story	91.2%
One Story/bsmt	101.4%
Grand Total	92.3%



**Franklin County Assessor
Statistical Summary Report**

<u>Parcel#</u>	<u>NBHD</u>	<u>Address</u>	<u>SaleDate</u>	<u>SalePrice</u>	<u>TASP</u>	<u>Ratio</u>	<u>DeedType</u>	<u>Excise#</u>	<u>Year</u>	<u>Style</u>	<u>Sqft</u>	<u>Bsmt</u>	<u>Qual</u>	<u>Cond</u>
113301767	102	110 CAMARGO LN	6/5/24	\$369,500	\$369,500	79.9%	SWD	76572	2000	One Story	1376		Avg	Avg
113302555	102	118 HENLEY DR	12/5/24	\$375,000	\$375,000	94.2%	SWD	77825	2005	One Story	1423		Avg	Avg
113301776	102	113 BELLERIVE LN	5/23/24	\$349,000	\$349,000	89.5%	SWD	76534	1996	One Story	1491		Avg	Avg
113301276	102	140 WILLOW CIRCLE	11/19/24	\$329,900	\$329,900	98.5%	SWD	77745	1993	One Story	1519		Avg	Avg
113301132	102	209 WILLOW CT	9/16/24	\$410,000	\$410,000	94.5%	SWD	77472	1994	One Story	1628		Avg	Avg
113301712	102	131 CAMARGO LN	5/28/24	\$379,000	\$379,000	88.3%	SWD	76552	1999	One Story	1638		Avg	Avg
113301703	102	135 CAMARGO LN	10/30/24	\$390,000	\$390,000	89.5%	SWD	77627	1994	One Story	1724		Avg	Avg
113302417	102	109 BERKSHIRE LN	7/19/24	\$429,700	\$429,700	95.8%	SWD	77002	2001	One Story	1783		Avg+	Avg
113302508	102	307 SUN WILLOWS BLVD	8/30/24	\$412,500	\$412,500	90.9%	SWD	77208	2001	One Story	1974		Avg+	Avg
113301178	102	233 WILLOW CT	2/13/25	\$435,000	\$435,000	101.4%	SWD	78304	1991	One Story/bsmt	1514	1514	Avg+	Avg