



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.

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 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 104
Riverview (West of HWY 395 to Road 48)
2025 Revaluation for 2026 Taxes

Neighborhood Description

The 104 neighborhood boundaries are SR 395 to the east, Road 48 to the west, I-182 to the north and the Columbia River to the south (excluding river front/view properties). The area between SR 395 and Road 48 has 1425 residential units (1,392 SFR & 33 manufactured homes) that range from low to very good quality. Homes were built starting in 1910 and continuing until present, with most occurring during 1950 up to 1980. Homes are located on residential sites with a few on small acreage tracts. Court and Sylvester Streets provide access to schools of all levels, local shopping, and restaurants as well as service businesses. I-182 and SR 395 lead to Columbia Basin College, Tri Cities Airport, employment, entertainment and shopping opportunities located throughout the Tri-Cities metro area.

Market Review

There were 41 single family residence sales from January, 2024 to early March, 2025 in the 104 neighborhood. At the time of sale, these sales indicate a level of assessment in the neighborhood, slightly below market value. 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 developed and implemented, and the model was calibrated to the market for improvement (building) values for 2026 assessments. After applying the adjustments, the mean sales price to assessment ratio is 96.1%, meaning assessments are 96.1% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 6.6%, 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 1.01 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).

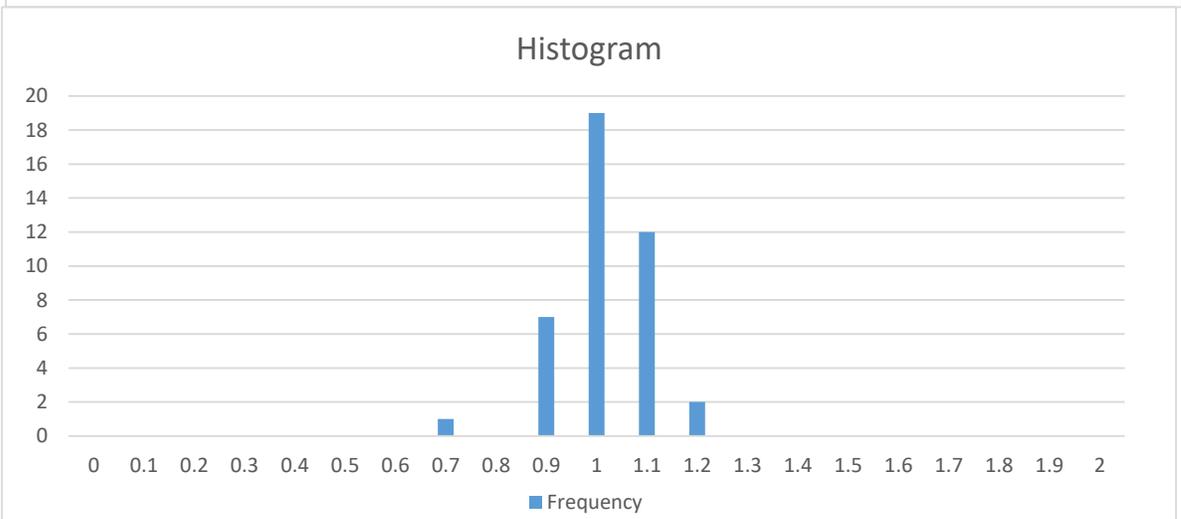
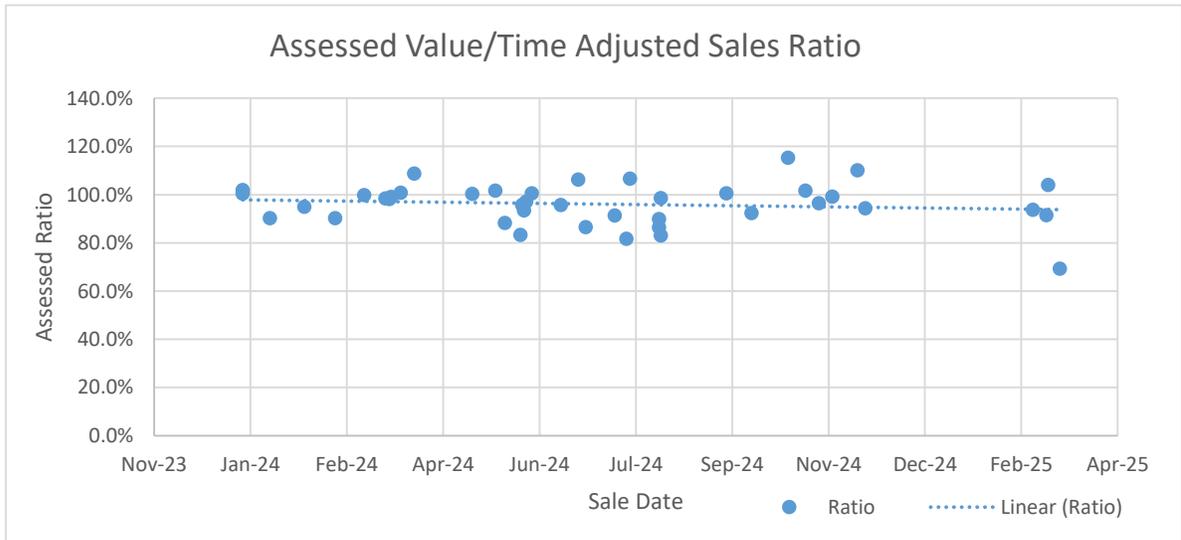


Franklin County Assessor Statistical Summary Report

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/5/24	End 3/4/25
Statistical Study Area	104		
Index Creation Date	3/25/25		
Number of Sales in the Index	41		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

Measure	Result
Sales Ratio Lo Range	69.25%
Sales Ratio Hi Range	115.37%
Mean	96.06%
Median	97.13%
Aggregate Mean	94.92%
Variance	0.00735
Standard Deviation	0.08573
Coefficient of Variation	0.08924
Average Absolute Deviation	0.06481
Coefficient of Dispersion	0.06672
Price Related Differential	1.01201
Price Related Bias	-0.1252

Row Labels	Average of Ratio
Bi-level/bsmt	95.7%
One Story	95.3%
One Story/bsmt	98.1%
Split Level	98.3%
Two Story	101.9%
Two Story/bsmt	98.3%
Grand Total	96.1%



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>
119262138	104	3521 W ELLA ST	11/23/24	\$412,000	\$412,000	94.4%	SWD	77793	1968	Bi-level/bsmt	1001	988	Avg	Avg
119261228	104	2215 ROAD 34	11/19/24	\$380,000	\$380,000	110.1%	SWD	77771	1978	Bi-level/bsmt	1020	988	Avg	Avg
119532337	104	4613 W MARIE ST	5/3/24	\$380,000	\$380,000	100.3%	SWD	76439	1977	Bi-level/bsmt	1028	744	Avg	Fair+
119252158	104	3006 SEABROOK CT	4/3/24	\$410,000	\$410,000	108.7%	SWD	76145	1970	Bi-level/bsmt	1348	780	Avg	Avg
119593209	104	3821 W HAVSTAD ST	3/4/25	\$929,000	\$929,000	69.2%	SWD	78416	1977	Bi-level/bsmt	1968	1400	Avg	Avg
119262094	104	3420 W JAY ST	2/25/25	\$486,900	\$486,900	91.5%	SWD	78342	1969	Bi-level/bsmt	1020	988	Fair+	Avg
119591158	104	504 ROAD 37	10/23/24	\$365,000	\$365,000	101.7%	SWD	77604	1960	One Story	1431		Avg	Avg
119591336	104	400 ROAD 36	5/28/24	\$454,900	\$454,900	83.3%	SWD	76533	1962	One Story	1458		Avg	Avg
119563072	104	4621 W NIXON ST	5/31/24	\$415,000	\$415,000	97.1%	SWD	76576	1975	One Story	1470		Avg	Avg
119391150	104	3321 W SYLVESTER ST	1/19/24	\$445,000	\$445,000	90.3%	SWD	75670	1954	One Story	1482		Avg	Avg
119391150	104	3321 W SYLVESTER ST	2/22/24	\$445,000	\$445,000	90.3%	ESTATE CON1	75838	1954	One Story	1482		Avg	Avg
119161195	104	3701 MOREHOUSE PL	7/16/24	\$405,000	\$405,000	91.3%	SWD	76871	2019	One Story	1573		Avg	Avg
119591256	104	515 ROAD 37	9/12/24	\$414,900	\$414,900	100.5%	SWD	77274	1963	One Story	1650		Avg	Avg
119521170	104	1007 ROAD 37	7/24/24	\$415,000	\$415,000	106.7%	SWD	76942	1976	One Story	1656		Avg	Avg
119502202	104	4304 MARIE CT	5/15/24	\$435,000	\$435,000	101.6%	SWD	76466	2004	One Story	1732		Avg	Avg
119562242	104	4605 W MARGARET ST	3/22/24	\$455,000	\$455,000	99.1%	SWD	76110	1965	One Story	2044		Avg	Avg
119563107	104	4620 W NIXON ST	8/8/24	\$550,000	\$550,000	86.4%	SPECIAL WD	77045	1967	One Story	2520		Avg	Avg
119592068	104	505 ROAD 40	8/9/24	\$539,000	\$539,000	83.1%	SWD	77066	1964	One Story	2546		Avg	Avg
119231044	104	2314 FAMVILLE CT	10/30/24	\$420,000	\$420,000	96.5%	SWD	77631	2015	One Story	1450		Avg+	Avg
119572281	104	4624 W SYLVESTER ST	1/5/24	\$650,000	\$650,000	100.5%	SWD	75627	2017	One Story	1989		Avg+	Avg
119493059	104	1113 ROAD 40	8/9/24	\$516,327	\$516,327	98.6%	SWD	77074	2018	One Story	2057		Avg+	Avg
119022169	104	4305 W LIVINGSTON RC	11/6/24	\$650,000	\$650,000	99.2%	SWD	77680	2006	One Story	2380		Avg+	Avg
119082056	104	4711 W WERNETT RD	6/3/24	\$300,000	\$300,000	100.6%	SWD	76570	1953	One Story	1694		Fair	Low
119261479	104	2220 ROAD 34	7/22/24	\$342,000	\$342,000	81.7%	SWD	76915	1982	One Story	1050		Fair+	Avg
119541210	104	4712 W MARIE ST	2/18/25	\$334,900	\$334,900	93.8%	SWD	78297	1975	One Story	1126		Fair+	Avg
119261264	104	3308 W WERNETT RD	3/8/24	\$348,000	\$348,000	99.8%	SWD	75965	1978	One Story	1160		Fair+	Avg
119494290	104	1204 ROAD 37	6/27/24	\$270,000	\$270,000	106.2%	SWD	76753	1993	One Story	1230		Fair+	Avg
119091162	104	1908 ROAD 44	9/25/24	\$338,000	\$338,000	92.4%	SWD	77379	1966	One Story	1301		Fair+	Avg
119532275	104	4613 W BROWN ST	7/1/24	\$365,000	\$365,000	86.5%	SWD	76813	1978	One Story	1518		Fair+	Fair+
119282581	104	1608 ROAD 30	2/26/25	\$340,000	\$340,000	104.1%	SWD	78466	1967	One Story	2198		Fair+	Avg
119600227	104	4204 W IRVING ST	5/29/24	\$500,000	\$500,000	95.8%	SWD	76558	1956	One Story	2225		Fair+	Avg
119022166	104	4304 W DOUGVILLE RD	8/8/24	\$650,000	\$650,000	89.8%	SWD	77050	2010	One Story	2626		Good	Avg
119252112	104	3105 SEABROOK CT	3/19/24	\$395,000	\$395,000	98.5%	SWD	76004	1970	One Story/bsmt	1050	1050	Avg	Avg+
119593058	104	3800 W RIVERHAVEN ST	2/6/24	\$405,000	\$405,000	95.0%	SWD	75767	1963	One Story/bsmt	1266	1266	Avg	Avg
119592059	104	513 ROAD 40	5/20/24	\$518,000	\$518,000	88.3%	SWD	76469	1969	One Story/bsmt	1712	962	Avg	Good

**Franklin County Assessor
Statistical Summary Report**

119121085	104	4517 W COURT ST	5/30/24	\$362,000	\$362,000	93.5%	SWD	76546	1954	One Story/bsmt	840	840	Fair+	Avg
119091046	104	4504 W WERNETT RD	10/14/24	\$395,000	\$395,000	115.4%	SWD	77587	1961	One Story/bsmt	1152	1022	Fair+	Avg
119522277	104	3920 W MARGARET ST	3/27/24	\$376,000	\$376,000	100.8%	SWD	76088	1968	Split Level	1950		Avg	Avg
119422205	104	309 ROAD 36	6/18/24	\$435,000	\$435,000	95.7%	SWD	76708	1958	Split Level	2236		Avg	Avg
119491162	104	1312 ROAD 37	1/5/24	\$375,000	\$375,000	101.9%	SWD	75658	2004	Two Story	2137		Avg	Avg
119092125	104	2015 ROAD 48	3/21/24	\$370,000	\$370,000	98.3%	SWD	76039	1956	Two Story/bsmt	1352	644	Fair+	Fair