# 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.



Assessed Value/Time Adjusted Sales Ratio

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

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

Neighborhood 105

West Riverview, Rd 48 to Rd 68 Residential
2025 Revaluation for 2026 Taxes

Neighborhood Description

The 105 neighborhood, West Riverview, boundaries are I-82 to the north, the Columbia River to the south, Road 48 to the east, and Road 68 to the west. The area between Road 48 and Road 68, has 1,106 residential units comprised of mostly one-story homes ranging from fair to good quality. Homes were built starting in 1925, continuing currently, with the most built in a single year, in 2024. 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 65 single family residence sales in the 105 neighborhood (neighborhood 105) during 2025.  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 market adjustments, the mean sales price to assessment ratio is 89.52%, or the assessments are 89.52% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 8.82%, 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 .995 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).
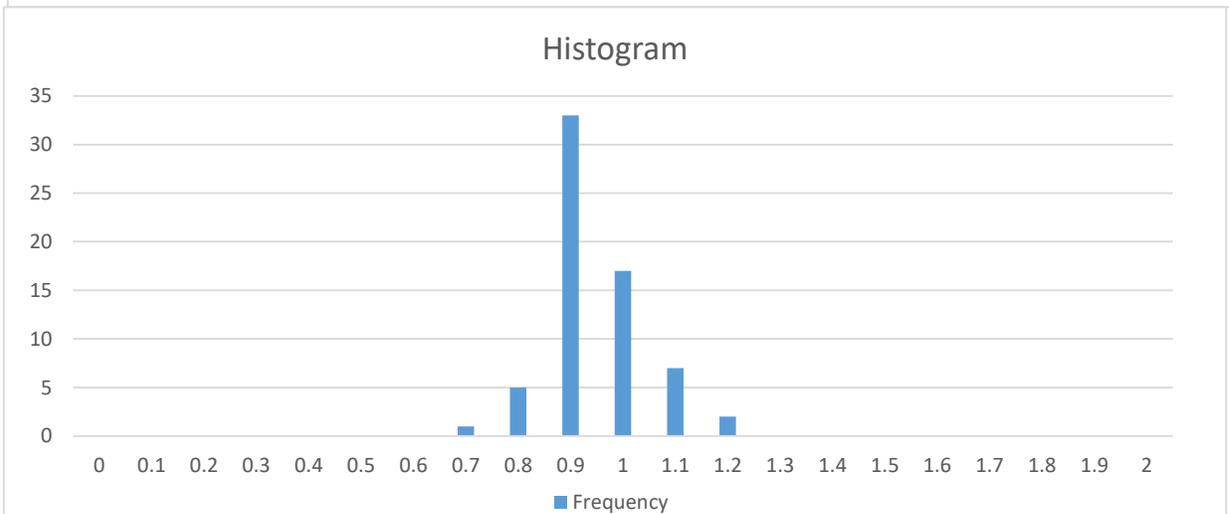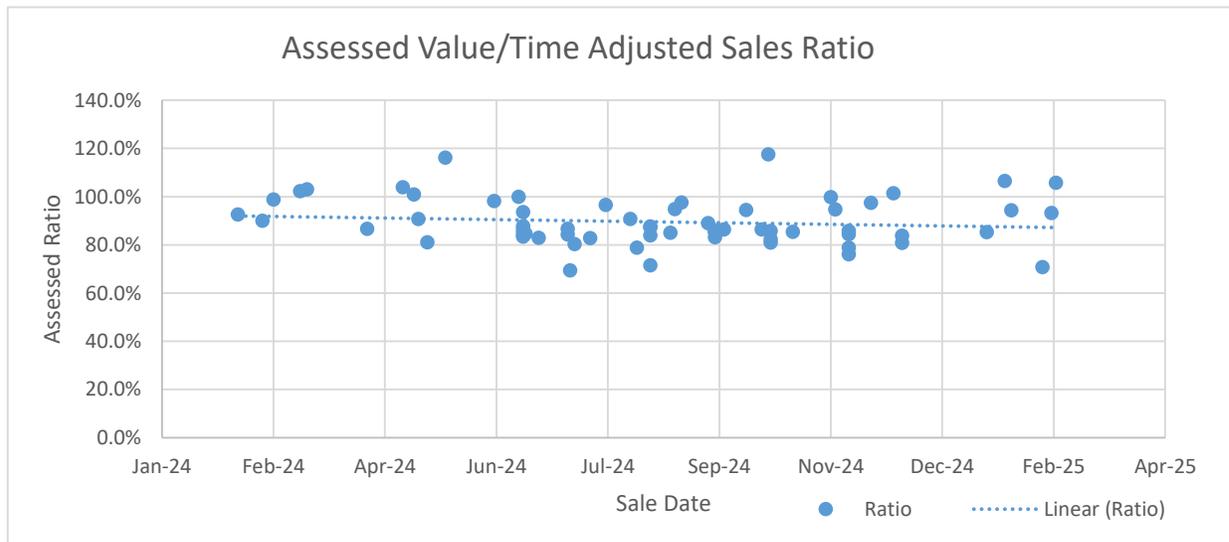
# Franklin County Assessor
## Statistical Summary Report

| SALES SELECTION INFORMATION | | | |
|---|---|---|---|
| Sale Date Range | **Start** 2/12/24 | **End** | 2/13/25 |
| Statistical Study Area | 105 | | |
| Index Creation Date | 3/26/25 | | |
| Number of Sales in the Index | 65 | | |
| Ratios Calculated Using | CURRENT APPRAISED VALUES | | |

| Measure | Result |
|---|---|
| Sales Ratio Lo Range | 69.44% |
| Sales Ratio Hi Range | 117.54% |
| Mean | 89.52% |
| Median | 86.52% |
| Aggregate Mean | 89.93% |
| Variance | 0.00930 |
| Standard Deviation | 0.09642 |
| Coefficient of Variation | 0.10770 |
| Average Absolute Deviation | 0.07633 |
| Coefficient of Dispersion | 0.08822 |
| Price Related Differential | 0.99547 |
| Price Related Bias | 0.04473 |

| Row Labels | Average of Ratio |
|---|---|
| 1 1/2 Story Finished | 98.2% |
| Bi-level/bsmt | 84.7% |
| One Story | 90.0% |
| Split Level | 86.5% |
| Two Story | 85.8% |
| Doublewide | 85.3% |
| **Grand Total** | **89.5%** |



Assessed Value/Time Adjusted Sales Ratio



Histogram

# Franklin County Assessor
## Statistical Summary Report

| Parcel# | NBHD | Address | SaleDate | SalePrice | TASP | Ratio | DeedType | Excise# | Year | Style | Sqft | Bsmt | Qual | Cond |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 118621073 | 105 | 2117 ROAD 56 | 6/6/24 | $600,000 | $600,000 | 98.2% | SWD | 76589 | 1991 | 1 1/2 Story Finished | 2232 | | Avg | Avg |
| 119681168 | 105 | 6120 W PARK ST | 7/10/24 | $550,000 | $550,000 | 69.4% | SWD | 76841 | 1976 | Bi-level/bsmt | 1132 | 1056 | Avg | Avg+ |
| 119681122 | 105 | 6012 W PARK ST | 11/4/24 | $410,000 | $410,000 | 99.9% | SWD | 77666 | 1976 | Bi-level/bsmt | 1132 | 1056 | Fair+ | Avg |
| 118611066 | 105 | 6005 W AGATE ST | 1/13/25 | $345,000 | $345,000 | 85.3% | SWD | 78082 | 1993 | Doublewide | 1456 | | Avg | Avg |
| 118621112 | 105 | 5412 W ELLA CT | 7/19/24 | $365,279 | $365,279 | 82.8% | SWD | 76863 | 2024 | One Story | 1008 | | Avg | Avg |
| 118621109 | 105 | 5413 W ELLA CT | 8/15/24 | $356,990 | $356,990 | 71.5% | SWD | 77160 | 2024 | One Story | 1008 | | Avg | Avg |
| 118621127 | 105 | 5313 W ELLA ST | 6/19/24 | $359,507 | $359,507 | 84.1% | SWD | 76856 | 2024 | One Story | 1152 | | Avg | Avg |
| 118621101 | 105 | 5413 W JAY ST | 10/8/24 | $373,758 | $373,758 | 81.0% | SWD | 77787 | 2024 | One Story | 1152 | | Avg | Avg |
| 118621133 | 105 | 5308 W JAY ST | 10/8/24 | $367,185 | $367,185 | 82.3% | SWD | 77784 | 2024 | One Story | 1152 | | Avg | Avg |
| 118621119 | 105 | 5304 W ELLA ST | 5/7/24 | $389,865 | $389,865 | 81.1% | SWD | 76615 | 2024 | One Story | 1235 | | Avg | Avg |
| 118621113 | 105 | 5408 W ELLA CT | 6/19/24 | $394,990 | $394,990 | 83.4% | SWD | 76776 | 2024 | One Story | 1235 | | Avg | Avg |
| 118621104 | 105 | 5412 W JAY ST | 11/12/24 | $375,411 | $375,411 | 85.8% | SWD | 77901 | 2024 | One Story | 1235 | | Avg | Avg |
| 118621130 | 105 | 5320 W JAY ST | 12/6/24 | $387,042 | $387,042 | 80.8% | SWD | 77898 | 2024 | One Story | 1235 | | Avg | Avg |
| 118621099 | 105 | 5405 W JAY ST | 12/6/24 | $381,647 | $381,647 | 83.9% | SWD | 77864 | 2024 | One Story | 1235 | | Avg | Avg |
| 119551361 | 105 | 4912 W HENRY ST | 1/24/25 | $410,000 | $410,000 | 94.3% | SWD | 78135 | 1977 | One Story | 1380 | | Avg | Avg |
| 118621108 | 105 | 5409 W ELLA CT | 8/15/24 | $394,990 | $394,990 | 87.7% | SWD | 77155 | 2024 | One Story | 1390 | | Avg | Avg |
| 118621115 | 105 | 5320 W ELLA ST | 6/19/24 | $404,990 | $404,990 | 86.5% | SWD | 76690 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621126 | 105 | 5309 W ELLA ST | 6/19/24 | $382,605 | $382,605 | 87.7% | SWD | 76928 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621134 | 105 | 5304 W JAY ST | 7/9/24 | $407,852 | $407,852 | 84.3% | SWD | 77093 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621129 | 105 | 5321 W ELLA ST | 7/9/24 | $390,000 | $390,000 | 86.6% | SWD | 77117 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621100 | 105 | 5409 W JAY ST | 9/13/24 | $405,253 | $405,253 | 83.2% | SWD | 77453 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621132 | 105 | 5312 W JAY ST | 9/13/24 | $391,695 | $391,695 | 85.3% | SWD | 77369 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621131 | 105 | 5316 W JAY ST | 9/13/24 | $389,475 | $389,475 | 85.8% | SWD | 77520 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621125 | 105 | 5305 W ELLA ST | 10/18/24 | $394,685 | $394,685 | 85.5% | SWD | 77762 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621102 | 105 | 5417 W JAY ST | 11/12/24 | $417,503 | $417,503 | 78.8% | SWD | 77938 | 2024 | One Story | 1412 | | Avg | Avg |
| 118621118 | 105 | 5308 W ELLA ST | 9/13/24 | $397,815 | $397,815 | 86.1% | SWD | 77387 | 2024 | One Story | 1424 | | Avg | Avg |
| 118621106 | 105 | 5404 W JAY ST | 11/12/24 | $415,886 | $415,886 | 84.4% | SWD | 77945 | 2024 | One Story | 1424 | | Avg | #N/A |
| 118621120 | 105 | 5224 W ELLA ST | 6/19/24 | $421,837 | $421,837 | 85.3% | SWD | 76957 | 2024 | One Story | 1568 | | Avg | Avg |
| 118621103 | 105 | 5416 W JAY ST | 8/15/24 | $431,642 | $431,642 | 84.0% | SWD | 77589 | 2024 | One Story | 1568 | | Avg | Avg |
| 118621105 | 105 | 5408 W JAY ST | 8/15/24 | $410,332 | $410,332 | 87.3% | SWD | 77305 | 2024 | One Story | 1568 | | Avg | Avg |
| 118621116 | 105 | 5316 W ELLA ST | 10/8/24 | $439,990 | $439,990 | 85.8% | SWD | 77505 | 2024 | One Story | 1572 | | Avg | Avg |
| 118621107 | 105 | 5405 W ELLA CT | 11/12/24 | $439,990 | $439,990 | 76.2% | SWD | 77843 | 2024 | One Story | 1806 | | Avg | Avg |
| 118512208 | 105 | 2720 ROAD 56 | 2/13/25 | $600,000 | $600,000 | 105.8% | SWD | 78300 | 1994 | One Story | 1840 | | Avg | Avg |
| 118621128 | 105 | 5317 W ELLA ST | 6/19/24 | $420,190 | $420,190 | 93.6% | SWD | 76832 | 2024 | One Story | 1842 | | Avg | Avg |
| 119621063 | 105 | 1320 ROAD 56 | 2/11/25 | $555,000 | $555,000 | 93.3% | SWD | 78293 | 2017 | One Story | 1863 | | Avg | Avg |

| Parcel | Code | Address | Date | Price | Adj Price | Ratio | Deed | Land | Year | Style | SqFt | Q1 | Q2 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 118652059 | 105 | 5425 W COURT ST | 7/26/24 | $650,000 | $650,000 | 96.6% | SWD | 76976 | 1948 | One Story | 2480 | Avg | Avg+ |
| 118562065 | 105 | 6700 BUTTERCREEK CT | 8/24/24 | $575,000 | $575,000 | 85.1% | SWD | 77156 | 2004 | One Story | 1586 | Avg+ | Avg |
| 118651179 | 105 | 5220 W AGATE ST | 3/14/24 | $540,000 | $540,000 | 103.1% | SWD | 75987 | 2001 | One Story | 1914 | Avg+ | Avg |
| 119611034 | 105 | 5210 BLACK BELLE CT | 6/26/24 | $815,000 | $815,000 | 83.0% | SWD | 76712 | 2019 | One Story | 2112 | Avg+ | Avg |
| 119622151 | 105 | 5917 STONE CT | 2/28/24 | $645,000 | $645,000 | 98.8% | SWD | 75881 | 2008 | One Story | 2191 | Avg+ | Avg |
| 119631126 | 105 | 822 ROAD 57 CT | 9/10/24 | $597,700 | $597,700 | 89.0% | SWD | 77294 | 2021 | One Story | 2192 | Avg+ | Avg |
| 119631137 | 105 | 816 ROAD 56 | 8/6/24 | $575,000 | $575,000 | 90.8% | SWD | 77046 | 2022 | One Story | 2225 | Avg+ | Avg |
| 118551157 | 105 | 2911 65TH PL | 10/7/24 | $500,000 | $500,000 | 117.5% | SWD | 77536 | 2005 | One Story | 2530 | Avg+ | Avg |
| 119631130 | 105 | 704 ROAD 57 CT | 5/1/24 | $620,000 | $620,000 | 100.9% | SWD | 76343 | 2022 | One Story | 2673 | Avg+ | Avg+ |
| 118641088 | 105 | 1809 ROAD 57 PL | 11/6/24 | $728,000 | $728,000 | 94.7% | SWD | 77659 | 2009 | One Story | 2675 | Avg+ | Avg |
| 119613023 | 105 | 913 ROAD 53 CT | 9/17/24 | $770,000 | $770,000 | 86.4% | SWD | 77320 | 2022 | One Story | 2779 | Avg+ | Avg |
| 119063013 | 105 | 4808 W LIVINGSTON RD | 4/26/24 | $360,000 | $360,000 | 103.9% | SWD | 76301 | 1955 | One Story | 1244 | Fair | Fair+ |
| 119552351 | 105 | 908 ROAD 51 | 6/17/24 | $324,900 | $324,900 | 99.9% | SWD | 76645 | 1977 | One Story | 1144 | Fair+ | Fair+ |
| 118572251 | 105 | 6204 W MELVILLE RD | 2/12/24 | $399,900 | $399,900 | 92.6% | SWD | 75794 | 1976 | One Story | 1332 | Fair+ | Avg |
| 119681140 | 105 | 6104 W PARK ST | 8/9/24 | $484,900 | $484,900 | 78.8% | SWD | 77090 | 1976 | One Story | 1340 | Fair+ | Avg |
| 119551334 | 105 | 4812 W HENRY ST | 2/23/24 | $381,000 | $381,000 | 90.1% | SWD | 75884 | 1976 | One Story | 1380 | Fair+ | Avg |
| 118532240 | 105 | 5504 W RICHARDSON R | 11/22/24 | $355,500 | $355,500 | 97.4% | SWD | 77772 | 1976 | One Story | 1392 | Fair+ | Avg |
| 119552244 | 105 | 5020 W NIXON ST | 8/26/24 | $380,000 | $380,000 | 94.8% | SWD | 77142 | 1976 | One Story | 1532 | Fair+ | Avg |
| 119582051 | 105 | 5104 W SYLVESTER ST | 3/11/24 | $359,900 | $359,900 | 102.4% | SWD | 76011 | 1955 | One Story | 1536 | Fair+ | Avg |
| 119642183 | 105 | 5521 W HENRY ST | 8/29/24 | $410,000 | $410,000 | 97.6% | SWD | 77191 | 1978 | One Story | 1553 | Fair+ | Avg |
| 119621133 | 105 | 5704 W MARIE ST | 5/3/24 | $435,000 | $435,000 | 90.8% | SWD | 76360 | 1978 | One Story | 1788 | Fair+ | Avg |
| 119631035 | 105 | 5610 CASTLE HOLLY CT | 9/27/24 | $719,000 | $719,000 | 94.5% | SWD | 77403 | 2017 | One Story | 2206 | Good | Avg |
| 119682108 | 105 | 6203 PARK CT | 12/2/24 | $750,000 | $750,000 | 101.5% | SWD | 77838 | 2021 | One Story | 2730 | Good | Avg |
| 118511114 | 105 | 3012 BOSCH CT | 5/15/24 | $895,000 | $895,000 | 116.1% | SWD | 76459 | 2008 | One Story | 4167 | Good | Avg |
| 119551450 | 105 | 4912 W MARGARET ST | 10/4/24 | $455,000 | $455,000 | 86.5% | SWD | 77454 | 1978 | Split Level | 2064 | Avg | Avg |
| 118651151 | 105 | 1608 ROAD 52 | 1/21/25 | $549,000 | $549,000 | 106.5% | SWD | 78119 | 2003 | Two Story | 2733 | Avg+ | Avg |
| 119611036 | 105 | 5202 BLACK BELLE CT | 2/7/25 | $995,000 | $995,000 | 70.8% | SWD | 78252 | 2019 | Two Story | 3333 | Avg+ | Avg |
| 118511021 | 105 | 2908 ROAD 52 | 4/10/24 | $560,000 | $560,000 | 86.6% | SWD | 76185 | 1970 | Two Story | 2584 | Fair+ | Avg |
| 118522154 | 105 | 2412 ROAD 57 | 7/12/24 | $805,000 | $805,000 | 80.3% | SWD | 76872 | 2003 | Two Story | 3163 | Good | Avg |
| 118561049 | 105 | 6419 W RICHARDSON R | 6/20/24 | $865,000 | $865,000 | 84.7% | SWD | 76683 | 2021 | Two Story | 3705 | Good | Avg |