



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/FranklinCountyWashington)

<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 205

Broadmoor Estates

2025 Revaluation for 2026 Taxes

Neighborhood Description

The 205 neighborhood, Broadmoor Estates, boundaries are Westmoreland Lane to the east, Broadmoor Blvd (Road 100) to the west, Mediterranean Villas to the south and Burns Road to the north. Broadmoor Estates has 385 residential units of average/good quality. Many of the homes were built by New Tradition Homes between 2004 up to present with the homes located on residential city lots. Local arterials provide access to schools of all levels, local shopping, and restaurants as well as service businesses located on Sandifur Parkway and Road 68. 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 27 single family residential sales during January 2024 and March 2025 in the Broadmoor Estates neighborhood in Pasco (neighborhood 205). 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 93.42%, or the assessments are 93.42% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 3.3%, and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (COD less than 15%). The Price Related Differential or PRD, which measures vertical equity (assessment regressive or progressive) is 1.00 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).



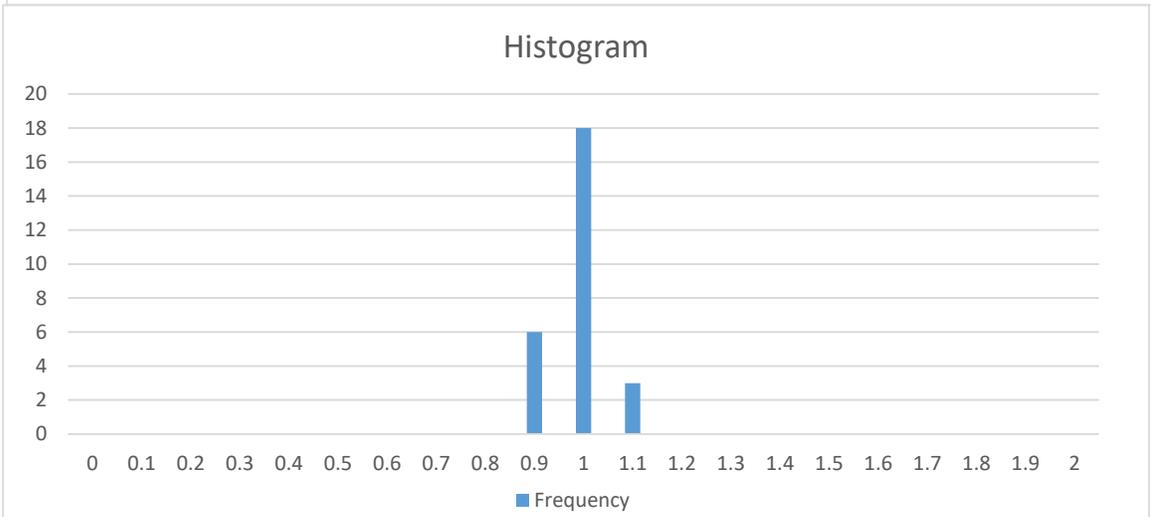
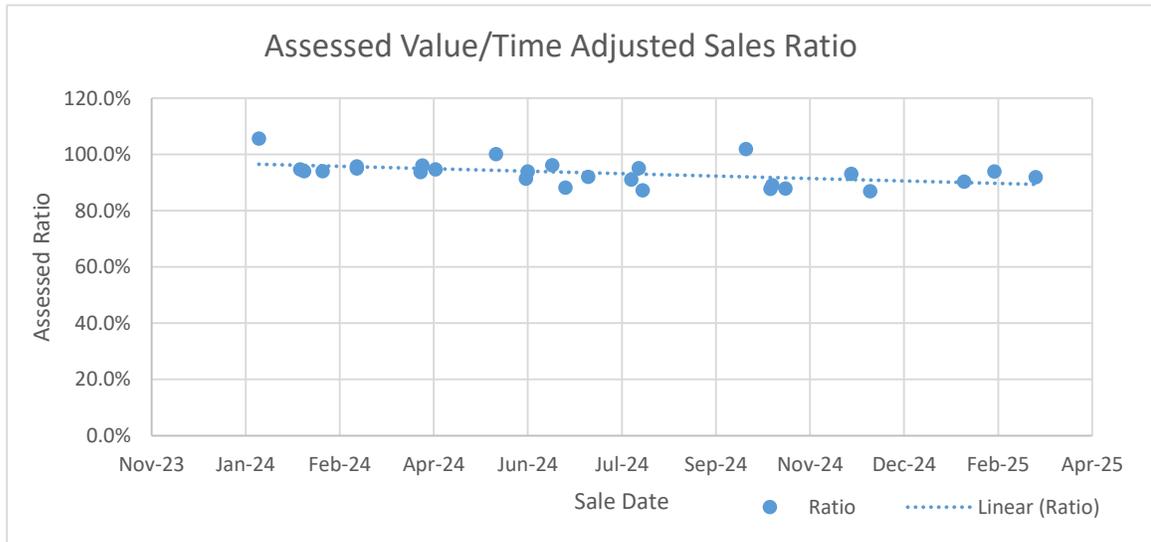
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/16/24	End 3/4/25
Statistical Study Area	205	
Index Creation Date	3/27/25	
Number of Sales in the Index	27	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	86.91%
Sales Ratio Hi Range	105.65%
Mean	93.42%
Median	93.92%
Aggregate Mean	93.33%
Variance	0.00196
Standard Deviation	0.04429
Coefficient of Variation	0.04741
Average Absolute Deviation	0.03258
Coefficient of Dispersion	0.03469
Price Related Differential	1.00097
Price Related Bias	-0.0804

Row Labels	Average of Ratio
One Story	93.2%
Two Story	94.3%
Grand Total	93.4%



**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>
115420188	205	6115 LEICESTER LN	10/14/24	\$391,000	\$391,000	87.8%	SWD	77517	2005	One Story	1400		Avg	Avg
115420174	205	9811 NOTTINGHAM DR	10/22/24	\$445,000	\$445,000	88.0%	SWD	77581	2005	One Story	1630		Avg	Avg
115420204	205	6112 EXETER LN	2/19/24	\$427,000	\$427,000	94.1%	SWD	75878	2006	One Story	1712		Avg	Avg
115420119	205	6111 CAVENDISH CT	11/26/24	\$430,000	\$430,000	93.1%	SWD	77794	2006	One Story	1712		Avg	Avg
115412124	205	9401 BROUGHTON DR	2/7/24	\$427,000	\$427,000	94.7%	SWD	75788	2007	One Story	1712		Avg	Avg
115412077	205	6303 COVENTRY LN	4/11/24	\$440,000	\$440,000	93.8%	SWD	76188	2008	One Story	1758		Avg	Avg
115420157	205	6304 KNIGHTSBRIDGE L	5/21/24	\$405,000	\$405,000	100.1%	SWD	76487	2005	One Story	1774		Avg	Avg
115420194	205	6116 HAMPSHIRE CT	8/5/24	\$429,900	\$429,900	95.1%	SWD	77023	2006	One Story	1790		Avg	Avg
115382148	205	9109 WELLINGTON DR	1/25/25	\$499,999	\$499,999	90.4%	SWD	78164	2012	One Story	1871		Avg	Avg
115412140	205	6117 DORCHESTER CT	8/7/24	\$509,900	\$509,900	87.2%	SWD	77033	2009	One Story	1912		Avg	Avg
115420153	205	9907 NORFOLK DR	4/19/24	\$445,000	\$445,000	94.7%	SWD	76263	2005	One Story	2015		Avg	Avg
115412131	205	6122 DORCHESTER CT	8/1/24	\$530,000	\$530,000	91.1%	SWD	77013	2009	One Story	2026		Avg	Avg
115382143	205	9003 WELLINGTON DR	2/9/24	\$525,000	\$525,000	94.1%	SWD	75802	2010	One Story	2299		Avg	Avg
115381117	205	6011 ROAD 90	4/12/24	\$515,000	\$515,000	96.1%	SWD	76234	2013	One Story	2328		Avg	Avg
115392046	205	9110 MAJESTIA LN	6/7/24	\$415,000	\$415,000	94.0%	SWD	76595	2017	One Story	1503		Avg+	Avg
115391054	205	8905 SOPHIE RAE CT	6/20/24	\$430,000	\$430,000	96.2%	SWD	76682	2016	One Story	1564		Avg+	Avg
115382173	205	6017 COTSWOLD LN	7/9/24	\$447,000	\$447,000	92.0%	SWD	76862	2016	One Story	1593		Avg+	Avg
115391062	205	8806 SOPHIE RAE CT	10/15/24	\$461,000	\$461,000	89.0%	SWD	77521	2017	One Story	1640		Avg+	Avg
115391067	205	8906 SOPHIE RAE CT	6/6/24	\$470,000	\$470,000	91.4%	SWD	76634	2017	One Story	1776		Avg+	Avg
115382163	205	9006 MAJESTIA LN	6/27/24	\$549,850	\$549,850	88.2%	SWD	76737	2016	One Story	2185		Avg+	Avg
115382179	205	6002 COTSWOLD LN	1/16/24	\$487,000	\$487,000	105.6%	SWD	75661	2016	One Story	2303		Avg+	Avg
115381080	205	6105 WESTMORELAND	12/6/24	\$515,000	\$515,000	86.9%	SWD	77834	2012	Two Story	2036		Avg	Avg
115381091	205	6114 WESTMORELAND	3/8/24	\$456,500	\$456,500	95.8%	SWD	75980	2013	Two Story	2162		Avg	Avg
115382147	205	9105 WELLINGTON DR	3/4/25	\$500,000	\$500,000	91.9%	SWD	78429	2011	Two Story	2198		Avg	Avg
115420164	205	9808 NORFOLK DR	10/1/24	\$450,000	\$450,000	102.0%	SWD	77443	2005	Two Story	2272		Avg	Avg
115381079	205	6011 WESTMORELAND	2/10/25	\$495,000	\$495,000	93.9%	SWD	78234	2015	Two Story	2338		Avg	Avg
115381116	205	6007 ROAD 90	3/8/24	\$489,000	\$489,000	95.1%	SWD	75960	2011	Two Story	2427		Avg	Avg