



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	

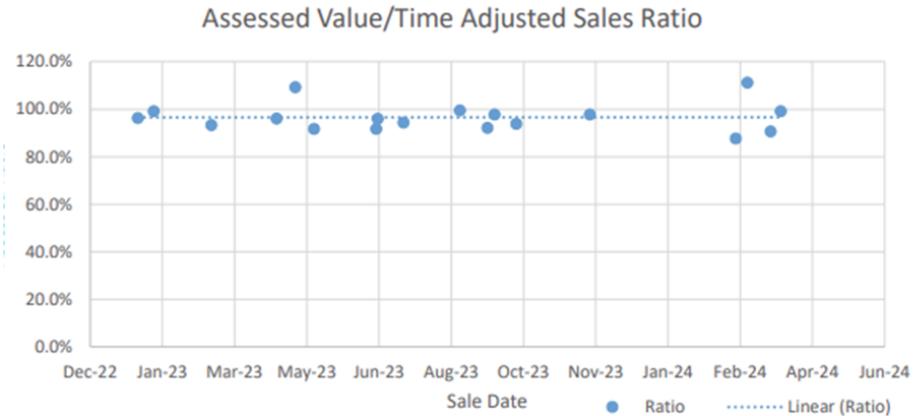
The next table on the report gives five measures of the assessment level in comparison to actual sales (ratios). The Sales Ratio Low Range gives the assessed value in comparison to the highest sale and the Sales Ratio High Range gives the assessed ratio in comparison to the lowest sale. The Mean, Median 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 210
Columbia Place and Heritage Village
2025 Revaluation for 2026 Taxes

Neighborhood Description

The 210 neighborhood, Columbia Place and Heritage Village boundaries are: Burns Road to the North, Road 90 to the East (above Zepher Ct.), Westminster Lane (above Studebaker Drive) to the East, Road 84 to the East, South to Sandifer Parkway, the Southern boundary and Saddle Creek Ln./Klickitat Ln. to the East. This area has 544 residential units of fair/average to average quality. Local arterials provide access to schools of all levels, local shopping, and restaurants as well as service businesses located on Sandifer 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 from January, 2024 to March, 2025, in the 210 neighborhood. 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 99.2%, or the assessment is 99.2% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 5.2%, 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 1.0 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).

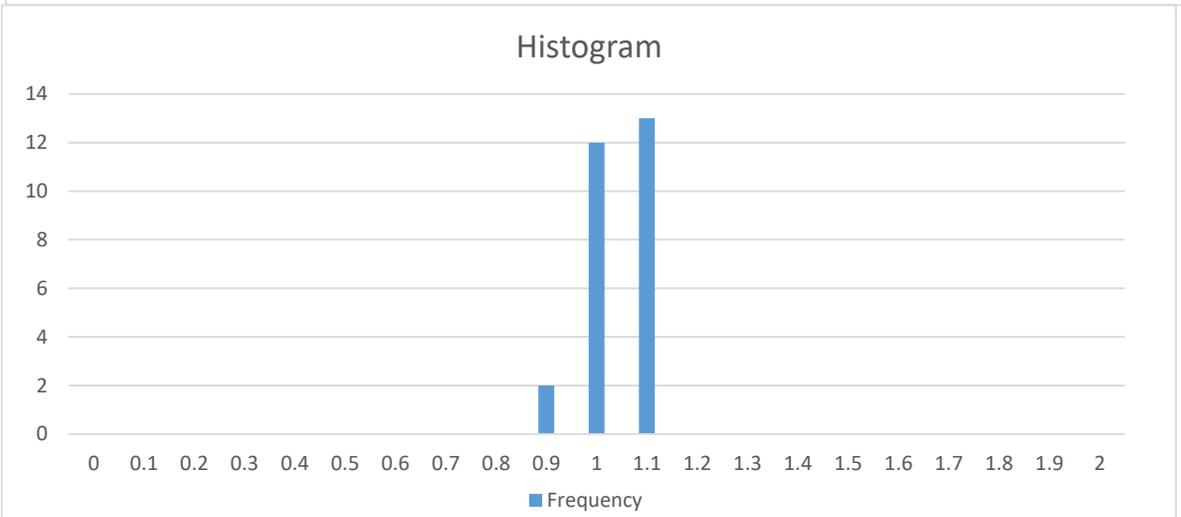
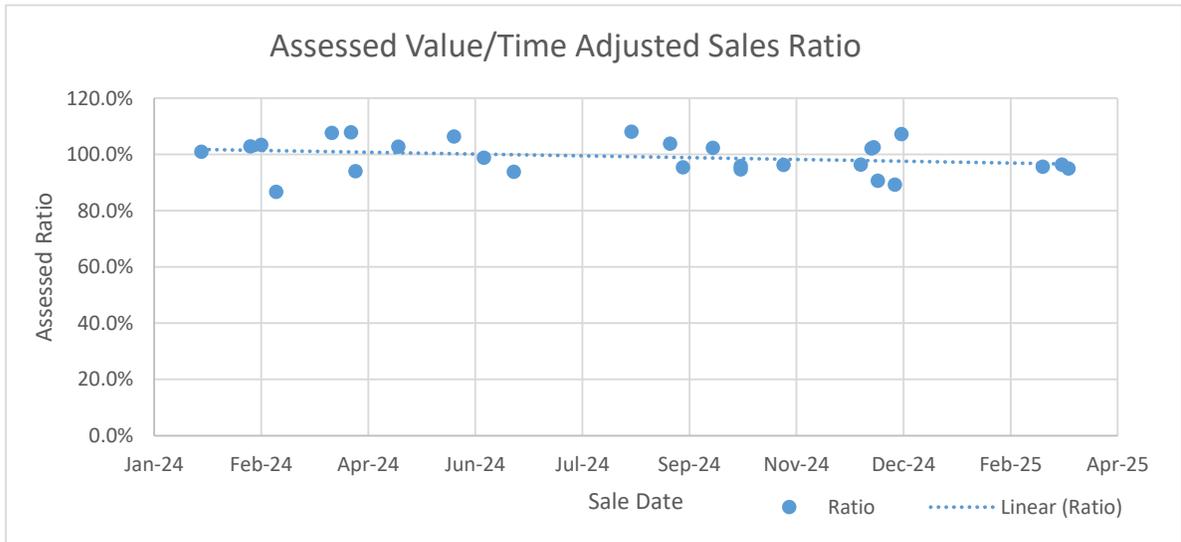


Franklin County Assessor Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/31/24	End 3/11/25
Statistical Study Area	210	
Index Creation Date	3/28/25	
Number of Sales in the Index	27	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	86.73%
Sales Ratio Hi Range	108.11%
Mean	99.17%
Median	98.86%
Aggregate Mean	99.06%
Variance	0.00355
Standard Deviation	0.05958
Coefficient of Variation	0.06008
Average Absolute Deviation	0.05119
Coefficient of Dispersion	0.05178
Price Related Differential	1.00107
Price Related Bias	-0.0302

Row Labels	Average of Ratio
Bi-level/bsmt	100.3%
One Story	99.7%
One Story/bsmt	102.5%
Split Level	96.4%
Two Story	97.1%
Grand Total	99.2%



**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>
116070085	210	8103 WENATCHEE DR	9/26/24	\$440,000	\$440,000	102.3%	SWD	77426	2005	Bi-level/bsmt	1232	1232	Fair+	Avg
116060053	210	7804 THREE RIVERS DR	4/10/24	\$389,000	\$389,000	107.9%	SWD	76184	2007	Bi-level/bsmt	1232	1232	Fair+	Avg
116080082	210	7824 WHITE BLUFFS CT	12/12/24	\$410,000	\$410,000	90.7%	SWD	77922	2004	Bi-level/bsmt	1284	616	Fair+	Avg
116080031	210	5607 SADDLE CREEK LN	4/12/24	\$380,000	\$380,000	94.1%	SWD	76236	2004	One Story	1216		Avg	Avg
115370071	210	6008 WESTMINSTER LN	2/28/24	\$350,000	\$350,000	103.4%	SWD	75906	2004	One Story	1160		Fair+	Avg
115370108	210	8415 STUTZ DR	2/27/25	\$388,000	\$388,000	95.7%	SWD	78359	2005	One Story	1162		Fair+	Avg+
116080074	210	7811 WHITE BLUFFS CT	12/4/24	\$350,000	\$350,000	96.4%	SWD	77821	2005	One Story	1216		Fair+	Avg
116070053	210	8213 WENATCHEE CT	12/23/24	\$338,000	\$338,000	107.2%	SWD	77992	2005	One Story	1216		Fair+	Avg
115381055	210	6309 SOMERSET LN	3/11/25	\$386,500	\$386,500	95.0%	SWD	78446	2009	One Story	1224		Fair+	Avg
116050060	210	6015 KLICKITAT LN	5/28/24	\$360,000	\$360,000	106.4%	SWD	76554	2005	One Story	1319		Fair+	Avg
116050107	210	6109 ENTIAT CT	1/31/24	\$449,000	\$449,000	101.0%	SWD	75734	2006	One Story	1344		Fair+	Avg
115381053	210	8908 DURHAM DR	12/20/24	\$450,000	\$450,000	89.3%	SWD	77953	2009	One Story	1344		Fair+	Avg
116080069	210	7820 RUSH CREEK DR	6/25/24	\$375,000	\$375,000	93.9%	SWD	76717	2005	One Story	1346		Fair+	Avg
116060150	210	6215 CHEHALIS LN	8/19/24	\$366,000	\$366,000	108.1%	SWD	77140	2004	One Story	1413		Fair+	Avg
116080024	210	7824 DESCHUTES DR	9/6/24	\$365,000	\$365,000	103.8%	SWD	77264	2004	One Story	1436		Fair+	Avg
116070077	210	5607 TIETON LN	10/29/24	\$399,000	\$399,000	96.3%	SWD	77603	2005	One Story	1440		Fair+	Avg
116060162	210	8003 SNOQUALMIE DR	2/23/24	\$400,000	\$400,000	102.9%	SWD	75880	2005	One Story	1474		Fair+	Avg+
116070094	210	8018 CANYON DR	5/2/24	\$400,000	\$400,000	102.8%	SWD	76349	2005	One Story	1622		Fair+	Avg
115370050	210	8615 STUDEBAKER DR	6/11/24	\$430,000	\$430,000	98.9%	SWD	76655	2004	One Story	1687		Fair+	Avg
116060098	210	6107 COWLITZ LN	12/10/24	\$593,007	\$593,007	102.5%	SWD	77966	2006	One Story/bsmt	2103	1032	Avg	Avg
116060058	210	7811 THREE RIVERS DR	3/8/25	\$400,000	\$400,000	96.4%	SWD	78442	2007	Split Level	1633		Fair+	Avg
115370062	210	8607 OVERLAND CT	9/12/24	\$354,000	\$354,000	95.5%	SWD	77280	2004	Two Story	1180		Fair+	Avg
115370064	210	8615 OVERLAND CT	3/6/24	\$370,000	\$370,000	86.7%	SWD	75937	2004	Two Story	1266		Fair+	Fair+
116070034	210	8113 KOOTENAY CT	10/9/24	\$450,000	\$450,000	94.7%	SWD	77456	2006	Two Story	2070		Fair+	Avg
116050040	210	6212 SALMON DR	4/1/24	\$418,400	\$418,400	107.7%	SWD	76119	2005	Two Story	2125		Fair+	Avg
116060157	210	7916 SNOQUALMIE DR	12/9/24	\$439,900	\$439,900	102.2%	SWD	77867	2005	Two Story	2210		Fair+	Avg
116060175	210	8307 SNOQUALMIE DR	10/9/24	\$690,000	\$690,000	95.8%	SWD	77463	2005	Two Story	2874		Fair+	Avg