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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Sales Ratio Hi Range	111.20%
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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

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 211

West Pasco

2025 Revaluation for 2026 Taxes

Neighborhood Description

The 211 Neighborhood, West Pasco, boundaries are: Road 111/Road 108/Crescent Road to the Irrigation Canal to the North and West of Road 84, Road 84 South to Argent, which is then the northern-most border for this neighborhood, East to Road 72, where the Northern border becomes Valley View (to the North of Argent), East to road 68 for the eastern border, with the Southern border being the Columbia River (excluding river front/view properties). This neighborhood surrounds, but excludes, all of neighborhood 208. This West Pasco neighborhood has more than 1245 improved, single family residential units, that range from smaller, low/fair quality homes to very good quality. Homes were built starting in 1910 and continue currently, with most starting in the 1970's and beyond. Most homes are located on residential sites, however there are many on small acreage tracts with outbuildings and/or barns. 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 49 single family residential sales between January, 2024 and March, 2025, in this area of West Pasco (Neighborhood 211). 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 95.92%, or the assessment is 95.92% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 7.6%, 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).
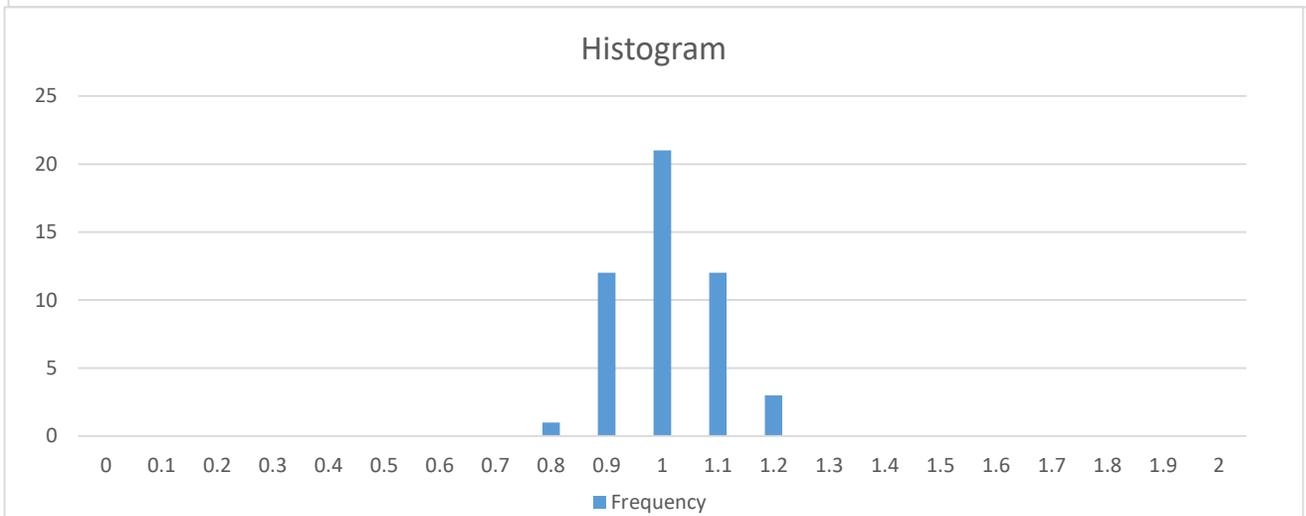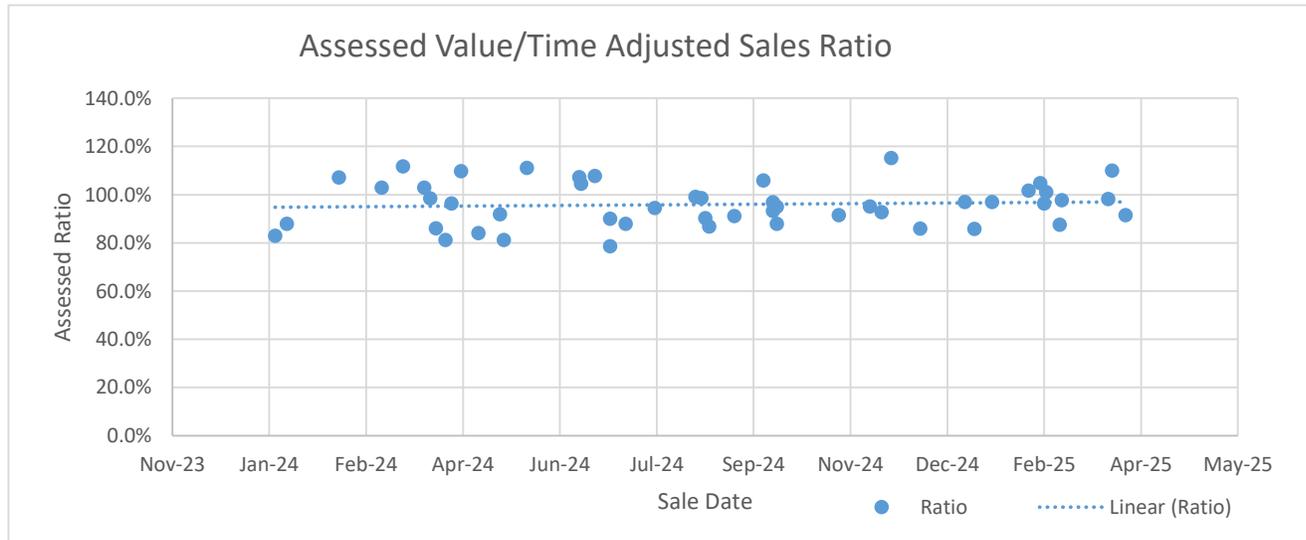
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SALES SELECTION INFORMATION

Sale Date Range	Start	1/12/24	End	3/26/25
Statistical Study Area	211			
Index Creation Date	3/28/25			
Number of Sales in the Index	49			
Ratios Calculated Using	CURRENT APPRAISED VALUES			

Measure	Result
Sales Ratio Lo Range	78.58%
Sales Ratio Hi Range	115.17%
Mean	95.92%
Median	96.34%
Aggregate Mean	95.11%
Variance	0.00819
Standard Deviation	0.09051
Coefficient of Variation	0.09436
Average Absolute Deviation	0.07398
Coefficient of Dispersion	0.07679
Price Related Differential	1.00854
Price Related Bias	-0.0904

Row Labels	Average of Ratio
Bi-level/bsmt	92.4%
One Story	95.0%
One Story/bsmt	102.2%
Split Level	102.7%
Two Story	90.9%
Two Story/bsmt	99.7%
Doublewide	98.2%
1 1/2 Story Finished/bsmt	104.6%
Grand Total	**95.9%**

Assessed Value/Time Adjusted Sales Ratio

Histogram

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Parcel#	NBHD	Address	SaleDate	SalePrice	TASP	Ratio	DeedType	Excise#	Year	Style	Sqft	Bsmt	Qual	Cond
118361041	211	7316 W ARGENT RD	6/18/24	$410,000	$410,000	104.6%	SWD	76672	1945	/2 Story Finished/b:	1392	528	Fair	Avg
118211248	211	10220 MAPLE DR	9/25/24	$678,000	$678,000	93.3%	SWD	77366	1973	Bi-level/bsmt	1710	824	Avg	Avg
118211168	211	10205 MAPLE DR	10/29/24	$604,000	$604,000	91.5%	SWD	77632	1968	Bi-level/bsmt	1452	1404	Fair+	Avg
118262149	211	9013 W COURT ST	4/9/24	$416,000	$416,000	81.3%	SWD	76180	1999	Doublewide	1566		Avg	Avg+
118130077	211	8714 MAPLE DR	11/25/24	$350,000	$350,000	115.2%	SWD	77783	1995	Doublewide	1848		Avg	Avg+
118231191	211	10012 LOCUST LN	1/2/25	$415,000	$415,000	97.0%	SWD	78041	1975	One Story	1620		Avg	Avg
118202196	211	10201 W ARGENT RD	3/26/25	$569,250	$569,250	91.5%	SWD	78520	1994	One Story	1758		Avg	Avg
118112055	211	9810 GAMAY DR	2/4/25	$500,000	$500,000	101.7%	SWD	78207	2019	One Story	2054		Avg	Avg
119701118	211	6916 W MARIE ST	6/25/24	$600,000	$600,000	107.8%	SWD	76734	1972	One Story	3152		Avg	Avg
117642203	211	3207 ROAD 70 PL	2/13/25	$515,000	$515,000	101.1%	SWD	78319	2003	One Story	1692		Avg+	Avg
117642054	211	3303 ROAD 71ST PL	5/9/24	$664,245	$664,245	81.3%	SWD	76396	2024	One Story	1912		Avg+	Avg
118481062	211	2101 AMY LP	9/27/24	$674,998	$674,998	87.9%	SWD	77437	2018	One Story	1966		Avg+	Avg
118122177	211	9415 MERLOT DR	9/25/24	$660,000	$660,000	96.8%	SWD	77413	2003	One Story	1984		Avg+	Avg
118412062	211	8204 BAYBERRY DR	12/10/24	$675,000	$675,000	85.9%	SWD	77900	2017	One Story	1998		Avg+	Avg
118231306	211	10109 W COURT ST	2/21/25	$575,000	$575,000	97.7%	SWD	78326	1997	One Story	2045		Avg+	Avg
118391081	211	7808 W ARGENT RD	7/11/24	$849,900	$849,900	87.9%	SWD	76857	2007	One Story	2076		Avg+	Avg
118202276	211	10108 W ARGENT RD	5/21/24	$545,000	$545,000	111.2%	SWD	76495	1990	One Story	2240		Avg+	Avg
118201188	211	10315 W ARGENT RD	4/1/24	$559,900	$559,900	98.5%	SWD	76131	1981	One Story	2254		Avg+	Avg+
118352091	211	7115 MAXIM CT	11/14/24	$698,000	$698,000	95.2%	SWD	77737	2016	One Story	2378		Avg+	Avg
118102182	211	9805 MAPLE DR	2/14/24	$767,000	$767,000	107.2%	SWD	75805	2006	One Story	2438		Avg+	Avg
118481064	211	2109 AMY LP	1/7/25	$788,000	$788,000	85.8%	SWD	78043	2018	One Story	2465		Avg+	Avg
118411164	211	2402 ROAD 80	1/16/25	$477,000	$477,000	97.0%	SWD	78101	1994	One Story	1574		Fair+	Avg
118192162	211	3908 ROAD 109	3/17/25	$400,000	$400,000	98.2%	SWD	78472	1963	One Story	1840		Fair+	Fair+
118411102	211	2516 ROAD 80	3/7/24	$635,000	$635,000	102.9%	SWD	75951	1993	One Story	2080		Fair+	Avg
117642056	211	3236 ROAD 71ST PL	4/12/24	$583,000	$583,000	96.4%	SWD	76222	2023	One Story	2076		Good	Avg
118371113	211	7319 W RICHARDSON R	2/20/25	$815,000	$815,000	87.5%	SWD	78307	2020	One Story	2252		Good	Avg
118152200	211	3304 SORENTO CT	1/18/24	$889,000	$889,000	87.9%	SWD	75662	2009	One Story	2317		Good	Avg
118381148	211	6801 W WERNETT RD	4/4/24	$750,000	$750,000	86.0%	SWD	76132	2023	One Story	2384		Good	Avg
118412063	211	8110 BAYBERRY DR	8/23/24	$845,000	$845,000	86.8%	SPECIAL WD	77187	2017	One Story	2445		Good	Avg
118152193	211	9116 TUSCANY DR	8/16/24	$770,000	$770,000	99.0%	SWD	77124	2009	One Story	2641		Good	Avg
118402035	211	2805 ROAD 84	11/20/24	$924,667	$924,667	92.8%	SWD	77769	2024	One Story	2826		Good	Avg
118312013	211	2420 ROAD 92	8/21/24	$525,000	$525,000	90.2%	SWD	77128	1960	One Story/bsmt	1200	1200	Avg	Avg
118392179	211	7916 W DRADIE ST	4/17/24	$494,297	$494,297	109.7%	SWD	76238	1962	One Story/bsmt	1548	1110	Avg	Avg
118262087	211	9020 W RICHARDSON R	7/26/24	$610,000	$610,000	94.5%	SWD	76971	1976	One Story/bsmt	1668	1668	Avg	Avg
118313227	211	9511 STURGIS RD	2/10/25	$805,000	$805,000	104.7%	SWD	78242	2003	One Story/bsmt	2712	2712	Avg+	Avg

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118322102	211	8625 WHIPPLE AVE	3/18/24	$788,900	$788,900	111.7%	SWD	76027	2009	One Story/bsmt	1978	1320	Good	Avg
118262041	211	8912 W RICHARDSON R	9/27/24	$628,500	$628,500	94.9%	SWD	77439	1978	Split Level	2121		Avg	Avg
118271317	211	8505 FRANKLIN RD	9/20/24	$498,000	$498,000	105.9%	SWD	77339	1979	Split Level	2480		Avg	Avg
118392133	211	7806 W DRADIE ST	6/17/24	$500,000	$500,000	107.3%	SWD	76657	1978	Split Level	2432		Fair+	Fair+
118201179	211	10319 W ARGENT RD	1/12/24	$594,900	$594,900	83.0%	SWD	75643	1979	Two Story	2628		Avg	Avg+
118382117	211	7109 W WERNETT RD	8/19/24	$629,000	$629,000	98.6%	SWD	77116	1999	Two Story	2634		Avg	Avg
118201204	211	10318 W ARGENT RD	9/5/24	$587,500	$587,500	91.2%	SWD	77249	1979	Two Story	2848		Avg	Avg
118112069	211	3303 PINNACLE LN	4/26/24	$599,900	$599,900	84.0%	SWD	76306	2019	Two Story	2941		Avg	Avg
118472097	211	7011 W PEARL ST	7/3/24	$1,049,000	$1,049,000	78.6%	SWD	76868	2011	Two Story	2612		Good	Avg
118161098	211	3506 ROYCE LN	7/3/24	$849,900	$849,900	90.0%	SWD	76819	2019	Two Story	2779		Good	Avg
118140244	211	8921 SUNSET TRL	3/19/25	$637,500	$637,500	109.9%	SWD	78485	1993	Two Story	2782		Good	Avg
118352155	211	7009 ALDERMAN RD	5/7/24	$1,125,000	$1,125,000	91.8%	SWD	76364	2013	Two Story	4953		Good	Avg
118311096	211	9217 W RICHARDSON R	3/29/24	$862,000	$862,000	103.0%	SWD	76109	1993	Two Story/bsmt	2938	1844	Good	Avg
118311121	211	9401 W RICHARDSON R	2/12/25	$886,000	$886,000	96.3%	SWD	78369	1993	Two Story/bsmt	3094	1064	Good	Avg