



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 213

Columbia Terrace

2025 Revaluation for 2026 Taxes

Neighborhood Description

The 213 neighborhood, Columbia Terrace, includes the developed subdivisions North of Burns Road (Columbia Terrace, Barker Ranch, Seven Sisters, Desert Sage), East of Road 108, West of Road 84 Place and South of the undeveloped land/sites which are North of these developed subdivisions. The oldest subdivision in this neighborhood, Columbia Terrace Phase 1, was platted in 2017 with 68 residential city lots, while Phase 2 was platted in 2018 with 77 residential city lots. Currently the entire neighborhood (213) has 516 platted, city lots, with approximately 486 homes fully completed, with others in process and/or vacant. These single-family residences are of average to good quality construction. Homes started construction in 2017, with homes built mostly by Olin Homes, New Tradition Homes, Landmark Homes, Pro Made Homes, Luxe Homes, P and R Construction, Titan Homes and Pahlisch Homes, along with a few others. 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 130 single family residential sales between January, 2024 and February, 2025 in the Columbia Terrace neighborhood, in Pasco (neighborhood 213). 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 95.18 %, or the assessment is 95.18% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 3.8% 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).

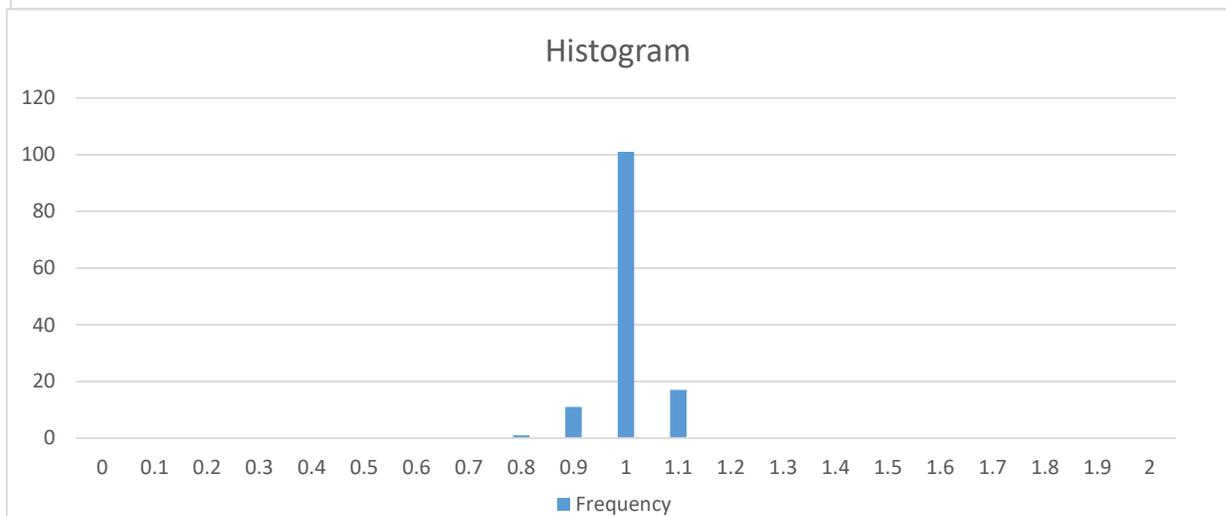
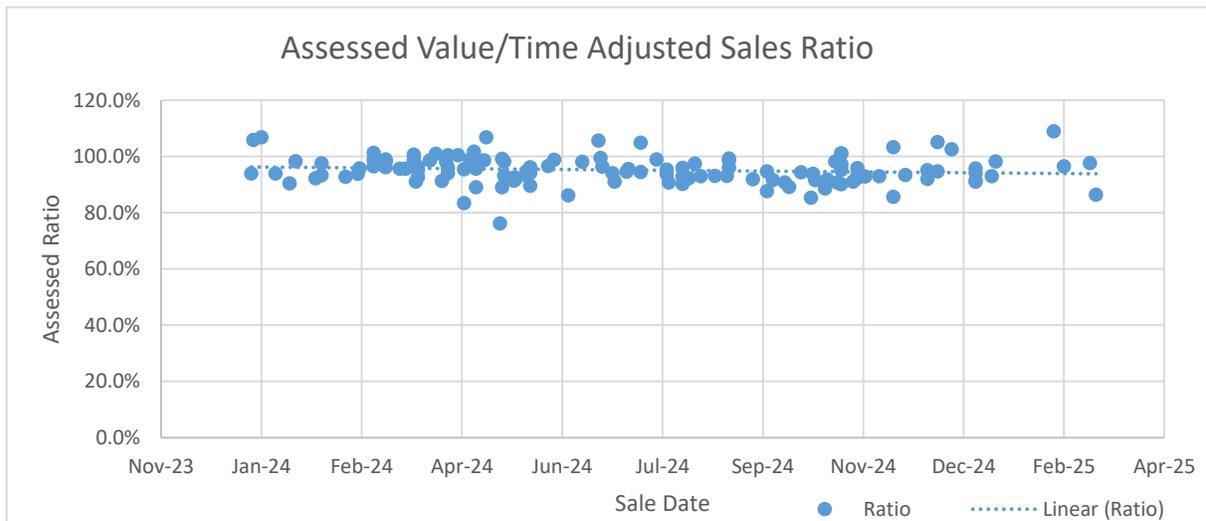


Franklin County Assessor Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/4/24	End 2/28/25
Statistical Study Area	213	
Index Creation Date	3/28/25	
Number of Sales in the Index	130	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	76.24%
Sales Ratio Hi Range	108.92%
Mean	95.18%
Median	94.93%
Aggregate Mean	95.13%
Variance	0.00237
Standard Deviation	0.04868
Coefficient of Variation	0.05114
Average Absolute Deviation	0.03654
Coefficient of Dispersion	0.03849
Price Related Differential	1.00053
Price Related Bias	-0.0104

Row Labels	Average of Ratio
1 1/2 Story Finished	92.7%
One Story	95.4%
Two Story	92.9%
Grand Total	95.2%



**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>
115171011	213	6601 ROAD 84 PL	4/19/24	\$559,900	\$559,900	83.4%	SWD	76244	2023	1 1/2 Story Finishec	1813		Avg+	Avg
115171024	213	8510 SILVER MOUND D	2/27/24	\$505,000	\$505,000	95.7%	SWD	75874	2023	1 1/2 Story Finishec	2036		Avg+	Avg
115180346	213	10506 SILVERBRIGHT DI	6/3/24	\$534,850	\$534,850	98.9%	SWD	76569	2023	1 1/2 Story Finishec	2366		Avg+	Avg
115180391	213	10505 COHO DR	3/27/24	\$370,850	\$370,850	92.7%	SWD	76092	2024	One Story	1107		Avg	Avg
115181031	213	10701 KOKANEE DR	7/10/24	\$362,300	\$362,300	95.6%	SWD	76840	2024	One Story	1158		Avg	Avg
115181008	213	10602 KOKANEE DR	7/29/24	\$372,850	\$372,850	93.7%	SWD	76995	2024	One Story	1174		Avg	Avg
115181011	213	10510 KOKANEE DR	8/15/24	\$375,850	\$375,850	93.0%	SWD	77104	2024	One Story	1174		Avg	Avg
115181021	213	10413 KOKANEE DR	9/10/24	\$379,950	\$379,950	92.0%	SWD	77273	2024	One Story	1174		Avg	Avg
115181038	213	10702 DANUBE DR	10/10/24	\$373,850	\$373,850	93.8%	SWD	77515	2024	One Story	1174		Avg	Avg
115181064	213	10709 DANUBE DR	11/1/24	\$379,850	\$379,850	92.4%	SWD	77641	2024	One Story	1174		Avg	Avg
115181041	213	10606 DANUBE DR	11/25/24	\$374,850	\$374,850	93.4%	SWD	77803	2024	One Story	1174		Avg	Avg
115181048	213	10414 DANUBE DR	12/11/24	\$368,955	\$368,955	94.7%	SWD	77879	2025	One Story	1174		Avg	Avg
115180392	213	10509 COHO DR	2/8/24	\$380,755	\$380,755	93.3%	SWD	75775	2024	One Story	1196		Avg	Avg
115180396	213	10605 COHO DR	2/20/24	\$382,913	\$382,913	92.8%	SWD	75816	2024	One Story	1196		Avg	Avg
115180388	213	10409 COHO DR	4/8/24	\$387,850	\$387,850	91.3%	SWD	76173	2024	One Story	1196		Avg	Avg
115180381	213	10502 COHO DR	4/25/24	\$398,850	\$398,850	89.1%	SWD	76292	2024	One Story	1196		Avg	Avg
115180385	213	10402 COHO DR	5/9/24	\$385,000	\$385,000	93.3%	SWD	76454	2024	One Story	1196		Avg	Avg
115181002	213	10710 KOKANEE DR	7/3/24	\$389,451	\$389,451	91.1%	SWD	76844	2024	One Story	1196		Avg	Avg
115181005	213	10614 KOKANEE DR	7/9/24	\$374,793	\$374,793	94.6%	SWD	76848	2024	One Story	1196		Avg	Avg
115181037	213	10706 DANUBE DR	9/17/24	\$412,472	\$412,472	87.6%	SWD	77393	2024	One Story	1196		Avg	Avg
115181042	213	10602 DANUBE DR	10/4/24	\$374,850	\$374,850	94.4%	SWD	77442	2024	One Story	1196		Avg	Avg
115180393	213	10513 COHO DR	4/11/24	\$387,141	\$387,141	94.0%	SWD	76203	2024	One Story	1240		Avg	Avg
115180363	213	10609 SILVERBRIGHT DI	2/5/24	\$403,850	\$403,850	92.2%	SWD	75755	2023	One Story	1320		Avg	Avg
115180382	213	10414 COHO DR	1/4/24	\$397,580	\$397,580	93.9%	SWD	75621	2024	One Story	1320		Avg	Avg
115181013	213	10502 KOKANEE DR	9/20/24	\$404,850	\$404,850	91.6%	SWD	77335	2024	One Story	1320		Avg	Avg
115181026	213	10517 KOKANEE DR	9/26/24	\$408,850	\$408,850	90.7%	SWD	77423	2024	One Story	1320		Avg	Avg
115181047	213	10502 DANUBE DR	11/1/24	\$395,185	\$395,185	93.3%	SWD	77687	2024	One Story	1320		Avg	Avg
115181062	213	10701 DANUBE DR	12/30/24	\$407,850	\$407,850	91.3%	SWD	78037	2024	One Story	1320		Avg	Avg
115180303	213	10718 CHINOOK DR	10/24/24	\$399,750	\$399,750	101.1%	SWD	77577	2023	One Story	1348		Avg	Avg
115181050	213	10406 DANUBE DR	12/6/24	\$394,240	\$394,240	95.1%	SWD	77861	2025	One Story	1348		Avg	Avg
115171103	213	8714 SILVER MOUND D	10/30/24	\$418,900	\$418,900	91.1%	SWD	77626	2024	One Story	1379		Avg	Avg
115171134	213	8705 SILVER MOUND D	11/19/24	\$447,800	\$447,800	85.7%	SWD	77760	2024	One Story	1379		Avg	Avg
115180389	213	10413 COHO DR	5/22/24	\$411,850	\$411,850	94.1%	SWD	76511	2024	One Story	1397		Avg	Avg
115181058	213	10601 DANUBE DR	12/30/24	\$423,232	\$423,232	91.1%	SWD	78042	2024	One Story	1397		Avg	Avg
115171039	213	8501 SILVER MOUND D	6/27/24	\$399,900	\$399,900	96.4%	SWD	76727	2024	One Story	1401		Avg	Avg

**Franklin County Assessor
Statistical Summary Report**

115171040	213	8413 SILVER MOUND D	7/2/24	\$409,900	\$409,900	94.1%	SWD	76785	2024	One Story	1401	Avg	Avg
115180379	213	10510 COHO DR	1/23/24	\$407,850	\$407,850	90.5%	SWD	75714	2024	One Story	1418	Avg	Avg
115180399	213	10701 COHO DR	3/27/24	\$409,850	\$409,850	95.1%	SWD	76079	2024	One Story	1418	Avg	Avg
115181010	213	10514 KOKANEE DR	8/9/24	\$420,385	\$420,385	92.3%	SWD	77065	2024	One Story	1418	Avg	Avg
115181006	213	10610 KOKANEE DR	8/22/24	\$414,850	\$414,850	93.1%	SWD	77152	2024	One Story	1418	Avg	Avg
115181023	213	10505 KOKANEE DR	8/28/24	\$414,850	\$414,850	93.1%	SWD	77161	2024	One Story	1418	Avg	Avg
115181032	213	10705 KOKANEE DR	8/29/24	\$419,850	\$419,850	99.3%	SWD	77231	2024	One Story	1418	Avg	Avg
115181029	213	10609 KOKANEE DR	9/17/24	\$407,850	\$407,850	94.7%	SWD	77375	2024	One Story	1418	Avg	Avg
115181016	213	10406 KOKANEE DR	10/11/24	\$427,850	\$427,850	91.6%	SWD	77531	2024	One Story	1418	Avg	Avg
115181036	213	10710 DANUBE DR	10/22/24	\$425,850	\$425,850	90.8%	SWD	77563	2024	One Story	1418	Avg	Avg
115181046	213	10506 DANUBE DR	11/12/24	\$415,775	\$415,775	93.1%	SWD	77706	2024	One Story	1418	Avg	Avg
115181053	213	10501 DANUBE DR	10/24/24	\$410,540	\$410,540	97.4%	SWD	77637	2025	One Story	1418	Avg	Avg
115171084	213	8413 DUSTY-MAIDEN D	6/10/24	\$455,397	\$455,397	86.2%	SWD	76647	2024	One Story	1419	Avg	Avg
115171059	213	8509 ASHEN DR	7/30/24	\$439,900	\$439,900	90.8%	SWD	76980	2024	One Story	1419	Avg	Avg
115171015	213	6501 ROAD 84 PL	8/12/24	\$445,000	\$445,000	97.5%	SWD	77131	2024	One Story	1419	Avg	Avg
115171043	213	8414 ASHEN DR	3/26/24	\$439,900	\$439,900	91.1%	SWD	76146	2024	One Story	1424	Avg	Avg
115171068	213	8510 DUSTY-MAIDEN D	4/10/24	\$399,900	\$399,900	98.0%	SWD	76187	2024	One Story	1449	Avg	Avg
115170241	213	6610 SPRINGER LN	12/18/24	\$399,900	\$399,900	102.6%	SWD	78001	2020	One Story	1456	Avg	Avg
115171070	213	8602 DUSTY-MAIDEN D	5/21/24	\$418,000	\$418,000	93.9%	SWD	76585		One Story	1484	Avg	Avg
115171083	213	8501 DUSTY-MAIDEN D	3/21/24	\$416,180	\$416,180	95.7%	SWD	76026	2024	One Story	1499	Avg	Avg
115171082	213	8505 DUSTY-MAIDEN D	3/25/24	\$399,900	\$399,900	100.7%	SWD	76037	2024	One Story	1499	Avg	Avg
115171069	213	8514 DUSTY-MAIDEN D	4/19/24	\$424,900	\$424,900	95.4%	SWD	76315	2024	One Story	1518	Avg	Avg
115171067	213	8506 DUSTY-MAIDEN D	4/29/24	\$414,900	\$414,900	98.6%	SWD	76308	2024	One Story	1518	Avg	Avg
115170240	213	6606 SPRINGER LN	5/14/24	\$433,000	\$433,000	91.4%	SWD	76448	2019	One Story	1520	Avg	Avg
115171060	213	8505 ASHEN DR	11/5/24	\$449,900	\$449,900	92.9%	SWD	77714	2024	One Story	1540	Avg	Avg
115181003	213	10706 KOKANEE DR	7/16/24	\$432,785	\$432,785	105.0%	SWD	76905	2024	One Story	1593	Avg	Avg
115180351	213	10402 SILVERBRIGHT DI	12/30/24	\$449,690	\$449,690	95.8%	SWD	78025	2023	One Story	1598	Avg	Avg
115180344	213	10514 SILVERBRIGHT DI	4/25/24	\$442,850	\$442,850	95.7%	SWD	76332	2023	One Story	1602	Avg	Avg
115180365	213	10701 SILVERBRIGHT DI	5/15/24	\$462,850	\$462,850	92.3%	SWD	76445	2024	One Story	1602	Avg	Avg
115181009	213	10518 KOKANEE DR	7/16/24	\$447,737	\$447,737	94.5%	SWD	76899	2024	One Story	1602	Avg	Avg
115181025	213	10513 KOKANEE DR	10/17/24	\$461,850	\$461,850	91.8%	SWD	77535	2024	One Story	1602	Avg	Avg
115181007	213	10606 KOKANEE DR	10/24/24	\$441,850	\$441,850	95.3%	SWD	77578	2024	One Story	1602	Avg	Avg
115180390	213	10501 COHO DR	4/5/24	\$424,422	\$424,422	101.0%	SWD	76214	2024	One Story	1623	Avg	Avg
115181051	213	10402 DANUBE DR	12/11/24	\$439,320	\$439,320	105.2%	SWD	77915	2024	One Story	1623	Avg	Avg
115180380	213	10506 COHO DR	2/26/24	\$459,850	\$459,850	93.9%	SWD	75939	2023	One Story	1656	Avg	Avg
115170245	213	6702 SPRINGER LN	10/21/24	\$499,900	\$499,900	98.2%	SWD	77558	2023	One Story	1712	Avg	Avg

**Franklin County Assessor
Statistical Summary Report**

115170246	213	6706 SPRINGER LN	2/28/25	\$508,000	\$508,000	86.4%	SWD	78433	2024	One Story	1712	Avg	Avg
115171057	213	8601 ASHEN DR	1/16/24	\$514,900	\$514,900	94.0%	SWD	75653	2023	One Story	1818	Avg	Avg
115180398	213	10613 COHO DR	5/20/24	\$486,035	\$486,035	93.4%	SWD	76481	2024	One Story	1860	Avg	Avg
115170134	213	9809 SILVERBRIGHT DR	2/25/25	\$510,000	\$510,000	97.6%	SWD	78376	2018	One Story	1922	Avg	Avg
115181015	213	10410 KOKANEE DR	10/24/24	\$531,850	\$531,850	90.1%	SWD	77595	2024	One Story	1935	Avg	Avg
115180318	213	10414 CHINOOK DR	5/8/24	\$539,850	\$539,850	89.1%	SWD	76404	2023	One Story	1942	Avg	Avg
115180397	213	10609 COHO DR	5/22/24	\$513,522	\$513,522	89.6%	SWD	76488	2024	One Story	1968	Avg	Avg
115181024	213	10509 KOKANEE DR	12/6/24	\$524,850	\$524,850	92.0%	SWD	77860	2024	One Story	1968	Avg	Avg
115181054	213	10505 DANUBE DR	12/30/24	\$520,063	\$520,063	94.2%	SWD	78071	2025	One Story	1968	Avg	Avg
115180340	213	10610 SILVERBRIGHT DI	8/6/24	\$519,850	\$519,850	90.2%	SWD	77029	2023	One Story	1980	Avg	Avg
115180312	213	10602 CHINOOK DR	8/6/24	\$529,900	\$529,900	96.0%	SWD	77037	2023	One Story	2001	Avg	Avg
115180349	213	10410 SILVERBRIGHT DI	3/11/24	\$439,850	\$439,850	98.3%	SWD	75972	2023	One Story	1472	Avg+	Avg
115180371	213	10706 COHO DR	4/22/24	\$422,850	\$422,850	98.9%	SWD	76309	2023	One Story	1472	Avg+	Avg
115171028	213	8610 SILVER MOUND D	4/24/24	\$422,171	\$422,171	101.8%	SWD	76287	2024	One Story	1478	Avg+	Avg
115171027	213	8606 SILVER MOUND D	6/17/24	\$427,988	\$427,988	98.1%	SWD	76681	2021	One Story	1499	Avg+	Avg
115171053	213	8701 ASHEN DR	1/5/24	\$402,167	\$402,167	105.9%	SWD	75625	2023	One Story	1499	Avg+	Avg
115171042	213	8410 ASHEN DR	4/16/24	\$435,898	\$435,898	100.4%	SWD	76224	2025	One Story	1508	Avg+	Avg
115180354	213	10409 SILVERBRIGHT DI	4/11/24	\$449,850	\$449,850	96.0%	SWD	76197	2024	One Story	1518	Avg+	Avg
115171016	213	6409 ROAD 84 PL	1/9/25	\$456,750	\$456,750	98.3%	SWD	78199	2024	One Story	1520	Avg+	Avg
115171013	213	6509 ROAD 84 PL	3/5/24	\$454,900	\$454,900	98.7%	SWD	75950	2024	One Story	1540	Avg+	Avg
115171071	213	8606 DUSTY-MAIDEN D	6/26/24	\$444,900	\$444,900	99.5%	SWD	76767	2023	One Story	1564	Avg+	Avg
115180369	213	10714 COHO DR	2/8/24	\$462,850	\$462,850	97.6%	SWD	75776	2023	One Story	1598	Avg+	Avg
115110119	213	8207 ASHEN DR	2/7/25	\$432,500	\$432,500	108.9%	SWD	78274	2020	One Story	1602	Avg+	Avg
115180355	213	10413 SILVERBRIGHT DI	4/11/24	\$442,850	\$442,850	100.5%	SWD	76216	2023	One Story	1602	Avg+	Avg
115180376	213	10602 COHO DR	5/20/24	\$474,015	\$474,015	94.7%	SWD	76486	2023	One Story	1602	Avg+	Avg
115180343	213	10518 SILVERBRIGHT DI	5/9/24	\$472,850	\$472,850	98.3%	SWD	76417	2023	One Story	1656	Avg+	Avg
115170230	213	6709 SOCKEYE LN	1/7/25	\$551,900	\$551,900	93.0%	SWD	78090	2024	One Story	1664	Avg+	Avg
115171023	213	8506 SILVER MOUND D	3/11/24	\$475,000	\$475,000	98.3%	SWD	76015	2023	One Story	1690	Avg+	Avg
115171074	213	8702 DUSTY-MAIDEN D	4/2/24	\$479,000	\$479,000	98.7%	SWD	76138	2023	One Story	1690	Avg+	Avg
115180305	213	10710 CHINOOK DR	10/24/24	\$475,850	\$475,850	101.0%	SWD	77614	2023	One Story	1698	Avg+	Avg
115171055	213	8609 ASHEN DR	3/18/24	\$489,900	\$489,900	95.7%	SWD	76081	2023	One Story	1723	Avg+	Avg
115180378	213	10514 COHO DR	8/29/24	\$479,850	\$479,850	98.4%	SWD	77190	2024	One Story	1728	Avg+	Avg
115180400	213	10705 COHO DR	5/31/24	\$496,850	\$496,850	96.7%	SWD	76609	2024	One Story	1764	Avg+	Avg
115180361	213	10601 SILVERBRIGHT DI	5/8/24	\$486,850	\$486,850	99.1%	SWD	76401	2024	One Story	1789	Avg+	Avg
115180374	213	10610 COHO DR	3/27/24	\$494,850	\$494,850	96.5%	SWD	76102	2024	One Story	1860	Avg+	Avg
115180394	213	10517 COHO DR	5/22/24	\$499,850	\$499,850	96.1%	SWD	76528	2024	One Story	1860	Avg+	Avg

Franklin County Assessor Statistical Summary Report

115181028	213	10605 KOKANEE DR	8/6/24	\$512,850	\$512,850	93.0%	SWD	77048	2024	One Story	1860	Avg+	Avg
115180359	213	10513 SILVERBRIGHT DI	11/1/24	\$497,850	\$497,850	95.9%	SWD	77642	2024	One Story	1860	Avg+	Avg
115171041	213	8409 SILVER MOUND D	9/28/24	\$525,000	\$525,000	89.1%	SWD	77411	2023	One Story	1868	Avg+	Avg
115171025	213	8514 SILVER MOUND D	3/11/24	\$489,000	\$489,000	96.2%	SWD	76056	2023	One Story	1881	Avg+	Avg
115180387	213	10405 COHO DR	3/25/24	\$485,947	\$485,947	98.7%	SWD	76085	2024	One Story	1895	Avg+	Avg
115180357	213	10505 SILVERBRIGHT DI	10/24/24	\$504,850	\$504,850	96.8%	SWD	77597	2024	One Story	1968	Avg+	Avg
115180375	213	10606 COHO DR	2/12/25	\$509,850	\$509,850	96.5%	SWD	78328	2024	One Story	1968	Avg+	Avg
115171014	213	6505 ROAD 84 PL	5/7/24	\$663,551	\$663,551	76.2%	SWD	76405	2024	One Story	2069	Avg+	Avg
115171066	213	8502 DUSTY-MAIDEN D	1/9/24	\$522,000	\$522,000	106.8%	SWD	75677	2023	One Story	2075	Avg+	Avg
115171073	213	8614 DUSTY-MAIDEN D	3/5/24	\$509,500	\$509,500	101.3%	SWD	75943	2023	One Story	2091	Avg+	Avg
115171054	213	8613 ASHEN DR	3/11/24	\$518,540	\$518,540	98.9%	SWD	75994	2023	One Story	2091	Avg+	Avg
115170185	213	9806 CHINOOK CT	4/30/24	\$520,000	\$520,000	106.8%	SWD	76342	2018	One Story	2102	Avg+	Avg
115171061	213	8501 ASHEN DR	3/5/24	\$605,000	\$605,000	96.5%	SWD	75959	2022	One Story	2115	Avg+	Avg
115110162	213	8112 ASHEN DR	7/24/24	\$615,000	\$615,000	99.0%	SWD	76967	2021	One Story	2215	Avg+	Avg
115110147	213	8317 SILVER MOUND D	11/19/24	\$683,500	\$683,500	103.3%	SWD	77742	2020	One Story	2873	Avg+	Avg
115171076	213	8613 DUSTY-MAIDEN D	8/29/24	\$600,000	\$600,000	96.0%	SWD	77174	2024	One Story	2054	Good	Avg
115171052	213	8702 ASHEN DR	6/25/24	\$526,114	\$526,114	105.7%	SWD	76793	2024	One Story	2091	Good	Avg
115171018	213	6401 ROAD 84 PL	7/29/24	\$615,000	\$615,000	95.3%	SWD	76983	2023	Two Story	2286	Avg	Avg
115171075	213	8701 DUSTY-MAIDEN D	5/14/24	\$589,900	\$589,900	92.5%	SWD	76418	2024	Two Story	2426	Avg+	Avg
115170103	213	9605 KOKANEE DR	1/26/24	\$600,000	\$600,000	98.3%	SWD	75708	2019	Two Story	2574	Avg+	Avg
115171063	213	8409 ASHEN DR	10/16/24	\$653,036	\$653,036	88.6%	SWD	77532	2024	Two Story	2588	Avg+	Avg
115170189	213	6417 CHINOOK LN	3/8/24	\$586,000	\$586,000	97.4%	SWD	75982	2018	Two Story	2743	Avg+	Avg
115110161	213	8108 ASHEN DR	10/9/24	\$735,000	\$735,000	85.4%	SWD	77481	2021	Two Story	3331	Avg+	Avg