



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 216
The Dunes and Solstice
2025 Revaluation for 2026 Taxes

Neighborhood Description

The 216 neighborhood, The Dunes and Solstice neighborhood boundaries are Burns Road to the North, Road 122 to the West, Road 112 to the East and the undeveloped land below these subdivisions, to the South. The Dunes/Solstice has 270 +/- residential city lots. Construction of homes started in 2021, with homes being built primarily by DR Horton and Pahlisch Homes. Currently 173 residential units of one- or two-story styles of average to good quality construction, with construction, are present. 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 61 single family residential sales between January, 2024 to February, 2025, from this neighborhood in Pasco (Neighborhood 216). State law requires that assessors appraise property at 1.00 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 94.18%, or the assessment is 94.18% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 3.4%, 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 .98 and 1.03).



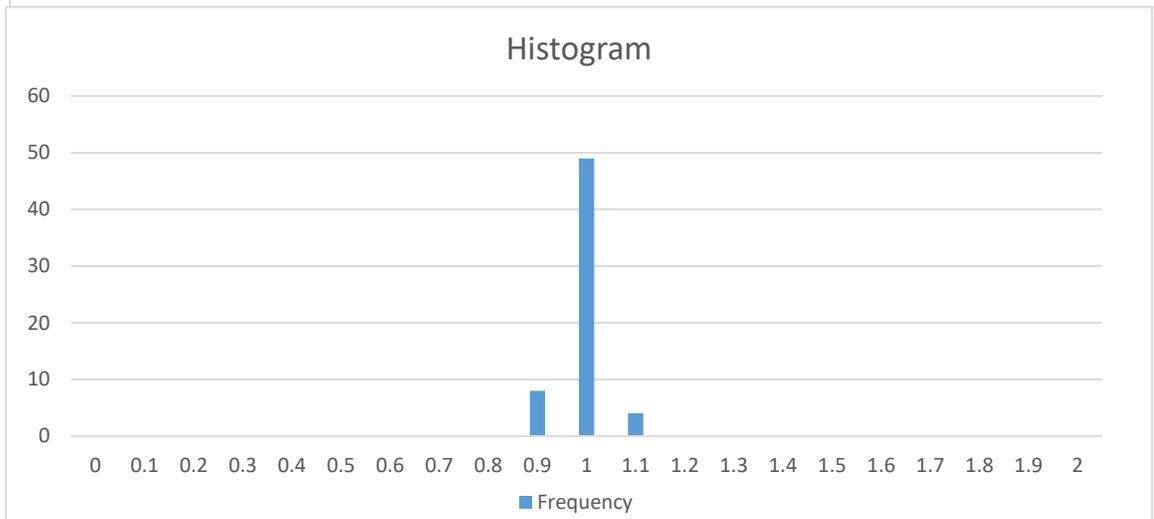
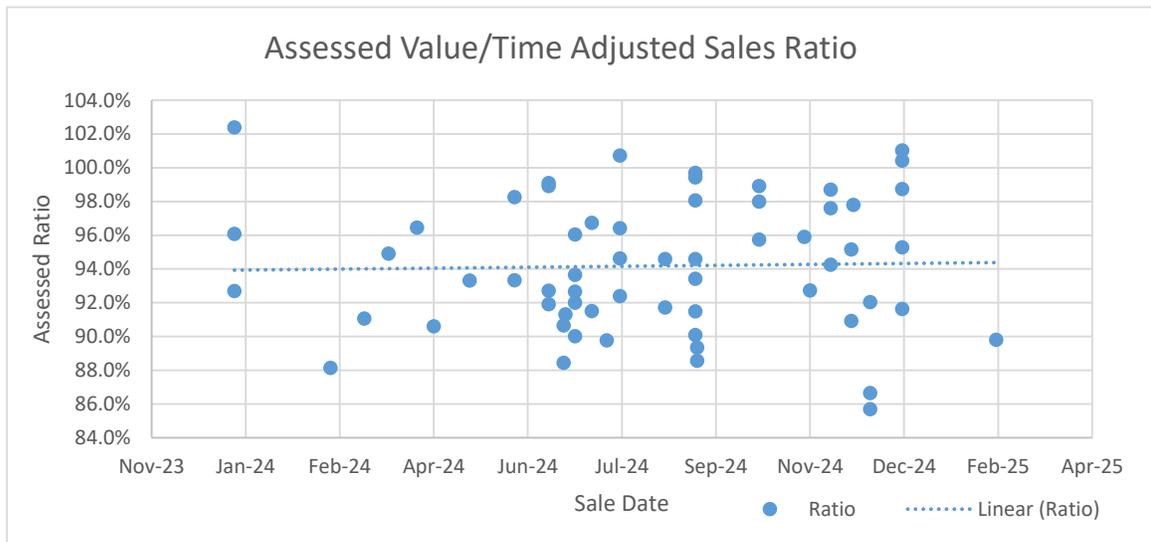
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/3/24	End 2/11/25
Statistical Study Area	216	
Index Creation Date	3/28/25	
Number of Sales in the Index	61	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	85.70%
Sales Ratio Hi Range	102.40%
Mean	94.18%
Median	93.65%
Aggregate Mean	93.95%
Variance	0.00151
Standard Deviation	0.03879
Coefficient of Variation	0.04119
Average Absolute Deviation	0.03253
Coefficient of Dispersion	0.03474
Price Related Differential	1.00245
Price Related Bias	-0.0419

Row Labels	Average of Ratio
One Story	94.5%
Two Story	93.1%
Grand Total	94.2%



**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>
115210078	216	11216 NOTTINGHAM D	11/4/24	\$379,995	\$379,995	92.7%	SWD	77989	2024	One Story	1258		Avg	Avg
115210099	216	11217 NOTTINGHAM D	12/23/24	\$379,995	\$379,995	91.6%	SWD	78008	2024	One Story	1258		Avg	Avg
115210063	216	11301 NORFOLK DR	6/18/24	\$379,995	\$379,995	91.9%	SWD	76736	2024	One Story	1262		Avg	Avg
115210118	216	11401 NORFOLK DR	7/2/24	\$377,539	\$377,539	92.7%	SWD	76962	2024	One Story	1262		Avg	Avg
115210104	216	11224 NORFOLK DR	7/2/24	\$369,995	\$369,995	93.6%	SWD	76965	2024	One Story	1262		Avg	Avg
115210109	216	11320 NORFOLK DR	7/19/24	\$382,995	\$382,995	89.8%	SWD	77001	2024	One Story	1262		Avg	Avg
115210069	216	11201 NORFOLK DR	9/4/24	\$377,995	\$377,995	93.4%	SWD	77247	2024	One Story	1262		Avg	Avg
115210065	216	11217 NORFOLK DR	7/26/24	\$379,679	\$379,679	92.4%	SWD	76964	2024	One Story	1275		Avg	Avg
115210071	216	6205 ROAD 112	8/19/24	\$379,995	\$379,995	91.7%	SWD	77180	2024	One Story	1290		Avg	Avg
115210107	216	11312 NORFOLK DR	6/18/24	\$400,995	\$400,995	92.7%	SWD	76653	2024	One Story	1439		Avg	Avg
115210115	216	11331 NORFOLK DR	7/2/24	\$410,995	\$410,995	90.0%	SWD	76894	2024	One Story	1439		Avg	Avg
115210062	216	11305 NORFOLK DR	7/2/24	\$389,995	\$389,995	96.1%	SWD	76902	2024	One Story	1439		Avg	Avg
115210103	216	11220 NORFOLK DR	7/26/24	\$393,989	\$393,989	94.6%	SWD	77043	2024	One Story	1439		Avg	Avg
115210073	216	6125 ROAD 112	9/4/24	\$412,995	\$412,995	90.1%	SWD	77396	2024	One Story	1439		Avg	Avg
115210066	216	11213 NORFOLK DR	9/4/24	\$396,327	\$396,327	94.6%	SWD	77283	2024	One Story	1439		Avg	Avg
115210076	216	6113 ROAD 112	11/15/24	\$399,995	\$399,995	94.3%	SWD	77815	2024	One Story	1439		Avg	Avg
115210097	216	11225 NOTTINGHAM D	12/6/24	\$407,995	\$407,995	92.0%	SWD	77995	2024	One Story	1439		Avg	Avg
115210117	216	11339 NORFOLK DR	5/31/24	\$434,989	\$434,989	98.3%	SWD	76637	2024	One Story	1779		Avg	Avg
115210105	216	11304 NORFOLK DR	6/18/24	\$430,995	\$430,995	98.9%	SWD	76754	2024	One Story	1779		Avg	Avg
115210120	216	11409 NORFOLK DR	6/18/24	\$429,995	\$429,995	99.1%	SWD	76696	2024	One Story	1779		Avg	Avg
115210102	216	11216 NORFOLK DR	7/26/24	\$439,995	\$439,995	96.4%	SWD	76981	2024	One Story	1779		Avg	Avg
115210064	216	11221 NORFOLK DR	7/26/24	\$425,995	\$425,995	100.7%	SWD	77058	2024	One Story	1779		Avg	Avg
115210114	216	11327 NORFOLK DR	8/19/24	\$439,995	\$439,995	94.6%	SWD	77167	2024	One Story	1779		Avg	Avg
115210070	216	6209 ROAD 112	9/4/24	\$456,535	\$456,535	99.4%	SWD	77367	2024	One Story	1779		Avg	Avg
115210068	216	11205 NORFOLK DR	9/4/24	\$429,995	\$429,995	99.7%	SWD	77299	2024	One Story	1779		Avg	Avg
115210100	216	11213 NOTTINGHAM D	10/8/24	\$455,025	\$455,025	98.0%	SWD	77724	2024	One Story	1779		Avg	Avg
115210061	216	11309 NORFOLK DR	10/8/24	\$442,785	\$442,785	98.9%	SWD	77612	2024	One Story	1779		Avg	Avg
115210072	216	6201 ROAD 112	11/15/24	\$429,995	\$429,995	98.7%	SWD	77818	2024	One Story	1779		Avg	Avg
115210079	216	11220 NOTTINGHAM D	12/23/24	\$437,995	\$437,995	98.7%	SWD	78024	2024	One Story	1779		Avg	Avg
115210075	216	6117 ROAD 112	12/23/24	\$429,995	\$429,995	100.4%	SWD	78003	2024	One Story	1779		Avg	Avg
115210098	216	11221 NOTTINGHAM D	12/23/24	\$424,747	\$424,747	101.0%	SWD	78005	2024	One Story	1779		Avg	Avg
126160458	216	12002 DUNSMUIR DR	9/5/24	\$527,895	\$527,895	88.6%	SWD	77309	2024	One Story	1834		Avg	Avg
126160337	216	11919 NOTTINGHAM D	1/3/24	\$542,400	\$542,400	102.4%	SWD	75665	2023	One Story	2097		Avg	Avg
126160335	216	12005 NOTTINGHAM D	1/3/24	\$500,000	\$500,000	92.7%	SWD	75710	2023	One Story	1834		Avg+	Avg
126160333	216	12013 NOTTINGHAM D	3/12/24	\$509,000	\$509,000	91.1%	SWD	76066	2023	One Story	1834		Avg+	Avg

**Franklin County Assessor
Statistical Summary Report**

126160329	216	12018 NOTTINGHAM D	6/26/24	\$525,000	\$525,000	88.4%	SWD	76831	2024	One Story	1834	Avg+	Avg
126160332	216	12017 NOTTINGHAM D	5/7/24	\$529,900	\$529,900	93.3%	SWD	76412	2024	One Story	2062	Avg+	Avg
126160334	216	12009 NOTTINGHAM D	2/23/24	\$568,860	\$568,860	88.1%	SWD	75974	2023	One Story	2154	Avg+	Avg
126160330	216	12022 NOTTINGHAM D	6/26/24	\$564,900	\$564,900	90.7%	SWD	76770	2024	One Story	2186	Avg+	Avg
126160327	216	12010 NOTTINGHAM D	1/3/24	\$582,500	\$582,500	96.1%	SWD	75608	2023	One Story	2403	Avg+	Avg
126160320	216	11910 DUNSMUIR DR	3/25/24	\$584,900	\$584,900	94.9%	SWD	76051	2023	One Story	2403	Avg+	Avg
126160401	216	6102 ROAD 122	11/26/24	\$626,725	\$626,725	90.9%	SWD	77842	2024	One Story	2444	Avg+	Avg
126160321	216	11914 DUNSMUIR DR	4/9/24	\$589,900	\$589,900	96.5%	SWD	76215	2023	One Story	2548	Avg+	Avg
126160350	216	6204 ROAD 122	6/27/24	\$715,000	\$715,000	91.3%	SWD	76728	2022	One Story	3076	Avg+	Avg
126160318	216	11902 DUNSMUIR DR	7/11/24	\$660,000	\$660,000	91.5%	SWD	76975	2024	One Story	2528	Good	Avg
126160312	216	6113 ROAD 119	11/26/24	\$659,900	\$659,900	95.2%	SWD	77807	2024	One Story	2559	Good	Avg
115210106	216	11308 NORFOLK DR	5/31/24	\$476,064	\$476,064	93.3%	SWD	76730	2024	Two Story	2263	Avg	Avg
115210108	216	11316 NORFOLK DR	7/2/24	\$479,995	\$479,995	92.0%	SWD	77086	2024	Two Story	2263	Avg	Avg
115210113	216	11323 NORFOLK DR	9/4/24	\$488,995	\$488,995	91.5%	SWD	77383	2024	Two Story	2263	Avg	Avg
115210101	216	11212 NORFOLK DR	9/4/24	\$479,995	\$479,995	98.1%	SWD	77312	2024	Two Story	2263	Avg	Avg
115210067	216	11209 NORFOLK DR	10/8/24	\$466,685	\$466,685	95.7%	SWD	77591	2024	Two Story	2263	Avg	Avg
115210119	216	11405 NORFOLK DR	11/15/24	\$454,995	\$454,995	97.6%	SWD	77739	2024	Two Story	2263	Avg	Avg
115210077	216	11212 NOTTINGHAM D	11/27/24	\$479,995	\$479,995	97.8%	SWD	77910	2024	Two Story	2263	Avg	Avg
115210116	216	11335 NORFOLK DR	12/23/24	\$469,995	\$469,995	95.3%	SWD	78168	2024	Two Story	2263	Avg	Avg
126160457	216	12006 DUNSMUIR DR	12/6/24	\$614,260	\$614,260	85.7%	SWD	78004	2024	Two Story	2740	Avg+	Avg
126160317	216	6009 ROAD 119	7/11/24	\$599,940	\$599,940	96.7%	SWD	76924	2024	Two Story	2745	Avg+	Avg
126160311	216	6117 ROAD 119	9/5/24	\$700,000	\$700,000	89.3%	SWD	77315	2024	Two Story	2951	Avg+	Avg
126160316	216	6013 ROAD 119	11/1/24	\$639,000	\$639,000	95.9%	SWD	77673	2024	Two Story	2951	Avg+	Avg
126160331	216	12021 NOTTINGHAM D	12/6/24	\$649,900	\$649,900	86.6%	SWD	77934	2024	Two Story	2951	Avg+	Avg
126160319	216	11906 DUNSMUIR DR	2/11/25	\$640,000	\$640,000	89.8%	SWD	78354	2024	Two Story	2951	Avg+	Avg
126160328	216	12014 NOTTINGHAM D	4/18/24	\$649,900	\$649,900	90.6%	SWD	76294	2023	Two Story	2951	Good	Avg