



# 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/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>

NBHD 303  
Sunny Meadows  
South of Sandifur Pkway, East of Convention Dr.  
2025 Revaluation for 2026 Taxes

Neighborhood Description

The 303 neighborhood, Sunny Meadows, boundaries are Sandifur Pkway to the north, Fenway Drive to the south, Convention Drive to the west, and Road 60 Drive to the east. Sunny Meadows has 519 residential units of Fair/Average quality. These homes were built by AHO Construction between 1996 and 2003 and are 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 23 single family residential sales during February 2024 and January 2025 in the 303 neighborhood. At the time of sale, these sales indicate a level of assessment in the neighborhood below market value. 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 model was calibrated to the market for improvement (building) values for 2026 assessments. After applying markets adjustments, the mean sales price to assessment ratio is 99.71 %, or the assessments are 99.7 % of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 4.4 %, 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 0.98 and 1.03).



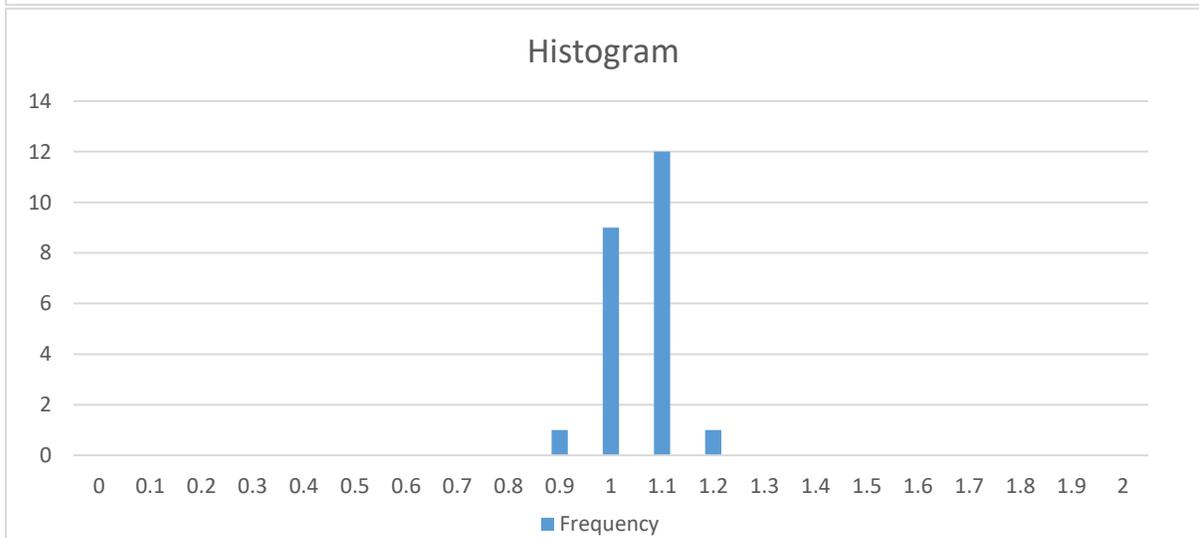
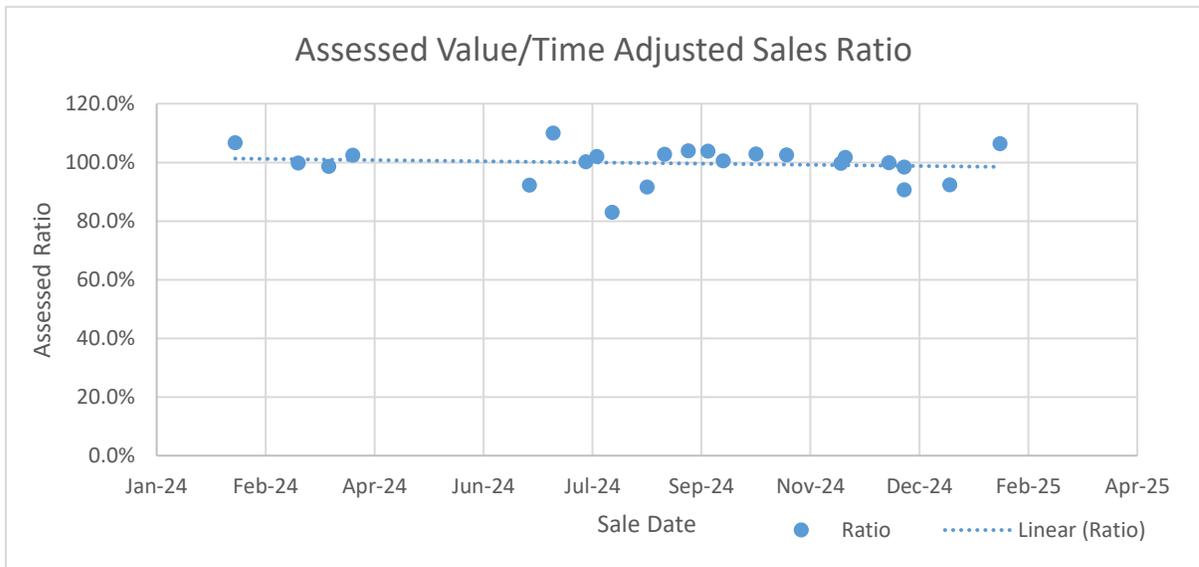
# Franklin County Assessor

## Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 2/14/24	End 1/30/25
Statistical Study Area	303	
Index Creation Date	2/18/25	
Number of Sales in the Index	23	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	83.02%
Sales Ratio Hi Range	110.03%
Mean	99.71%
Median	100.59%
Aggregate Mean	99.56%
Variance	0.00373
Standard Deviation	0.06106
Coefficient of Variation	0.06124
Average Absolute Deviation	0.04411
Coefficient of Dispersion	0.04385
Price Related Differential	1.00143

Row Labels	Average of Ratio
One Story	100.5%
Two Story	96.8%
<b>Grand Total</b>	<b>99.7%</b>



**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>
116230080	303	6616 ROBINSON DR	9/9/24	\$400,000	\$400,000	104.0%	SWD	77267	2002	One Story	1726		Fair+	Avg
116230093	303	6308 ROBINSON DR	8/21/24	\$365,000	\$365,000	91.6%	SONAL REP. C	77135	2002	One Story	1092		Fair+	Avg
116230110	303	6611 ROBINSON DR	10/10/24	\$370,000	\$370,000	102.9%	SWD	77476	2003	One Story	1382		Fair+	Avg
116250066	303	6119 WRIGLEY DR	12/17/24	\$375,000	\$375,000	98.5%	SWD	77908	1999	One Story	1556		Fair+	Avg
116250402	303	6011 CAMDEN DR	4/8/24	\$380,900	\$380,900	102.5%	SWD	76155	1999	Two Story	2016		Fair+	Avg
116260118	303	6512 WRIGLEY DR	8/5/24	\$420,000	\$420,000	83.0%	SWD	77100	1998	Two Story	2016		Fair+	Avg
116260374	303	6511 RUTH DR	6/28/24	\$350,000	\$350,000	92.3%	SWD	76757	1998	One Story	1076		Fair+	Avg
116260491	303	6712 RUTH DR	3/28/24	\$385,000	\$385,000	98.7%	SWD	76078	1998	Two Story	2016		Fair+	Avg
116261145	303	6707 COMISKEY DR	1/30/25	\$367,500	\$367,500	106.4%	SWD	78190	2000	One Story	1556		Fair+	Avg
116261152	303	5508 KOUFAX LN	7/29/24	\$325,000	\$325,000	102.1%	SWD	77089	2000	One Story	1092		Fair+	Avg
116261383	303	6611 GEHRIG DR	9/25/24	\$375,000	\$375,000	100.6%	SWD	77394	2000	One Story	1556		Fair+	Avg
116271040	303	6708 FENWAY DR	3/14/24	\$395,000	\$395,000	99.8%	SWD	75989	1996	One Story	1448		Fair+	Avg
116271184	303	6515 FENWAY DR	11/20/24	\$361,000	\$361,000	101.7%	SWD	77764	1996	One Story	1448		Fair+	Avg
116271311	303	6604 EBBETS DR	2/14/24	\$340,000	\$340,000	106.8%	SWD	75803	1996	One Story	1448		Fair+	Avg
116272227	303	6616 YANKEE DR	11/18/24	\$372,500	\$372,500	99.7%	SWD	77747	1996	Two Story	2016		Fair+	Avg
116272281	303	6512 YANKEE DR	12/10/24	\$370,000	\$370,000	99.9%	SWD	77870	1996	Two Story	2016		Fair+	Avg
116272514	303	6611 EBBETS DR	9/18/24	\$355,000	\$355,000	103.9%	SWD	77322	1996	One Story	1448		Fair+	Avg
116273112	303	6216 FENWAY DR	12/17/24	\$355,000	\$355,000	90.7%	SWD	77909	1997	One Story	1076		Fair+	Avg
116281044	303	6120 DODGER DR	7/9/24	\$330,000	\$330,000	110.0%	SWD	76818	1997	One Story	1448		Fair+	Avg
116281088	303	6104 DODGER DR	10/24/24	\$360,000	\$360,000	102.6%	SWD	77585	1997	One Story	1448		Fair+	Avg
116281224	303	6107 CANDLESTICK DR	7/24/24	\$369,000	\$369,000	100.2%	SWD	76972	1997	One Story	1448		Fair+	Avg
116281663	303	6011 DODGER DR	1/7/25	\$365,000	\$365,000	92.4%	SWD	78133	1997	One Story	1076		Fair+	Avg
116281718	303	6115 DODGER DR	8/29/24	\$365,000	\$365,000	102.8%	SWD	77182	1997	One Story	1448		Fair+	Avg