



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 305
Three Rivers Crossing
North of Sandifur Pkway
2025 Revaluation for 2026 Taxes

Neighborhood Description

The 305 neighborhood, Three Rivers Crossing, boundaries are Burns Rd to the North, Sandifur Parkway to the South, Rio Grande Ln. to the West and Road 60 to the East. Three Rivers Crossing has 722 residential units of Fair/Average and Average quality. These homes were built by Hayden Homes between 2004 and 2018 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 34 single family residential sales during January 2024 and January 2025 in the 305 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 96.97%, or the assessments are 97% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 3.9%, 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 0.99 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).



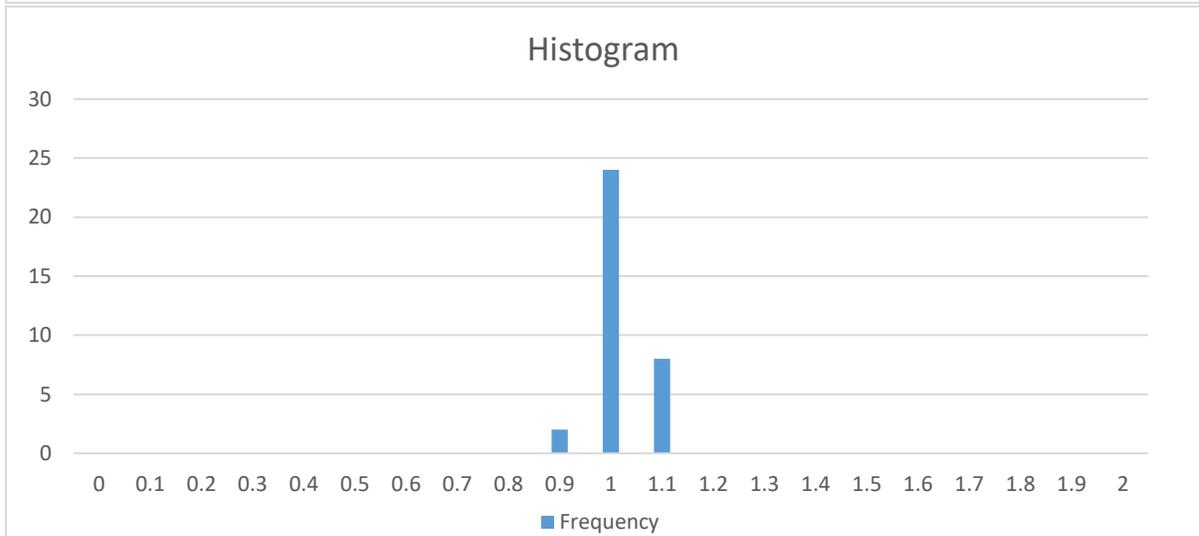
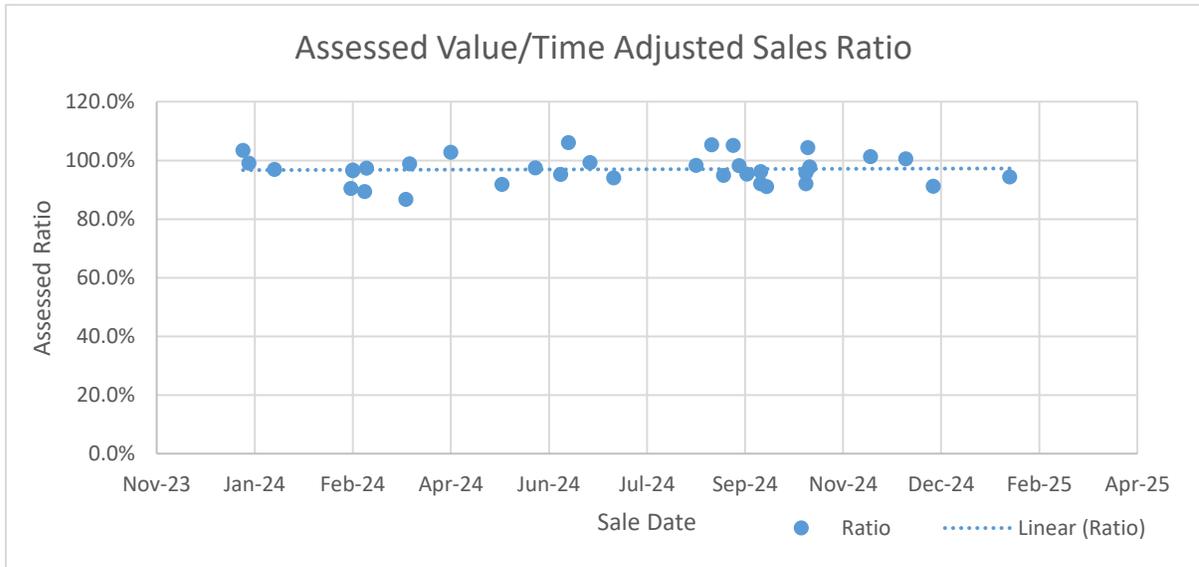
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/3/24	End 1/28/25
Statistical Study Area	305	
Index Creation Date	2/18/25	
Number of Sales in the Index	34	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	86.80%
Sales Ratio Hi Range	106.14%
Mean	96.97%
Median	96.85%
Aggregate Mean	97.14%
Variance	0.00235
Standard Deviation	0.04843
Coefficient of Variation	0.04994
Average Absolute Deviation	0.03778
Coefficient of Dispersion	0.03901
Price Related Differential	0.99830

Row Labels	Average of Ratio
One Story	97.2%
Two Story	95.4%
Grand Total	97.0%



**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>
116020041	305	6809 BOULDER DR	4/18/24	\$406,500	\$406,500	102.8%	SWD	76242	2015	One Story	1619		Avg	Avg
116020049	305	5808 MIDDLE FORK ST	12/6/24	\$455,000	\$455,000	100.6%	SWD	77884	2015	One Story	1804		Avg	Avg
116020051	305	5811 MIDDLE FORK ST	6/28/24	\$420,000	\$420,000	99.3%	SWD	76735	2015	One Story	1619		Avg	Avg
116020132	305	5706 RIO GRANDE LN	3/28/24	\$404,000	\$404,000	98.9%	SWD	76065	2016	One Story	1571		Avg	Avg
116020136	305	5722 RIO GRANDE LN	3/26/24	\$475,000	\$475,000	86.8%	SWD	76064	2016	Two Story	2462		Avg	Avg
116020152	305	5722 WALLOWA LN	9/12/24	\$414,800	\$414,800	98.2%	SWD	77266	2016	One Story	1580		Avg	Avg
116020161	305	5811 WALLOWA LN	10/16/24	\$399,900	\$399,900	92.1%	SWD	77514	2017	One Story	1412		Avg	Avg
116020181	305	6917 CROOKED RIVER C	11/18/24	\$445,000	\$445,000	101.4%	SWD	77749	2017	One Story	1816		Avg	Avg
116020203	305	6211 SKEENA LN	9/9/24	\$495,000	\$495,000	105.2%	SWD	77253	2017	One Story	2054		Avg	Avg
116020214	305	6808 ROGUE DR	8/29/24	\$430,000	\$430,000	105.3%	SWD	77188	2017	Two Story	2388		Avg	Avg
116020231	305	6914 SELWAY DR	10/17/24	\$451,750	\$451,750	104.4%	SWD	77529	2017	One Story	1816		Avg	Avg
116210035	305	6004 ROBERT WAYNE D	2/28/24	\$470,000	\$470,000	96.7%	SWD	75893	2008	One Story	1556		Fair+	Avg
116210042	305	6412 THREE RIVERS DR	5/31/24	\$387,000	\$387,000	97.5%	SWD	76557	2008	One Story	1512		Fair+	Avg
116210053	305	5812 ROBERT WAYNE D	9/26/24	\$346,500	\$346,500	91.1%	SWD	77381	2008	One Story	1008		Fair+	Avg
116210064	305	6409 DAMON POINT DF	9/23/24	\$344,900	\$344,900	92.0%	SWD	77374	2008	One Story	1008		Fair+	Avg
116210077	305	5809 ROBERT WAYNE D	10/18/24	\$410,000	\$410,000	97.9%	SWD	77650	2008	One Story	1564		Fair+	Avg
116210134	305	6402 GLACIER PEAK DR	6/17/24	\$364,900	\$364,900	106.1%	SWD	76667	2010	One Story	1412		Fair+	Avg
116210169	305	6008 ROBERT WAYNE D	10/16/24	\$400,000	\$400,000	95.8%	SWD	77519	2011	One Story	1612		Fair+	Avg+
116210194	305	6210 OCHOCO LN	1/6/24	\$412,000	\$412,000	99.1%	SWD	75626	2010	Two Story	2190		Fair+	Avg
116210211	305	6209 CASHMERE LN	9/23/24	\$352,220	\$352,220	96.2%	SWD	77345	2010	One Story	1152		Fair+	Avg
116210217	305	6419 PENROSE POINT D	6/13/24	\$390,900	\$390,900	95.2%	SWD	76639	2010	One Story	1412		Fair+	Avg
116210218	305	6415 PENROSE POINT D	2/28/24	\$385,000	\$385,000	96.5%	SWD	75888	2010	One Story	1412		Fair+	Avg
116210230	305	6302 ROBERT WAYNE D	1/19/24	\$396,500	\$396,500	97.0%	SWD	75814	2011	One Story	1503		Fair+	Avg
116210230	305	6302 ROBERT WAYNE D	3/6/24	\$395,000	\$395,000	97.3%	SPECIAL WD	75927	2011	One Story	1503		Fair+	Avg
116210233	305	6314 ROBERT WAYNE D	9/16/24	\$410,000	\$410,000	95.4%	SWD	77323	2010	One Story	1772		Fair+	Avg
116210264	305	6013 BAYVIEW LN	1/3/24	\$403,000	\$403,000	103.4%	SWD	75632	2011	One Story	1511		Fair+	Avg
116211035	305	6016 WASHOUGAL LN	3/5/24	\$367,500	\$367,500	89.4%	SWD	75973	2009	One Story	1152		Fair+	Avg
116211054	305	6115 WASHOUGAL LN	1/28/25	\$396,630	\$396,630	94.4%	SWD	78159	2009	One Story	1619		Fair+	Avg
116220044	305	5613 MARYHILL LN	8/21/24	\$375,000	\$375,000	98.3%	SWD	77134	2009	One Story	1512		Fair+	Avg
116220066	305	6002 WESTPORT LN	12/20/24	\$343,900	\$343,900	91.3%	SWD	77948	2009	One Story	1152		Fair+	Avg
116230181	305	5720 WASHOUGAL LN	7/10/24	\$395,000	\$395,000	94.1%	SWD	76834	2005	One Story	1608		Fair+	Avg
116230188	305	5612 WASHOUGAL LN	9/4/24	\$415,000	\$415,000	94.9%	SWD	77291	2005	One Story	1602		Fair+	Avg
116230198	305	5726 WESTPORT LN	2/27/24	\$409,000	\$409,000	90.5%	SWD	75908	2005	Two Story	1932		Fair+	Avg
116230222	305	6406 ALPINE LAKES DR	5/14/24	\$339,900	\$339,900	91.9%	SWD	76420	2005	One Story	1008		Fair+	Avg