



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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Median	96.06%
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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 308

NW Commons, Casa Del Sol, Desert Estates III, Desert Sunset

2025 Revaluation for 2026 Taxes

Neighborhood Description

The 308 neighborhood contains the developments, NW Commons, Casa Del Sol, Desert Estates III, Desert Sunset & Madison Park, which are comprised of single family residences.

Neighborhood boundaries are Burden Blvd to the south, Road 52 to the west, Burns Rd to the north and Tri-Cities Airport to the east. Homes range from smaller fair/average quality homes to large custom built homes of good quality. There is a city park in the Casa Del Sol development and nearby access to public elementary schools. Columbia Basin College, Tri-Cities Airport as well as shopping and other services located in the Road 68 commercial corridor. Arterials lead to Interstate 182 and access to employment/ shopping/ entertainment located throughout the Tri-City metro area.

Market Review

There were 81 single family residential sales during January 2024 and February 2025 in the 308 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 92.26%, or the assessments are 92.3% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 6.6%, 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).



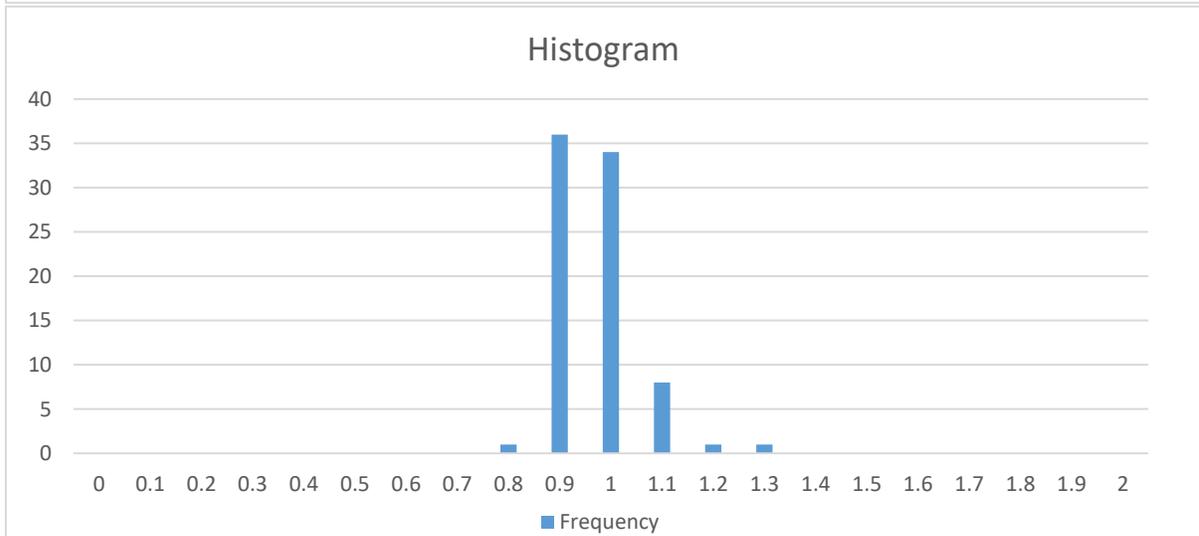
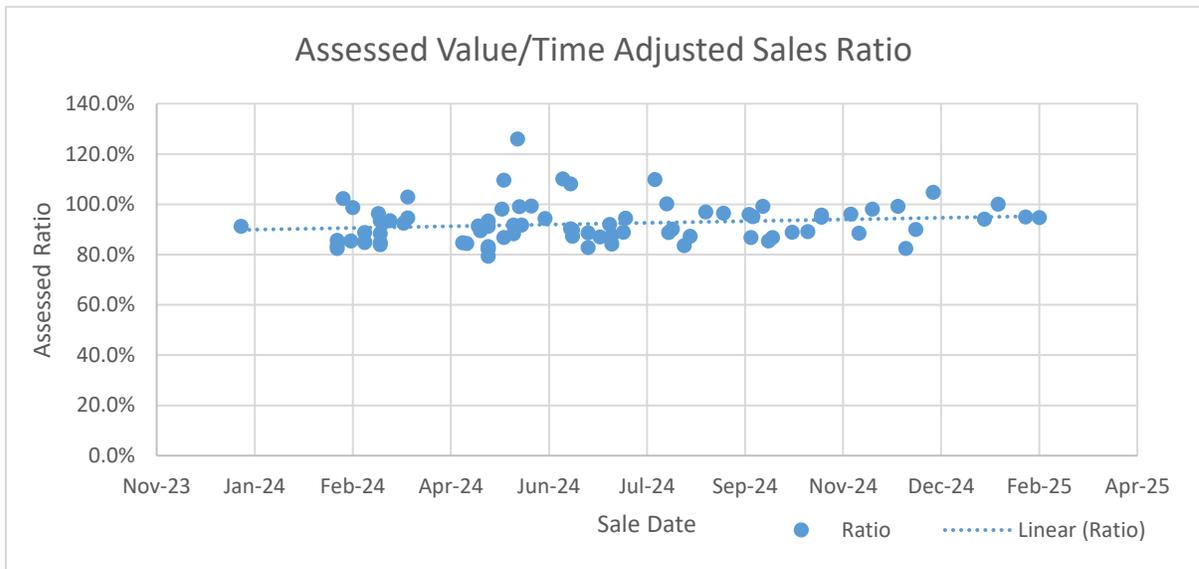
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/2/24	End 2/12/25
Statistical Study Area	308		
Index Creation Date	2/19/25		
Number of Sales in the Index	81		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

Measure	Result
Sales Ratio Lo Range	79.37%
Sales Ratio Hi Range	126.01%
Mean	92.26%
Median	91.25%
Aggregate Mean	92.21%
Variance	0.00628
Standard Deviation	0.07926
Coefficient of Variation	0.08591
Average Absolute Deviation	0.06051
Coefficient of Dispersion	0.06631
Price Related Differential	1.00061

Row Labels	Average of Ratio
One Story	92.9%
Split Level	88.9%
Two Story	91.1%
Grand Total	92.3%



**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>
116340053	308	4418 NW COMMONS D	1/2/24	\$560,000	\$560,000	91.3%	SWD	75610	2010	Two Story	2670		Avg	Avg
116351613	308	6303 TYRE DR	2/20/24	\$480,847	\$480,847	85.7%	SWD	76017	2024	One Story	1806		Avg	Avg
116351636	308	6202 TYRE DR	2/20/24	\$381,767	\$381,767	83.6%	SWD	75900	2023	One Story	1152		Avg	Avg
116351609	308	6203 TYRE DR	2/20/24	\$419,990	\$419,990	82.5%	SWD	76074	2024	One Story	1412		Avg	Avg
116430059	308	4916 MALAGA DR	2/23/24	\$490,000	\$490,000	102.4%	SWD	75867	2009	Two Story	2995		Avg	Avg
116351318	308	4317 CORINTH DR	2/27/24	\$540,000	\$540,000	85.5%	SWD	75872	2021	Two Story	2405		Avg	Avg
116460046	308	5303 TARRAGONA CT	2/28/24	\$440,000	\$440,000	98.8%	SWD	75907	2010	One Story	1876		Avg	Avg
116351611	308	6211 TYRE DR	3/5/24	\$456,945	\$456,945	88.8%	SWD	76022	2024	One Story	1806		Avg	Avg
116351633	308	6214 TYRE DR	3/5/24	\$369,835	\$369,835	85.1%	SWD	75929	2024	One Story	1152		Avg	Avg
116351638	308	6118 TYRE DR	3/5/24	\$388,287	\$388,287	84.8%	SWD	76198	2024	One Story	1235		Avg	Avg
116420056	308	4907 LAREDO DR	3/12/24	\$545,000	\$545,000	96.4%	SWD	76010	2009	Two Story	3139		Avg	Avg
116351624	308	6338 TYRE DR	3/13/24	\$592,162	\$592,162	93.6%	SWD	76300	2024	Two Story	3170		Avg	Avg
116351614	308	6307 TYRE DR	3/13/24	\$429,990	\$429,990	88.5%	SWD	76303	2024	One Story	1412		Avg	Avg
116351619	308	4904 CORINTH DR	3/13/24	\$487,993	\$487,993	84.9%	SWD	76281	2024	One Story	1830		Avg	Avg
116351641	308	6106 TYRE DR	3/13/24	\$389,990	\$389,990	84.0%	SWD	76112	2024	One Story	1235		Avg	Avg
116340089	308	4412 PARLEY DR	3/18/24	\$540,000	\$540,000	93.5%	SWD	76018	2011	Two Story	3091		Avg	Avg
116480031	308	3815 ANTIGUA DR	3/25/24	\$565,000	\$565,000	92.5%	SWD	76069	2008	One Story	2707		Good	Avg
116480108	308	3709 ARTESIA DR	3/27/24	\$395,000	\$395,000	103.0%	SWD	76091	2013	One Story	1512		Avg	Avg
116440103	308	5104 MONROVIA LN	3/27/24	\$405,000	\$405,000	94.7%	SWD	76137	2011	One Story	1468		Avg	Avg
116351132	308	6118 RAMUS LN	4/24/24	\$445,250	\$445,250	84.7%	SWD	76295	2018	Two Story	1789		Avg	Avg
116351316	308	6106 TARSUS LN	4/26/24	\$531,000	\$531,000	84.4%	SWD	76391	2021	Two Story	2420		Avg	Avg
116480085	308	5006 BLUE SAGE LN	5/2/24	\$430,000	\$430,000	91.4%	SWD	76340	2012	One Story	1424		Avg	Avg
116480022	308	4808 ADOBE DR	5/3/24	\$547,000	\$547,000	89.5%	SWD	76351	2006	One Story	2486		Good	Avg
116351629	308	6314 TYRE CT	5/7/24	\$567,388	\$567,388	93.4%	SWD	76587	2024	Two Story	3161		Avg	Avg
116351627	308	6326 TYRE CT	5/7/24	\$483,396	\$483,396	91.3%	SWD	76510	2024	One Story	1830		Avg	Avg
116351628	308	6318 TYRE CT	5/7/24	\$557,825	\$557,825	83.3%	SWD	76498	2024	One Story	2178		Avg	Avg
116351618	308	4908 CORINTH DR	5/7/24	\$383,655	\$383,655	82.7%	SWD	76618	2024	One Story	1152		Avg	Avg
116351634	308	6210 TYRE DR	5/7/24	\$378,190	\$378,190	82.0%	SWD	76654	2024	One Story	1152		Avg	Avg
116351601	308	6007 TYRE DR	5/7/24	\$488,570	\$488,570	79.4%	SWD	76526	2024	Two Story	2178		Avg	Avg
116440104	308	5108 MONROVIA LN	5/14/24	\$509,900	\$509,900	98.1%	SWD	76480	2011	One Story	2141		Avg	Avg
116470047	308	4803 LOBELIA CT	5/15/24	\$415,000	\$415,000	109.6%	SWD	76472	2003	One Story	1740		Avg	Avg
116351207	308	6209 SIDON LN	5/15/24	\$410,000	\$410,000	86.8%	SWD	76435	2020	One Story	1412		Avg	Avg
116351535	308	6120 BEREA LN	5/20/24	\$610,000	\$610,000	91.8%	SWD	76496	2023	Two Story	3161		Avg	Avg
116351635	308	6206 TYRE DR	5/20/24	\$439,990	\$439,990	88.3%	SWD	76476	2024	One Story	1652		Avg	Avg
116440078	308	4507 ANTIGUA DR	5/22/24	\$386,000	\$386,000	126.0%	SWD	76503	2004	One Story	2182		Avg	Avg

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116470140	308	5007 SANTA FE LN	5/23/24	\$435,000	\$435,000	99.1%	SWD	76527	2003	One Story	1747	Avg	Avg
116470051	308	4804 SANTA FE LN	5/24/24	\$464,000	\$464,000	91.8%	SWD	76538	2003	One Story	1708	Avg	Avg
116350025	308	5802 NAUVOO LN	5/29/24	\$560,000	\$560,000	99.3%	SWD	76530	2015	One Story	1815	Avg	Avg
116480121	308	5014 BLUE SAGE LN	6/5/24	\$427,000	\$427,000	94.4%	SWD	76738	2013	One Story	1556	Avg	Avg
116480078	308	3708 LANTANA DR	6/14/24	\$414,000	\$414,000	110.1%	SWD	76628	2012	One Story	1804	Avg	Avg
116470187	308	4308 ARTESIA DR	6/18/24	\$425,000	\$425,000	108.1%	SWD	76664	2004	One Story	1960	Avg	Avg
116470172	308	4103 ARTESIA DR	6/18/24	\$419,000	\$419,000	90.2%	SWD	76669	2004	One Story	1454	Avg	Avg
116351630	308	6310 TYRE CT	6/19/24	\$602,256	\$602,256	89.8%	SWD	76771	2024	Two Story	3170	Avg	Avg
116351617	308	4912 CORINTH DR	6/19/24	\$363,150	\$363,150	87.3%	SWD	76842	2024	One Story	1152	Avg	Avg
116351223	308	6305 MELITA LN	6/27/24	\$419,900	\$419,900	88.6%	SWD	76755	2020	One Story	1412	Avg	Avg
116430066	308	4804 MALAGA DR	6/27/24	\$550,000	\$550,000	82.9%	SWD	76725	2005	Two Story	2624	Avg	Avg
116351174	308	4317 PARLEY DR	7/3/24	\$537,000	\$537,000	87.1%	SWD	76812	2020	Two Story	2389	Avg	Avg
116351313	308	6026 TARSUS LN	7/8/24	\$462,000	\$462,000	92.0%	SWD	76830	2021	One Story	1900	Avg	Avg
116351621	308	4909 CORINTH DR	7/9/24	\$495,492	\$495,492	87.7%	SWD	76970	2024	One Story	2025	Avg	Avg
116351620	308	4905 CORINTH DR	7/9/24	\$513,368	\$513,368	84.2%	SWD	77027	2024	One Story	2025	Avg	Avg
116350081	308	4302 STAFFORD DR	7/15/24	\$535,000	\$535,000	88.9%	SWD	76888	2017	Two Story	2396	Avg	Avg
116340242	308	5913 RAMUS LN	7/16/24	\$455,000	\$455,000	94.5%	SWD	76893	2017	One Story	1900	Avg	Avg
116440117	308	4404 ARTESIA DR	7/31/24	\$475,000	\$475,000	109.9%	SWD	76997	2006	One Story	2319	Avg	Avg
116440133	308	4503 SEGOVIA DR	8/6/24	\$514,000	\$514,000	100.2%	SWD	77113	2006	Two Story	3164	Avg	Avg
116351237	308	4917 ATHENS DR	8/7/24	\$532,900	\$532,900	88.9%	SWD	77041	2020	Two Story	2642	Avg	Avg
116410203	308	5510 ZAFRA CT	8/9/24	\$375,000	\$375,000	90.1%	SWD	77068	2012	One Story	1224	Fair+	Avg
116351615	308	4920 CORINTH DR	8/15/24	\$476,395	\$476,395	83.6%	SWD	77115	2024	Two Story	2216	Avg	Avg
116430020	308	4907 MALAGA DR	8/18/24	\$490,000	\$490,000	87.3%	SWD	77143	2005	Two Story	2592	Avg	Avg
116480043	308	5003 MARIOLA LN	8/26/24	\$495,000	\$495,000	96.9%	SWD	77176	2004	Two Story	2130	Avg+	Avg
116380027	308	4901 NW COMMONS D	9/4/24	\$465,000	\$465,000	96.5%	SWD	77215	2013	One Story	1897	Avg	Avg
116470032	308	4812 SAFFRON CT	9/17/24	\$430,000	\$430,000	96.0%	SWD	77338	2003	One Story	1679	Avg	Avg
116351501	308	4705 CORINTH DR	9/18/24	\$473,200	\$473,200	86.8%	SWD	77364	2023	One Story	1830	Avg	Avg
116440074	308	4611 ANTIGUA DR	9/19/24	\$550,000	\$550,000	95.2%	SWD	77340	2003	Two Story	3202	Avg	Avg
116351109	308	4811 PERGA DR	9/24/24	\$500,000	\$500,000	99.2%	SWD	77368	2018	One Story	2122	Avg	Avg
116460049	308	5311 SANTA FE LN	9/27/24	\$560,000	\$560,000	85.4%	SWD	77441	2005	One Story	2278	Good	Avg
116340155	308	5802 TYRE DR	9/29/24	\$512,000	\$512,000	86.8%	SWD	77421	2014	Two Story	2403	Avg	Avg
116410089	308	4811 CATALONIA DR	10/9/24	\$420,000	\$420,000	88.9%	SWD	77599	2010	Split Level	1611	Fair+	Avg
116350088	308	5510 FAYETTE LN	10/17/24	\$625,000	\$625,000	89.2%	SWD	77525	2017	One Story	2368	Avg	Avg
116420061	308	4809 LAREDO DR	10/24/24	\$589,000	\$589,000	95.7%	SWD	77608	2006	Two Story	3295	Avg	Avg
116440034	308	4811 GALICIA CT	10/24/24	\$538,000	\$538,000	94.9%	SWD	77583	2004	Two Story	3040	Avg	Avg
116350086	308	5502 FAYETTE LN	11/8/24	\$550,000	\$550,000	96.1%	SWD	77805	2017	Two Story	3106	Avg	Avg

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116351632	308	6302 TYRE CT	11/12/24	\$479,990	\$479,990	88.5%	SWD	78057	2024	Two Story	2216	Avg	Avg
116440049	308	4904 MONROVIA LN	11/19/24	\$540,000	\$540,000	98.1%	SWD	77759	2004	Two Story	3218	Avg	Avg
116480069	308	4807 BRAGUETA CT	12/2/24	\$460,000	\$460,000	99.3%	SWD	77804	2012	One Story	1804	Avg	Avg
116351602	308	6011 TYRE DR	12/6/24	\$449,990	\$449,990	82.4%	SWD	78051	2023	One Story	1572	Avg	Avg
116430041	308	4916 ANTIGUA DR	12/11/24	\$375,000	\$375,000	90.1%	SWD	77984	2010	One Story	1344	Fair+	Avg
116420063	308	4713 LAREDO DR	12/20/24	\$495,000	\$495,000	104.8%	SWD	77991	2006	One Story	2335	Avg	Avg
116410167	308	5002 SEVILLE DR	1/15/25	\$396,000	\$396,000	94.2%	SWD	78085	2011	One Story	1579	Fair+	Avg
116340128	308	5601 SIDON CT	1/22/25	\$452,000	\$452,000	100.1%	SWD	78125	2013	One Story	1897	Avg	Avg
116340083	308	4514 PARLEY DR	2/5/25	\$499,900	\$499,900	95.0%	SWD	78217	2011	Two Story	2670	Avg	Avg
116470091	308	4907 SANTA FE LN	2/12/25	\$417,000	\$417,000	94.7%	SONAL REP. C	78271	2003	One Story	1453	Avg	Avg