



# 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 311

Desert Plateau

2025 Revaluation for 2026 Taxes

### Neighborhood Description

Desert Plateau is bounded by Road 36 on the East, Road 52 to the West, Interstate I-82 to the South and Burden Blvd to the North. Construction started in the mid 1970's, slowed in the 1980's, and revived in the 1990's with several new developments. Homes range from smaller fair quality homes to large custom-built homes of very good to excellent quality. Desert Plateau has several city parks and a neighborhood school, James McGee Elementary. Good access to 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 59 single family residential sales during January 2024 and March 2025 in the 311 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 96.39%, or the assessments are 96.4% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 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 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).



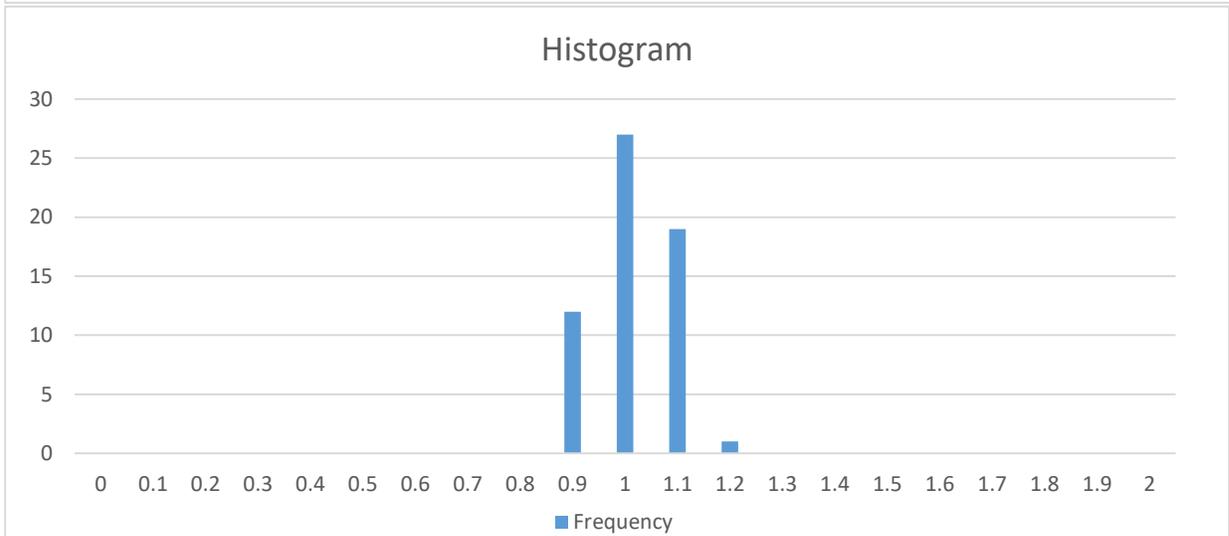
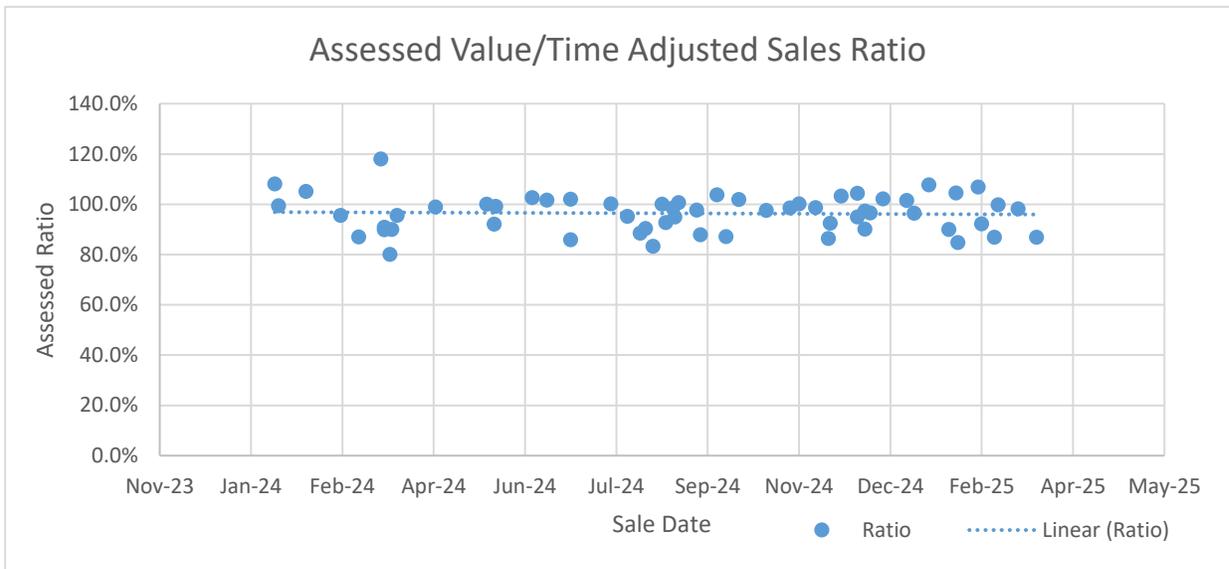
# Franklin County Assessor

## Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/22/24	End 3/14/25
Statistical Study Area	311	
Index Creation Date	3/19/25	
Number of Sales in the Index	59	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	80.09%
Sales Ratio Hi Range	118.10%
Mean	96.39%
Median	97.58%
Aggregate Mean	96.45%
Variance	0.00526
Standard Deviation	0.07249
Coefficient of Variation	0.07521
Average Absolute Deviation	0.05857
Coefficient of Dispersion	0.06002
Price Related Differential	0.99939

Row Labels	Average of Ratio
Bi-level/bsmt	97.7%
One Story	97.4%
One Story/bsmt	88.4%
Split Level	98.1%
Two Story	94.3%
Two Story/bsmt	101.6%
<b>Grand Total</b>	<b>96.4%</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>
117170452	311	4508 TUSAYAN DR	9/9/24	\$420,000	\$420,000	97.7%	SWD	77245	2005	Bi-level/bsmt	1434	960	Fair+	Avg
117170478	311	4515 TUSAYAN DR	3/14/25	\$550,000	\$550,000	86.9%	SWD	78476	2005	One Story/bsmt	1511	1495	Avg	Avg
117180291	311	4315 SAHARA DR	5/21/24	\$430,000	\$430,000	92.1%	SWD	76478	2005	Two Story	1874		Avg	Avg
117180300	311	4311 SAHARA DR	6/19/24	\$450,000	\$450,000	101.7%	SWD	76710	2001	Two Story	2490		Avg	Avg
117180390	311	4615 YUCATAN CT	8/2/24	\$365,000	\$365,000	95.3%	SWD	77009	2012	One Story	1184		Fair+	Avg
117180397	311	4616 SANTA ROSA CT	7/2/24	\$469,000	\$469,000	102.1%	SWD	76808	2011	One Story	2178		Avg	Avg
117180409	311	4513 HORIZON DR	3/29/24	\$465,500	\$465,500	95.7%	SWD	76189	2006	Two Story	1988		Fair+	Avg
117180413	311	4008 COACHELLA CT	8/23/24	\$408,000	\$408,000	92.8%	SWD	77144	2005	One Story	1474		Fair+	Avg
117180439	311	4107 PALO VERDE CT	8/30/24	\$390,000	\$390,000	100.7%	SWD	77199	2006	One Story	1523		Fair+	Avg
117180454	311	4206 SAHARA DR	8/12/24	\$605,000	\$605,000	90.4%	SWD	77069	2013	Two Story	3176		Avg	Avg
117192119	311	4015 HORIZON DR	3/22/24	\$439,100	\$439,100	90.0%	SWD	76133	1999	Two Story	1734		Avg+	Avg
117192191	311	4009 VISTA PL	1/14/25	\$462,000	\$462,000	107.8%	SWD	78120	1980	One Story	2652		Avg+	Fair+
117192306	311	4112 HORIZON CT	3/26/24	\$437,000	\$437,000	90.0%	SWD	76070	1999	Two Story	1844		Avg	Avg
117192315	311	4318 DESERT PLATEAU	8/28/24	\$499,900	\$499,900	95.0%	SWD	77205	1992	Two Story	2361		Avg+	Avg
117200205	311	3707 DESERT PLATEAU	1/2/25	\$584,000	\$584,000	101.6%	SWD	78035	2006	Two Story/bsmt	2718	896	Good	Avg
117200347	311	4003 ACACIA CT	3/22/24	\$437,000	\$437,000	90.9%	SWD	76099	2002	One Story	1816		Avg+	Avg
117200371	311	4216 SEDONA DR	12/6/24	\$470,000	\$470,000	95.0%	SWD	77837	2005	One Story	1817		Avg+	Avg
117200378	311	3803 SANTA ANNA LP	11/27/24	\$550,000	\$550,000	103.3%	SWD	77791	2005	One Story	2461		Good	Avg
117200383	311	4216 SANTA ANNA LP	11/13/24	\$579,900	\$579,900	98.8%	SWD	77711	2004	One Story	2345		Good	Avg
117200385	311	3812 SANTA ANNA LP	9/25/24	\$535,000	\$535,000	87.2%	SWD	77438	2005	One Story	1909		Avg+	Avg
117200407	311	4309 ORVILLE LP	3/25/24	\$744,500	\$744,500	80.1%	SWD	76073	2022	One Story/bsmt	1789	1789	Avg+	Avg
117211044	311	4515 SINAI DR	12/10/24	\$383,000	\$383,000	97.4%	SWD	77885	1999	One Story	1531		Avg	Avg
117211571	311	4608 PEYOTE DR	2/19/25	\$315,000	\$315,000	87.0%	SWD	78356	1993	One Story	1354		Avg	Avg
117220285	311	4502 CHOLLA DR	8/27/24	\$399,900	\$399,900	98.6%	SWD	77179	1997	One Story	1482		Fair+	Avg
117220623	311	4607 SAGUARO DR	3/8/24	\$390,000	\$390,000	87.0%	SWD	75958	1994	One Story	1120		Fair+	Avg
117222313	311	4910 SINAI DR	7/24/24	\$372,000	\$372,000	100.2%	SWD	76936	1999	One Story	1482		Fair+	Avg
117230283	311	4105 MOJAVE CT	11/21/24	\$445,000	\$445,000	92.6%	SWD	77777	1994	One Story	1794		Avg	Avg
117231064	311	4116 YUMA DR	4/19/24	\$410,000	\$410,000	99.0%	SWD	76245	2003	One Story	1806		Avg	Avg
117231170	311	4107 YUMA DR	2/8/24	\$435,000	\$435,000	105.1%	SWD	75786	2002	One Story	2014		Avg+	Avg
117231349	311	4911 SONORA DR	2/27/24	\$525,000	\$525,000	95.6%	SWD	75885	2003	Two Story	2998		Avg+	Avg
117241333	311	4209 MOJAVE DR	7/2/24	\$415,000	\$415,000	86.0%	SWD	76804	1981	One Story	1717		Fair+	Avg
117241351	311	4219 MOJAVE DR	8/9/24	\$380,000	\$380,000	88.6%	SWD	77063	1979	One Story	1500		Avg	Avg
117241397	311	4502 HILLTOP DR	8/16/24	\$535,000	\$535,000	83.3%	SWD	77112	1993	Two Story	2440		Avg	Avg
117242074	311	4707 MOJAVE DR	3/4/25	\$399,999	\$399,999	98.3%	SWD	78457	1979	One Story/bsmt	1720	1192	Avg	Avg
117242243	311	4002 DESERT DR	1/22/24	\$350,000	\$350,000	108.2%	SWD	75689	1981	One Story	1727		Avg	Avg

**Franklin County Assessor  
Statistical Summary Report**

117242305	311	4408 DESERT DR	12/13/24	\$350,000	\$350,000	96.7%	SWD	77893	1981	Split Level	1728	Avg	Avg
117250047	311	4502 TAMARISK DR	5/22/24	\$550,000	\$550,000	99.2%	SWD	76518	2010	One Story	2745	Avg+	Avg
117250066	311	4705 INDIAN RIDGE DR	1/6/25	\$572,570	\$572,570	96.5%	SWD	78050	2013	One Story	2188	Good	Avg
117250075	311	3516 SERENA LN	6/11/24	\$555,000	\$555,000	102.7%	SWD	76610	2010	One Story	2605	Avg+	Avg
117250088	311	3422 ANGELO LN	3/20/24	\$500,000	\$500,000	118.1%	SWD	76025	2011	One Story	2612	Good	Avg
117250102	311	4405 BERMUDA DUNES	8/21/24	\$659,770	\$659,770	100.1%	SWD	77138	2014	Two Story	3259	Good	Avg
117250122	311	4504 BERMUDA DUNES	2/10/25	\$575,000	\$575,000	107.0%	SWD	78241	2013	One Story	2600	Good	Avg
117250126	311	4606 BERMUDA DUNES	10/30/24	\$540,000	\$540,000	98.6%	SWD	77618	2013	One Story	2006	Good	Avg
117250135	311	4415 MEADOW VIEW D	11/4/24	\$451,150	\$451,150	100.2%	SWD	77672	2011	One Story	1832	Avg+	Avg
117250149	311	4612 MEADOW VIEW D	5/17/24	\$510,000	\$510,000	100.1%	SWD	76494	2013	One Story	2017	Good	Avg
117250174	311	4915 TAMARISK DR	12/6/24	\$485,000	\$485,000	104.5%	SWD	77847	2012	One Story	2330	Avg+	Avg
117250190	311	4705 CATHEDRAL DR	10/2/24	\$479,450	\$479,450	102.0%	SWD	77422	2012	One Story	1844	Avg+	Avg
117250197	311	4804 CATHEDRAL DR	9/11/24	\$550,000	\$550,000	88.0%	SWD	77256	2013	One Story	2002	Good	Avg
117250212	311	3508 EL PASO DR	12/20/24	\$490,000	\$490,000	102.2%	SWD	77969	2014	One Story	1898	Good	Avg
117250222	311	3706 EL PASO DR	2/12/25	\$485,000	\$485,000	92.2%	SWD	78258	2014	One Story	1895	Avg+	Avg
117250243	311	4707 BERMUDA DUNES	1/29/25	\$510,000	\$510,000	104.6%	SWD	78193	2014	One Story	1826	Good	Avg
117250511	311	5010 PINEHURST DR	10/17/24	\$545,000	\$545,000	97.6%	SWD	77545	2016	Two Story	2328	Good	Avg
117250519	311	3806 COOK LN	9/20/24	\$508,100	\$508,100	103.8%	SWD	77328	2018	One Story	2076	Good	Avg
117292887	311	4310 DESERT ST	2/21/25	\$414,500	\$414,500	99.8%	SWD	78310	1994	Two Story	2064	Avg	Avg
117292985	311	4005 HORIZON DR	1/24/24	\$345,000	\$345,000	99.4%	SWD	75690	1979	Split Level	1992	Fair+	Fair+
117293046	311	4302 MEADOW VIEW D	1/25/25	\$365,000	\$365,000	90.1%	SWD	78139	1984	One Story	1248	Fair+	Fair+
117293224	311	3820 MEADOW VIEW D	12/10/24	\$387,500	\$387,500	90.1%	SWD	77876	1995	One Story	1396	Fair+	Avg
117293395	311	3811 VIEW CT	11/20/24	\$383,500	\$383,500	86.5%	SWD	77754	1982	One Story	1386	Fair+	Avg
117293493	311	3811 MEADOW VIEW D	1/30/25	\$365,000	\$365,000	84.8%	SWD	78194	1980	One Story	1229	Fair+	Avg