



# 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)

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## NBHD 432

### 2025 Revaluation for 2026 Taxes

#### Neighborhood Description

The 432 neighborhood has 539 single family residences of Fair to Good/Very Good quality. Subdivisions in neighborhood 432 include Spencer Estates, Archer Estates Pelican Pointe, Sanderson Estates, Eagle Crest, Quail Bluff, Dream View Estates, Burns Estates and Pheasant Run. The boundaries are Burns Road to the North, Beman Road to the East, Pelican Road to the South, Ricky Road to the West. While the area does not contain a grocery store or gas stations these homes are located just North of Pasco with an appeal to those desiring a more rural setting. These single family residences built between 1998 and 2024 have close proximity as well as varying river views to the Columbia River.

#### Market Review

There were 23 single family residential sales in the 432 neighborhood between January 2024 and February 2025. 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. The mean sales price to assessment ratio is 94.63%, or the assessments are 94.6% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 9.0%, is below 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 102.73 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 98.0 and 103).

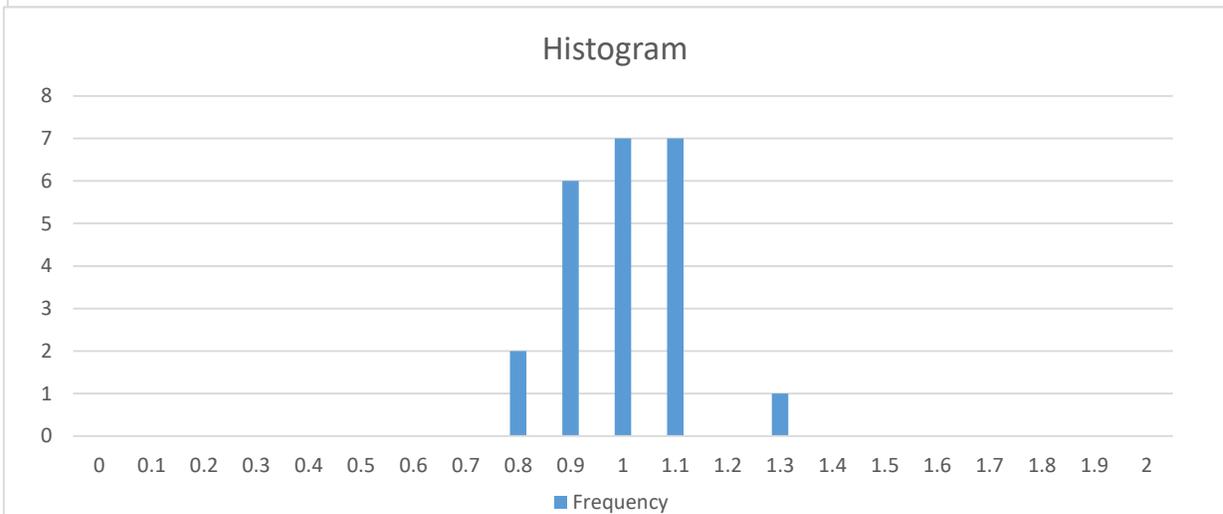
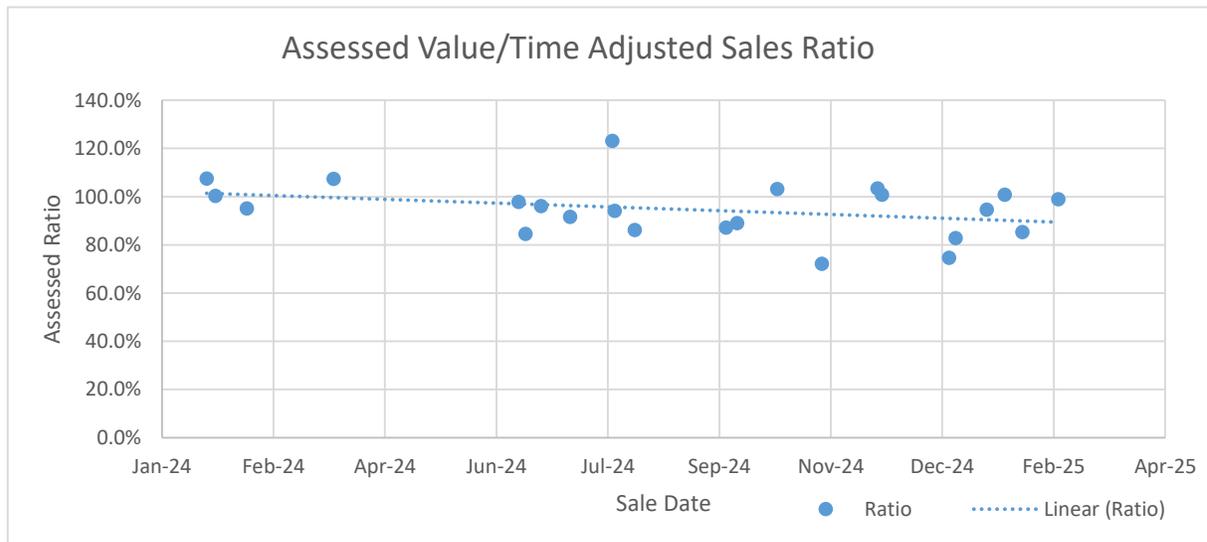


# Franklin County Assessor Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/29/24	End 2/14/25
Statistical Study Area	432	
Index Creation Date	3/24/25	
Number of Sales in the Index	23	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	72.17%
Sales Ratio Hi Range	123.20%
Mean	94.63%
Median	95.12%
Aggregate Mean	92.12%
Variance	0.01287
Standard Deviation	0.11346
Coefficient of Variation	0.11989
Average Absolute Deviation	0.08594
Coefficient of Dispersion	0.09035
Price Related Differential	1.02730
Price Related Bias	-0.2218

Row Labels	Average of Ratio
1 1/2 Story Finished	85.3%
One Story	94.8%
One Story/bsmt	94.1%
Two Story	96.5%
<b>Grand Total</b>	<b>94.6%</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>
115180130	432	11320 EASTON DR	7/29/24	\$629,000	\$629,000	123.2%	SWD	76988	2017	One Story	2224		Good	Avg
115180154	432	6702 RECURVE RD	3/26/24	\$664,500	\$664,500	107.3%	SWD	76195	2018	One Story	2137		Avg+	Avg
115180206	432	11215 QUIVER LN	1/29/24	\$770,000	\$770,000	107.5%	SWD	75720	2017	Two Story	3152		Good	Avg
115180209	432	6419 NOCKING POINT R	6/27/24	\$699,900	\$699,900	96.1%	SWD	76912	2018	One Story	2034		Avg+	Avg
126150229	432	11612 PHEASANT RUN I	10/11/24	\$845,000	\$845,000	103.2%	SWD	77497	2009	Two Story	3054		Good	Avg
126150249	432	12310 RICKY CT	2/14/25	\$1,020,000	\$1,020,000	98.9%	SWD	78281	2011	One Story	2943		Good	Avg
126150324	432	12313 RAMSEY DR	11/27/24	\$725,900	\$725,900	100.8%	SWD	77816	2015	One Story	2245		Avg+	Avg
126150332	432	12303 WILLOW CREEK I	11/25/24	\$825,000	\$825,000	103.4%	SWD	77802	2015	One Story	2241		Good	Avg
126150405	432	6830 BITTERROOT AVE	1/13/25	\$999,000	\$999,000	94.6%	SWD	78081	2018	One Story	2255		Good	Avg
126150429	432	12128 ROCK CREEK DR	1/21/25	\$819,900	\$819,900	100.8%	SWD	78126	2018	Two Story	3254		Good	Avg
126150449	432	12117 CLARK FORK RD	6/17/24	\$834,900	\$834,900	97.8%	SWD	76659	2019	One Story	2600		Good	Avg
126150499	432	12710 JAYLEEN WAY	7/10/24	\$946,000	\$946,000	91.6%	SWD	76835	2018	One Story	2460		Good	Avg
126150828	432	6501 LAZY B DR	12/27/24	\$992,000	\$992,000	74.7%	SWD	77985	2024	Two Story	2598		Good	Avg
126150837	432	12817 BLACKFOOT DR	12/30/24	\$1,287,500	\$1,287,500	82.8%	SWD	78026	2024	One Story	3331		Good	Avg
126150838	432	12829 BLACKFOOT DR	9/18/24	\$950,000	\$950,000	87.2%	SWD	77297	2024	One Story	2451		Good	Avg
126151012	432	6912 EAGLE CREST DR	7/30/24	\$1,149,900	\$1,149,900	94.1%	SWD	77186	2023	One Story/bsmt	2490	2522	Good	Avg
126151274	432	7404 SANDY RIDGE RD	1/29/25	\$1,495,000	\$1,495,000	85.3%	SWD	78186	2008	1 1/2 Story Finishec	3957		Good	Avg
126152173	432	12232 HILLCREST DR	8/8/24	\$1,287,500	\$1,287,500	86.2%	SWD	77042	2017	One Story	3001		Good	Avg
126152221	432	12405 ROCK CREEK DR	6/20/24	\$849,900	\$849,900	84.6%	SWD	76684	2021	One Story	2380		Avg+	Avg
126230089	432	11917 CORDON CREST C	2/16/24	\$1,185,776	\$1,185,776	95.1%	SWD	75810	2023	One Story	3512		Good	Avg
126230090	432	11905 CORDON CREST C	10/31/24	\$2,000,000	\$2,000,000	72.2%	SWD	77679	2024	One Story	5032		Good	Avg
126230094	432	8205 CONCORD CREST I	2/2/24	\$799,500	\$799,500	100.3%	SWD	75750	2023	One Story	2600		Avg+	Avg
126230099	432	8216 TRELIS CT	9/23/24	\$1,350,000	\$1,350,000	89.0%	SWD	77355	2024	One Story	3730		Good	Avg