



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>

NEIGHBORHOOD 501, 502 & 503

2025 Revaluation for 2026 Taxes

Neighborhood Description

The 501 Residential neighborhood boundaries are 14th Avenue to the west, I-182 to the north, 5th Ave east, and Yakima Street to the south. This neighborhood has 889 residential units of which 882 are single family residences and 7 manufactured homes that range from low/fair to average quality. Homes were built starting in the early 1900s and continuing until 2024, with most occurring during 1950 up to 1980. Oregon Avenue, Lewis and “A” Streets provide access to schools of all levels, local shopping, and restaurants as well as service businesses. 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.

Neighborhood Description

The 502 neighborhood boundaries are Wehe Avenue to the west, “A” Street to the south and I-182 to the north and east. This neighborhood has 1,807 residential units of which 1264 are single family residences, 533 manufactured homes, and 10 townhomes that range in low to average/good quality. Homes were built starting in the early 1900s and continuing until 2025, with most occurring during 1950 up to 1980. Oregon Avenue, Lewis and “A” Streets provide access to schools of all levels, local shopping, and restaurants as well as service businesses. 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.

Neighborhood Description

The 503 neighborhood boundaries are 14th Avenue to the west, 1st Ave to the east, Sylvester Street to the north and the Columbia River to the south. This neighborhood has 682 residential units of which 616 are single family residences and 66 manufactured homes that range in low/fair to average/good quality. Homes were built starting in the early 1900s and continuing until 2024, with most occurring during 1950 up to 1980. This is “Mixed Use” neighborhood with residential, commercial and industrial uses and some residences located on commercial/industrial zoned lots. Oregon Avenue, Lewis and “A” Streets provide access to schools of all levels, local shopping, and restaurants as well as service businesses. 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 47 single family residential sales during January 2024 and February 2025. 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 an unobligated seller (RCW 84.40.030). A land valuation model using sales from 2020 – 2025 was developed and implemented, and the appraisal model was calibrated to the market for improvement (building) values for 2026 assessments. After applying market adjustments, the mean sales price to assessment ratio is 98.6%, or the assessments are 98.6% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 5.6%, and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (COD less than 15%). The Price Relate 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).



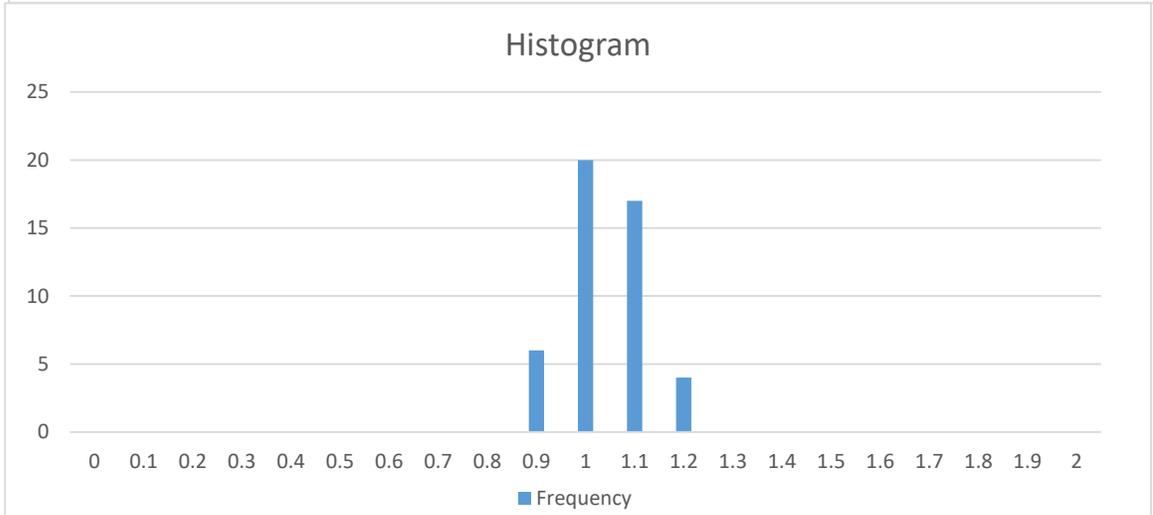
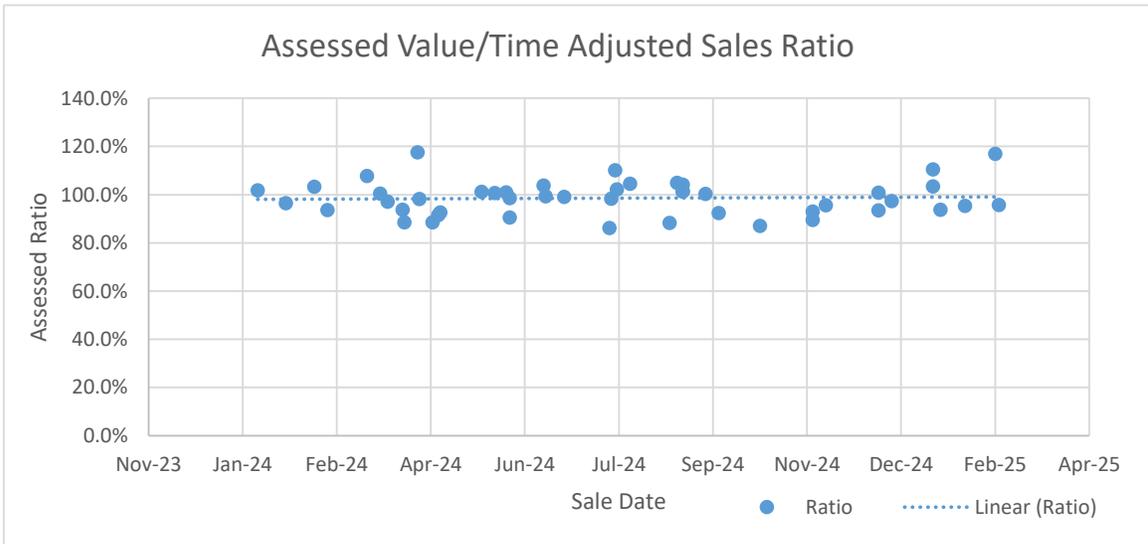
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/17/24	End 2/14/25
Statistical Study Area	501, 502, & 503	
Index Creation Date	3/25/25	
Number of Sales in the Index	47	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	86.17%
Sales Ratio Hi Range	117.51%
Mean	98.56%
Median	98.62%
Aggregate Mean	98.57%
Variance	0.00506
Standard Deviation	0.07115
Coefficient of Variation	0.07219
Average Absolute Deviation	0.05520
Coefficient of Dispersion	0.05597
Price Related Differential	0.99986
Price Related Bias	-0.0032

Row Labels	Average of Ratio
One Story	98.6%
Two Story	97.9%
Grand Total	98.6%



**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>
113381305	501	1817 N 10TH AVE	11/14/24	\$300,000	\$300,000	95.6%	SWD	77712	1952	One Story	862		Avg	Avg
113550044	502	1215 N BEECH AVE	7/25/24	\$339,900	\$339,900	110.2%	SWD	76955	2005	One Story	1169		Avg	Avg
113550041	502	1203 N BEECH AVE	8/2/24	\$345,000	\$345,000	104.5%	SWD	77031	2005	One Story	1169		Avg	Avg
113730571	502	501 RAMA CT	1/17/24	\$383,000	\$383,000	101.8%	SWD	75678	2023	One Story	1331		Avg	Avg
113730567	502		2/16/24	\$347,900	\$347,900	103.2%	SWD	75809	2023	One Story	1444		Avg	Avg
113531047	502	827 N WEHE AVE	3/22/24	\$425,000	\$425,000	100.4%	SWD	76032	2023	One Story	1785		Avg	Avg
113884080	502	614 CARIDAD CT	8/30/24	\$429,900	\$429,900	101.4%	SWD	77201	2023	One Story	1562		Avg+	Avg
113884083	502	626 CARIDAD CT	5/22/24	\$429,900	\$429,900	100.7%	SWD	76521	2024	One Story	1567		Avg+	Avg
113884082	502	622 CARIDAD CT	8/30/24	\$429,900	\$429,900	104.2%	SWD	77189	2024	One Story	1591		Avg+	Avg
113884079	502	610 CARIDAD CT	5/28/24	\$424,000	\$424,000	100.9%	SWD	76544	2024	One Story	1616		Avg+	Avg
113884078	502	606 CARIDAD CT	8/30/24	\$430,000	\$430,000	101.3%	SWD	77223	2024	One Story	1616		Avg+	Avg
112294303	503	1225 S 13TH AVE	4/22/24	\$220,000	\$220,000	91.5%	SWD	76259	1930	One Story	512		Fair	Avg+
113854321	502	715 S WEHE AVE	6/17/24	\$212,000	\$212,000	103.8%	SWD	76679	1955	One Story	672		Fair	Avg
113373216	501	2007 RIVERVIEW DR	4/23/24	\$285,000	\$285,000	92.6%	SWD	76272	1952	One Story	877		Fair	Avg+
112402276	503	1220 S 3RD AVE	6/28/24	\$260,000	\$260,000	99.1%	SWD	76741	1940	One Story	960		Fair	Avg
113392259	501	928 W OPAL ST	4/11/24	\$245,000	\$245,000	117.5%	SWD	76205	1959	One Story	992		Fair	Avg+
112381094	503	805 S 5TH AVE	4/4/24	\$245,000	\$245,000	88.6%	SWD	76141	1920	One Story	1008		Fair	Avg
113803064	502	419 N BEECH AVE	4/19/24	\$275,000	\$275,000	88.5%	SWD	76271	1954	One Story	1008		Fair	Avg
113392286	501	940 W OPAL ST	5/30/24	\$260,000	\$260,000	98.6%	SWD	76541	1959	One Story	1012		Fair	Avg
113861264	502	726 S CEDAR AVE	12/12/24	\$330,000	\$330,000	100.8%	SWD	77878	2006	One Story	1128		Fair	Avg
113825382	502	2112 E ALVINA ST	9/11/24	\$340,000	\$340,000	100.4%	SWD	77258	2005	One Story	1144		Fair	Avg
113890100	502	2511 BUTTE CT	2/1/24	\$337,000	\$337,000	96.4%	SWD	75742	2004	One Story	1223		Fair	Avg
113775088	502	2512 E ADELIA ST	12/19/24	\$340,000	\$340,000	97.4%	SWD	77937	2005	One Story	1224		Fair	Avg
113775069	502	2407 E GEORGE ST	6/18/24	\$325,000	\$325,000	99.4%	SWD	76666	2006	One Story	1224		Fair	Avg
112122088	501	1134 W HENRY ST	2/12/25	\$264,300	\$264,300	116.9%	SWD	78254	1952	One Story	1227		Fair	Avg
113864089	502	605 S ELM AVE	5/15/24	\$322,000	\$322,000	101.2%	SWD	76424	1970	One Story	1252		Fair	Avg
113382466	501	1819 N 13TH AVE	7/23/24	\$275,000	\$275,000	98.4%	SWD	76949	1954	One Story	1300		Fair	Avg
112242421	503	1112 W SHOSHONE ST	1/10/25	\$262,000	\$262,000	110.5%	SWD	78065	1948	One Story	1348		Fair	Avg
112402267	503	1216 S 3RD AVE	2/23/24	\$249,000	\$249,000	93.6%	SWD	75894	1940	One Story	720		Fair+	Avg+
113730382	502	3613 ESTRELLA DR	1/10/25	\$324,900	\$324,900	103.4%	SWD	78084	2015	One Story	1040		Fair+	Avg
112281264	503	824 S 8TH AVE	3/26/24	\$290,000	\$290,000	97.1%	SWD	76076	1950	One Story	1092		Fair+	Avg+
113560143	502	828 MADRONA AVE	8/23/24	\$345,000	\$345,000	88.3%	SWD	77209	2010	One Story	1144		Fair+	Avg
113831097	502	131 S HUGO AVE	1/14/25	\$350,000	\$350,000	93.7%	SWD	78152	2005	One Story	1148		Fair+	Avg
113890172	502	2612 GLENDIVE ST	8/27/24	\$338,500	\$338,500	105.0%	SWD	77177	2008	One Story	1158		Fair+	Avg
113560138	502	848 MADRONA AVE	10/10/24	\$355,000	\$355,000	87.1%	SWD	77467	2010	One Story	1166		Fair+	Avg

**Franklin County Assessor
Statistical Summary Report**

113890144	502	502 FALLON CT	4/3/24	\$338,500	\$338,500	93.8%	SWD	76158	2014	One Story	1171	Fair+	Avg
113760122	502	2608 SPRUCE ST	11/7/24	\$341,500	\$341,500	89.5%	SWD	77698	2005	One Story	1184	Fair+	Avg
113730441	502	3814 ESTRELLA DR	5/30/24	\$345,000	\$345,000	90.6%	SWD	76545	2014	One Story	1184	Fair+	Avg
113900120	502	310 ANACONDA AVE	7/22/24	\$360,000	\$360,000	86.2%	SWD	76932	2017	One Story	1184	Fair+	Avg
113730394	502	3719 ESTRELLA DR	11/7/24	\$359,900	\$359,900	92.9%	SWD	77688	2015	One Story	1232	Fair+	Avg+
113373261	501	1912 N 12TH AVE	9/18/24	\$320,000	\$320,000	92.4%	SWD	77557	1960	One Story	1282	Fair+	Good
113532047	502	919 N BEECH AVE	1/27/25	\$334,000	\$334,000	95.4%	SWD	78138	2009	One Story	1344	Fair+	Avg
113731003	502	318 FORTALEZA LN	4/12/24	\$353,000	\$353,000	98.2%	SWD	76194	2016	One Story	1440	Fair+	Avg
113825069	502	2120 E SYCAMORE CT	2/14/25	\$360,000	\$360,000	95.8%	SWD	78332	2009	One Story	1452	Fair+	Avg
112060323	503	1 W A ST	3/15/24	\$380,000	\$380,000	107.7%	SWD	76080	2022	One Story	1720	Fair+	Avg
113504043	502	1805 E HIGHLAND ST	12/12/24	\$335,000	\$335,000	93.5%	SWD	77886	2022	Two Story	1329	Avg	Avg
113532098	502	928 N ELM AVE	7/26/24	\$402,000	\$402,000	102.2%	SWD	76979	2003	Two Story	2142	Avg	Fair+