



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 612

City of Connell

2025 Revaluation for 2026 Taxes

Neighborhood Description

The City of Connell (612 NBHD) is located 35 miles north of Pasco in rural Franklin County. The incorporated City of Connell has an approximate population of 5,000 residents containing single family residences (543 SFR, 8 attached townhomes and 126 MFH). Connell has K-12 schools locally, where predominant employment is agri-business related, or with North Franklin School District and Coyote Ridge Correctional Facility. Limited shopping, services and entertainment are available locally. State HWY 260 and SR 395 provide access to employment, other rural towns, regional agri-business and other services in the Cities of Pasco and Othello.

Market Review

There were 22 single family residential (including townhomes) and Manufactured Home sales from January 2024 to January 2025 within the 612 neighborhood. 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 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 81.3%, meaning the assessments are 81.3% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency, is 15.39% for Single Family Residence, and is just outside of the metric of 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 1.016 and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).



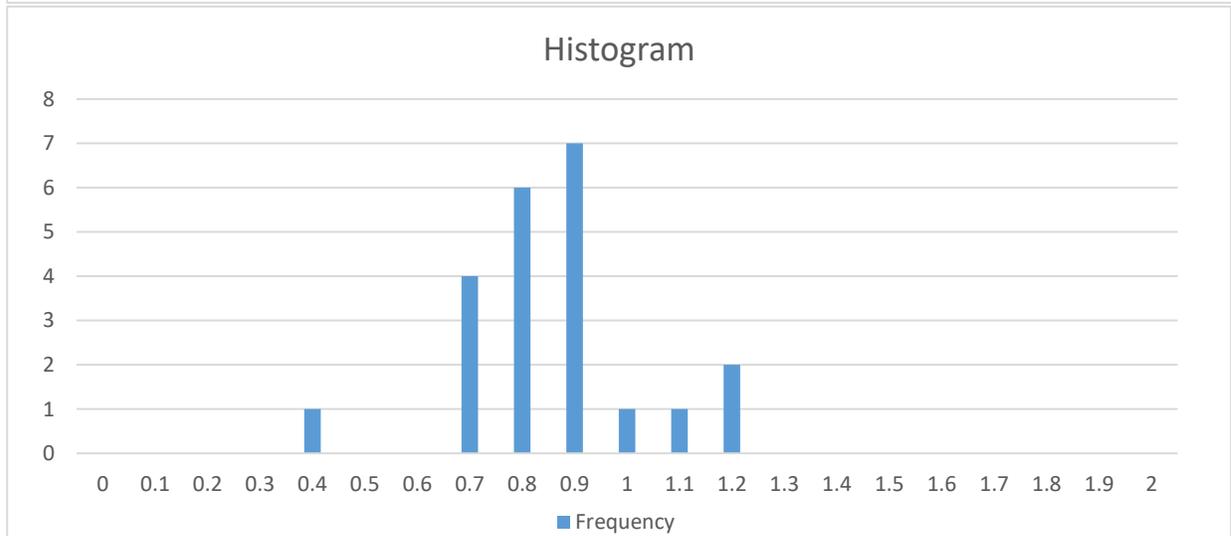
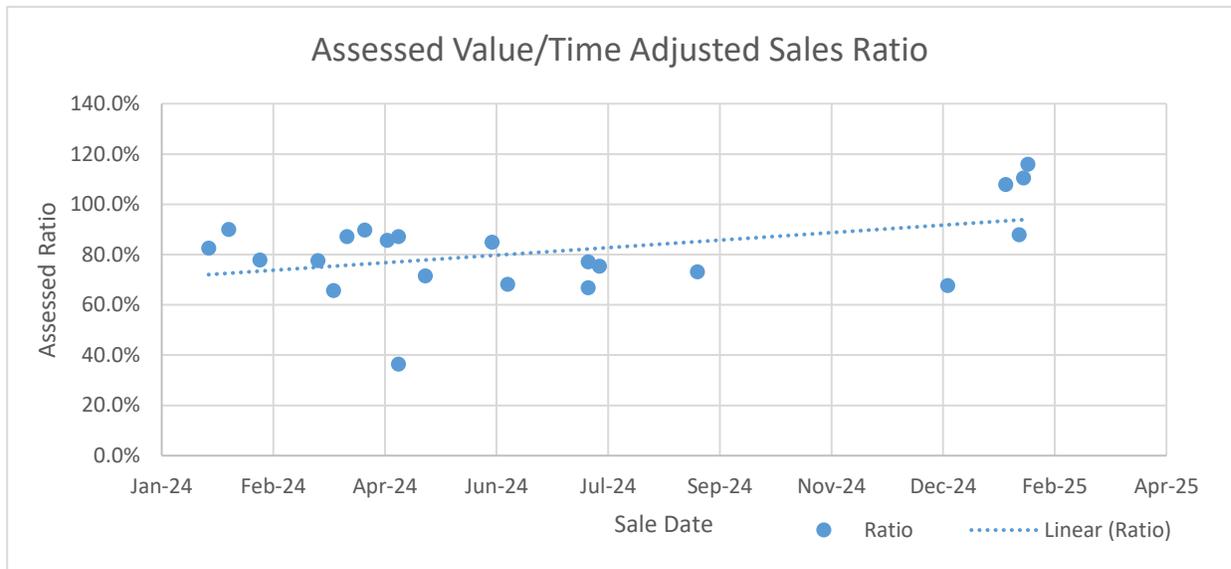
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/30/24	End 1/31/25
Statistical Study Area	612	
Index Creation Date	2/18/25	
Number of Sales in the Index	22	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	36.43%
Sales Ratio Hi Range	116.00%
Mean	81.27%
Median	80.29%
Aggregate Mean	79.94%
Variance	0.02912
Standard Deviation	0.17065
Coefficient of Variation	0.20998
Average Absolute Deviation	0.12359
Coefficient of Dispersion	0.15392
Price Related Differential	1.01666

Row Labels	Average of Ratio
One Story	81.1%
One Story/bsmt	82.5%
Split Level	77.7%
Two Story	84.0%
Doublewide	73.1%
Grand Total	81.3%



**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>
106666132	612	421 E FULTON ST	9/5/24	\$280,000	\$280,000	73.1%	SWD	77221	1997	Doublewide	1456		Avg	Avg
106680302	612	635 E FRANKLIN ST	7/18/24	\$360,175	\$360,175	66.9%	SWD	76934	2024	Two Story	1503		Avg	Avg
106680303	612	641 E FRANKLIN ST	7/18/24	\$286,100	\$286,100	77.2%	SWD	76960	2024	One Story	1155		Avg	Avg
106680310	612	116 N FORD ST	2/22/24	\$283,606	\$283,606	77.9%	SWD	75836	2023	One Story	1155		Avg	Avg
106691047	612	629 E ASH ST	3/19/24	\$368,495	\$368,495	77.7%	SWD	76016	1969	Split Level	2208		Fair+	Avg
106691341	612	460 S EPHRATA ST	4/24/24	\$325,000	\$325,000	87.2%	SWD	76313	1977	One Story	1790		Fair+	Avg
109651005	612	1101 W CLARK PL	4/1/24	\$360,000	\$360,000	87.2%	SWD	76108	2019	Two Story	2059		Avg	Avg
109682125	612	495 N FIFTH AVE	1/30/24	\$359,900	\$359,900	82.7%	SWD	75721	2023	One Story	1742		Avg	Avg
109683149	612	357 W DAVIS ST	1/27/25	\$232,500	\$232,500	88.0%	SWD	78174	1975	One Story	1350		Fair	Fair+
109683185	612	413 N THIRD AVE	4/9/24	\$374,000	\$374,000	89.8%	SWD	76228	1954	One Story	2324		Avg+	Avg
109691069	612	601 N ALMIRA AVE	3/26/24	\$396,000	\$396,000	65.8%	SWD	76111	2022	Two Story	2051		Avg	Avg
109693272	612	444 N ALMIRA AVE	6/5/24	\$272,500	\$272,500	85.0%	SWD	76582	1949	One Story	1540		Fair+	Avg
109693398	612	333 E DAVIS ST	12/26/24	\$215,000	\$215,000	67.7%	MIN AND SALE	78002	1955	One Story	1368		Fair	Fair
109801270	612	306 E ADAMS ST	2/8/24	\$215,000	\$215,000	90.1%	SWD	75781	1948	One Story/bsmt	632	632	Fair	Fair+
109803036	612	119 N ALMIRA AVE	4/24/24	\$140,000	\$140,000	36.4%	SWD	76273	1954	One Story	624		Low	Fair
109811269	612	307 N THIRD AVE	1/31/25	\$85,000	\$85,000	116.0%	SWD	78197	1905	Two Story	1382		Fair	Fair+
109814024	612	120 N FOURTH AVE	7/23/24	\$205,000	\$205,000	75.4%	SWD	76940	1907	One Story	1008		Fair+	Good+
109831238	612	315 S ALMIRA AVE	4/19/24	\$269,000	\$269,000	85.7%	SWD	76262	1952	One Story/bsmt	796	796	Fair	Avg+
109833129	612	435 S ALMIRA AVE	5/6/24	\$255,000	\$255,000	71.6%	SWD	76363	1952	One Story/bsmt	796	796	Fair	Avg
109861410	612	626 S SECOND AVE	1/21/25	\$180,000	\$180,000	107.9%	SWD	78118	1974	One Story	960		Fair	Fair+
109861429	612	618 S SECOND AVE	1/29/25	\$150,000	\$150,000	110.5%	SWD	78209	1975	One Story	1227		Fair	Fair
109862071	612	681 S SECOND AVE	6/12/24	\$265,000	\$265,000	68.3%	SWD	76614	1969	One Story	1404		Fair	Avg