



# 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 615

### The PK-HWY/Kahlotus Highway Tracts

#### 2025 Revaluation for 2026 Taxes

#### NBHD Description:

The PK-HWY Tracts (615 NBHD) or Pasco – Kahlotus Highway Tracts contains 155 residences (35 SFR and 120 MFH). This market area is comprised of three groups of homes located on small acreage tracts (5 to 10 acres) along the Pasco-Kahlotus Highway approximately 6 to 8 miles east of Pasco. NBHD 615 is comprised of the “Martindale Road” area, the “Tree Farm Road” area and the “Ice Harbor Dam Road” area. Access to these properties is by private road with schools available by bus to Pasco. Not all parcels have residences as some are in small agricultural production. Residences in the area vary in quality and condition, with many having outbuilding and other rural residential buildings. Pasco – Kahlotus Highway provides access to employment, regional Agri-Business and other services in the City of Pasco and the Tri-Cities metro area.

#### Market Review:

There were 5 single family residential and 3 MFH sales during July 2021 and July 2024 in the 615 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 markets adjustments, the mean sales price to assessment ratio for SFR 96.92% and MFH 98.45%, or the assessments for SFR is 96.9% and MFH 98.5% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 8.5% for SFR and 4.24% for MFH, 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 for both SFR and MFH and meets the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).



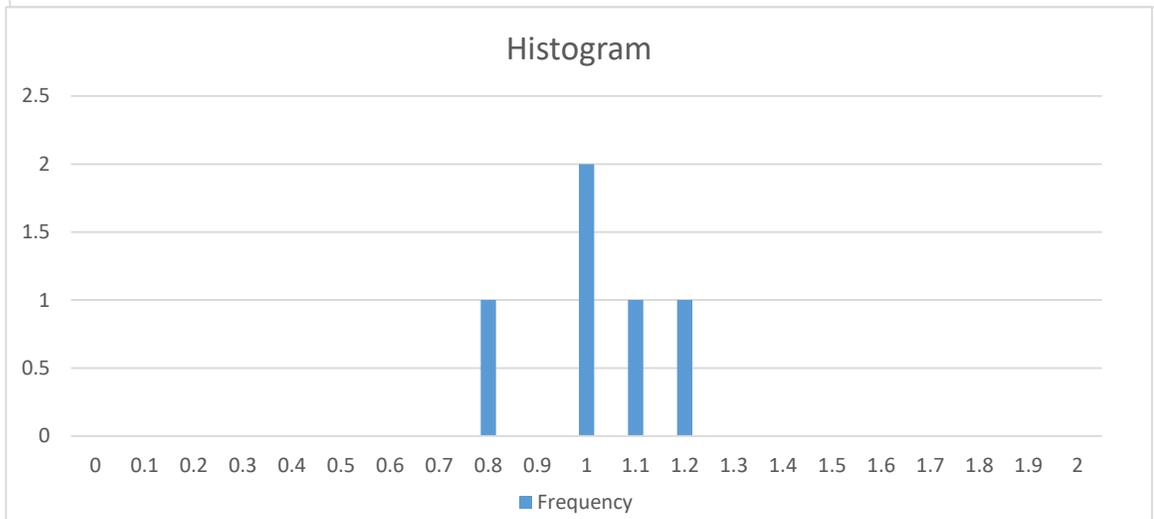
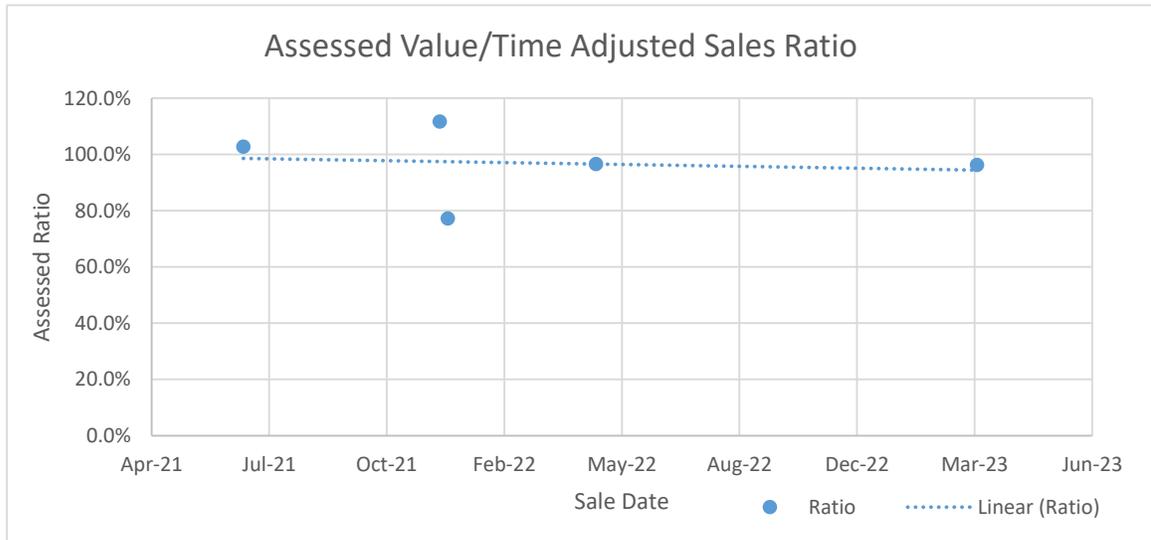
# Franklin County Assessor

## Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 7/1/21	End 3/17/23
Statistical Study Area	615	
Index Creation Date	3/31/25	
Number of Sales in the Index	5	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	77.24%
Sales Ratio Hi Range	111.71%
Mean	96.92%
Median	96.59%
Aggregate Mean	96.68%
Variance	0.01603
Standard Deviation	0.12660
Coefficient of Variation	0.13062
Average Absolute Deviation	0.08261
Coefficient of Dispersion	0.08553
Price Related Differential	1.00245
Price Related Bias	-0.0382

Row Labels	Average of Ratio
One Story	101.8%
Two Story	77.2%
<b>Grand Total</b>	<b>96.9%</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>
110142051	615	301 O'BRIAN RD	7/1/21	\$481,000	\$630,639	102.8%	SWD	68915	2001	One Story	2601		Avg	Avg
110200132	615	1571 MARTINDALE RD	4/27/22	\$607,538	\$696,482	96.6%	SWD	71650	2022	One Story	2981		Avg	Avg
110141178	615	230 JESSICA RD	12/15/21	\$535,000	\$652,486	111.7%	SWD	70543	1998	One Story	2444		Avg+	Avg+
110201246	615	641 DECKER RD	3/17/23	\$1,100,000	\$1,059,740	96.3%	SWD	73791	2018	One Story	2315		Good	Avg
110201362	615	450 DECKER RD	12/22/21	\$555,000	\$676,878	77.2%	SWD	70588	2000	Two Story	1883		Avg	Avg



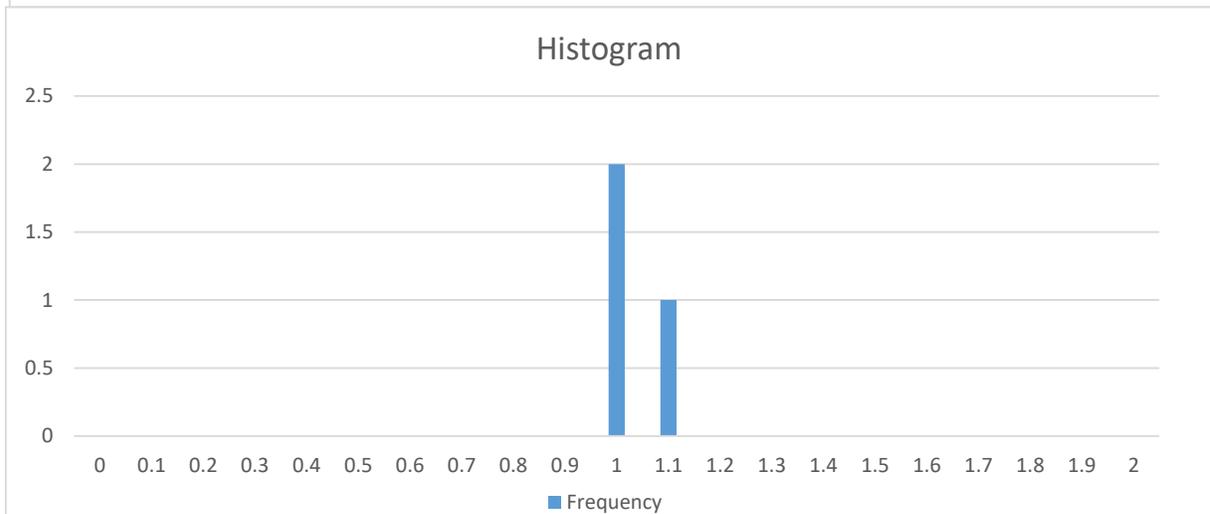
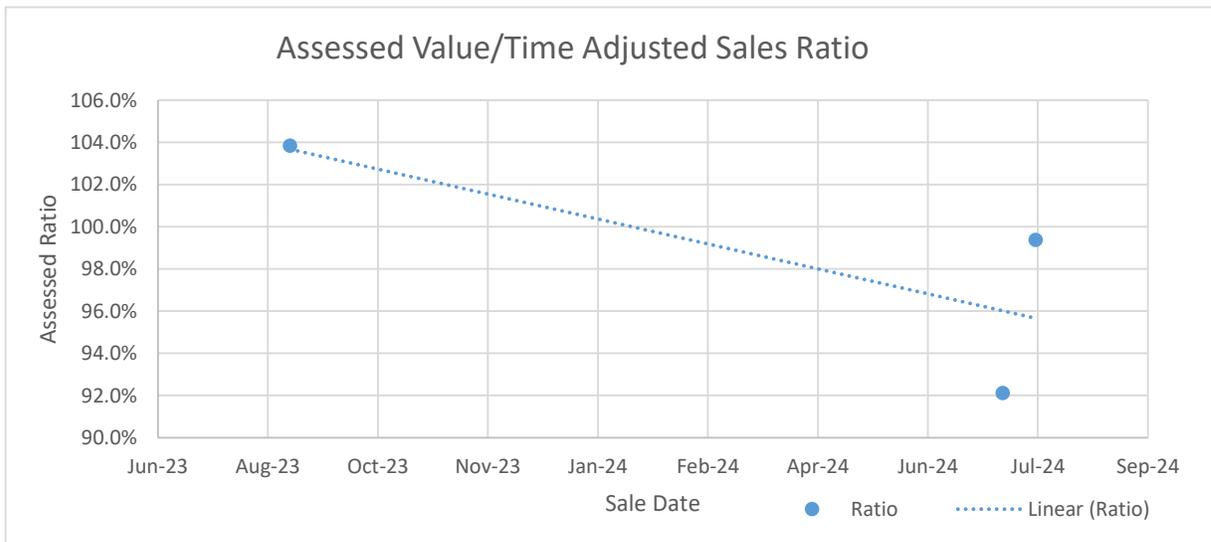
# Franklin County Assessor

## Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 8/22/23	End 7/26/24
Statistical Study Area	615 RP MFH	
Index Creation Date	3/31/25	
Number of Sales in the Index	3	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	92.13%
Sales Ratio Hi Range	103.85%
Mean	98.45%
Median	99.39%
Aggregate Mean	99.38%
Variance	0.00350
Standard Deviation	0.05919
Coefficient of Variation	0.06012
Average Absolute Deviation	0.04220
Coefficient of Dispersion	0.04246
Price Related Differential	0.99067
Price Related Bias	0.099

Row Labels	Average of Ratio
Doublewide	95.8%
Doublewide/bsmt	103.9%
<b>Grand Total</b>	<b>98.5%</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>
110175061	615	502 GREEN RD	7/11/24	\$400,000	\$400,000	92.1%	SWD	76847	2002	Doublewide	1809		Avg	Avg
110201433	615	623 MOORE RD	7/26/24	\$375,000	\$375,000	99.4%	SWD	76956	2003	Doublewide	1344		Avg+	Avg
110201371	615	470 DECKER RD	8/22/23	\$649,000	\$649,000	103.9%	SWD	74810	1990	Doublewide/bsmt	1680	1680	Avg	Avg+