



# 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	

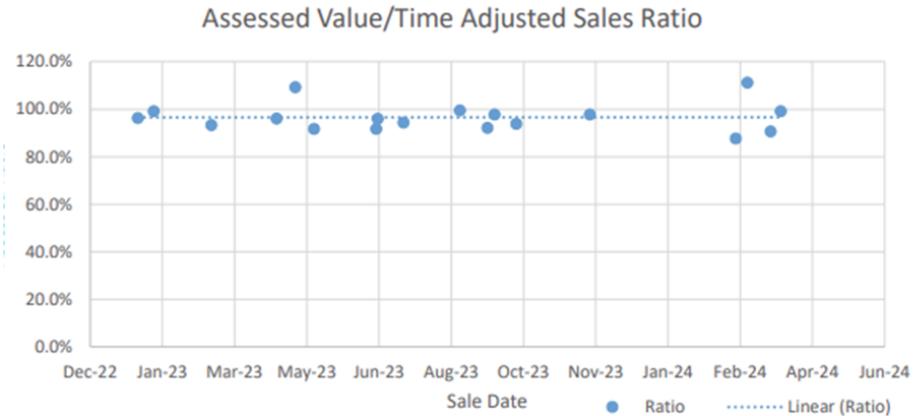
The next table on the report gives five measures of the assessment level in comparison to actual sales (ratios). The Sales Ratio Low Range gives the assessed value in comparison to the highest sale and the Sales Ratio High Range gives the assessed ratio in comparison to the lowest sale. The Mean, Median 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 416

### 2025 Revaluation for 2026 Taxes

#### Neighborhood Description

Includes Clarks Addition and areas which are located South of Clark, just South of Melody, North of Road 52 and Roberta, East of Janet and West of Road 36.

289 Improved Parcels in Neighborhood 416

#### Market Review

There were 9 residential sales from January 2024 to December 2024, in neighborhood 416 which consist of rural residential parcels. 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. The sales used indicate a level of assessment in the neighborhood below market value. Therefore, the model was calibrated to the market for improvement (building) values. After applying the adjustments, the mean sales price to assessment ratio is 94.19%, or the assessments are 94.2% of what these properties sold for. The Coefficient of Dispersion or COD, which is a measurement of central tendency is 7.4%, 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 1.0 and is near the International Association of Assessing Officers (IAAO) Technical Standards for single family homes and condominiums (PRD between 0.98 and 1.03).



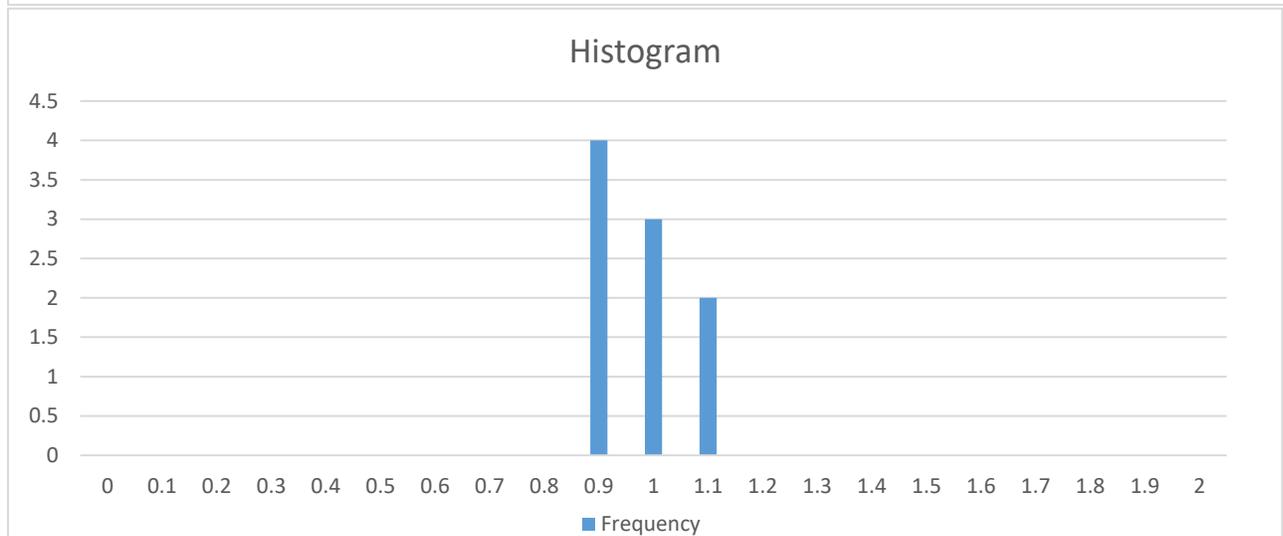
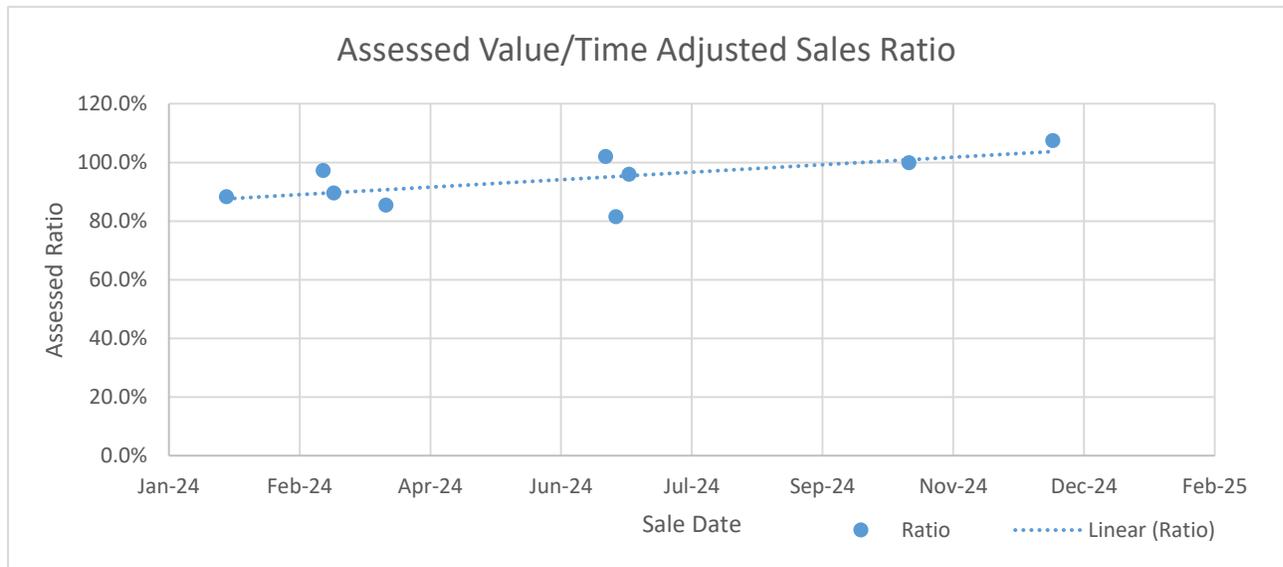
# Franklin County Assessor

## Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/31/24	End 12/12/24
Statistical Study Area	416	
Index Creation Date	3/24/25	
Number of Sales in the Index	9	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	81.50%
Sales Ratio Hi Range	107.54%
Mean	94.19%
Median	95.98%
Aggregate Mean	94.56%
Variance	0.00725
Standard Deviation	0.08514
Coefficient of Variation	0.09039
Average Absolute Deviation	0.07093
Coefficient of Dispersion	0.07390
Price Related Differential	0.99611

Row Labels	Average of Ratio
1 1/2 Story Finished	81.5%
One Story	96.8%
Doublewide	95.2%
<b>Grand Total</b>	<b>94.2%</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>
114172093	416	3920 JANET RD	1/31/24	\$364,000	\$364,000	88.3%	SWD	75748	2007	Doublewide	1296		Avg	Fair+
114242033	416	7214 ROAD 47 N	3/8/24	\$606,500	\$606,500	97.3%	SWD	75962	2024	One Story	2049		Avg+	Avg
114182019	416	4012 JANET RD	3/12/24	\$420,000	\$420,000	89.6%	SWD	75983	1986	Doublewide	1848		Avg+	Avg+
114242031	416	7112 ROAD 47 N	4/1/24	\$798,000	\$798,000	85.4%	SWD	76116	2024	One Story	2405		Avg+	Avg
114302031	416	6970 ROAD 42	6/24/24	\$511,000	\$511,000	102.1%	SWD	76799	1992	Doublewide	1568		Avg	Avg+
114231082	416	4920 IVY RD	6/28/24	\$559,000	\$559,000	81.5%	SWD	76782	2012	1 1/2 Story Finishec	2314		Fair+	Avg
114292114	416	3907 MELODY LN	7/3/24	\$480,000	\$480,000	96.0%	SWD	76791	1998	Doublewide	1568		Avg	Avg+
114292145	416	3914 MELODY LN	10/18/24	\$317,700	\$317,700	100.0%	SWD	77546	1987	Doublewide	1344		Avg	Avg
115160025	416	7108 KAU TRAIL	12/12/24	\$850,000	\$850,000	107.5%	SWD	77869	2011	One Story	2958		Good	Avg