



Franklin County Assessor Statistical Summary Report

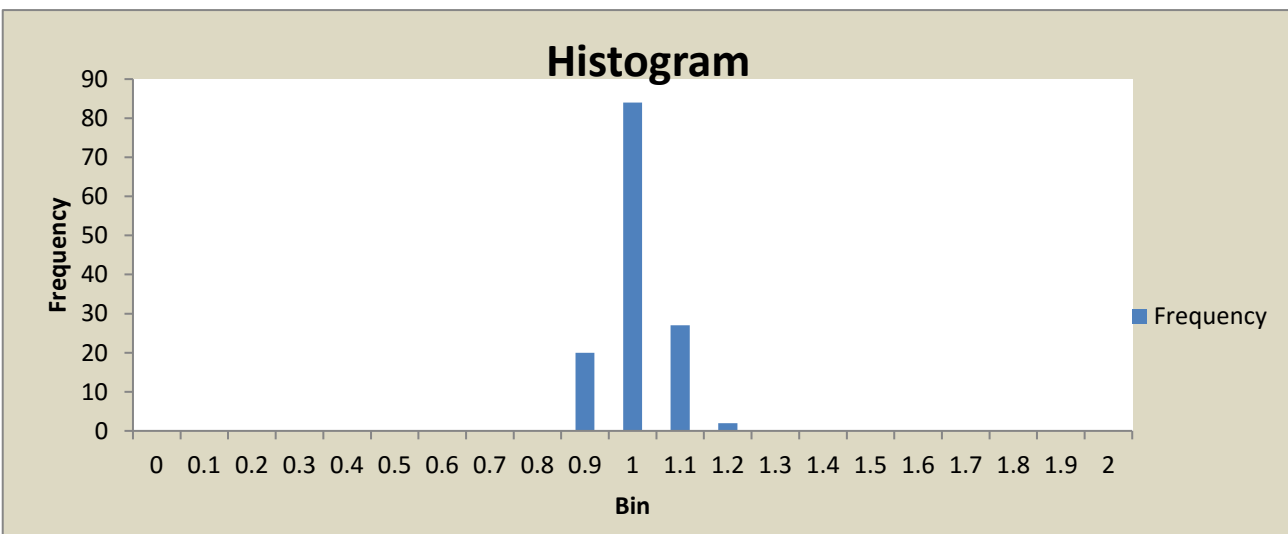
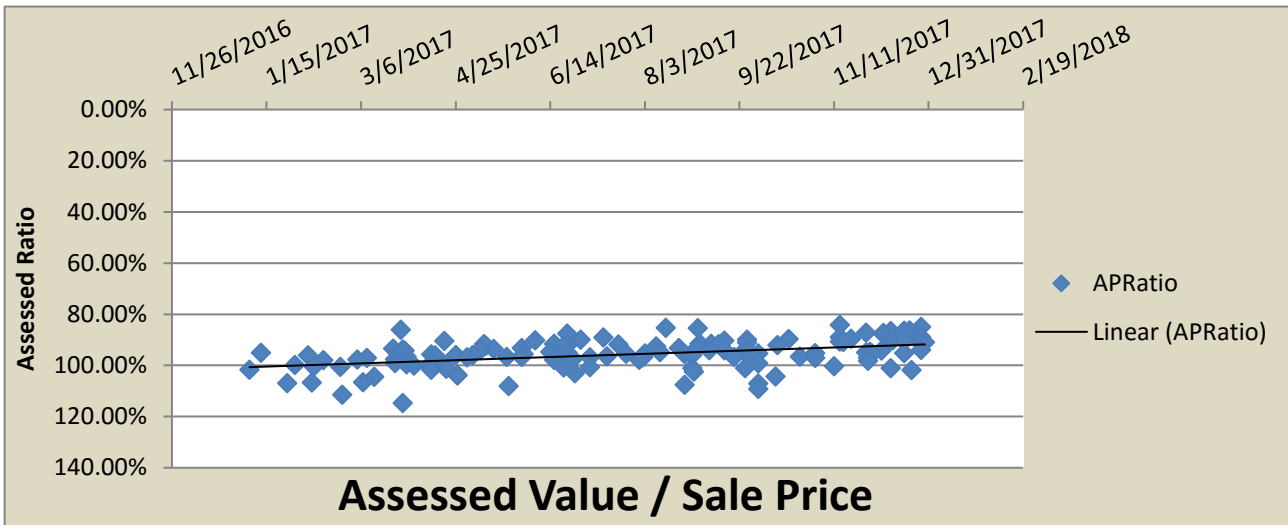
4/3/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/6/2017	End Date 12/29/2017
Statistical Study Area	305 THREE RIVERS CROSSING		
Index Creation Date	04/03/18		
Number Of Sales In The Index	133		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	84.21%
Sales Ratio Hi Range	114.76%
Mean	95.75%
Median	95.43%
Aggregate Mean	95.85%
Variance	0.00330
Standard Deviation	0.05748
Coefficient of Variation	0.06003
Average Absolute Deviation	0.04396
Coefficient of Dispersion	0.04606
Price Related Differential	0.99902

STYL	Average of APRatio
One Story	95.09%
Two Story	97.48%
Grand Total	95.75%



**Franklin County Assessor
Statistical Summary Report**

4/3/2018

Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
116020242	305	6314 RIO GRANDE LN	11/14/2017	\$271,464	84.21%	SWD	57070	2017	One Story	1580		Fair+	Avg
116020220	305		12/27/2017	\$242,344	84.96%	SWD	57428	2017	One Story	1412		Fair+	Avg
116020204	305	6207 SKEENA LN	8/14/2017	\$297,967	85.37%	SWD	56257	2017	Two Story	2370		Fair+	Avg
116210165	305	6114 ROBERT WAYNE DR	8/31/2017	\$191,537	85.41%	SWD	56417	2010	One Story	1032		Fair+	Avg
116020154	305	5806 WALLOWA LN	3/27/2017	\$262,508	86.09%	SWD	54917	2016	One Story	1580		Avg	Avg
116020222	305	6909 SELWAY DR	12/21/2017	\$257,490	86.33%	SWD	57432	2017	One Story	1619		Fair+	Avg
116020238	305	6222 RIO GRANDE LN	12/18/2017	\$270,990	86.42%	SWD	57352	2017	One Story	1816		Fair+	Avg
116020237	305	6218 RIO GRANDE LN	12/11/2017	\$232,535	86.61%	SWD	57289	2017	One Story	1406		Fair+	Avg
116220056	305	5907 WASHOUGAL LN	11/28/2017	\$184,900	87.23%	SWD	57194	2009	One Story	1008		Fair+	Avg
116210197	305	6304 OCHOCO LN	12/7/2017	\$185,000	87.35%	SWD	57272	2010	One Story	1032		Fair+	Avg
116210128	305	6101 CASHMERE LN	6/23/2017	\$197,000	87.51%	SWD	55782	2010	One Story	1152		Fair+	Avg
116020216	305	6904 ROGUE DR	12/7/2017	\$255,352	87.80%	SWD	57273	2017	One Story	1619		Fair+	Avg
116020217	305	6908 ROGUE DR	12/27/2017	\$265,708	88.89%	SWD	57461	2017	One Story	1816		Fair+	Avg
116210193	305	6111 WESTPORT LN	11/14/2017	\$185,500	88.94%	SWD	57109	2010	One Story	1032		Fair+	Avg
116020207	305	6115 SKEENA LN	7/12/2017	\$268,786	89.10%	SWD	55941	2017	Two Story	2150		Fair+	Avg
116020240	305	6306 RIO GRANDE LN	11/20/2017	\$224,863	89.56%	SWD	57112	2017	One Story	1406		Fair+	Avg
116230223	305	5719 LARRABEE LN	10/18/2017	\$205,000	89.65%	SWD	56863	2005	One Story	1244		Fair+	Avg
116020064	305	6812 BOULDER DR	9/26/2017	\$232,000	89.91%	SWD	56683	2015	One Story	1412		Avg	Avg
116210035	305	6004 ROBERT WAYNE DR	6/30/2017	\$245,000	89.95%	SWD	55862	2008	One Story	1556		Fair+	Avg
116020215	305	6812 ROGUE DR	12/11/2017	\$242,767	89.96%	SWD	57290	2017	One Story	1580		Fair+	Avg
116230161	305	5715 LARRABEE LN	6/6/2017	\$235,000	90.17%	SWD	55610	2005	One Story	1644		Fair+	Avg
116220026	305	5912 MARYHILL LN	12/12/2017	\$218,000	90.22%	SWD	57403	2009	One Story	1512		Fair+	Avg
116210079	305	5817 ROBERT WAYNE DR	12/18/2017	\$225,000	90.26%	SWD	57360	2008	One Story	1556		Fair+	Avg
116220033	305	5905 MARYHILL LN	9/14/2017	\$182,000	90.27%	SWD	56535	2009	One Story	1008		Fair+	Avg
116220028	305	6010 MARYHILL LN	4/19/2017	\$243,000	90.41%	SWD	55178	2009	Two Story	2006		Fair+	Avg
116220048	305	5910 WASHOUGAL LN	11/14/2017	\$229,900	90.73%	SWD	57049	2009	One Story	1632		Fair+	Avg
116020233	305	6202 RIO GRANDE LN	11/16/2017	\$349,039	90.76%	SWD	57083	2017	Two Story	3124		Fair+	Avg
116020241	305	6310 RIO GRANDE LN	12/29/2017	\$221,484	90.93%	SWD	57470	2017	One Story	1406		Fair+	Avg
116210154	305	6105 ROBERT WAYNE DR	9/26/2017	\$231,000	91.12%	SWD	56635	2010	One Story	1632		Fair+	Avg
116020218	305	6912 ROGUE DR	12/27/2017	\$277,208	91.30%	SWD	57468	2017	One Story	2034		Fair+	Avg
116020228	305	6106 WALLOWA LN	9/1/2017	\$285,138	91.39%	SWD	56439	2017	One Story	2054		Fair+	Avg
116210119	305	6405 PACIFIC PINES DR	6/16/2017	\$210,000	91.61%	SWD	55771	2010	One Story	1422		Fair+	Avg
116020043	305	5704 MIDDLE FORK ST	9/7/2017	\$276,900	91.62%	SWD	56454	2015	Two Story	2146		Avg	Avg
116230149	305	6407 ENZIAN FALLS DR	9/11/2017	\$194,000	91.64%	SWD	56485	2005	One Story	1008		Fair+	Avg
116220063	305	5912 WESTPORT LN	5/10/2017	\$152,050	91.68%	SWD	55366	2009	One Story	832		Fair+	Avg
116210249	305	6025 BASALT FALLS DR	7/20/2017	\$240,000	91.83%	SWD	56008	2011	One Story	1610		Fair+	Avg
116211009	305	6210 MARYHILL LN	10/12/2017	\$232,000	92.02%	SWD	56757	2009	One Story	1566		Fair+	Avg
116020206	305	6119 SKEENA LN	6/23/2017	\$218,990	92.24%	SWD	55826	2017	One Story	1406		Fair+	Avg
116210299	305	6117 BEACON ROCK LN	5/11/2017	\$259,900	92.34%	SWD	55396	2011	One Story	1806		Fair+	Avg
116210266	305	6005 BAYVIEW LN	6/21/2017	\$210,000	92.38%	SWD	55847	2011	One Story	1412		Fair+	Avg
116020224	305	6115 WALLOWA LN	8/9/2017	\$271,970	92.51%	SWD	56194	2017	Two Story	2150		Fair+	Avg
116210261	305	6107 BAYVIEW LN	8/21/2017	\$255,000	93.13%	SWD	56431	2011	One Story	1806		Fair+	Avg
116220047	305	5906 WASHOUGAL LN	5/30/2017	\$218,750	93.21%	SWD	55531	2009	One Story	1556		Fair+	Avg
116020148	305	5803 RIO GRANDE LN	3/23/2017	\$255,714	93.46%	SWD	54883	2016	One Story	1804		Avg	Avg
116020039	305	6817 BOULDER DR	5/15/2017	\$257,500	93.55%	SWD	55582	2015	One Story	1806		Avg	Avg
116210023	305	6002 OCHOCO LN	8/30/2017	\$183,000	93.66%	SWD	56399	2009	One Story	1152		Fair+	Avg
116210180	305	6603 MISSION RIDGE DR	3/28/2017	\$207,300	93.82%	SWD	54928	2010	One Story	1412		Fair+	Avg
116210216	305	6420 PENROSE POINT DR	12/27/2017	\$235,000	93.95%	SWD	57488	2010	Two Story	2006		Fair+	Avg
116020235	305	6210 RIO GRANDE LN	9/25/2017	\$253,316	93.95%	SWD	56627	2017	Two Story	2150		Fair+	Avg
116210250	305	6021 BASALT FALLS DR	5/8/2017	\$345,000	94.02%	SWD	55346	2011	Two Story	3159		Fair+	Avg
116210194	305	6210 OCHOCO LN	9/14/2017	\$254,000	94.05%	SWD	56536	2010	Two Story	2190		Fair+	Avg
116240080	305	5619 COPPERCAP MOUN'	9/6/2017	\$219,000	94.10%	SWD	56460	2006	One Story	1560		Fair+	Avg
116020162	305	5807 WALLOWA LN	3/29/2017	\$235,500	94.18%	SWD	54957	2017	One Story	1580		Avg	Avg
116210024	305	6006 OCHOCO LN	12/6/2017	\$225,000	94.22%	SWD	57249	2008	One Story	1632		Fair+	Avg

**Franklin County Assessor
Statistical Summary Report**

4/3/2018

116210054	305	5808 ROBERT WAYNE DR	6/14/2017	\$215,000	94.69%	SWD	55709	2008	One Story	1556	Fair+	Avg
116020239	305	6302 RIO GRANDE LN	11/30/2017	\$228,168	94.71%	SWD	57230	2017	One Story	1619	Fair+	Avg
116020203	305	6211 SKEENA LN	8/11/2017	\$279,345	94.79%	SWD	56211	2017	One Story	2054	Fair+	Avg
116220040	305	5713 MARYHILL LN	6/23/2017	\$170,000	94.88%	SWD	55824	2009	One Story	1008	Fair+	Avg
116210223	305	6308 CASHMERE LN	11/28/2017	\$252,000	94.92%	SWD	57167	2011	Two Story	2152	Fair+	Avg
116020138	305	5806 RIO GRANDE LN	1/12/2017	\$229,738	95.02%	SWD	54390	2016	One Story	1580	Avg	Avg
116210025	305	6419 THREE RIVERS DR	9/25/2017	\$255,000	95.09%	SWD	56671	2009	Two Story	2026	Fair+	Avg
116240078	305	6206 ENZIAN FALLS DR	12/18/2017	\$244,500	95.13%	SWD	57367	2006	Two Story	1932	Fair+	Avg
116020052	305	5807 MIDDLE FORK ST	11/1/2017	\$287,500	95.16%	SWD	56999	2015	Two Story	2222	Avg	Avg
116020053	305	5803 MIDDLE FORK ST	12/1/2017	\$290,000	95.27%	SWD	57254	2015	Two Story	2370	Avg	Avg
116220034	305	5819 MARYHILL LN	10/2/2017	\$214,000	95.28%	SWD	56699	2009	One Story	1556	Fair+	Avg
116020211	305	6110 SKEENA LN	8/3/2017	\$227,053	95.35%	SWD	56157	2017	One Story	1580	Fair+	Avg
116020210	305	6106 SKEENA LN	7/24/2017	\$256,090	95.43%	SWD	56067	2017	Two Story	2150	Fair+	Avg
116230171	305	5612 OCHOCO LN	9/28/2017	\$258,000	95.50%	SWD	56659	2005	Two Story	2452	Fair+	Avg
116210188	305	6213 WESTPORT LN	8/24/2017	\$237,500	95.53%	SWD	56347	2010	One Story	1784	Fair+	Avg
116220012	305	5602 MARYHILL LN	5/31/2017	\$220,000	95.59%	SWD	55625	2009	One Story	1556	Fair+	Avg
116210094	305	5815 COPPERCAP MOUN'	4/12/2017	\$217,250	95.69%	SWD	55125	2007	One Story	1564	Fair+	Avg
116220011	305	6716 ENZIAN FALLS DR	5/4/2017	\$180,000	95.88%	SWD	55304	2009	One Story	1152	Fair+	Avg
116020227	305	6103 WALLOWA LN	8/28/2017	\$256,335	95.92%	SWD	56383	2017	Two Story	2150	Fair+	Avg
116210145	305	6110 CASHMERE LN	6/21/2017	\$220,000	95.95%	SWD	55816	2010	One Story	1632	Fair+	Avg
116020160	305	5815 WALLOWA LN	4/25/2017	\$217,038	95.97%	SWD	55222	2017	One Story	1406	Avg	Avg
116210136	305	6410 GLACIER PEAK DR	4/14/2017	\$206,000	96.01%	SWD	55163	2010	One Story	1422	Fair+	Avg
116020136	305	5722 RIO GRANDE LN	2/6/2017	\$284,799	96.13%	SWD	54546	2016	Two Story	2462	Avg	Avg
116020208	305	6111 SKEENA LN	7/14/2017	\$254,490	96.46%	SWD	55977	2017	Two Story	2150	Fair+	Avg
116020234	305	6206 RIO GRANDE LN	10/24/2017	\$265,365	96.58%	SWD	56892	2017	Two Story	2370	Fair+	Avg
116020164	305	5725 WALLOWA LN	3/30/2017	\$212,500	96.61%	SWD	54967	2017	One Story	1406	Avg	Avg
116210290	305	6206 BAYVIEW LN	5/30/2017	\$245,000	96.69%	SWD	55543	2011	One Story	1806	Fair+	Avg
116020033	305	5610 RIO GRANDE LN	5/22/2017	\$238,167	96.69%	SWD	55464	2017	One Story	1816	Fair+	Avg
116210208	305	6305 CASHMERE LN	9/19/2017	\$199,900	96.74%	SWD	56568	2010	One Story	1412	Fair+	Avg
116020155	305	5810 WALLOWA LN	5/1/2017	\$276,146	96.76%	SWD	52267	2016	One Story	2054	Avg	Avg
116240093	305	5706 COPPERCAP MOUN'	7/5/2017	\$230,000	96.82%	SWD	55901	2006	One Story	1600	Fair+	Avg
116020212	305	6114 SKEENA LN	8/2/2017	\$252,415	96.82%	SWD	56132	2017	Two Story	2150	Fair+	Avg
116210037	305	6203 THREE RIVERS DR	11/29/2017	\$257,000	97.00%	SWD	57214	2008	Two Story	1972	Fair+	Avg
116220037	305	5807 MARYHILL LN	11/1/2017	\$236,500	97.12%	SWD	57054	2009	One Story	1632	Fair+	Avg
116210298	305	6113 BEACON ROCK LN	3/9/2017	\$239,900	97.12%	SWD	54786	2011	One Story	1804	Fair+	Avg
116230188	305	5612 WASHOUGAL LN	6/26/2017	\$235,000	97.48%	SWD	55776	2005	One Story	1602	Fair+	Avg
116210156	305	6113 ROBERT WAYNE DR	3/24/2017	\$210,000	97.52%	SWD	54907	2010	One Story	1556	Fair+	Avg
116210198	305	6308 OCHOCO LN	3/4/2017	\$217,900	97.75%	SWD	54772	2010	Two Story	1817	Fair+	Avg
116020205	305	6203 SKEENA LN	7/31/2017	\$318,019	97.79%	SWD	56104	2017	Two Story	3241	Fair+	Avg
116210053	305	5812 ROBERT WAYNE DR	6/16/2017	\$165,000	97.87%	SWD	55732	2008	One Story	1008	Fair+	Avg
116020140	305	5814 RIO GRANDE LN	2/14/2017	\$214,101	97.94%	SWD	54605	2016	One Story	1432	Avg	Avg
116020147	305	5807 RIO GRANDE LN	3/30/2017	\$216,877	98.02%	SWD	54974	2017	One Story	1412	Avg	Avg
116020202	305	6805 ROGUE DR	11/29/2017	\$315,280	98.16%	SWD	57190	2017	Two Story	3124	Fair+	Avg
116020156	305	5814 WALLOWA LN	3/24/2017	\$212,754	99.03%	SWD	54905	2016	One Story	1406	Avg	Avg
116020161	305	5811 WALLOWA LN	4/13/2017	\$210,747	99.07%	SWD	55141	2017	One Story	1412	Avg	Avg
116020157	305	5902 WALLOWA LN	4/12/2017	\$280,934	99.16%	SWD	55092	2017	One Story	2034	Avg	Avg
116020069	305	6916 BOULDER DR	10/2/2017	\$227,990	99.17%	SWD	56686	2015	One Story	1619	Avg	Avg
116020163	305	5803 WALLOWA LN	3/30/2017	\$256,955	99.51%	SWD	54963	2017	Two Story	2150	Avg	Avg
116020158	305	5905 WALLOWA LN	4/19/2017	\$249,180	99.64%	SWD	55164	2017	One Story	1816	Avg	Avg
116020169	305	5705 WALLOWA LN	1/30/2017	\$229,990	99.78%	SWD	54504	2016	One Story	1623	Avg	Avg
116020141	305	5818 RIO GRANDE LN	4/3/2017	\$263,373	100.08%	SWD	55110	2016	One Story	2054	Avg	Avg
116230193	305	5709 WASHOUGAL LN	11/11/2017	\$248,999	100.28%	SWD	57052	2006	Two Story	2452	Fair+	Avg
116211045	305	6306 WASHOUGAL LN	2/9/2017	\$202,500	100.49%	SWD	54601	2009	One Story	1556	Fair+	Avg
116020150	305	5717 RIO GRANDE LN	2/23/2017	\$233,846	100.57%	SWD	54700	2017	One Story	1632	Avg	Avg
116220074	305	5813 WESTPORT LN	7/5/2017	\$237,500	100.75%	SWD	55903	2009	One Story	1632	Fair+	Avg
116020209	305	6107 SKEENA LN	6/21/2017	\$251,520	100.78%	SWD	55789	2017	One Story	2054	Fair+	Avg

**Franklin County Assessor
Statistical Summary Report**

4/3/2018

116210191	305	6201 WESTPORT LN	4/12/2017	\$189,900	100.89%	SWD	55121	2010	One Story	1412	Fair+	Avg
116020223	305	6905 SELWAY DR	12/11/2017	\$312,545	101.07%	SWD	57299	2017	Two Story	3124	Fair+	Avg
116020229	305	6110 WALLOWA LN	8/28/2017	\$256,465	101.10%	SWD	56372	2017	One Story	2054	Fair+	Avg
116020236	305	6214 RIO GRANDE LN	9/25/2017	\$248,595	101.12%	SWD	56617	2017	One Story	2054	Fair+	Avg
116020142	305	5906 RIO GRANDE LN	4/20/2017	\$255,635	101.35%	SWD	55169	2017	Two Story	2200	Avg	Avg
116020139	305	5810 RIO GRANDE LN	1/6/2017	\$211,529	101.68%	SWD	54351	2016	One Story	1412	Avg	Avg
116210062	305	6325 DAMON POINT DR	4/12/2017	\$193,000	101.70%	SWD	55115	2008	One Story	1244	Fair+	Avg
116020219	305		12/22/2017	\$296,915	101.77%	SWD	57417	2017	Two Story	3124	Fair+	Avg
116020225	305	6111 WALLOWA LN	8/29/2017	\$256,587	102.42%	SWD	56365	2017	One Story	2049	Fair+	Avg
116020213	305	6202 SKEENA LN	6/27/2017	\$257,445	103.01%	SWD	55838	2017	One Story	2049	Fair+	Avg
116020143	305	5905 RIO GRANDE LN	4/26/2017	\$315,980	103.64%	SWD	55257	2016	Two Story	3180	Avg	Avg
116020159	305	5819 WALLOWA LN	4/26/2017	\$257,893	103.91%	SWD	55221	2017	One Story	2054	Avg	Avg
116210264	305	6013 BAYVIEW LN	10/11/2017	\$210,000	104.38%	SWD	57074	2011	One Story	1511	Fair+	Avg
116020146	305	5811 RIO GRANDE LN	3/13/2017	\$235,767	104.42%	SWD	54819	2017	One Story	1804	Avg	Avg
116020165	305	5721 WALLOWA LN	3/7/2017	\$250,638	106.60%	SWD	54804	2017	One Story	2050	Avg	Avg
116210152	305	6007 ROBERT WAYNE DR	2/8/2017	\$239,900	106.66%	SWD	54661	2010	Two Story	2450	Fair+	Avg
116230207	305	5614 WESTPORT LN	1/26/2017	\$199,000	106.93%	SWD	54466	2005	One Story	1636	Fair+	Avg
116020232	305	6918 SELWAY DR	10/2/2017	\$299,127	107.07%	SWD	56682	2017	Two Story	3124	Fair+	Avg
116020226	305	6107 WALLOWA LN	8/24/2017	\$285,890	107.62%	SWD	56321	2017	Two Story	3241	Fair+	Avg
116020144	305	5819 RIO GRANDE LN	5/23/2017	\$299,009	108.02%	SWD	55466	2017	Two Story	3180	Avg	Avg
116020231	305	6914 SELWAY DR	10/2/2017	\$260,392	109.21%	SWD	56687	2017	One Story	1816	Avg+	Avg
116211047	305	6311 WASHOUGAL LN	2/24/2017	\$150,000	111.46%	SWD	54688	2010	One Story	1008	Fair+	Avg
116020145	305	5815 RIO GRANDE LN	3/28/2017	\$282,135	114.76%	SWD	54945	2017	Two Story	3180	Avg	Avg