



Franklin County Assessor

Statistical Summary Report

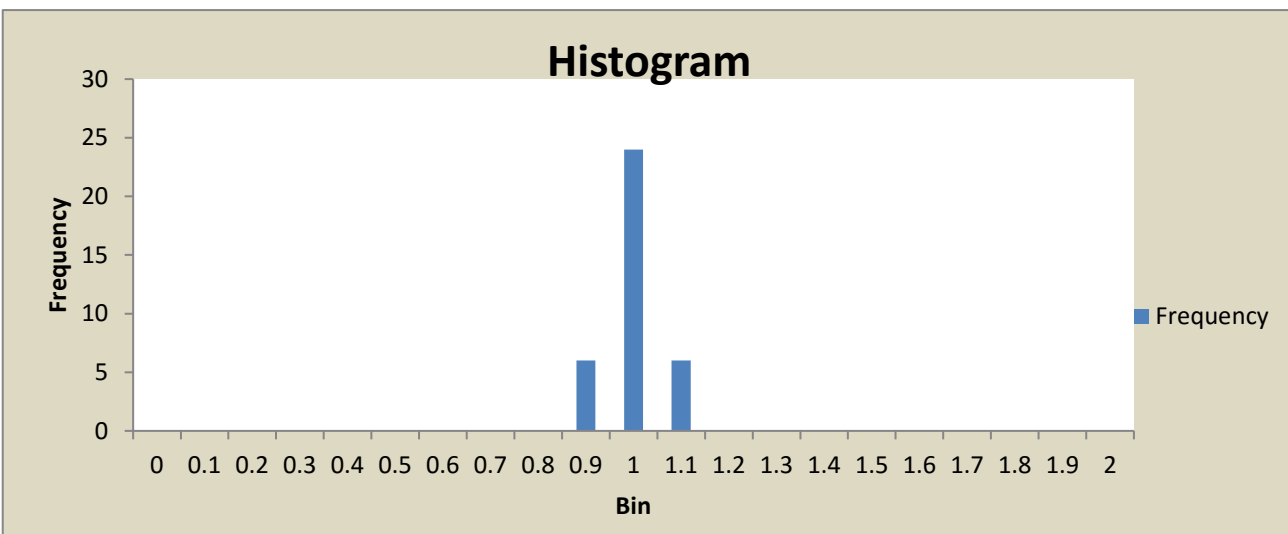
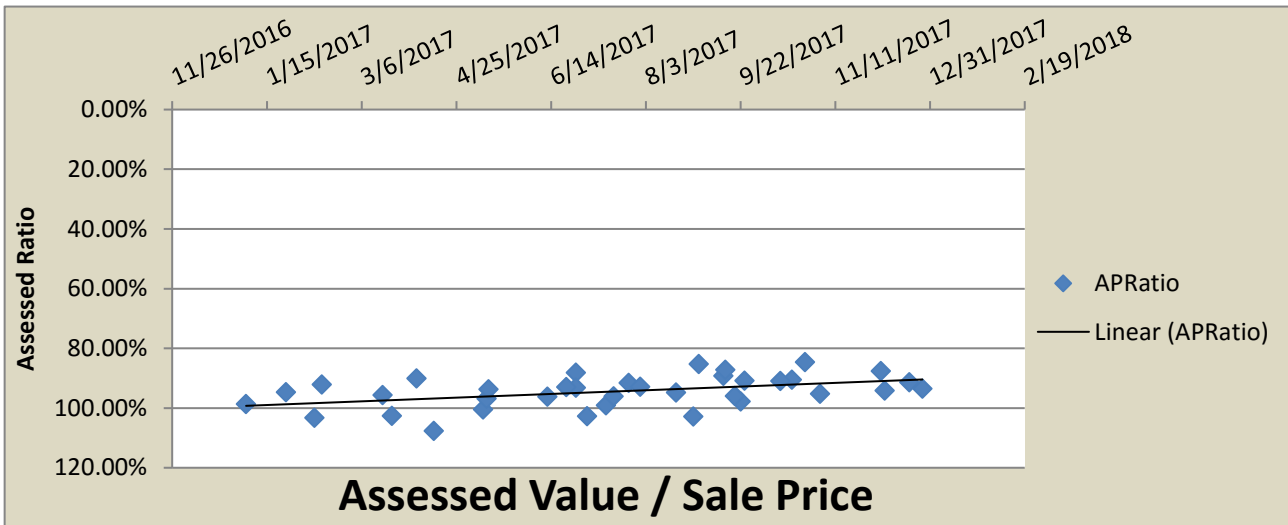
4/11/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/4/2017	End Date 12/27/2017
Statistical Study Area	310 COLUMBIA PLACE & HERITAGE VILLAGE		
Index Creation Date	04/11/18		
Number Of Sales In The Index	36		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	84.64%
Sales Ratio Hi Range	107.65%
Mean	94.45%
Median	93.91%
Aggregate Mean	94.46%
Variance	0.00285
Standard Deviation	0.05337
Coefficient of Variation	0.05651
Average Absolute Deviation	0.04154
Coefficient of Dispersion	0.04423
Price Related Differential	0.99992

STYL	Average of APRatio
Bi-level/Bsmt	86.95%
One Story	95.78%
Split Level	90.45%
Two Story	92.53%
Grand Total	94.45%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
116070064	310	8214 WENATCHEE CT	10/26/2017	\$219,500	84.64%	SWD	56888	2005	Bi-level/Bsmt	908	884	Fair+	Avg
115370160	310	6212 WESTMINISTER LN	9/13/2017	\$255,000	89.25%	SWD	56569	2008	Bi-level/Bsmt	1232	1232	Fair+	Avg
116080034	310	5619 SADDLE CREEK LN	8/31/2017	\$175,000	85.25%	SWD	56528	2004	One Story	1040		Fair+	Avg
116050063	310	6109 KLUCKITAT LN	4/4/2017	\$181,000	90.11%	SWD	55006	2006	One Story	1040		Fair+	Avg
116080065	310	7912 RUSH CREEK DR	6/27/2017	\$186,900	88.17%	SWD	55799	2005	One Story	1166		Fair+	Avg
116070055	310	8307 WENATCHEE CT	9/24/2017	\$190,000	90.84%	SWD	56655	2005	One Story	1184		Fair+	Avg
115370147	310	8603 LA SALLE DR	6/27/2017	\$185,000	93.13%	SWD	55792	2008	One Story	1184		Fair+	Avg
116080031	310	5607 SADDLE CREEK LN	3/17/2017	\$187,000	95.61%	SWD	54859	2004	One Story	1216		Fair+	Avg
116050045	310	8006 SALMON DR	1/4/2017	\$190,000	98.68%	SWD	54340	2005	One Story	1319		Fair+	Avg
116070016	310	8017 CANYON DR	8/28/2017	\$181,249	102.84%	SWD	56521	2005	One Story	1344		Fair+	Avg
115381063	310	8813 LA SALLE DR	6/12/2017	\$200,000	96.15%	SWD	55651	2009	One Story	1344		Fair+	Avg
116060161	310	7919 SNOQUALMIE DR	9/22/2017	\$200,000	97.80%	SWD	56611	2005	One Story	1413		Fair+	Avg
115370041	310	8411 STUDEBAKER DR	1/25/2017	\$200,000	94.65%	SWD	54452	2004	One Story	1439		Fair+	Avg
115370052	310	8707 STUDEBAKER DR	7/25/2017	\$205,000	91.60%	SWD	56147	2004	One Story	1439		Fair+	Avg
115381054	310	6305 SOMERSET LN	7/3/2017	\$201,500	102.67%	SWD	55898	2009	One Story	1580		Fair+	Avg
115381064	310	6308 WESTMORELAND LN	12/27/2017	\$217,000	93.45%	SWD	57426	2009	One Story	1580		Fair+	Avg
116060051	310	7812 THREE RIVERS DR	10/19/2017	\$220,300	90.46%	SWD	56944	2005	One Story	1584		Fair+	Avg
116070035	310	8117 KOOTENAY CT	8/19/2017	\$215,000	94.79%	SWD	56342	2006	One Story	1584		Fair+	Avg
115370139	310	6221 WESTMINSTER LN	6/22/2017	\$232,000	92.97%	SWD	55761	2006	One Story	1648		Fair+	Avg
116060041	310	8012 CHEHALIS DR	10/13/2017	\$234,900	90.97%	SWD	56789	2006	One Story	1672		Fair+	Avg
116050051	310	7824 SALMON DR	5/9/2017	\$228,000	100.48%	SWD	55375	2006	One Story	1716		Fair+	Avg
116050039	310	8011 SKAGIT DR	12/7/2017	\$242,000	94.13%	SWD	57271	2005	One Story	1763		Fair+	Avg
116060168	310	8111 SNOQUALMIE DR	9/19/2017	\$250,000	95.96%	SWD	56621	2005	One Story	1904		Fair+	Avg
115370086	310	8408 HUDSON CT	2/9/2017	\$188,000	103.24%	SWD	54572	2005	One Story	1261		Avg	Avg
115370076	310	8415 HUDSON CT	5/11/2017	\$230,000	96.86%	SWD	88678	2004	One Story	1528		Avg	Avg
115370081	310	8512 HUDSON CT	3/22/2017	\$215,000	102.65%	SWD	54944	2005	One Story	1528		Avg	Avg
116060146	310	6215 COWLITZ LN	7/13/2017	\$245,000	99.10%	SWD	55966	2006	One Story	1588		Avg	Avg
115370077	310	8503 HUDSON CT	4/13/2017	\$226,000	107.65%	SWD	55134	2004	One Story	1936		Avg	Avg
116060050	310	7816 THREE RIVERS DR	9/14/2017	\$229,900	87.21%	SWD	56523	2007	Split Level	1633		Fair+	Avg
116060144	310	8212 SNOQUALMIE DR	5/12/2017	\$304,000	93.68%	SWD	55520	2006	Split Level	2077		Avg	Avg
115370112	310	8515 STUTZ DR	2/13/2017	\$189,900	92.10%	SWD	54597	2005	Two Story	1360		Fair+	Avg
115370116	310	8615 STUTZ DR	12/5/2017	\$205,000	87.65%	SWD	57247	2005	Two Story	1408		Fair+	Avg
116050111	310	6205 ENTIAT CT	7/31/2017	\$215,000	92.83%	SWD	56113	2006	Two Story	1680		Fair+	Avg
116080055	310	7911 RUSH CREEK DR	11/3/2017	\$249,000	95.18%	SWD	56985	2005	Two Story	2149		Fair+	Avg
116050076	310	7805 SNOQUALMIE DR	7/17/2017	\$275,000	96.10%	SWD	56648	2005	Two Story	2630		Fair+	Avg
115370078	310	8507 HUDSON CT	12/20/2017	\$255,000	91.33%	SWD	57427	2004	Two Story	1996		Avg	Avg