



Douglas County Assessor

2017 Comparable Sales Limited Adjustments (Sample)

Components/Quality	Low	Fair	Average	Good	Very Good	Excellent
Building GLA, per square foot	\$35	\$46	\$58	\$70	\$93	\$133
Basement, Finished, per square foot	\$18	\$24	\$30	\$36	\$48	\$69
Basement, Garden Level	\$3,420	\$4,560	\$5,700	\$6,840	\$9,120	\$13,110
Basement, Unfinished, per square foot	\$13	\$17	\$21	\$25	\$34	\$48
Basement, Walkout	\$7,800	\$10,400	\$13,000	\$15,600	\$20,800	\$29,900
Bathrooms - SFR	\$0	\$0	\$0	\$0	\$0	\$0
Fireplaces	\$3,600	\$4,800	\$6,000	\$7,200	\$9,600	\$13,800
Garage, per square foot	\$35	\$47	\$59	\$71	\$94	\$136
Heat, Cooling / AC	\$6,000	\$8,000	\$10,000	\$12,000	\$16,000	\$23,000
Heat, Water (from inferior)	\$7,800	\$10,400	\$13,000	\$15,600	\$20,800	\$29,900
Heat, Electric (from superior)	\$6,960	\$9,280	\$11,600	\$13,920	\$18,560	\$26,680
Year Built	\$900	\$1,200	\$1,500	\$2,100	\$3,000	\$3,600