



Douglas County Assessor

2019 Comparable Sales Limited Adjustments (Sample)

Components/Quality	Low	Fair	Average	Good	Very Good	Excellent
Building GLA, per square foot	\$62	\$74	\$92	\$110	\$147	\$166
Basement, Unfinished, per square foot	\$17	\$20	\$25	\$30	\$40	\$45
Basement, Finished, per square foot	\$27	\$32	\$40	\$48	\$64	\$72
Basement, Garden Level	\$5,400	\$6,400	\$8,000	\$9,600	\$12,800	\$14,400
Basement, Walkout	\$10,000	\$12,000	\$15,000	\$18,000	\$24,000	\$27,000
Garage, per square foot	\$30	\$36	\$45	\$54	\$72	\$81
Fireplaces	\$3,500	\$4,500	\$5,400	\$6,500	\$8,600	\$9,800
Heat, Cooling/AC	\$8,000	\$9,600	\$12,000	\$14,400	\$19,200	\$21,600
Year Built	\$1,200	\$1,400	\$1,800	\$2,100	\$2,800	\$3,200