



Douglas County Assessor

2025 Comparable Sales Limited Adjustments (Sample)

Components/Quality	Low	Fair	Average	Good	Very Good	Excellent
Building GLA, per square foot	\$88	\$108	\$135	\$142	\$175	\$202
Basement, Unfinished, per square foot	\$28	\$34	\$43	\$45	\$56	\$64
Basement, Finished, per square foot	\$40	\$49	\$61	\$64	\$79	\$91
Basement, Garden Level	\$4,550	\$5,600	\$7,000	\$7,350	\$9,100	\$10,500
Basement, Walkout	\$14,000	\$17,200	\$21,500	\$22,575	\$27,950	\$32,250
Garage, per square foot	\$30	\$38	\$47	\$49	\$61	\$70
Fireplaces	\$5,200	\$6,400	\$8,000	\$8,400	\$10,400	\$12,000
Year Built	\$2,000	\$2,500	\$3,000	\$3,500	\$4,500	\$7,500