



Douglas County Assessor

2023 Comparable Sales Limited Adjustments (Sample)

Components/Quality	Low	Fair	Average	Good	Very Good	Excellent
Building GLA, per square foot	\$67	\$80	\$100	\$105	\$135	\$180
Basement, Unfinished, per square foot	\$27	\$32	\$40	\$42	\$54	\$72
Basement, Finished, per square foot	\$37	\$44	\$55	\$58	\$74	\$99
Basement, Garden Level	\$5,400	\$8,000	\$10,000	\$10,500	\$13,500	\$18,000
Basement, Walkout	\$10,000	\$14,400	\$18,000	\$16,000	\$20,000	\$32,400
Garage, per square foot	\$39	\$46	\$58	\$61	\$78	\$104
Fireplaces	\$3,500	\$4,500	\$5,400	\$5,800	\$7,500	\$9,800
Year Built	\$1,200	\$1,500	\$2,000	\$2,200	\$2,500	\$3,200