

台北市中山區北安段三小段110地號等23筆土地都市更新案更新後不動產價值明細表

項次	編號	樓層	總面積 (坪)	黃小娟估價師		景瀚		中泰	
				含露臺評估 總值 (元)	含露台平均單價 (元/坪)	含露臺評估總值 (元)	含露台平均單價 (元/坪)	含露臺評估總值 (元)	含露台平均單價 (元/坪)
1	店鋪1	1F	31.73	61,977,841	1,953,000	63,945,392	2,015,000	62,168,250	1,959,000
2	店鋪2		31.68	61,868,869	1,953,000	63,357,777	2,000,000	62,058,943	1,959,000
3	店鋪3		31.62	61,759,897	1,953,000	63,720,529	2,015,000	61,949,636	1,959,000
4	店鋪5		31.50	61,514,710	1,953,000	63,467,558	2,015,000	61,703,696	1,959,000
5	店鋪6		16.06	31,083,755	1,936,000	31,356,701	1,953,000	31,453,035	1,959,000
6	店鋪7		14.56	28,185,125	1,936,000	28,665,553	1,969,000	28,519,969	1,959,000
7	店鋪8		30.56	59,680,348	1,953,000	61,574,962	2,015,000	59,863,698	1,959,000
8	店鋪9		30.49	59,553,214	1,953,000	61,443,792	2,015,000	59,736,173	1,959,000
9	店鋪10		30.67	62,422,685	2,035,000	66,103,630	2,155,000	61,563,798	2,007,000
10	店鋪11		19.37	32,709,673	1,689,000	30,327,619	1,566,000	30,908,608	1,596,000
11	店鋪12		15.56	25,647,466	1,648,000	24,122,314	1,550,000	24,589,197	1,580,000
12	店鋪13		17.01	29,433,375	1,730,000	26,898,362	1,581,000	27,680,983	1,627,000
13	店鋪14		16.73	25,503,416	1,524,000	23,093,645	1,380,000	25,118,522	1,501,000
14	店鋪15		16.73	25,503,416	1,524,000	23,093,645	1,380,000	25,118,522	1,501,000
15	商場1	2F	81.48	91,504,942	1,123,000	97,290,205	1,194,000	95,253,141	1,169,000
16	商場2		67.52	75,829,420	1,123,000	81,636,482	1,209,000	78,935,523	1,169,000
17	商場3		75.91	81,828,294	1,078,000	83,574,167	1,101,000	88,735,878	1,169,000
18	B1	3F	19.63	21,515,791	1,096,252	21,061,090	1,073,085	21,060,867	1,073,073
19	B2		18.66	20,523,811	1,099,636	20,089,435	1,076,363	19,880,889	1,065,190
20	B3		18.66	20,523,811	1,099,636	20,089,435	1,076,363	19,880,889	1,065,190
21	B5		17.33	18,996,346	1,096,173	18,767,164	1,082,948	18,591,934	1,072,837
22	B6		17.33	18,996,346	1,096,173	18,592,127	1,072,848	18,399,181	1,061,714
23	B7		28.24	34,781,210	1,231,714	31,767,880	1,125,002	32,436,962	1,148,697
24	B8		30.65	34,926,305	1,139,473	32,349,438	1,055,402	32,978,354	1,075,921
25	B9		13.97	14,750,115	1,056,000	14,680,275	1,051,000	14,372,981	1,029,000
26	B10		13.97	14,750,115	1,056,000	14,680,275	1,051,000	14,526,628	1,040,000
27	B11		14.31	15,113,466	1,056,000	15,041,906	1,051,000	14,727,042	1,029,000
28	B12		30.39	34,214,920	1,126,000	31,935,951	1,051,000	32,239,814	1,061,000
1	A2	4F	27.95	31,532,588	1,128,000	32,091,677	1,148,000	32,762,583	1,172,000
2	A3		34.83	41,687,660	1,197,000	40,399,069	1,160,000	41,652,833	1,196,000
3	A5		33.42	40,001,230	1,197,000	37,227,544	1,114,000	38,764,767	1,160,000
4	A6		24.78	26,513,133	1,070,000	27,603,392	1,114,000	28,445,866	1,148,000
5	A7		24.78	26,513,133	1,070,000	27,603,392	1,114,000	28,445,866	1,148,000
6	A8		31.61	36,002,813	1,139,000	35,939,594	1,137,000	36,666,605	1,160,000

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7	A1	5F	36.86	44,599,067	1,210,000	43,603,881	1,183,000	44,414,774	1,205,000
8	A2		27.95	31,840,087	1,139,000	32,762,583	1,172,000	33,014,173	1,181,000
9	A3		34.83	42,140,408	1,210,000	41,200,085	1,183,000	41,966,274	1,205,000
10	A5		33.42	38,464,006	1,151,000	37,996,156	1,137,000	39,065,528	1,169,000
11	A6		24.78	27,058,263	1,092,000	28,173,301	1,137,000	28,668,873	1,157,000
12	A7		24.78	27,058,263	1,092,000	28,173,301	1,137,000	28,668,873	1,157,000
13	A8		31.61	36,382,122	1,151,000	36,666,605	1,160,000	36,951,087	1,169,000
14	A1	6F	36.86	45,041,372	1,222,000	44,046,186	1,195,000	44,709,643	1,213,000
15	A2		27.95	32,175,540	1,151,000	33,070,081	1,183,000	33,237,808	1,189,000
16	A3		34.83	42,558,329	1,222,000	41,618,006	1,195,000	42,244,888	1,213,000
17	A5		33.42	38,865,021	1,163,000	38,363,753	1,148,000	39,332,872	1,177,000
18	A6		24.78	27,355,606	1,104,000	28,445,866	1,148,000	28,867,102	1,165,000
19	A7		24.78	27,355,606	1,104,000	28,445,866	1,148,000	28,867,102	1,165,000
20	A8		31.61	36,761,432	1,163,000	37,045,914	1,172,000	37,203,960	1,177,000
21	A1	7F	36.86	45,520,536	1,235,000	44,451,632	1,206,000	45,041,372	1,222,000
22	A2		27.95	32,510,993	1,163,000	33,405,534	1,195,000	33,489,398	1,198,000
23	A3		34.83	43,011,078	1,235,000	42,001,101	1,206,000	42,558,329	1,222,000
24	A5		33.42	39,266,036	1,175,000	38,764,767	1,160,000	39,232,618	1,174,000
25	A6		24.78	27,628,171	1,115,000	28,743,209	1,160,000	28,792,767	1,162,000
26	A7		24.78	27,628,171	1,115,000	28,743,209	1,160,000	28,792,767	1,162,000
27	A8		31.61	37,140,742	1,175,000	37,393,615	1,183,000	37,109,133	1,174,000
28	A1	8F	36.00	44,895,960	1,247,000	43,851,868	1,218,000	44,283,906	1,230,000
29	A2		27.95	32,846,446	1,175,000	33,713,033	1,206,000	33,713,033	1,206,000
30	A3		33.97	42,362,118	1,247,000	41,376,953	1,218,000	41,784,607	1,230,000
31	A5		43.82	53,070,973	1,211,000	50,835,944	1,160,000	52,588,908	1,200,000
32	A6		27.17	30,271,012	1,114,000	32,145,967	1,183,000	32,281,834	1,188,000
33	A8		42.35	51,280,356	1,211,000	50,094,683	1,183,000	50,814,555	1,200,000
34	A1	9F	36.00	45,364,001	1,260,000	44,283,906	1,230,000	44,571,931	1,238,000
35	A2		27.95	33,153,945	1,186,000	34,048,486	1,218,000	33,936,669	1,214,000
36	A3		33.97	42,803,744	1,260,000	41,784,607	1,230,000	42,056,377	1,238,000
37	A5		43.82	53,596,862	1,223,000	51,361,833	1,172,000	52,939,501	1,208,000
38	A6		27.17	30,569,918	1,125,000	32,472,046	1,195,000	32,499,220	1,196,000
39	A8		42.35	51,788,501	1,223,000	50,602,828	1,195,000	51,153,319	1,208,000

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40	A1	10F	47.70	61,297,069	1,285,000		58,673,459	1,230,000		59,770,605	1,253,000
41	A3		51.68	65,739,762	1,272,000		63,569,109	1,230,000		64,137,613	1,241,000
42	A5		43.82	54,122,751	1,235,000		51,843,898	1,183,000		53,859,807	1,229,000
43	A6		27.17	31,548,156	1,161,000		32,770,952	1,206,000		33,069,858	1,217,000
44	A8		42.35	51,788,501	1,223,000		51,068,628	1,206,000		52,042,574	1,229,000
45	A1	11F	47.70	61,869,492	1,297,000		60,295,327	1,264,000		60,152,221	1,261,000
46	A3		51.68	66,411,630	1,285,000		65,326,304	1,264,000		64,551,071	1,249,000
47	A5		43.82	54,648,640	1,247,000		52,851,853	1,206,000		54,210,399	1,237,000
48	A6		27.17	31,847,062	1,172,000		33,097,031	1,218,000		33,287,244	1,225,000
49	A8		42.35	52,296,647	1,235,000		51,576,774	1,218,000		52,381,338	1,237,000
50	A1	12F	47.70	62,489,618	1,310,000		60,867,751	1,276,000		60,581,639	1,270,000
51	A3		51.68	67,031,817	1,297,000		65,946,491	1,276,000		65,016,211	1,258,000
52	A5		43.82	55,174,529	1,259,000		53,377,742	1,218,000		54,604,816	1,246,000
53	A6		27.17	32,173,141	1,184,000		33,423,111	1,230,000		33,531,804	1,234,000
54	A8		42.35	52,804,792	1,247,000		52,084,919	1,230,000		52,762,447	1,246,000
55	A1	13F	47.70	63,062,042	1,322,000		61,440,175	1,288,000		60,963,155	1,278,000
56	A3		51.68	67,703,685	1,310,000		66,566,677	1,288,000		65,429,669	1,266,000
57	A5		43.82	55,744,242	1,272,000		53,903,631	1,230,000		54,955,409	1,254,000
58	A6		27.17	32,472,046	1,195,000		33,722,016	1,241,000		33,749,190	1,242,000
59	A8		42.35	53,312,938	1,259,000		52,550,719	1,241,000		53,101,210	1,254,000
60	A1	14F	36.00	47,596,198	1,322,000		47,200,163	1,311,000		46,084,065	1,280,000
61	A2		27.95	34,803,256	1,245,000		36,312,794	1,299,000		35,110,754	1,256,000
62	A3		33.97	44,909,960	1,322,000		44,536,277	1,311,000		43,483,169	1,280,000
63	A5		43.82	56,270,132	1,284,000		54,385,696	1,241,000		54,780,112	1,250,000
64	A6		27.17	32,091,621	1,181,000		34,048,096	1,253,000		33,640,497	1,238,000
65	A8		42.35	54,371,574	1,284,000		53,058,865	1,253,000		52,931,829	1,250,000
66	A1	15F	36.00	48,064,239	1,335,000		47,416,182	1,317,000		46,408,093	1,289,000
67	A2		27.95	35,138,709	1,257,000		36,480,521	1,305,000		35,362,344	1,265,000
68	A3		33.97	45,351,586	1,335,000		44,740,104	1,317,000		43,788,910	1,289,000
69	A5		43.82	56,796,021	1,296,000		54,648,640	1,247,000		55,174,529	1,259,000
70	A6		27.17	32,390,527	1,192,000		34,211,135	1,259,000		33,885,056	1,247,000
71	A8		42.35	54,879,720	1,296,000		53,312,938	1,259,000		53,312,938	1,259,000
72	A1	16F	36.00	48,496,277	1,347,000		48,460,274	1,346,000		46,696,119	1,297,000
73	A2		27.95	35,474,162	1,269,000		37,291,199	1,334,000		35,585,979	1,273,000
74	A3		33.97	45,759,241	1,347,000		45,725,270	1,346,000		44,060,680	1,297,000
75	A5		43.82	57,321,910	1,308,000		55,393,650	1,264,000		55,525,122	1,267,000
76	A6		27.17	32,689,433	1,203,000		34,347,001	1,264,000		34,102,442	1,255,000
77	A8		42.35	55,387,865	1,308,000		53,524,665	1,264,000		53,651,701	1,267,000

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78	A1	17F	36.00	48,964,319	1,360,000			48,640,290	1,351,000			47,020,147	1,306,000
79	A2		27.95	35,781,660	1,280,000			37,458,926	1,340,000			35,837,569	1,282,000
80	A3		33.97	46,200,867	1,360,000			45,895,126	1,351,000			44,366,421	1,306,000
81	A5		43.82	57,847,799	1,320,000			55,656,594	1,270,000			55,919,539	1,276,000
82	A6		27.17	32,988,338	1,214,000			34,510,041	1,270,000			34,347,001	1,264,000
83	A8		42.35	55,896,011	1,320,000			53,778,738	1,270,000			54,032,811	1,276,000
84	A1	18F	36.00	49,396,357	1,372,000			48,856,309	1,357,000			47,308,173	1,314,000
85	A2		27.95	36,117,113	1,292,000			37,626,652	1,346,000			36,061,205	1,290,000
86	A3		33.97	46,608,522	1,372,000			46,098,953	1,357,000			44,638,190	1,314,000
87	A5		43.82	58,373,688	1,332,000			55,919,539	1,276,000			56,270,132	1,284,000
88	A6		27.17	33,314,418	1,226,000			34,673,081	1,276,000			34,564,388	1,272,000
89	A8		42.35	56,404,157	1,332,000			54,032,811	1,276,000			54,371,574	1,284,000
90	A1	19F	36.00	49,864,398	1,385,000			49,072,328	1,363,000			47,596,198	1,322,000
91	A2		27.95	36,452,567	1,304,000			37,766,424	1,351,000			36,284,840	1,298,000
92	A3		33.97	47,050,147	1,385,000			46,302,781	1,363,000			44,909,960	1,322,000
93	A5		43.82	58,899,577	1,344,000			56,182,483	1,282,000			56,620,724	1,292,000
94	A6		27.17	33,613,323	1,237,000			34,836,120	1,282,000			34,781,774	1,280,000
95	A8		42.35	56,912,302	1,344,000			54,286,883	1,282,000			54,710,338	1,292,000
96	A1	20F	36.00	50,296,436	1,397,000			49,288,347	1,369,000			47,920,227	1,331,000
97	A2		27.95	36,788,020	1,316,000			37,934,151	1,357,000			36,536,430	1,307,000
98	A3		33.97	47,457,802	1,397,000			46,506,608	1,369,000			45,215,701	1,331,000
99	A5		43.82	59,425,466	1,356,000			56,445,428	1,288,000			56,489,252	1,289,000
100	A6		27.17	33,912,229	1,248,000			34,999,160	1,288,000			35,026,333	1,289,000
101	A8		42.35	57,420,448	1,356,000			54,540,956	1,288,000			54,583,302	1,289,000
102	A1	21F	47.70	67,879,944	1,423,000			65,590,248	1,375,000			64,159,188	1,345,000
103	A3		51.68	72,820,224	1,409,000			71,063,029	1,375,000			68,892,376	1,333,000
104	A5		53.64	71,930,913	1,341,000			69,356,205	1,293,000			70,214,441	1,309,000
105	A8		52.26	70,085,252	1,341,000			67,576,607	1,293,000			68,412,822	1,309,000
106	A1	22F	47.70	68,500,070	1,436,000			66,114,970	1,386,000			64,588,506	1,354,000
107	A3		51.68	73,492,092	1,422,000			71,631,533	1,386,000			69,357,516	1,342,000
108	A5		53.64	72,574,590	1,353,000			69,999,882	1,305,000			70,697,199	1,318,000
109	A8		52.26	70,712,413	1,353,000			68,203,768	1,305,000			68,883,193	1,318,000
合計			4765.30	6,175,026,376			6,124,173,790				6,112,404,823		

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樓層	停車位 樣式	尺寸	車位數量 (個)	車位單價 (元/個)	車位總價 (元)		車位單價 (元/個)	車位總價 (元)		車位單價 (元/個)	車位總價 (元)
B1	坡道平面 式無障礙 大車位	350x600	2	3,360,000	6,720,000		3,500,000	7,000,000		3,450,000	6,900,000
B2	坡道平面 式大車位	250*550	33	3,210,000	105,930,000		3,200,000	105,600,000		3,195,455	105,450,000
	坡道平面 式小車位	225*550	2	3,110,000	6,220,000		3,050,000	6,100,000		3,100,000	6,200,000
B3	坡道平面 式大車位	250*550	33	3,110,000	102,630,000		3,050,000	100,650,000		3,045,455	100,500,000
	坡道平面 式小車位	225*550	2	3,010,000	6,020,000		2,900,000	5,800,000		2,950,000	5,900,000
B4	坡道平面 式大車位	250*550	33	3,010,000	99,330,000		2,900,000	95,700,000		2,880,303	95,050,000
	坡道平面 式小車位	225*550	2	2,910,000	5,820,000		2,750,000	5,500,000		2,800,000	5,600,000
合計			107		332,670,000			326,350,000			325,600,000
車位均價					3,109,065			3,050,000			3,042,991
更新後總值				6,507,696,376			6,450,523,790			6,438,004,823	