

台北市中山區北安段三小段110地號等23筆土地更新單元都市更新會-更新前權值-歸地

價格日期	111/10/10
存款利率	1.325%
放款利率	2.718%

	基本資料					景瀚			中泰估價			黃小娟估價		
編號	地號	面積(m ²)	面積(坪)	面積小計(坪)	折減後獎勵容積率(%)	合併前各筆土地分配合併後土地價值總額(元)	合併前各筆土地分配合併後土地價值單價(元/坪)	合併後個別土地地價(元)	合併前各筆土地分配合併後土地價值總額(元)	合併前各筆土地分配合併後土地價值單價(元/坪)	合併後個別土地地價(元)	合併前各筆土地分配合併後土地價值總額(元)	合併前各筆土地分配合併後土地價值單價(元/坪)	合併後個別土地地價(元)
比準地	110地號等23筆土地	1,748.00	528.7700	528.7700	415.20%									
1	110	22.00	6.6550	6.6550	360.00%	21,564,411	3,240,332	21,564,411	21,030,373	3,160,086	21,030,373	20,706,403	3,111,405	20,706,403
2	111	65.00	19.6625	19.6625	360.00%	64,822,858	3,296,776	64,822,858	64,702,764	3,290,668	64,702,764	61,178,008	3,111,405	61,178,008
3	112	128.00	38.7200	38.7200	386.10%	162,262,384	4,190,661	162,262,384	153,706,590	3,969,695	153,706,590	159,724,697	4,125,121	159,724,697
4	113	138.00	41.7450	41.7450	386.10%	174,939,133	4,190,661	174,939,133	165,714,917	3,969,695	165,714,917	172,203,188	4,125,121	172,203,188
5	114	532.00	160.9300	163.3500	498.40%	958,324,573	5,866,695	946,213,424	921,481,117	5,641,145	909,947,143	888,614,359	5,439,941	875,449,702
6	114-1	3.00	0.9075					4,541,681			4,325,240			4,936,746
7	194-1	1.00	0.3025					1,513,894			1,441,747			1,645,582
8	201-1	4.00	1.2100					6,055,574			5,766,987			6,582,329
9	203	16.00	4.8400	4.8400	360.00%	15,683,208	3,240,332	15,683,208	15,168,413	3,133,970	15,168,413	15,059,202	3,111,405	15,059,202
10	196	96.00	29.0400	113.1350	380.90%	537,316,436	4,749,339	139,960,698	505,250,372	4,465,907	129,689,935	530,284,292	4,742,758	137,729,679
11	197	94.00	28.4350					134,357,696			126,988,061			132,734,294
12	198	92.00	27.8300					131,499,021			124,286,188			129,910,160
13	199	92.00	27.8300					131,499,021			124,286,188			129,910,160
14	211	49.00	14.8225	19.9650	360.00%	89,232,046	4,469,424	66,248,034	82,383,446	4,126,393	61,163,467	85,363,815	4,275,673	63,376,166
15	214-2	17.00	5.1425					22,984,012			21,219,979			21,987,649
16	200	97.00	29.3425	29.3425	380.90%	137,701,271	4,692,895	137,701,271	125,676,626	4,283,092	125,676,626	132,232,545	4,506,519	132,232,545
17	202	67.00	20.2675	20.2675	360.00%	69,082,009	3,408,512	69,082,009	71,986,762	3,551,832	71,986,762	67,942,503	3,352,288	67,942,503
18	204	54.00	16.3350	20.8725	380.90%	97,952,450	4,692,895	76,658,439	88,853,722	4,256,976	69,537,695	94,062,326	4,506,519	73,613,994
19	205	15.00	4.5375					21,294,011			19,316,027			20,448,332
20	206	14.00	4.2350	50.2150	380.90%	235,653,721	4,692,895	19,874,410	216,386,898	4,309,208	18,249,497	229,822,853	4,576,777	19,382,650
21	207	68.00	20.5700					96,532,850			88,640,416			94,144,301
22	208	70.00	21.1750					99,372,051			91,247,487			96,913,251
23	209	14.00	4.2350					19,874,410			18,249,498			19,382,650
總計		1,748.00	528.7700	528.7700		2,564,534,500	4,850,000	2,564,534,500	2,432,342,000	4,600,000	2,432,342,000	2,457,194,190	4,647,000	2,457,194,190

備註:最終權利價值以實際出具正式估價報告書並經都更審議通過之結果為準