

拾壹、更新前後權利價值鑑價

一、評價基準日

本案評價基準日為民國 109 年 9 月 30 日。

二、鑑價結果比較

本案依 103 年 1 月 16 日發布實施之「都市更新權利變換實施辦法」第 6 條規定，由實施者委託巨秉、宏大及景瀚等三家不動產估價師聯合事務所辦理更新前後價值之估算，並依「不動產估價師法」第 41 條規定，三家鑑價結果差異均在 20% 範圍內。

經三家鑑價結果，本案更新前土地平均單價分別為巨秉 210 萬元/坪、宏大 193 萬元/坪及景瀚 208 萬元/坪；更新後房地價值以巨秉鑑估之價值最高，1F+2F 店面平均單價約 905,855 元/坪，補習班(1~3F)平均單價約 666,278 元/坪，幼兒園(1~3F)平均單價約 651,222 元/坪，A 棟 5 樓以上住宅平均單價約 731,920 元/坪，B 棟 5 樓以上住宅平均單價約 724,874 元/坪，二樓以上(含店辦住)平均單價約 725,651 元/坪，車位平均價格約 2,326,039 元/席，更新後總價值合計 15,785,192,496 元；另宏大鑑估之更新後房地總價值為 15,422,322,538 元，景瀚為 15,721,382,669 元 (詳表 11-1)。

三、鑑價結果選定

依三家估價師事務所鑑估結果顯示，巨秉不動產估價師聯合事務所估算更新後總權利價值最高，扣除共同負擔後之土地所有權人可分回權利價值最多，對地主最為有利，故選定巨秉不動產估價師聯合事務所作為本案權利變換計算依據。

表 11-1 三家鑑價機構鑑價結果比較表

項目		巨秉不動產估價師 聯合事務所	宏大不動產估價師 聯合事務所	景瀚不動產估價師 聯合事務所
更新前 土地價值	土地平均單價(元/坪)	2,100,000	1,930,000	2,080,000
	更新前土地總價(元)	4,808,842,500	4,419,555,250	4,763,044,000
更新後 房地價值	1F+2F 店面(元/坪)	905,855	813,344	891,575
	補習班(1~3F) (元/坪)	666,278	679,630	633,444
	幼兒園(1~3F) (元/坪)	651,222	639,166	623,977
	A 棟 5 樓以上住宅(元/坪)	731,920	716,253	729,431
	B 棟 5 樓以上住宅(元/坪)	724,874	712,420	725,630
	二樓以上(含店辦住) (元/坪)	725,651	710,595	723,156
	車位平均價格(元/席)	2,326,039	2,323,742	2,311,597
	更新後總權利價值(元)	15,785,192,496	15,422,322,538	15,721,382,669
土地所有權人應分配權利價值(元)		8,366,514,036	8,003,644,078	8,302,704,209

資料來源：整理自本案三家估價報告書。

四、更新前後鑑價結果

(一) 更新前鑑價結果

本權利變換範圍內共計 77 筆土地，依巨秉聯合不動產估價師事務所估價結果，更新前土地總價值為 4,808,842,500 元 (詳表 11-2)。其中，土地所有權人共 141 人，依估價結果，更新前權利價值比例總計 100% (詳表 11-3)。

(二) 更新後鑑價結果

更新後分配單元價值總計為 14,722,192,496 元，各分配單元價值詳見表 11-4；更新後停車位總價值合計 1,063,000,000 元，各車位價值詳見表 11-5，故更新後總權利價值共計 15,785,192,496 元。

表 11-3 更新前各土地所有權人權利價值表(續)

序號	所有權人/權利變換關係人	地號(建號)	面積(m²)	權利範圍	持分面積(m²)	更新前土地權利價值(元)	更新前土地權利價值合計(元)	更新前土地權利價值比例合計(%)
122	鄭麗容	1814	4.00	2618/92400	0.11	77,534	1,770,983	0.0368%
123	盧美珠	1743	431.00	695/10000	29.95	22,246,019	22,246,019	0.4626%
		1743-1	52.00	695/10000	3.61			
124	賴惠卿	1727	80.00	1/5	16.00	13,431,596	13,431,596	0.2793%
		1727-1	29.00	1/5	5.80			
125	謝田	1717	26.00	1/5	5.20	13,488,119	13,488,119	0.2805%
		1717-1	32.00	1/5	6.40			
		1769-1	25.00	1/5	5.00			
		1770	23.00	1/5	4.60			
		1771	1.00	1/5	0.20			
126	簡松林	1735	176.00	1/5	35.20	45,534,535	45,534,535	0.9469%
		1735-1	40.00	1/5	8.00			
127	羅玉秋	1740-1	85.00	593/1800	28.00	18,596,581	19,498,100	0.4055%
		1814	4.00	593/1800	1.32	901,519		
128	麗豐資產管理股份有限公司	1764-1	108.00	1/4	27.00	15,911,258	34,198,924	0.7112%
		1764-2	125.00	1/4	31.25	18,287,666		
129	嚴介元	1732	246.00	1/1	246.00	164,188,988	207,572,257	4.3165%
		1732-1	65.00	1/1	65.00	43,383,269		
130	蘇振宏	1773	290.00	222/2930	21.97	14,833,527	14,833,527	0.3085%
		1773-1	3.00	222/2930	0.23			
131	甘植揚	1727	80.00	1/5	16.00	13,431,596	13,431,596	0.2793%
		1727-1	29.00	1/5	5.80			
132	賴玉連	1743	431.00	695/10000	29.95	22,246,019	22,246,019	0.4626%
		1743-1	52.00	695/10000	3.61			
133	成和投資股份有限公司	1740	5.00	187/3600	0.26	172,481	3,246,802	0.0675%
		1740-1	85.00	187/3600	4.42	2,932,176		
		1814	4.00	187/3600	0.21	142,145		
134	鄭文展	1740	5.00	3179/10800	1.47	977,392	18,398,545	0.3826%
		1740-1	85.00	3179/10800	25.02	16,615,664		
		1814	4.00	3179/10800	1.18	805,489		
135	鄭文隆	1740	5.00	187/10800	0.09	57,493	1,082,267	0.0225%
		1740-1	85.00	187/10800	1.47	977,392		
136	鄭文暉	1814	4.00	187/10800	0.07	47,382	1,082,267	0.0225%
		1740	5.00	187/10800	0.09	57,493		
137	鄭文震	1740	5.00	187/10800	0.09	57,493	1,082,267	0.0225%
		1740-1	85.00	187/10800	1.47	977,392		
138	鄭凱仁	1814	4.00	187/10800	0.07	47,382	360,756	0.0075%
		1740	5.00	289/129600	0.01	7,405		
		1740	5.00	17/4800	0.02	11,760		

表 11-3 更新前各土地所有權人權利價值表(續)

序號	所有權人/權利變換關係人	地號(建號)	面積(m²)	權利範圍	持分面積(m²)	更新前土地權利價值(元)	更新前土地權利價值合計(元)	更新前土地權利價值比例合計(%)
138	鄭凱仁	1740-1	85.00	289/129600	0.19	125,876	360,756	0.0075%
		1740-1	85.00	17/4800	0.30	199,921		
		1814	4.00	289/129600	0.01	6,102		
		1814	4.00	17/4800	0.01	9,692		
139	鄭凱元	1740	5.00	289/129600	0.01	7,405	360,756	0.0075%
		1740	5.00	17/4800	0.02	11,760		
		1740-1	85.00	289/129600	0.19	125,876		
		1740-1	85.00	17/4800	0.30	199,921		
		1814	4.00	289/129600	0.01	6,102		
		1814	4.00	17/4800	0.01	9,692		
140	王玲玲	1740	5.00	187/32400	0.03	19,165	360,756	0.0075%
		1740-1	85.00	187/32400	0.49	325,797		
		1814	4.00	187/32400	0.02	15,794		
141	程麗淑	1751	643.00	70/100	450.10	244,196,766	887,962,341	18.4652%
		1752	62.00	70/100	43.40	17,659,641		
		1753-1	16.00	4599/8940	8.23	3,021,464		
		1761	44.00	4599/8940	22.63	13,067,834		
		1762-1	1824.00	4599/8940	938.32	554,246,442		
		1763	138.00	70/100	96.60	55,770,194		
總計					7570.00	4,808,842,500	4,808,842,500	100.00%

資料來源：本計畫整理自巨秉不動產估價師聯合事務所估價報告書。

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
79	A2-26F	128.23	38.79	749,800	-		29,084,742
80	A2-27F	128.23	38.79	755,100	-		29,290,329
81	A2-28F	128.23	38.79	760,500	-		29,499,795
82	A2-29F	128.23	38.79	765,900	-		29,709,261
83	A2-30F	128.23	38.79	771,300	-		29,918,727
84	A2-31F	128.23	38.79	776,700	-		30,128,193
85	A2-32F	128.23	38.79	782,100	-		30,337,659
86	A2-33F	128.23	38.79	787,500	-		30,547,125
87	A3-5F	208.15	62.97	662,500	16.83	165,625	44,505,094
88	A3-6F	208.15	62.97	668,100	-		42,070,257
89	A3-7F	208.15	62.97	673,700	-		42,422,889
90	A3-8F	208.15	62.97	679,300	-		42,775,521
91	A3-9F	208.15	62.97	684,900	-		43,128,153
92	A3-10F	208.15	62.97	690,500	-		43,480,785
93	A3-11F	208.15	62.97	696,100	-		43,833,417
94	A3-12F	208.15	62.97	701,800	-		44,192,346
95	A3-13F	208.15	62.97	707,400	-		44,544,978
96	A3-14F	208.15	62.97	713,000	-		44,897,610
97	A3-15F	208.15	62.97	718,600	-		45,250,242
98	A3-16F	208.15	62.97	724,200	-		45,602,874
99	A3-17F	208.15	62.97	729,800	-		45,955,506
100	A3-18F	208.15	62.97	735,400	-		46,308,138
101	A3-19F	208.15	62.97	741,100	-		46,667,067
102	A3-20F	208.15	62.97	746,700	-		47,019,699
103	A3-21F	208.15	62.97	752,300	-		47,372,331
104	A3-22F	208.15	62.97	757,900	-		47,724,963
105	A3-23F	208.15	62.97	763,500	-		48,077,595
106	A3-24F	208.15	62.97	769,100	-		48,430,227
107	A3-25F	208.15	62.97	774,700	-		48,782,859
108	A3-26F	208.15	62.97	780,400	-		49,141,788
109	A3-27F	208.15	62.97	786,000	-		49,494,420
110	A3-28F	208.15	62.97	791,600	-		49,847,052
111	A3-29F	208.15	62.97	797,200	-		50,199,684
112	A3-30F	208.15	62.97	802,800	-		50,552,316
113	A3-31F	208.15	62.97	808,400	-		50,904,948
114	A3-32F	208.15	62.97	814,000	-		51,257,580
115	A3-33F	208.15	62.97	819,700	-		51,616,509
116	A5-5F	94.99	28.73	659,200	2.61	219,733	19,512,319
117	A5-6F	94.99	28.73	664,800	-		19,099,704

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
118	A5-7F	94.99	28.73	670,400	-		19,260,592
119	A5-8F	94.99	28.73	676,000	-		19,421,480
120	A5-9F	94.99	28.73	681,600	-		19,582,368
121	A5-10F	94.99	28.73	687,100	-		19,740,383
122	A5-11F	94.99	28.73	692,700	-		19,901,271
123	A5-12F	94.99	28.73	698,300	-		20,062,159
124	A5-13F	94.99	28.73	703,900	-		20,223,047
125	A5-14F	94.99	28.73	709,500	-		20,383,935
126	A5-15F	94.99	28.73	715,100	-		20,544,823
127	A5-16F	94.99	28.73	720,700	-		20,705,711
128	A5-17F	94.99	28.73	726,300	-		20,866,599
129	A5-18F	94.99	28.73	731,800	-		21,024,614
130	A5-19F	94.99	28.73	737,400	-		21,185,502
131	A5-20F	94.99	28.73	743,000	-		21,346,390
132	A5-21F	94.99	28.73	748,600	-		21,507,278
133	A5-22F	94.99	28.73	754,200	-		21,668,166
134	A5-23F	94.99	28.73	759,800	-		21,829,054
135	A5-24F	94.99	28.73	765,400	-		21,989,942
136	A5-25F	94.99	28.73	770,900	-		22,147,957
137	A5-26F	94.99	28.73	776,500	-		22,308,845
138	A5-27F	94.99	28.73	782,100	-		22,469,733
139	A5-28F	94.99	28.73	787,700	-		22,630,621
140	A5-29F	94.99	28.73	793,300	-		22,791,509
141	A5-30F	94.99	28.73	798,900	-		22,952,397
142	A5-31F	94.99	28.73	804,500	-		23,113,285
143	A5-32F	94.99	28.73	810,100	-		23,274,173
144	A5-33F	94.99	28.73	815,600	-		23,432,188
145	A6-5F	133.75	40.46	656,000	2.78	218,667	27,149,654
146	A6-6F	133.78	40.47	661,500	-		26,770,905
147	A6-7F	133.78	40.47	667,100	-		26,997,537
148	A6-8F	133.78	40.47	672,600	-		27,220,122
149	A6-9F	133.78	40.47	678,200	-		27,446,754
150	A6-10F	133.78	40.47	683,800	-		27,673,386
151	A6-11F	133.78	40.47	689,300	-		27,895,971
152	A6-12F	133.78	40.47	694,900	-		28,122,603
153	A6-13F	133.78	40.47	700,400	-		28,345,188
154	A6-14F	133.78	40.47	706,000	-		28,571,820
155	A6-15F	133.78	40.47	711,600	-		28,798,452
156	A6-16F	133.78	40.47	717,100	-		29,021,037

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
157	A6-17F	133.78	40.47	722,700	-		29,247,669
158	A6-18F	133.78	40.47	728,200	-		29,470,254
159	A6-19F	133.78	40.47	733,800	-		29,696,886
160	A6-20F	133.78	40.47	739,400	-		29,923,518
161	A6-21F	133.78	40.47	744,900	-		30,146,103
162	A6-22F	133.78	40.47	750,500	-		30,372,735
163	A6-23F	133.78	40.47	756,000	-		30,595,320
164	A6-24F	133.78	40.47	761,600	-		30,821,952
165	A6-25F	133.78	40.47	767,100	-		31,044,537
166	A6-26F	133.78	40.47	772,700	-		31,271,169
167	A6-27F	133.78	40.47	778,300	-		31,497,801
168	A6-28F	133.78	40.47	783,800	-		31,720,386
169	A6-29F	133.78	40.47	789,400	-		31,947,018
170	A6-30F	133.78	40.47	794,900	-		32,169,603
171	A6-31F	133.78	40.47	800,500	-		32,396,235
172	A6-32F	133.78	40.47	806,100	-		32,622,867
173	A6-33F	133.78	40.47	811,600	-		32,845,452
174	A7-5F	155.74	47.11	660,500	-		31,116,155
175	A7-6F	155.74	47.11	666,100	-		31,379,971
176	A7-7F	155.74	47.11	671,700	-		31,643,787
177	A7-8F	155.74	47.11	677,300	-		31,907,603
178	A7-9F	155.74	47.11	682,900	-		32,171,419
179	A7-10F	155.74	47.11	688,500	-		32,435,235
180	A7-11F	155.74	47.11	694,100	-		32,699,051
181	A7-12F	155.74	47.11	699,700	-		32,962,867
182	A7-13F	155.74	47.11	705,300	-		33,226,683
183	A7-14F	155.74	47.11	710,900	-		33,490,499
184	A7-15F	155.74	47.11	716,500	-		33,754,315
185	A7-16F	155.74	47.11	722,100	-		34,018,131
186	A7-17F	155.74	47.11	727,700	-		34,281,947
187	A7-18F	155.74	47.11	733,300	-		34,545,763
188	A7-19F	155.74	47.11	738,900	-		34,809,579
189	A7-20F	155.74	47.11	744,500	-		35,073,395
190	A7-21F	155.74	47.11	750,100	-		35,337,211
191	A7-22F	155.74	47.11	755,700	-		35,601,027
192	A7-23F	155.74	47.11	761,300	-		35,864,843
193	A7-24F	155.74	47.11	766,900	-		36,128,659
194	A7-25F	155.74	47.11	772,500	-		36,392,475
195	A7-26F	155.74	47.11	778,100	-		36,656,291

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
196	A7-27F	155.74	47.11	783,700	-		36,920,107
197	A7-28F	155.74	47.11	789,300	-		37,183,923
198	A7-29F	155.74	47.11	794,900	-		37,447,739
199	A7-30F	155.74	47.11	800,500	-		37,711,555
200	A7-31F	155.74	47.11	806,000	-		37,970,660
201	A7-32F	155.74	47.11	811,600	-		38,234,476
202	A7-33F	155.74	47.11	817,200	-		38,498,292
203	A8-5F	138.50	41.90	649,500	-		27,214,050
204	A8-6F	138.50	41.90	655,000	-		27,444,500
205	A8-7F	138.50	41.90	660,500	-		27,674,950
206	A8-8F	138.50	41.90	666,000	-		27,905,400
207	A8-9F	138.50	41.90	671,500	-		28,135,850
208	A8-10F	138.50	41.90	677,000	-		28,366,300
209	A8-11F	138.50	41.90	682,500	-		28,596,750
210	A8-12F	138.50	41.90	688,000	-		28,827,200
211	A8-13F	138.50	41.90	693,500	-		29,057,650
212	A8-14F	138.50	41.90	699,000	-		29,288,100
213	A8-15F	138.50	41.90	704,500	-		29,518,550
214	A8-16F	138.50	41.90	710,000	-		29,749,000
215	A8-17F	138.50	41.90	715,500	-		29,979,450
216	A8-18F	138.50	41.90	721,000	-		30,209,900
217	A8-19F	138.50	41.90	726,500	-		30,440,350
218	A8-20F	138.50	41.90	732,000	-		30,670,800
219	A8-21F	138.50	41.90	737,500	-		30,901,250
220	A8-22F	138.50	41.90	743,000	-		31,131,700
221	A8-23F	138.50	41.90	748,500	-		31,362,150
222	A8-24F	138.50	41.90	754,000	-		31,592,600
223	A8-25F	138.50	41.90	759,600	-		31,827,240
224	A8-26F	138.50	41.90	765,100	-		32,057,690
225	A8-27F	138.50	41.90	770,600	-		32,288,140
226	A8-28F	138.50	41.90	776,100	-		32,518,590
227	A8-29F	138.50	41.90	781,600	-		32,749,040
228	A8-30F	138.50	41.90	787,100	-		32,979,490
229	A8-31F	138.50	41.90	792,600	-		33,209,940
230	A8-32F	138.50	41.90	798,100	-		33,440,390
231	A8-33F	138.50	41.90	803,600	-		33,670,840
232	B1-5F	122.94	37.19	639,700	-		23,790,443
233	B1-6F	122.94	37.19	645,200	-		23,994,988
234	B1-7F	122.94	37.19	650,600	-		24,195,814

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
235	B1-8F	122.94	37.19	656,000	-		24,396,640
236	B1-9F	122.94	37.19	661,400	-		24,597,466
237	B1-10F	122.94	37.19	666,800	-		24,798,292
238	B1-11F	122.94	37.19	672,300	-		25,002,837
239	B1-12F	122.94	37.19	677,700	-		25,203,663
240	B1-13F	122.94	37.19	683,100	-		25,404,489
241	B1-14F	122.94	37.19	688,500	-		25,605,315
242	B1-15F	122.94	37.19	693,900	-		25,806,141
243	B1-16F	122.94	37.19	699,400	-		26,010,686
244	B1-17F	122.94	37.19	704,800	-		26,211,512
245	B1-18F	122.94	37.19	710,200	-		26,412,338
246	B1-19F	122.94	37.19	715,600	-		26,613,164
247	B1-20F	122.94	37.19	721,100	-		26,817,709
248	B1-21F	122.94	37.19	726,500	-		27,018,535
249	B1-22F	122.94	37.19	731,900	-		27,219,361
250	B1-23F	122.94	37.19	737,300	-		27,420,187
251	B1-24F	122.94	37.19	742,700	-		27,621,013
252	B1-25F	122.94	37.19	748,200	-		27,825,558
253	B1-26F	122.94	37.19	753,600	-		28,026,384
254	B1-27F	122.94	37.19	759,000	-		28,227,210
255	B1-28F	122.94	37.19	764,400	-		28,428,036
256	B1-29F	122.94	37.19	769,800	-		28,628,862
257	B1-30F	122.94	37.19	775,300	-		28,833,407
258	B1-31F	122.94	37.19	780,700	-		29,034,233
259	B1-32F	122.94	37.19	786,100	-		29,235,059
260	B1-33F	122.94	37.19	791,500	-		29,435,885
261	B2-5F	152.84	46.23	637,800	-		29,485,494
262	B2-6F	152.84	46.23	643,200	-		29,735,136
263	B2-7F	152.84	46.23	648,600	-		29,984,778
264	B2-8F	152.84	46.23	654,000	-		30,234,420
265	B2-9F	152.84	46.23	659,400	-		30,484,062
266	B2-10F	152.84	46.23	664,800	-		30,733,704
267	B2-11F	152.84	46.23	670,200	-		30,983,346
268	B2-12F	152.84	46.23	675,600	-		31,232,988
269	B2-13F	152.84	46.23	681,000	-		31,482,630
270	B2-14F	152.84	46.23	686,400	-		31,732,272
271	B2-15F	152.84	46.23	691,800	-		31,981,914
272	B2-16F	152.84	46.23	697,200	-		32,231,556
273	B2-17F	152.84	46.23	702,600	-		32,481,198

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
274	B2-18F	152.84	46.23	708,000	-		32,730,840
275	B2-19F	152.84	46.23	713,500	-		32,985,105
276	B2-20F	152.84	46.23	718,900	-		33,234,747
277	B2-21F	152.84	46.23	724,300	-		33,484,389
278	B2-22F	152.84	46.23	729,700	-		33,734,031
279	B2-23F	152.84	46.23	735,100	-		33,983,673
280	B2-24F	152.84	46.23	740,500	-		34,233,315
281	B2-25F	152.84	46.23	745,900	-		34,482,957
282	B2-26F	152.84	46.23	751,300	-		34,732,599
283	B2-27F	152.84	46.23	756,700	-		34,982,241
284	B2-28F	152.84	46.23	762,100	-		35,231,883
285	B2-29F	152.84	46.23	767,500	-		35,481,525
286	B2-30F	152.84	46.23	772,900	-		35,731,167
287	B2-31F	152.84	46.23	778,300	-		35,980,809
288	B2-32F	152.84	46.23	783,700	-		36,230,451
289	B2-33F	152.84	46.23	789,100	-		36,480,093
290	B3-5F	95.41	28.86	633,200	-		18,274,152
291	B3-6F	95.41	28.86	638,600	-		18,429,996
292	B3-7F	95.41	28.86	644,000	-		18,585,840
293	B3-8F	95.41	28.86	649,300	-		18,738,798
294	B3-9F	95.41	28.86	654,700	-		18,894,642
295	B3-10F	95.41	28.86	660,100	-		19,050,486
296	B3-11F	95.41	28.86	665,400	-		19,203,444
297	B3-12F	95.41	28.86	670,800	-		19,359,288
298	B3-13F	95.41	28.86	676,200	-		19,515,132
299	B3-14F	95.41	28.86	681,500	-		19,668,090
300	B3-15F	95.41	28.86	686,900	-		19,823,934
301	B3-16F	95.41	28.86	692,300	-		19,979,778
302	B3-17F	95.41	28.86	697,600	-		20,132,736
303	B3-18F	95.41	28.86	703,000	-		20,288,580
304	B3-19F	95.41	28.86	708,400	-		20,444,424
305	B3-20F	95.41	28.86	713,700	-		20,597,382
306	B3-21F	95.41	28.86	719,100	-		20,753,226
307	B3-22F	95.41	28.86	724,500	-		20,909,070
308	B3-23F	95.41	28.86	729,800	-		21,062,028
309	B3-24F	95.41	28.86	735,200	-		21,217,872
310	B3-25F	95.41	28.86	740,600	-		21,373,716
311	B3-26F	95.41	28.86	745,900	-		21,526,674
312	B3-27F	95.41	28.86	751,300	-		21,682,518

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
313	B3-28F	95.41	28.86	756,700	-		21,838,362
314	B3-29F	95.41	28.86	762,000	-		21,991,320
315	B3-30F	95.41	28.86	767,400	-		22,147,164
316	B3-31F	95.41	28.86	772,800	-		22,303,008
317	B3-32F	95.41	28.86	778,100	-		22,455,966
318	B3-33F	95.41	28.86	783,500	-		22,611,810
319	B5-5F	124.20	37.57	652,700	-		24,521,939
320	B5-6F	124.20	37.57	658,300	-		24,732,331
321	B5-7F	124.20	37.57	663,800	-		24,938,966
322	B5-8F	124.20	37.57	669,300	-		25,145,601
323	B5-9F	124.20	37.57	674,800	-		25,352,236
324	B5-10F	124.20	37.57	680,400	-		25,562,628
325	B5-11F	124.20	37.57	685,900	-		25,769,263
326	B5-12F	124.20	37.57	691,400	-		25,975,898
327	B5-13F	124.20	37.57	697,000	-		26,186,290
328	B5-14F	124.20	37.57	702,500	-		26,392,925
329	B5-15F	124.20	37.57	708,000	-		26,599,560
330	B5-16F	124.20	37.57	713,600	-		26,809,952
331	B5-17F	124.20	37.57	719,100	-		27,016,587
332	B5-18F	124.20	37.57	724,600	-		27,223,222
333	B5-19F	124.20	37.57	730,200	-		27,433,614
334	B5-20F	124.20	37.57	735,700	-		27,640,249
335	B5-21F	124.20	37.57	741,200	-		27,846,884
336	B5-22F	124.20	37.57	746,800	-		28,057,276
337	B5-23F	124.20	37.57	752,300	-		28,263,911
338	B5-24F	124.20	37.57	757,800	-		28,470,546
339	B5-25F	124.20	37.57	763,300	-		28,677,181
340	B5-26F	124.20	37.57	768,900	-		28,887,573
341	B5-27F	124.20	37.57	774,400	-		29,094,208
342	B5-28F	124.20	37.57	779,900	-		29,300,843
343	B5-29F	124.20	37.57	785,500	-		29,511,235
344	B5-30F	124.20	37.57	791,000	-		29,717,870
345	B5-31F	124.20	37.57	796,500	-		29,924,505
346	B5-32F	124.20	37.57	802,100	-		30,134,897
347	B5-33F	124.20	37.57	807,600	-		30,341,532
348	B6-5F	101.72	30.77	652,700	2.10	217,567	20,540,470
349	B6-6F	101.77	30.79	658,300	-		20,269,057
350	B6-7F	101.77	30.79	663,800	-		20,438,402
351	B6-8F	101.77	30.79	669,300	-		20,607,747

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
352	B6-9F	101.77	30.79	674,800	-		20,777,092
353	B6-10F	101.77	30.79	680,400	-		20,949,516
354	B6-11F	101.77	30.79	685,900	-		21,118,861
355	B6-12F	101.77	30.79	691,400	-		21,288,206
356	B6-13F	101.77	30.79	697,000	-		21,460,630
357	B6-14F	101.77	30.79	702,500	-		21,629,975
358	B6-15F	101.77	30.79	708,000	-		21,799,320
359	B6-16F	101.77	30.79	713,600	-		21,971,744
360	B6-17F	101.77	30.79	719,100	-		22,141,089
361	B6-18F	101.77	30.79	724,600	-		22,310,434
362	B6-19F	101.77	30.79	730,200	-		22,482,858
363	B6-20F	101.77	30.79	735,700	-		22,652,203
364	B6-21F	101.77	30.79	741,200	-		22,821,548
365	B6-22F	101.77	30.79	746,800	-		22,993,972
366	B6-23F	101.77	30.79	752,300	-		23,163,317
367	B6-24F	101.77	30.79	757,800	-		23,332,662
368	B6-25F	101.77	30.79	763,300	-		23,502,007
369	B6-26F	101.77	30.79	768,900	-		23,674,431
370	B6-27F	101.77	30.79	774,400	-		23,843,776
371	B6-28F	101.77	30.79	779,900	-		24,013,121
372	B6-29F	101.77	30.79	785,500	-		24,185,545
373	B6-30F	101.77	30.79	791,000	-		24,354,890
374	B6-31F	101.77	30.79	796,500	-		24,524,235
375	B6-32F	101.77	30.79	802,100	-		24,696,659
376	B6-33F	101.77	30.79	807,600	-		24,866,004
377	B7-5F	125.08	37.84	649,500	2.56	216,500	25,131,320
378	B7-6F	125.08	37.84	655,000	-		24,785,200
379	B7-7F	125.08	37.84	660,500	-		24,993,320
380	B7-8F	125.08	37.84	666,000	-		25,201,440
381	B7-9F	125.08	37.84	671,500	-		25,409,560
382	B7-10F	125.08	37.84	677,000	-		25,617,680
383	B7-11F	125.08	37.84	682,500	-		25,825,800
384	B7-12F	125.08	37.84	688,000	-		26,033,920
385	B7-13F	125.08	37.84	693,500	-		26,242,040
386	B7-14F	125.08	37.84	699,000	-		26,450,160
387	B7-15F	125.08	37.84	704,500	-		26,658,280
388	B7-16F	125.08	37.84	710,000	-		26,866,400
389	B7-17F	125.08	37.84	715,500	-		27,074,520
390	B7-18F	125.08	37.84	721,000	-		27,282,640

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
391	B7-19F	125.08	37.84	726,500	-		27,490,760
392	B7-20F	125.08	37.84	732,000	-		27,698,880
393	B7-21F	125.08	37.84	737,500	-		27,907,000
394	B7-22F	125.08	37.84	743,000	-		28,115,120
395	B7-23F	125.08	37.84	748,500	-		28,323,240
396	B7-24F	125.08	37.84	754,000	-		28,531,360
397	B7-25F	125.08	37.84	759,600	-		28,743,264
398	B7-26F	125.08	37.84	765,100	-		28,951,384
399	B7-27F	125.08	37.84	770,600	-		29,159,504
400	B7-28F	125.08	37.84	776,100	-		29,367,624
401	B7-29F	125.08	37.84	781,600	-		29,575,744
402	B7-30F	125.08	37.84	787,100	-		29,783,864
403	B7-31F	125.08	37.84	792,600	-		29,991,984
404	B7-32F	125.08	37.84	798,100	-		30,200,104
405	B7-33F	125.08	37.84	803,600	-		30,408,224
406	B8-5F	181.12	54.79	660,500	7.58	165,125	37,440,443
407	B8-6F	181.12	54.79	666,100	-		36,495,619
408	B8-7F	181.12	54.79	671,700	-		36,802,443
409	B8-8F	181.12	54.79	677,300	-		37,109,267
410	B8-9F	181.12	54.79	682,900	-		37,416,091
411	B8-10F	181.12	54.79	688,500	-		37,722,915
412	B8-11F	181.12	54.79	694,100	-		38,029,739
413	B8-12F	181.12	54.79	699,700	-		38,336,563
414	B8-13F	181.12	54.79	705,300	-		38,643,387
415	B8-14F	181.12	54.79	710,900	-		38,950,211
416	B8-15F	181.12	54.79	716,500	-		39,257,035
417	B8-16F	181.12	54.79	722,100	-		39,563,859
418	B8-17F	181.12	54.79	727,700	-		39,870,683
419	B8-18F	181.12	54.79	733,300	-		40,177,507
420	B8-19F	181.12	54.79	738,900	-		40,484,331
421	B8-20F	181.12	54.79	744,500	-		40,791,155
422	B8-21F	181.12	54.79	750,100	-		41,097,979
423	B8-22F	181.12	54.79	755,700	-		41,404,803
424	B8-23F	181.12	54.79	761,300	-		41,711,627
425	B8-24F	181.12	54.79	766,900	-		42,018,451
426	B8-25F	181.12	54.79	772,500	-		42,325,275
427	B8-26F	181.12	54.79	778,100	-		42,632,099
428	B8-27F	181.12	54.79	783,700	-		42,938,923
429	B8-28F	181.12	54.79	789,300	-		43,245,747

表 11-4 更新後各分配單元價值表(續)

序號	分配單元代號	總產權面積合計		各戶建坪單價(元/坪)	露台面積(坪)	露臺單價(元/坪)	更新後總權利價值(含露台)(元)
		(m ²)	(坪)				
430	B8-29F	181.12	54.79	794,900	-		43,552,571
431	B8-30F	181.12	54.79	800,500	-		43,859,395
432	B8-31F	181.12	54.79	806,000	-		44,160,740
433	B8-32F	181.12	54.79	811,600	-		44,467,564
434	B8-33F	181.12	54.79	817,200	-		44,774,388
435	B9-5F	153.06	46.30	647,500	23.02	129,500	32,960,340
436	B9-6F	153.06	46.30	653,000	-		30,233,900
437	B9-7F	153.06	46.30	658,500	-		30,488,550
438	B9-8F	153.06	46.30	664,000	-		30,743,200
439	B9-9F	153.06	46.30	669,500	-		30,997,850
440	B9-10F	153.06	46.30	675,000	-		31,252,500
441	B9-11F	153.06	46.30	680,400	-		31,507,150
442	B9-12F	153.06	46.30	685,900	-		31,761,800
443	B9-13F	153.06	46.30	691,400	-		32,016,450
444	B9-14F	153.06	46.30	696,900	-		32,271,100
445	B9-15F	153.06	46.30	702,400	-		32,525,750
446	B9-16F	153.06	46.30	707,900	-		32,780,400
447	B9-17F	153.06	46.30	713,400	-		33,035,050
448	B9-18F	153.06	46.30	718,900	-		33,289,700
449	B9-19F	153.06	46.30	724,400	-		33,544,350
450	B9-20F	153.06	46.30	729,900	-		33,799,000
451	B9-21F	153.06	46.30	735,400	-		34,053,650
452	B9-22F	153.06	46.30	740,900	-		34,308,300
453	B9-23F	153.06	46.30	746,400	-		34,562,950
454	B9-24F	153.06	46.30	751,900	-		34,817,600
455	B9-25F	153.06	46.30	757,400	-		35,072,250
456	B9-26F	153.06	46.30	762,900	-		35,326,900
457	B9-27F	153.06	46.30	768,400	-		35,581,550
458	B9-28F	153.06	46.30	773,900	-		35,836,200
459	B9-29F	153.06	46.30	779,400	-		36,090,850
460	B9-30F	153.06	46.30	784,900	-		36,345,500
461	B9-31F	153.06	46.30	790,400	-		36,600,150
462	B9-32F	153.06	46.30	795,900	-		36,854,800
463	B9-33F	153.06	46.30	801,400	-		37,109,450
總計		66,232.71	20,035.55		196.18		14,722,192,496

資料來源：本計畫整理自巨乘不動產估價師聯合事務所估價報告書。

表 11-5 更新後停車位價值表

樓層	種類(車位尺寸)	類型	數量(席)	車位單價(元/席)	車位價值(元)
B1	無障礙車位(5.5m×6m)		2	2,950,000	5,900,000
	大車位(2.5m×6m)	B	16	2,700,000	43,200,000
	小車位(2.25m×5.75m)	D	1	2,500,000	2,500,000
B2	大車位(2.5m×6m)	A+	1	2,850,000	2,850,000
		A	21	2,700,000	56,700,000
		B	71	2,550,000	181,050,000
		C	10	2,400,000	24,000,000
	C-	5	2,250,000	11,250,000	
小車位(2.25m×5.75m)	D	1	2,200,000	2,200,000	
B3	大車位(2.5m×6m)	A+	1	2,700,000	2,700,000
		A	18	2,550,000	45,900,000
		B	74	2,400,000	177,600,000
		C	10	2,250,000	22,500,000
	C-	5	2,100,000	10,500,000	
小車位(2.25m×5.75m)	D	1	2,050,000	2,050,000	
B4	大車位(2.5m×6m)	A+	1	2,550,000	2,550,000
		A	18	2,400,000	43,200,000
		B	74	2,250,000	166,500,000
		C	10	2,100,000	21,000,000
	C-	5	1,950,000	9,750,000	
小車位(2.25m×5.75m)	D	1	1,900,000	1,900,000	
B5	大車位(2.5m×6m)	A+	1	2,350,000	2,350,000
		A	18	2,200,000	39,600,000
		B	76	2,050,000	155,800,000
		C	10	1,900,000	19,000,000
	C-	5	1,750,000	8,750,000	
小車位(2.25m×5.75m)	D	1	1,700,000	1,700,000	
總計			457		1,063,000,000

資料來源：本計畫整理自巨秉不動產估價師聯合事務所估價報告書。