不動產估價--鐵路通過之土地估價

鐵路通過之土地估價

因鐵路通過而減損

計算土地的立體利用妨礙率。

該土地的立體利用妨礙率係指在該土地上面或該土地下，影響妨礙該土地使用的程度，按照該土地上面或下面立體體積。

計算方式

Given these following parameters.

: value for utilization on the floor. 該土地地上層的利用價值。

: value for utilization under the floor. 該土地地下層的利用價值。

: value for utilization on the ground (and not on the floor). 該土地上空部分的利用價值(不包括地上層)。

: value for utilization under the ground (and not under the floor). 該土地下空部分的利用價值(不包括地下層)。

Then we can estimate the ratio for utilization on the land due to pass of railway on it. Through the following formulas.

where

: value for utilization. 該土地的立體利用價值。

: ratio for utilization on the floor. 該土地地上層之利用率。

: ratio for utilization under the floor. 該土地地下層之利用率。

: ratio for utilization on the ground and under it which is located on the building on the land . 該土地建物以上及以下之利用率。

: ratio for utilization that is affected, on the floor due to pass of railway on it. 鐵路妨礙地上樓層部分之利用妨礙率。也就是，因鐵路通過而妨礙該土地地上樓層部分之妨礙程度的比率。

: ratio for utilization that is affected, under the floor due to pass of railway on it.鐵路妨礙地下樓層部分之利用妨礙率。也就是，因鐵路通過而妨礙該土地地下樓層部分之妨礙程度的比率。

: ratio for utilization that is affected, on the ground and under it which is located on the building on the land due to pass of railway on it. 鐵路妨礙建物以上及以下之利用妨礙率。也就是，因鐵路通過而妨礙該土地上建物上方和下方部分之妨礙程度的比率。

: ratio of utilization that is affected, on the land due to pass of railway on it.鐵路對土地立體利用妨礙率。也就是，因鐵路通過而妨礙該土地立體使用之妨礙程度的比率。

: how many area on the land is affected due to pass of railway? 妨礙面積。更精確地說，在該土地因鐵路通過而影響的面積。

: derogated value on the land due to pass of railway.減損價額。更精確地說，在該土地因鐵路通過造成該土地的減損價值。

: 該土地的原始價值。

; 該土地精簡損後的剩餘價值。