

附錄-99 筆樣本

| 編號 | 交易總價 | 建物總面積 | 捷運站距離 | 公園距離 | 醫院距離 | 學校距離 | 房產均價 |
|----|----------|--------|----------|----------|---------|---------|---------|
| 1 | 2500000 | 34.64 | 43.00489 | 72.75345 | 597.931 | 198.431 | 72170.9 |
| 2 | 15300000 | 82.14 | 1756.924 | 318.7044 | 702.324 | 181.238 | 186267 |
| 3 | 7200000 | 116.48 | 625.7407 | 140.1207 | 1279.5 | 192.731 | 61813.2 |
| 4 | 4800000 | 70.69 | 1316.375 | 126.6952 | 658.715 | 440.234 | 67902.1 |
| 5 | 19950000 | 260.68 | 474.3805 | 267.0172 | 629.911 | 427.156 | 76530.6 |
| 6 | 7500000 | 125.74 | 327.5864 | 226.9748 | 1009.4 | 127.681 | 59646.9 |
| 7 | 10450000 | 141.77 | 956.2433 | 400.2969 | 1086.3 | 124.879 | 73710.9 |
| 8 | 8000000 | 129.62 | 812.7529 | 142.6874 | 774.709 | 204.497 | 61718.9 |
| 9 | 7500000 | 114.93 | 1262.003 | 178.1533 | 958.427 | 279.232 | 65257.1 |
| 10 | 12480000 | 139.07 | 20.25617 | 141.6902 | 448.514 | 312.738 | 89739 |
| 11 | 5500000 | 38.58 | 878.5418 | 112.8878 | 200.829 | 411.921 | 142561 |
| 12 | 9600000 | 124.95 | 614.204 | 250.3167 | 552.46 | 261.027 | 76830.7 |
| 13 | 9500000 | 161.08 | 315.9665 | 177.3873 | 1013.59 | 183.706 | 58976.9 |
| 14 | 20200000 | 160.65 | 201.3731 | 382.1522 | 1273.6 | 265.37 | 125739 |
| 15 | 5450000 | 59.33 | 359.4368 | 128.4621 | 305.258 | 295.138 | 91859.1 |
| 16 | 3100000 | 68.45 | 985.4418 | 216.9023 | 1327.98 | 217.309 | 45288.5 |
| 17 | 6200000 | 94.74 | 807.5321 | 119.2173 | 1382.81 | 164.212 | 65442.3 |
| 18 | 4600000 | 91.36 | 2489.885 | 117.1539 | 2477.79 | 2247.15 | 50350.3 |
| 19 | 5400000 | 113.04 | 344.8852 | 74.79312 | 111.94 | 241.299 | 47770.7 |
| 20 | 4350000 | 89.63 | 698.785 | 187.6504 | 299.058 | 130.41 | 48532.9 |
| 21 | 15000000 | 187.67 | 649.7064 | 105.9229 | 373.379 | 204.487 | 79927.5 |
| 22 | 10700000 | 134.61 | 521.1812 | 186.314 | 582.15 | 403.901 | 79488.9 |
| 23 | 13800000 | 159.94 | 748.7786 | 144.088 | 750.603 | 222.755 | 86282.4 |
| 24 | 9400000 | 111.86 | 375.458 | 170.9845 | 998.914 | 225.732 | 84033.6 |
| 25 | 4700000 | 79.47 | 108.2145 | 161.8862 | 1110.48 | 160.457 | 59141.8 |
| 26 | 2600000 | 56.69 | 1126.621 | 236.8963 | 1693.46 | 293.936 | 45863.5 |
| 27 | 2880000 | 67.25 | 822.8357 | 136.4332 | 4011.52 | 208.155 | 42825.3 |
| 28 | 12850000 | 172.1 | 667.7563 | 167.4859 | 512.173 | 418.108 | 74665.9 |
| 29 | 6600000 | 110.32 | 532.6986 | 136.4279 | 606.162 | 240.252 | 59826 |
| 30 | 11200000 | 103.03 | 1961.011 | 330.8085 | 614.978 | 307.523 | 108706 |
| 31 | 5300000 | 90.3 | 496.6251 | 165.7232 | 872.549 | 251.245 | 58693.2 |

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|----|----------|--------|----------|----------|---------|---------|---------|
| 32 | 5250000 | 92.77 | 784.2014 | 313.6707 | 1211.36 | 201.004 | 56591.6 |
| 33 | 4500000 | 90.97 | 882.8974 | 116.1019 | 1557.71 | 70.1017 | 49466.9 |
| 34 | 10000000 | 138.69 | 228.2396 | 120.5631 | 273.131 | 415.339 | 72103.3 |
| 35 | 10900000 | 165.89 | 1155.147 | 407.0314 | 288.186 | 205.175 | 65706.2 |
| 36 | 5700000 | 75.8 | 1207.423 | 263.4951 | 294.467 | 231.489 | 75197.9 |
| 37 | 7550000 | 121.91 | 540.2358 | 193.0472 | 515.462 | 131.83 | 61930.9 |
| 38 | 6200000 | 99.31 | 772.1612 | 113.2007 | 831.271 | 129.747 | 62430.8 |
| 39 | 5200000 | 79.44 | 347.7592 | 170.236 | 854.407 | 403.675 | 65458.2 |
| 40 | 6600000 | 120.73 | 1200.343 | 373.5417 | 1288.64 | 174.997 | 54667.4 |
| 41 | 5150000 | 91.42 | 527.9607 | 281.8337 | 1477.06 | 250.295 | 56333.4 |
| 42 | 12000000 | 111.82 | 856.0977 | 334.141 | 1082.4 | 255.902 | 107315 |
| 43 | 3500000 | 81.65 | 2046.969 | 97.64378 | 1423.79 | 1226.19 | 42865.9 |
| 44 | 4050000 | 77.23 | 1023.077 | 206.2494 | 1463.77 | 176.649 | 52440.8 |
| 45 | 3000000 | 63.99 | 452.5485 | 151.1566 | 505.75 | 138.364 | 46882.3 |
| 46 | 8800000 | 132.24 | 1562.171 | 117.3867 | 785.257 | 186.912 | 66545.7 |
| 47 | 8600000 | 118.57 | 418.7677 | 80.73136 | 152.951 | 83.8006 | 72531 |
| 48 | 10180000 | 102.05 | 1296.134 | 143.8497 | 478.905 | 244.283 | 99755 |
| 49 | 19200000 | 106.63 | 652.125 | 216.5769 | 480.147 | 266.675 | 180062 |
| 50 | 4800000 | 95.83 | 573.048 | 199.1115 | 812.457 | 253.877 | 50088.7 |
| 51 | 6660000 | 97.93 | 1784.944 | 194.8102 | 1031.1 | 431.039 | 68007.8 |
| 52 | 5400000 | 114.07 | 1211.089 | 41.54446 | 1077.46 | 352.571 | 47339.4 |
| 53 | 6800000 | 99.89 | 289.115 | 299.2368 | 1213.79 | 354.283 | 68074.9 |
| 54 | 6000000 | 120.64 | 746.1245 | 212.2233 | 1514.69 | 229.645 | 49734.7 |
| 55 | 6200000 | 93.31 | 311.9886 | 147.3948 | 1529.25 | 244.478 | 66445.2 |
| 56 | 3000000 | 87.73 | 3120.81 | 62.70168 | 2533 | 2426.97 | 34195.8 |
| 57 | 8000000 | 99.77 | 1342.58 | 142.355 | 208.541 | 79.513 | 80184.4 |
| 58 | 6550000 | 103.56 | 427.3404 | 58.05394 | 240.3 | 348.213 | 63248.4 |
| 59 | 7800000 | 115.52 | 331.823 | 428.2927 | 397.223 | 157.251 | 67520.8 |
| 60 | 7800000 | 89.59 | 1645.1 | 46.83425 | 717.292 | 175.707 | 87063.3 |
| 61 | 6000000 | 98.47 | 603.3923 | 224.7409 | 748.218 | 230.18 | 60932.3 |
| 62 | 4200000 | 120.32 | 666.7137 | 143.017 | 751.458 | 297.733 | 34906.9 |
| 63 | 3950000 | 74.17 | 976.6071 | 218.3667 | 1565.43 | 178.403 | 53256 |
| 64 | 1650000 | 34.6 | 911.3589 | 73.95239 | 231.173 | 412.087 | 47687.9 |
| 65 | 2900000 | 51.45 | 4914.616 | 88.72507 | 290.669 | 1140.25 | 56365.4 |
| 66 | 5200000 | 105.16 | 1626.188 | 126.5021 | 422.253 | 733.058 | 49448.5 |

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|----|----------|--------|----------|----------|---------|---------|---------|
| 67 | 6700000 | 73.89 | 278.4948 | 215.2686 | 877.226 | 106.836 | 90675.3 |
| 68 | 4700000 | 92.94 | 2044.531 | 189.8119 | 894.834 | 381.712 | 50570.3 |
| 69 | 5450000 | 74.26 | 834.7754 | 232.3618 | 162.78 | 154.236 | 73390.8 |
| 70 | 9300000 | 136.28 | 1435.892 | 117.5388 | 446.841 | 181.376 | 68241.9 |
| 71 | 2900000 | 59.52 | 539.7967 | 163.9342 | 474.645 | 242.932 | 48723.1 |
| 72 | 6300000 | 95.05 | 639.2296 | 185.9582 | 636.435 | 255.499 | 66280.9 |
| 73 | 3800000 | 67.13 | 1639.81 | 201.0907 | 2033.03 | 523.755 | 56606.6 |
| 74 | 10350000 | 122.49 | 295.1078 | 368.8807 | 429.186 | 198.908 | 84496.7 |
| 75 | 4700000 | 89.52 | 197.677 | 30.53691 | 546.848 | 251.331 | 52502.2 |
| 76 | 7100000 | 93.54 | 118.4087 | 212.0064 | 1073.93 | 219.273 | 75903.4 |
| 77 | 3185000 | 45.88 | 1416.466 | 344.4294 | 1500.77 | 283.25 | 69420.2 |
| 78 | 4700000 | 87.4 | 1963.033 | 311.5424 | 2246.03 | 532.256 | 53775.7 |
| 79 | 3600000 | 73.54 | 1892.691 | 138.5107 | 627.061 | 521.356 | 48953 |
| 80 | 8700000 | 98.29 | 424.7658 | 153.6307 | 747.962 | 312.452 | 88513.6 |
| 81 | 7800000 | 116.83 | 2041.355 | 61.19823 | 935.619 | 213.673 | 66763.7 |
| 82 | 8800000 | 99.06 | 1843.098 | 186.8084 | 519.277 | 150.867 | 88835 |
| 83 | 6500000 | 92.13 | 1421.662 | 143.4097 | 566.784 | 234.569 | 70552.5 |
| 84 | 4500000 | 92.82 | 1961.641 | 372.1798 | 599.604 | 436.758 | 48480.9 |
| 85 | 5800000 | 91.6 | 2162.47 | 141.2088 | 1113.89 | 225.399 | 63318.8 |
| 86 | 10000000 | 83.85 | 144.0566 | 156.659 | 1163.23 | 236.677 | 119261 |
| 87 | 4600000 | 85.59 | 1154.294 | 118.3857 | 152.485 | 529.817 | 53744.6 |
| 88 | 6500000 | 81.98 | 1064.891 | 160.7046 | 360.593 | 160.746 | 79287.6 |
| 89 | 12000000 | 84.67 | 1968.272 | 81.9264 | 864.858 | 264.987 | 141727 |
| 90 | 4850000 | 77.18 | 987.8807 | 112.2144 | 503.034 | 270.927 | 62840.1 |
| 91 | 3700000 | 67.36 | 1959.376 | 90.19056 | 646.468 | 424.65 | 54928.7 |
| 92 | 3900000 | 72.83 | 611.2596 | 114.7936 | 1100.92 | 253.078 | 53549.4 |
| 93 | 15500000 | 231.72 | 825.4004 | 208.2294 | 1425.32 | 126.516 | 66891.1 |
| 94 | 6500000 | 110.05 | 979.27 | 167.965 | 1538.07 | 129.478 | 59064.1 |
| 95 | 8350000 | 107.6 | 388.8871 | 276.1961 | 2130.95 | 130.861 | 77602.2 |
| 96 | 3600000 | 72.35 | 1869.834 | 232.3484 | 2224.8 | 640.727 | 49758.1 |
| 97 | 12000000 | 68.25 | 417.4179 | 348.004 | 1051.94 | 144.291 | 175824 |
| 98 | 8100000 | 92.95 | 316.9358 | 269.5806 | 1368.25 | 285.257 | 87143.6 |
| 99 | 8800000 | 135 | 371.4449 | 303.2885 | 807.417 | 296.957 | 65185.2 |

附錄-45 筆比對樣本

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|----------|---------|--------------|--------------|--------------|--------------|--------------|
| 4200000 | 71.23 | 142.847(M1) | 153.903(PK2) | 243.017(S2) | 611.443(H2) | 58963.92(P2) |
| 7000000 | 74.06 | 207.764(M1) | 138.627(PK1) | 265.922(S2) | 181.196(H1) | 94517.96(P3) |
| 5200000 | 77.37 | 174.73(M1) | 161.898(PK2) | 153.59(S1) | 681.118(H2) | 67209.51(P2) |
| 3100000 | 80.78 | 1711.191(M3) | 125.792(PK1) | 401.935(S3) | 1772.445(H3) | 38375.84(P1) |
| 3200000 | 82.61 | 2275.543(M3) | 114.823(PK1) | 1049.099(S3) | 1732.053(H3) | 38736.23(P1) |
| 3900000 | 85.63 | 1755.02(M3) | 81.951(PK1) | 364.538(S3) | 1808.165(H3) | 45544.79(P1) |
| 5700000 | 86.18 | 388.973(M1) | 177.457(PK2) | 216.465(S2) | 744.324(H2) | 66140.64(P2) |
| 9500000 | 145.27 | 439.790(M1) | 197.080(PK2) | 113.646(S1) | 1036.768(H2) | 65395.47(P2) |
| 7150000 | 91.51 | 171.163(M1) | 344.631(PK3) | 224.901(S2) | 203.455(H1) | 78133.54(P3) |
| 7150000 | 91.52 | 171.163(M1) | 344.631(PK3) | 224.901(S2) | 203.455(H1) | 78125(P3) |
| 3450000 | 95.29 | 1727.834(M3) | 110.272(PK1) | 393.91(S3) | 1776.967(H3) | 36205.27(P1) |
| 4430000 | 104.25 | 3223.292(M3) | 69.798(PK1) | 447.329(S3) | 1590.439(H3) | 42494(P1) |
| 7500000 | 125.409 | 392.687(M1) | 147.213(PK2) | 133.061(S1) | 1043.667(H2) | 59808.61(P2) |
| 5000000 | 105.48 | 1711.191(M3) | 125.792(PK1) | 401.935(S3) | 1772.445(H3) | 47402.35(P1) |
| 3700000 | 108.16 | 2274.722(M3) | 120.722(PK1) | 1063.507(S3) | 1740.302(H3) | 34208.58(P1) |
| 7800000 | 109.27 | 210.088(M1) | 177.81(PK2) | 100.721(S1) | 791.796(H2) | 71382.81(P2) |
| 6300000 | 109.54 | 201.284(M1) | 185.433(PK2) | 98.004(S1) | 796.388(H2) | 57513.24(P1) |
| 4100000 | 113.86 | 1572.639(M3) | 147.957(PK2) | 248.243(S2) | 1776.417(H3) | 36009.13(P1) |
| 7500000 | 116.78 | 477.285(M1) | 157.681(PK2) | 275.278(S2) | 598.332(H2) | 64223.33(P2) |
| 8100000 | 117.11 | 121.585(M1) | 153.874(PK2) | 272.064(S2) | 677.129(H2) | 69165.74(P2) |
| 5000000 | 119.7 | 219.925(M1) | 52.377(PK1) | 209.853(S2) | 1148.241(H3) | 41771.09(P1) |
| 5400000 | 125.94 | 2428.792(M3) | 140.863(PK1) | 1021.325(S3) | 1930.201(H3) | 42877.56(P1) |
| 6000000 | 128.31 | 2256.221(M3) | 97.019(PK1) | 1330.392(S3) | 1480.025(H3) | 46761.75(P1) |
| 9700000 | 129.12 | 475.649(M1) | 278.172(PK3) | 219.1(S2) | 128.53(H1) | 75123.92(P3) |
| 10800000 | 133.4 | 154.177(M1) | 340.59(PK3) | 234.46(S2) | 219.762(H1) | 80959.52(P3) |
| 12250000 | 134.66 | 261.864(M1) | 317.363(PK3) | 257.255(S2) | 147.671(H1) | 90969.85(P3) |
| 10000000 | 136.75 | 261.864(M1) | 317.363(PK3) | 257.255(S2) | 147.671(H1) | 73126.14(P3) |
| 6100000 | 137.34 | 2471.291(M3) | 116.672(PK1) | 985.291(S3) | 1968.856(H3) | 44415.32(P1) |
| 8000000 | 133.89 | 550.919(M2) | 154.065(PK2) | 271.559(S2) | 593.563(H2) | 59750.54(P2) |
| 13580000 | 140.11 | 469.78(M1) | 281.433(PK3) | 213.637(S2) | 264.197(H1) | 96923.85(P3) |
| 12000000 | 140.11 | 473.593(M1) | 279.293(PK3) | 217.643(S2) | 270.118(H1) | 85646.99(P3) |
| 9000000 | 140.23 | 428.734(M1) | 149.552(PK2) | 221.379(S2) | 884.557(H2) | 64180.28(P2) |

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|----------|--------|--------------|--------------|-------------|--------------|--------------|
| 11500000 | 141.32 | 126.05(M1) | 86.578(PK1) | 234.271(S2) | 180.088(H1) | 81375.6(P3) |
| 10000000 | 144.9 | 471.388(M1) | 158.982(PK2) | 84.598(S1) | 821.627(H2) | 69013.11(P2) |
| 5780000 | 98.14 | 373.372(M1) | 108.062(PK1) | 225.490(S2) | 263.303(H1) | 58895.46(P2) |
| 9500000 | 146.99 | 421.31(M1) | 153.76(PK2) | 215.454(S2) | 874.754(H2) | 64630.25(P2) |
| 11660000 | 161.57 | 455.871(M1) | 172.522(PK2) | 169.019(S1) | 928.943(H2) | 72166.86(P2) |
| 7200000 | 172.31 | 460.066(M1) | 71.348(PK1) | 280.471(S2) | 1089.159(H3) | 41785.15(P1) |
| 8100000 | 172.88 | 1474.812(M3) | 92.065(PK1) | 386.491(S3) | 1522.457(H3) | 46853.31(P1) |
| 7600000 | 130.81 | 413.814(M1) | 222.944(PK3) | 264.879(S2) | 963.126(H2) | 58099.53(P2) |
| 18000000 | 250.11 | 518.871(M1) | 117.500(PK1) | 302.239(S3) | 752.203(H2) | 71968.33(P2) |
| 8000000 | 190 | 2271.372(M3) | 122.495(PK1) | 1064.01(S3) | 1735.511(H3) | 42105.26(P1) |
| 16100000 | 211.13 | 468.971(M1) | 332.664(PK3) | 215.16(S2) | 211.829(H1) | 76256.33(P3) |
| 16700000 | 211.54 | 500.768(M1) | 365.966(PK3) | 249.11(S2) | 213.431(H1) | 78944.88(P3) |
| 24800000 | 234.59 | 217.850(M1) | 262.202(PK3) | 261.074(S2) | 597.251 (H2) | 105716.4(P3) |