附件1：

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **银川市5套营业房评估结果一览表** | | | | | | | | | | | |
| **序号** | **房产位置** | **结构** | **所在层/总层** | **用途** | **建成年代** | **建筑面积（㎡）** | **评估市场单价（元/㎡）** | **评估市场总价（元）** | **扣除土地出让金后后的单价（元/㎡）** | **扣除出让金后的评估总价（元）** | **土地性质** |
| 1 | 永宁县望远金属物流园 | 钢混 | 1-2/4 | 营业 | 2012 | 109.8 | 5625 | 617625 | / | 617625 | 出让 |
| 2 | 西夏区文萃路（棉厂15号楼前） | 混合 | 1/6 | 办公 | 1993 | 44.64 | 12030 | 537019 | 8012 | 357655 | 划拨 |
| 3 | 紫阳小区1号楼A-68号营业房 | 混合 | 1-2/4 | 营业 | 2004 | 181.22 | 10560 | 1913683 | 10560 | 1913683 | 出让 |
| 4 | 兴庆区宗睦巷小区113号楼5号营业房 | 混合 | 1/5 | 营业 | 1995 | 99.65 | 11730 | 1168895 | 7933 | 790524 | 划拨 |
| 5 | 解放西街23、24号营业房 | 混合 | 1/5 | 营业 | 1985 | 147.3 | 14879 | 2191677 | 9996 | 1472411 | 划拨 |
| **合计** | |  |  |  |  | **582.61** |  | **6428899** |  | **5151898** |  |
| **备注** | |  | | | | | | | | | |

附件2：

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **吴忠市利通区龙河唐都5套住宅用房评估结果一览表** | | | | | | | | |
| **序号** | **项目** | **结构** | **所在层/总层数** | **用途** | **建成**  **年代** | **建筑面积**  **（㎡）** | **评估单价**  **（元/㎡）** | **评估总价（元）** |
|
| 1 | 吴忠市利通区龙河唐都小区十八号楼2101号 | 钢混 | 1-2/4 | 住宅 | 2012 | 289.25 | 5299 | 1,532,736 |
| 2 | 吴忠市利通区龙河唐都小区十八号楼2301号 | 钢混 | 3-4/4 | 住宅 | 2012 | 254.22 | 4997 | 1,270,337 |
| 3 | 吴忠市利通区龙河唐都小区十八号楼2302号 | 钢混 | 3-4/4 | 住宅 | 2012 | 254.22 | 4997 | 1,270,337 |
| 4 | 吴忠市利通区龙河金帝二十一号楼2301 | 钢混 | 3-4/4 | 住宅 | 2012 | 216.3 | 4997 | 1,080,851 |
| 5 | 吴忠市利通区龙河金帝二十一号楼 3101号 | 钢混 | 1-2/4 | 住宅 | 2012 | 228.51 | 5299 | 1,210,874 |
| **合计** |  |  |  |  |  | **1242.5** |  | **6,365,135** |

附件3：

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **吴忠市龙河金地小区12套住宅用房估价结果一览表** | | | | | | | |
| **序号** | **房屋名称** | **面积**  **（m2）** | **总层数** | **所在层数** | **结构** | **评估单价**  **（元/m2）** | **总价**  **（元）** |
| 1 | 8-1-602 | 160.06 | 16 | 6 | 框架 | 4,190 | 670,651 |
| 2 | 8-1-701 | 152.31 | 16 | 7 | 框架 | 4,230 | 644,271 |
| 3 | 8-1-1202 | 160.06 | 16 | 12 | 框架 | 4,400 | 704,264 |
| 4 | 8-1-1601 | 152.31 | 16 | 16 | 框架 | 3,770 | 574,209 |
| 5 | 8-1-1602 | 160.06 | 16 | 16 | 框架 | 3,770 | 603,426 |
| 6 | 8-2-602 | 152.31 | 16 | 6 | 框架 | 4,190 | 638,179 |
| 7 | 8-2-702 | 152.31 | 16 | 7 | 框架 | 4,230 | 644,271 |
| 8 | 8-2-802 | 152.31 | 16 | 8 | 框架 | 4,230 | 644,271 |
| 9 | 8-2-1002 | 152.31 | 16 | 10 | 框架 | 4,320 | 657,979 |
| 10 | 8-2-1101 | 160.06 | 16 | 11 | 框架 | 4,360 | 697,862 |
| 11 | 8-2-1201 | 160.06 | 16 | 12 | 框架 | 4,400 | 704,264 |
| 12 | 8-2-1602 | 152.31 | 16 | 16 | 框架 | 3,770 | 574,209 |
| **合计** |  | **1866.47** |  |  |  |  | **7,757,856** |