様式第１６号

**標準地選定評価調査表**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 調査番号 |  | | 図面対照番号 | | | | |  | | | 調査期間 | | | | | | ～ | | | | | | | | | | | | | 担当者 | | | | | | | |  | | | | | | | | | | | | | | | | | | | | | | 価格時点 | | | | | | | | | | | | 年　　　月　　　日 | | | | | | | | | | | | | | | 評価年月日 | | | 年　　　月　　　日 | |
| 標準地 | 所　　　　　　在 | | | | | | | | | | | | | | 字 | | | | | | 地　　番 | | | | | | | 現況地目 | | | | | | | | | 評価地目 | | | | | | | | | | 実績地積 | | | | | | | | | | | | |  | | | | | | | | | | | 期間 | 年　月～　年　月 | | | | | | | | | | | | | 年　月～　年　月 | | 年　月～　年　月 | | |  |  |
|  | | | | | | | | | | | | | |  | | | | | |  | | | | | | |  | | | | | | | | |  | | | | | | | | | |  | | | | | | | | | | | | | 時　点 | 変動率査定根拠 |
| 事例 | | | | | | | | | | | 変動率 | 年率　　％増減 | | | | | | | | | | | | | 年率　　％増減 | | 年率　　％増減 | | | 修正率 |
| 時点 | | | | | | | | | | |  |  |  |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 形　　状 | | | | | | | | | | | | | | | | | | | | |  | | | | | | | | | | | |  | | | | | | | | | | | | |  | |  | | |  |  |
|  | | | | | | | | | | | | | | | | | | | |  |  | | | | | | | | | | | |  | | | | | | | | | | | | |  | |  | | |  |  |
|  | | | | | | | | | | | |  | | | | | | | | | | | | |  | |  | | |  |  |
|  |  | | | | | | | | | | | |  | | | | | | | | | | | | |  | |  | | |  |  |
|  | | | | | | | | | | | |  | | | | | | | | | | | | |  | |  | | |  |  |
| 取引事例  比校法 | 事例  番号 | 字 | | 地番 | | 現況  地目 | | | 地積 | 取引時点  及　　び  取引事情 | | | | (a)  (総　額)  取引価格 | | | | (b)  事情補正 | | | | | | | (c)  時点修正 | | | | | | | | (d)  建　　付  減価補正 | | | | | | | | (e)  標準化補正 | | | | | | | | | | | | (f)  地域格差 | | | | | | | | | | | | (g)  個別補正 | | | | | | | | | | | | 算定価格  (a)×(b)×(c)×(\*)  (d)×(e)×(f)×(g) | | | | | | | | | 調整理由 | | 比準価格 | 付表  番号 | 決定  評価格 | 円/㎡ |
|  |  | |  | |  | | |  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  | |  |  | 価格決定理由の要旨 | |
|  |  | |  | |  | | | ㎡ | 年　月 | | | | ( 円) | | | |  |  | 100 | | |  |  |  |  |  | | | |  |  |  |  | 100 | | | |  |  |  | | |  | | 100 | | |  | |  | |  | |  | | | 100 | | |  | |  | |  | |  | |  | | | |  |  | | | 円/㎡ | | | | | | | | |  | | 円/㎡ |
|  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |
|  |  | | | | 円/㎡ | | | |  |  |  | | |  |  |  |  | 100 | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | | 100 | | | |  |  | | |  | | | | | | | | |  | (評価試算価格の決定) | |
|  |  | |  | |  | | |  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  | |  | |  | | |  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  | |  | |  | | | ㎡ | 年　月 | | | | ( 円) | | | |  |  | 100 | | |  |  |  |  |  | | | |  |  |  |  | 100 | | | |  |  |  | | |  | | 100 | | |  | |  | |  | |  | | | 100 | | |  | |  | |  | |  | |  | | | |  |  | | | 円/㎡ | | | | | | | | |  |
|  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |
|  |  | | | | 円/㎡ | | | |  |  |  | | |  |  |  |  | 100 | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | | 100 | | | |  |  | | |  | | | | | | | | |  |
|  |  | |  | |  | | |  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  | |  | |  | | |  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  | |  | |  | | | ㎡ | 年　月 | | | | ( 円) | | | |  |  | 100 | | |  |  |  |  |  | | | |  |  |  |  | 100 | | | |  |  |  | | |  | | 100 | | |  | |  | |  | |  | | | 100 | | |  | |  | |  | |  | |  | | | |  |  | | | 円/㎡ | | | | | | | | |  |
|  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  |
|  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |
|  |  | | | | 円/㎡ | | | |  |  |  | | |  |  |  |  | 100 | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | | 100 | | | |  |  | | |  | | | | | | | | |  |
|  |  | |  | |  | | |  |  | | | |  | | | |  |  |  | | |  |  |  |  |  | | | |  |  |  |  |  | | | |  |  |  | | |  | |  | | |  | |  | |  | |  | | |  | | |  | |  | |  | |  | |  | | | |  |  | | |  | | | | | | | | |  | |  |
| 収益還元法 |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 収益価格 | (公示価格等との検証) | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 円/㎡ |
| 原価法 |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 積算価格 |
|  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 円/㎡ |
| 公示(標準)  価格を規  (比)準とし  た価格 | 区　　　分 | | | | 番号 | | 所　　　　在 | | | | | | 地　番 | | | 地　積 | | | | | | 形状利用の  現　況　等 | | | | | | | (a)  公示(標準)価格 | | | | | | | | | | | | |  |  | | (b)  時点修正 | | | | |  | |  | | （c)  標準化補正 | | | | | | | | | | | |  | |  | | (d)  地域補正 | | | | |  |  | |  |  | (e)  個別補正 | |  |  | 算定価格  (a)×(b)×(c)×(d)×(e） | | | | 規(比)準  とした価格 |  | (鑑定評価格との検証) | |
|  | | | |  | |  | | | | | |  | | |  | | | | | |  | | | | | | |  | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |  | | | |  |
| 標　準　地 | | | |  | |  | | | | | |  | | | ㎡ | | | | | |  | | | | | | | 円/㎡ | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  | 100 | | | | |  | |  | |  | |  | | 100 | | | | |  |  | |  |  |  | |  |  | 円/㎡ | | | | 円/㎡ |
|  | | | |  | | | | | |  | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |  | | | |  |
|  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |
| 基　準　値 | | | |  | | | | | |  | | | | | | | | | | | | |  |  | | 100 | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  | 100 | |  |  |  | | | |  |
|  | | | |  | |  | | | | | |  | | |  | | | | | |  | | | | | | |  | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |  | | | |  |
|  | | | |  | |  | | | | | |  | | |  | | | | | |  | | | | | | |  | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |  | | | |  |
| 標　準　地 | | | |  | |  | | | | | |  | | | ㎡ | | | | | |  | | | | | | | 円/㎡ | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  | 100 | | | | |  | |  | |  | |  | | 100 | | | | |  |  | |  |  |  | |  |  | 円/㎡ | | | | 円/㎡ |
|  | | | |  | | | | | |  | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |  | | | |  |
|  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |
| 基　準　値 | | | |  | | | | | |  | | | | | | | | | | | | |  |  | | 100 | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  | 100 | |  |  |  | | | |  |
|  | | | |  | |  | | | | | |  | | |  | | | | | |  | | | | | | |  | | | | | | | | | | | | |  |  | |  | | | | |  | |  | |  | |  |  | | | | |  | |  | |  | |  | |  | | | | |  |  | |  |  |  | |  |  |  | | | |  |
| 公評価格等 | 区　　分 | | | | 公 評 価 格 | | | | | | | 世 評 価 格 | | | | | | | | | | 課 税 評 価 格 | | | | | | | | | | | | | | 鑑定評価格 | | | | | | | | | | | | (鑑定業者名) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | (鑑定業者名) | | | | | | | |  |  | |
| 資料出所 | | | |  | | | | | | |  | | | | | | | | | |  | | | | | | | | | | | | | |
| 円/㎡ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 円/㎡ | | | | | | | |
| 価　　格 | | | | 円/㎡ | | | | | | | 円/㎡ | | | | | | | | | | 円/㎡ | | | | | | | | | | | | | |

（注）用紙の大きさは、日本産業規格Ａ列４番横とする。