Research on Evaluation Model of real estate at reasonable prices
- A Case Study of Tainan Xinhua

Jui-Fung Kao, Yun-Yao Chi, Ya-Fen Lee, Hui-Ching Shih
(1,2,4 Chang Jung Christian University, Tainan, Taiwan 71101)
(3 Toko University of Science and Technology, Putz City, Chiayi County 61363)

Abstract: Traditionally, people in Taiwan prefer to preserve the subject of real estate as an investment, government agencies due to taxation Moreover, expropriation and civil land development company for the job, how to establish a reasonable price of real estate in order to achieve a fair and reasonable operation, all rely on real property valuation operations, thus providing a simple and efficient model for the majority of the valuation reference necessary. This paper argues that the land and buildings are separate entities with separate ownership, may be traded as a separate subject, and the land and building of its nature and characteristics very different separation modes are suitable for the use of the premises apply valuation. So valuation calculated using data sources with the majority of people can be readily available to the maximum consideration, land prices based on the present value calculated on the basis of land bulletin ; secondly based survey results and use various special factors in the establishment of minimum and maximum FDH method the impact of each trading examples optimum distance and measuring the distance with the special factors , the establishment of the first n- greet adjoin / NIMBY adjusted rate of real estate prices ( impact rate ) . Finally, the establishment of the land, the buildings and land price calculation formula and special factors affecting the regulation of real estate prices, real estate prices established in this study (PRE) evaluation mode.

Keywords: separate premises, maximum and minimum method, optimized