

2023 年广州市集体建设用地区基准地价修正体系

一、集体商服用地宗地地价修正体系

本次集体商服用地宗地地价修正体系是针对设定地价表现形式为首层楼面地价下的修正体系。

1. 区域因素修正

表10-1 集体商服用地区域因素修正系数表

指标标准		判断标准
繁华程度	指标说明	所在区域与商服中心、高级商务区、专业批发市场的距离，区域商服氛围水平
	指标权重值 (Q)	27.95%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况，与机场、汽车客运站、轨道交通站的距离
	指标权重值 (Q)	21.10%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
基本设施状况	指标说明	区域市政供水保证率，排水状况，供电保障率，供气及电讯设施完备度，区域内金融、文化娱乐、高等院校、停车场等商服配套设施完善程度
	指标权重值 (Q)	15.25%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
宏观区位	指标说明	所在区域与较发达的城镇中心的距离
	指标权重值 (Q)	11.75%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
社会经济 发展状况	指标说明	区域人口密集程度，商服人流聚集程度
	指标权重值 (Q)	10.25%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
区域规划	指标说明	区域规划主导土地利用规划用途，区域规划前景情况，城市更新用地规划情况
	指标权重值 (Q)	7.70%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
环境条件	指标说明	区域环境条件，区域内是否有旅游资源景点，区域工程地质条件对建筑的影响程度
	指标权重值 (Q)	6.00%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：（1）集体商服用地各区片区域因素修正幅度乘以不同因素的指标权重值后得到的是对应各区片不同因素的修正系数范围值，修正前需根据不同区片各个因素的实际优劣程度编制各级差异修正标准；

（2）集体商服用地各区片基准地价代表的是各因素在所在区片内平均优劣程度条件下的地价水平，应用修正时，需根据估价对象的实际区域因素与区片所代表各因素平均优劣程度的差异，参考编制的因素差异修正标准，对区片基准地价进行加减修正至估价对象实际区域因素影响条件下的地价水平。

表10-2 集体商服用地各区片区域因素总修正幅度表

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S001	-2.60%~4.28%	S170	-10.02%~10.86%	S339	-2.62%~1.97%
S002	-3.73%~3.79%	S171	-4.85%~3.68%	S340	-9.00%~10.57%
S003	-2.96%~2.17%	S172	-11.54%~10.75%	S341	-6.44%~5.42%
S004	-2.86%~1.84%	S173	-5.81%~4.54%	S342	-3.01%~3.04%
S005	-4.98%~6.76%	S174	-9.15%~8.24%	S343	-2.49%~2.98%
S006	-3.79%~2.84%	S175	-4.34%~5.78%	S344	-4.58%~3.61%
S007	-12.42%~11.54%	S176	-11.94%~12.24%	S345	-5.00%~4.08%
S008	-1.94%~3.12%	S177	-14.41%~13.62%	S346	-8.80%~7.89%
S009	-1.50%~1.20%	S178	-2.96%~3.75%	S347	-7.73%~8.38%
S010	-3.83%~1.89%	S179	-8.56%~9.63%	S348	-3.10%~4.42%
S011	-5.36%~4.56%	S180	-6.95%~8.50%	S349	-3.13%~4.60%
S012	-4.28%~4.43%	S181	-10.58%~11.74%	S350	-11.18%~12.36%
S013	-7.35%~6.52%	S182	-8.40%~9.53%	S351	-8.84%~8.26%
S014	-0.90%~0.93%	S183	-12.58%~14.15%	S352	-10.49%~9.30%
S015	-1.18%~1.65%	S184	-11.90%~13.56%	S353	-10.73%~12.05%
S016	-1.46%~2.53%	S185	-4.09%~3.04%	S354	-14.99%~13.37%
S017	-5.00%~4.17%	S186	-6.63%~7.79%	S355	-13.26%~14.11%
S018	-6.12%~7.33%	S187	-13.13%~13.96%	S356	-12.94%~13.83%
S019	-2.60%~3.64%	S188	-12.84%~14.12%	S357	-12.81%~14.51%
S020	-5.40%~3.85%	S189	-14.87%~13.50%	S358	-14.15%~13.33%
S021	-1.13%~0.85%	S190	-12.67%~13.79%	S359	-8.67%~10.08%
S022	-4.82%~3.17%	S191	-8.77%~7.95%	S360	-8.88%~10.04%
S023	-6.62%~6.74%	S192	-3.09%~3.56%	S361	-12.50%~13.85%
S024	-7.39%~8.74%	S193	-9.82%~11.18%	S362	-12.62%~13.88%
S025	-5.46%~6.73%	S194	-9.94%~8.83%	S363	-13.25%~13.81%
S026	-1.79%~3.44%	S195	-8.73%~9.42%	S364	-10.92%~12.67%
S027	-6.78%~7.73%	S196	-5.74%~5.57%	S365	-14.92%~13.98%
S028	-6.77%~8.46%	S197	-6.95%~8.59%	S366	-10.16%~11.65%
S029	-8.77%~10.52%	S198	-9.67%~8.81%	S367	-12.73%~14.22%
S030	-2.72%~2.96%	S199	-6.85%~8.59%	S368	-5.54%~4.30%
S031	-6.90%~7.91%	S200	-6.77%~7.66%	S369	-2.93%~3.79%
S032	-5.33%~6.53%	S201	-13.36%~13.95%	S370	-13.69%~14.50%
S033	-4.46%~5.14%	S202	-10.21%~11.40%	S371	-13.50%~13.79%
S034	-4.03%~5.83%	S203	-11.93%~13.40%	S372	-13.63%~14.00%
S035	-8.42%~6.86%	S204	-7.35%~8.63%	S373	-13.98%~14.05%
S036	-9.45%~11.31%	S205	-7.15%~5.40%	S374	-12.61%~14.53%
S037	-5.11%~4.61%	S206	-8.74%~6.91%	S375	-13.54%~14.63%
S038	-8.03%~8.63%	S207	-6.76%~6.28%	S376	-14.94%~14.07%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S039	-5.87%~4.46%	S208	-3.50%~2.32%	S377	-13.07%~14.77%
S040	-4.27%~2.42%	S209	-12.63%~14.14%	S378	-12.73%~14.61%
S041	-2.75%~3.92%	S210	-6.20%~7.54%	S379	-9.83%~9.62%
S042	-4.01%~4.73%	S211	-11.46%~13.41%	S380	-12.42%~13.87%
S043	-8.10%~9.43%	S212	-5.10%~6.74%	S381	-9.54%~10.94%
S044	-9.11%~10.01%	S213	-7.70%~9.26%	S382	-5.29%~4.65%
S045	-7.91%~8.63%	S214	-10.09%~11.12%	S383	-12.10%~13.18%
S046	-4.09%~2.15%	S215	-9.48%~10.61%	S384	-12.56%~13.96%
S047	-2.80%~3.24%	S216	-3.79%~1.89%	S385	-13.20%~12.40%
S048	-3.62%~5.07%	S217	-2.24%~3.62%	S386	-13.13%~12.28%
S049	-2.21%~2.94%	S218	-3.57%~3.16%	S387	-9.29%~8.51%
S050	-9.15%~10.67%	S219	-7.98%~9.10%	S388	-7.85%~9.02%
S051	-13.42%~14.80%	S220	-5.32%~4.62%	S389	-7.98%~6.17%
S052	-13.19%~14.06%	S221	-5.63%~6.50%	S390	-12.60%~14.12%
S053	-13.02%~13.77%	S222	-4.41%~4.62%	S391	-12.19%~13.34%
S054	-12.60%~13.99%	S223	-12.65%~13.82%	S392	-3.04%~1.16%
S055	-12.66%~13.82%	S224	-4.04%~4.25%	S393	-12.33%~13.50%
S056	-8.81%~9.42%	S225	-8.21%~9.59%	S394	-2.99%~4.95%
S057	-12.58%~10.97%	S226	-7.52%~9.31%	S395	-9.02%~10.49%
S058	-7.45%~5.47%	S227	-9.45%~10.29%	S396	-9.66%~10.29%
S059	-9.24%~10.94%	S228	-7.07%~5.45%	S397	-14.00%~14.09%
S060	-5.87%~6.17%	S229	-3.68%~5.31%	S398	-10.19%~8.99%
S061	-5.35%~5.75%	S230	-2.33%~3.54%	S399	-9.80%~9.90%
S062	-9.31%~9.68%	S231	-13.09%~14.26%	S400	-13.23%~14.46%
S063	-10.18%~9.11%	S232	-2.81%~2.90%	S401	-10.18%~8.79%
S064	-4.69%~5.02%	S233	-8.75%~9.89%	S402	-4.06%~3.76%
S065	-9.46%~8.56%	S234	-11.27%~11.90%	S403	-3.44%~2.41%
S066	-7.31%~5.88%	S235	-5.22%~4.16%	S404	-5.86%~6.64%
S067	-12.17%~12.92%	S236	-5.27%~5.57%	S405	-1.97%~1.88%
S068	-12.93%~14.21%	S237	-8.48%~9.98%	S406	-2.38%~2.34%
S069	-3.85%~5.47%	S238	-11.80%~13.32%	S407	-0.58%~0.52%
S070	-13.34%~14.18%	S239	-10.98%~12.40%	S408	-6.06%~4.97%
S071	-6.26%~5.54%	S240	-13.53%~13.70%	S409	-1.03%~1.38%
S072	-5.05%~5.86%	S241	-12.77%~14.70%	S410	-3.97%~5.68%
S073	-11.63%~13.58%	S242	-6.30%~7.13%	S411	-2.45%~1.69%
S074	-4.82%~5.47%	S243	-3.97%~3.22%	S412	-13.74%~14.81%
S075	-10.33%~10.78%	S244	-7.29%~7.97%	S413	-12.86%~14.52%
S076	-4.45%~5.24%	S245	-7.07%~8.40%	S414	-13.21%~14.00%
S077	-14.70%~13.25%	S246	-13.03%~14.66%	S415	-10.81%~12.32%
S078	-14.67%~13.75%	S247	-3.42%~2.92%	S416	-2.73%~1.55%

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S079	-10.64%~10.44%	S248	-9.27%~10.01%	S417	-12.05%~13.95%
S080	-14.89%~13.80%	S249	-12.48%~13.73%	S418	-8.20%~7.18%
S081	-9.95%~11.83%	S250	-8.20%~9.44%	S419	-13.31%~14.51%
S082	-14.85%~13.99%	S251	-6.38%~7.99%	S420	-12.78%~14.41%
S083	-9.38%~9.89%	S252	-9.40%~11.17%	S421	-13.97%~14.41%
S084	-9.55%~8.86%	S253	-13.81%~14.06%	S422	-12.62%~13.79%
S085	-7.59%~8.89%	S254	-10.99%~12.16%	S423	-12.89%~14.80%
S086	-6.08%~5.20%	S255	-8.67%~9.66%	S424	-11.69%~13.39%
S087	-7.31%~5.98%	S256	-5.91%~6.94%	S425	-2.34%~3.02%
S088	-10.89%~9.93%	S257	-9.00%~8.08%	S426	-9.83%~10.97%
S089	-10.15%~10.97%	S258	-4.80%~5.80%	S427	-7.94%~9.07%
S090	-8.69%~8.14%	S259	-8.03%~7.32%	S428	-9.70%~10.65%
S091	-7.17%~8.71%	S260	-7.44%~5.89%	S429	-2.54%~2.00%
S092	-6.09%~5.32%	S261	-8.72%~9.94%	S430	-11.24%~12.78%
S093	-7.48%~8.65%	S262	-14.86%~14.03%	S431	-13.50%~14.54%
S094	-3.23%~5.08%	S263	-14.01%~13.59%	S432	-9.30%~10.43%
S095	-12.95%~14.20%	S264	-14.97%~14.22%	S433	-4.94%~6.70%
S096	-11.64%~9.80%	S265	-7.98%~8.76%	S434	-12.45%~13.90%
S097	-5.97%~4.64%	S266	-11.17%~12.37%	S435	-3.13%~4.03%
S098	-5.92%~5.18%	S267	-2.10%~3.57%	S436	-11.83%~13.22%
S099	-11.93%~13.19%	S268	-14.18%~14.16%	S437	-9.67%~10.57%
S100	-4.96%~3.05%	S269	-11.34%~12.30%	S438	-11.95%~13.90%
S101	-6.31%~7.61%	S270	-12.51%~14.16%	S439	-2.06%~2.42%
S102	-13.02%~13.75%	S271	-6.65%~6.73%	S440	-11.38%~12.79%
S103	-8.39%~9.67%	S272	-4.42%~5.67%	S441	-2.15%~1.35%
S104	-5.21%~6.63%	S273	-7.55%~8.08%	S442	-13.44%~13.92%
S105	-7.33%~7.19%	S274	-3.27%~4.48%	S443	-14.18%~14.95%
S106	-12.25%~13.78%	S275	-8.16%~8.89%	S444	-13.11%~14.65%
S107	-9.34%~7.67%	S276	-8.83%~8.31%	S445	-13.92%~14.89%
S108	-10.52%~12.22%	S277	-4.84%~6.69%	S446	-7.13%~5.77%
S109	-4.32%~3.37%	S278	-14.84%~13.37%	S447	-8.93%~9.23%
S110	-11.21%~9.69%	S279	-3.24%~5.16%	S448	-12.97%~14.36%
S111	-8.24%~6.43%	S280	-9.56%~9.26%	S449	-12.24%~13.75%
S112	-13.18%~12.32%	S281	-9.53%~10.88%	S450	-7.49%~8.54%
S113	-3.83%~3.79%	S282	-5.44%~4.99%	S451	-12.94%~13.87%
S114	-8.95%~10.19%	S283	-8.15%~7.19%	S452	-6.28%~7.03%
S115	-10.88%~12.43%	S284	-14.87%~14.02%	S453	-7.54%~6.21%
S116	-7.64%~6.99%	S285	-9.17%~8.26%	S454	-8.47%~7.84%
S117	-11.57%~12.10%	S286	-2.02%~2.00%	S455	-13.01%~13.80%
S118	-11.82%~12.75%	S287	-7.13%~6.19%	S456	-3.13%~3.41%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S119	-10.38%~11.77%	S288	-2.04%~2.03%	S457	-12.40%~13.83%
S120	-13.64%~14.72%	S289	-12.68%~11.80%	S458	-7.71%~8.65%
S121	-10.26%~11.89%	S290	-6.56%~5.39%	S459	-2.70%~1.70%
S122	-12.47%~13.88%	S291	-3.04%~1.93%	S460	-4.10%~3.34%
S123	-9.91%~8.81%	S292	-1.86%~1.84%	S461	-7.04%~5.52%
S124	-13.40%~14.68%	S293	-1.76%~1.27%	S462	-4.90%~5.98%
S125	-11.84%~13.72%	S294	-0.54%~0.53%	S463	-4.99%~4.30%
S126	-7.54%~9.08%	S295	-2.45%~3.12%	S464	-12.73%~13.70%
S127	-8.50%~9.23%	S296	-2.05%~3.77%	S465	-9.68%~9.44%
S128	-8.91%~8.19%	S297	-10.58%~11.63%	S466	-12.87%~14.15%
S129	-13.03%~14.09%	S298	-9.79%~8.95%	S467	-12.90%~14.67%
S130	-12.62%~14.03%	S299	-7.20%~5.47%	S468	-12.92%~14.04%
S131	-12.95%~13.97%	S300	-8.38%~9.41%	S469	-13.43%~14.38%
S132	-12.50%~13.70%	S301	-12.24%~13.09%	S470	-13.40%~14.07%
S133	-5.23%~6.27%	S302	-13.08%~13.95%	S471	-5.14%~3.14%
S134	-13.03%~14.06%	S303	-7.94%~8.73%	S472	-12.37%~13.99%
S135	-6.33%~8.21%	S304	-11.61%~10.12%	S473	-14.69%~13.42%
S136	-7.80%~8.96%	S305	-2.66%~2.63%	S474	-10.28%~9.38%
S137	-2.33%~2.15%	S306	-2.21%~4.16%	S475	-12.76%~13.66%
S138	-10.03%~11.49%	S307	-12.85%~13.79%	S476	-6.88%~8.03%
S139	-12.71%~13.77%	S308	-10.92%~10.33%	S477	-4.52%~3.12%
S140	-13.38%~13.99%	S309	-13.53%~14.77%	S478	-12.43%~13.96%
S141	-12.99%~13.84%	S310	-7.72%~6.87%	S479	-10.32%~10.97%
S142	-13.21%~14.41%	S311	-3.42%~4.37%	S480	-13.22%~14.39%
S143	-10.41%~11.81%	S312	-8.91%~8.04%	S481	-13.40%~13.86%
S144	-10.46%~12.25%	S313	-4.83%~6.61%	S482	-6.00%~7.54%
S145	-12.35%~13.83%	S314	-3.94%~3.46%	S483	-11.20%~10.72%
S146	-11.76%~13.10%	S315	-3.24%~2.61%	S484	-13.43%~14.80%
S147	-9.45%~8.93%	S316	-12.36%~13.83%	S485	-13.03%~14.55%
S148	-13.45%~14.37%	S317	-11.94%~13.83%	S486	-13.66%~14.52%
S149	-12.43%~14.00%	S318	-13.21%~13.99%	S487	-13.89%~14.62%
S150	-11.83%~13.65%	S319	-13.36%~13.59%	S488	-12.60%~14.41%
S151	-12.01%~13.96%	S320	-4.39%~4.82%	S489	-13.17%~14.62%
S152	-12.30%~13.89%	S321	-8.84%~9.71%	S490	-12.08%~12.43%
S153	-8.78%~10.21%	S322	-11.73%~10.62%	S491	-13.17%~14.52%
S154	-5.83%~4.23%	S323	-8.17%~8.98%	S492	-12.84%~14.75%
S155	-11.86%~10.97%	S324	-12.10%~13.66%	S493	-12.58%~14.31%
S156	-14.01%~14.99%	S325	-12.60%~13.82%	S494	-3.42%~4.81%
S157	-4.49%~3.11%	S326	-14.95%~13.45%	S495	-13.90%~14.66%
S158	-2.86%~3.92%	S327	-5.95%~5.07%	S496	-2.80%~4.42%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S159	-13.06%~14.57%	S328	-13.13%~13.98%	S497	-13.36%~13.85%
S160	-10.38%~12.10%	S329	-12.50%~13.90%	S498	-2.03%~2.11%
S161	-10.37%~12.04%	S330	-9.59%~10.39%	S499	-8.60%~7.73%
S162	-12.67%~12.53%	S331	-7.29%~8.46%	S500	-4.92%~6.78%
S163	-12.64%~13.69%	S332	-7.37%~6.41%	S501	-6.30%~6.84%
S164	-12.67%~14.08%	S333	-13.24%~13.64%	S502	-5.08%~6.39%
S165	-6.82%~7.90%	S334	-8.29%~7.19%	S503	-7.58%~9.34%
S166	-14.89%~13.97%	S335	-13.02%~14.01%	S504	-12.33%~14.01%
S167	-5.89%~6.11%	S336	-4.94%~4.03%	S505	-12.77%~13.87%
S168	-7.32%~9.08%	S337	-7.18%~8.51%	S506	-13.31%~14.70%
S169	-9.53%~8.59%	S338	-12.11%~10.88%	S507	-2.01%~2.18%

2. 楼层/容积率修正系数

(1) 楼层修正

表10-3 集体商服用地楼层修正系数表

楼层		首层	第二层	第三层	第四层及以上
修正系数	平均值	1	0.48	0.35	0.3
	修正范围	1	0.3~0.6	0.25~0.45	0.2~0.35

注：（1）已建成项目或已有详细规划指标且能得知楼层数的待开发项目宜采用楼层修正；
（2）在实际土地评估中，估价师需要根据待估宗地实际情况确定楼层修正系数。

(2) 容积率修正

表10-4 集体商服用地容积率修正系数

容积率	$r < 0.4$		$0.4 \leq r < 1$	$1 \leq r < 2.4$	$r \geq 2.4$
	纯集体商服用地	集体混合用地			
修正系数	$0.4967 \times (1/r)^{0.775}$	1	$0.6851 \times (1/r)^{0.499}$	$0.6645 \times (1/r)^{0.446}$	0.45

注：（1）公式中 r 为商服容积率，容积率修正是指首层楼面地价与平均楼面地价的转换系数；
（2）若为混合用地，规划条件中有明确的商服功能对应容积率（按综合用地中商服独立建设部分土地面积核定），按对应的容积率进行修正；无明确商服功能对应的容积率，其容积率按商服部分建筑面积计算的商服容积率进行修正，即商服容积率=商服部分建筑面积÷宗地总用地面积（其中容积率小于0.4时，容积率修正系数为1）；
（3）评估待开发项目且无明确楼层数宜采用容积率修正，修正后得到的是对应容积率下的平均楼面地价；
（4）容积率<0.4时，修正系数已考虑空地价值，地价计算公式采用建筑面积计算总价；
（5）容积率<0.1时，容积率修正系数按容积率为0.1的修正系数进行取值，并且在计算总价时采用的建筑面积也要按容积率为0.1时的建筑面积来计算。

3. 街角地修正系数

表10-5 街角地修正系数表

临街情况	一面临街	两面临街	三面临街	四面临街
修正系数	1	1.05	1.1	1.12

4. 商服客流聚集度修正系数

表10-6 商服客流聚集度修正系数表

指标标准	优	较优	一般	较差	劣
指标说明	宗地临大型商务中心、大型购物广场、地铁站点、步行街等或宗地所在道路，客流量大，商业经营条件好	宗地临一般专业市场、集贸市场等或宗地所在道路客流量较大，商业经营条件较好	宗地周边商服配套设施能满足正常需求或宗地所在道路客流量一般，商业经营条件一般	宗地周边商服配套设施能满足简单需求或宗地所在道路客流量较差，商业经营条件较差	宗地周边无商服配套设施或宗地不临现状道路，商业经营条件差
修正系数幅度范围	(1.07,1.13]	(1.03,1.07]	(0.97,1.03]	(0.93,0.97]	[0.87,0.93]
平均值	1.10	1.05	1.00	0.95	0.90

注：当宗地不临现状道路但临规划道路时，修正系数取指标标准“劣”的最高值；若宗地不临任何道路，修正系数取指标标准“劣”的最低值。

5. 其他个别因素修正系数

表10-7 集体商服用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	劣 (%)
宗地形状	指标说明	形状规则，对土地利用极为有利	形状较规则，对土地利用较为有利	形状基本规则，对土地利用无不良影响	形状较不规则，对土地利用有一定影响	形状不规则，对土地利用产生严重影响
	修正系数	3	1	0	-1	-3
宗地地基承载力	指标说明	宗地地基承载力状况好	宗地地基承载力状况良好	宗地地基承载力状况适宜	宗地地基承载力状况较差	宗地地基承载力状况差
	修正系数	2	1	0	-1	-2
宗地大小	指标说明	宗地面积大	宗地面积较大	宗地面积适中	宗地面积偏小	宗地面积过小
	修正系数	2	1	0	-1	-2

6. 土地剩余使用年期修正系数

表10-8 集体商服用地土地剩余使用年期修正系数表（还原率 $r=7.93%$ ）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0771	0.1486	0.2148	0.2761	0.3329	0.3856	0.4344	0.4796	0.5215	0.5603
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.5962	0.6295	0.6604	0.6890	0.7155	0.7400	0.7628	0.7838	0.8034	0.8215
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.8382	0.8537	0.8681	0.8815	0.8938	0.9053	0.9159	0.9257	0.9348	0.9432
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.9510	0.9583	0.9650	0.9712	0.9770	0.9823	0.9872	0.9918	0.9961	1.0000

7. 土地开发程度修正

表10-9 土地开发程度修正表

土地开发程度	开发项目及成本（元/平方米）							五通一平合计（元/平方米）	六通一平合计（元/平方米）
	通上水	通下水	通电	通讯	通路	通气	土地平整		
参考范围值	10~40	5~20	50~90	6~20	50~90	20~40	25~50	146~310	166~350
一级区建成区平均值	30	20	90	20	90	40	40	290	330
二级区建成区平均值	25	20	80	20	80	35	35	260	295
三级区建成区平均值	20	15	70	15	70	30	30	220	250
四级区建成区平均值	20	12	60	12	60	25	30	194	219
以上建成区外的未开发区域平均值	12	10	50	10	50	25	25	157	182
一级区：越秀区、海珠区、荔湾区、天河区；二级区：白云区、黄埔区；三级区：花都区、番禺区、南沙区；四级区：增城区、从化区。									

注：（1）本表仅供参考，实际操作时应根据待评估宗的具体开发状况，参照上表进行修正；

（2）上述土地开发程度修正的面积基础是土地面积；

（3）“五通一平”具体是指宗地外通上水、通下水、通电、通讯、通路及宗地内土地平整，“六通一平”具体是指宗地外通上水、通下水、通电、通讯、通气、通路及宗地内土地平整。

二、集体住宅用地（宅基地和集体租赁住房用地）宗地地价修正体系

1. 区域因素修正

表10-10 集体住宅用地（宅基地和集体租赁住房用地）区域因素修正系数表

指标标准		判断标准
基本设施状况	指标说明	区域市政供水保证率，排水状况，供电保障率，供气及电讯设施完备度，区域内医疗、文化娱乐、大型超市、中小学、幼儿园、停车场等住宅配套设施完善程度
	指标权重值（Q）	27.65%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况，与汽车客运站、高速出入口、轨道交通站的距离
	指标权重值（Q）	22.10%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
环境条件	指标说明	区域内农村人居环境条件，区域地质灾害和工程地质条件对建筑的影响程度，区域内是否有污染源影响或人文、自然景观
	指标权重值（Q）	15.10%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
宏观区位	指标说明	所在区域与较发达的城镇中心的距离
	指标权重值（Q）	10.30%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度

指标标准		判断标准
繁华程度	指标说明	所在区域与商服中心、高级商务区的距离，区域商服氛围水平
	指标权重值 (Q)	9.90%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
区域规划	指标说明	区域规划主导土地利用规划用途，区域规划前景情况，城市更新用地规划情况
	指标权重值 (Q)	7.80%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
社会经济发展状况	指标说明	区域人口密集程度，居住氛围度水平
	指标权重值 (Q)	7.15%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：（1）集体住宅用地（宅基地和集体租赁住房用地）各区片区域因素修正幅度乘以不同因素的指标权重值后得到的是对应各区片不同因素的修正系数范围值，修正前需根据不同区片各个因素的实际优劣程度编制各级差异修正标准；

（2）集体住宅用地（宅基地和集体租赁住房用地）各区片基准地价代表的是各因素在所在区片内平均优劣程度条件下的地价水平，应用修正时，需根据估价对象的实际区域因素与区片所代表各因素平均优劣程度的差异，参考编制的因素差异修正标准，对区片基准地价进行加减修正至估价对象实际区域因素影响条件下的地价水平。

表10-11 集体住宅用地（宅基地和集体租赁住房用地）各区片区域因素总修正幅度表

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z001	-3.31%~5.15%	Z175	-13.88%~12.01%	Z349	-13.19%~14.71%
Z002	-4.72%~3.62%	Z176	-10.69%~10.06%	Z350	-5.33%~6.33%
Z003	-4.70%~3.12%	Z177	-12.76%~14.05%	Z351	-3.10%~2.90%
Z004	-1.09%~1.42%	Z178	-12.75%~14.18%	Z352	-11.12%~9.32%
Z005	-4.48%~4.31%	Z179	-13.71%~14.99%	Z353	-9.04%~8.24%
Z006	-2.69%~1.25%	Z180	-9.32%~7.59%	Z354	-10.68%~9.62%
Z007	-1.28%~1.21%	Z181	-8.92%~10.31%	Z355	-12.10%~10.51%
Z008	-3.04%~4.90%	Z182	-7.18%~8.33%	Z356	-14.78%~13.45%
Z009	-0.89%~1.05%	Z183	-13.19%~14.06%	Z357	-13.45%~13.94%
Z010	-5.98%~5.83%	Z184	-12.36%~13.57%	Z358	-12.28%~13.60%
Z011	-3.02%~1.87%	Z185	-12.34%~13.60%	Z359	-7.01%~5.94%
Z012	-6.86%~5.44%	Z186	-4.60%~5.59%	Z360	-12.21%~13.95%
Z013	-4.51%~3.18%	Z187	-10.79%~11.96%	Z361	-12.82%~13.89%
Z014	-4.57%~3.78%	Z188	-6.78%~6.85%	Z362	-14.08%~12.17%
Z015	-6.34%~5.63%	Z189	-12.90%~14.11%	Z363	-3.92%~5.09%
Z016	-7.48%~6.01%	Z190	-3.75%~4.61%	Z364	-13.83%~13.24%
Z017	-2.89%~4.15%	Z191	-6.69%~7.61%	Z365	-12.04%~13.39%
Z018	-6.54%~6.17%	Z192	-4.27%~4.39%	Z366	-3.46%~3.59%
Z019	-10.45%~8.85%	Z193	-6.40%~5.56%	Z367	-8.44%~9.53%
Z020	-6.68%~7.10%	Z194	-9.44%~8.07%	Z368	-3.56%~3.25%
Z021	-9.65%~8.55%	Z195	-13.01%~13.74%	Z369	-4.91%~5.75%
Z022	-4.75%~4.91%	Z196	-4.91%~6.40%	Z370	-5.24%~6.31%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z023	-5.18%~5.95%	Z197	-13.10%~13.78%	Z371	-9.35%~10.72%
Z024	-11.19%~13.06%	Z198	-7.11%~7.87%	Z372	-9.85%~11.14%
Z025	-4.97%~5.25%	Z199	-7.73%~7.04%	Z373	-12.38%~13.61%
Z026	-4.94%~3.57%	Z200	-5.24%~6.56%	Z374	-8.20%~6.36%
Z027	-6.23%~5.43%	Z201	-2.34%~1.29%	Z375	-6.15%~5.72%
Z028	-13.73%~12.32%	Z202	-3.47%~3.76%	Z376	-7.44%~8.44%
Z029	-3.64%~3.41%	Z203	-3.37%~2.80%	Z377	-6.32%~5.28%
Z030	-4.12%~4.49%	Z204	-9.50%~7.58%	Z378	-11.39%~13.01%
Z031	-4.92%~4.99%	Z205	-14.10%~14.62%	Z379	-3.55%~5.07%
Z032	-6.73%~5.61%	Z206	-14.14%~13.12%	Z380	-7.91%~8.68%
Z033	-3.08%~4.47%	Z207	-7.07%~8.21%	Z381	-13.21%~12.24%
Z034	-4.40%~6.40%	Z208	-9.94%~8.27%	Z382	-14.07%~14.96%
Z035	-2.26%~1.81%	Z209	-12.99%~13.87%	Z383	-11.77%~10.52%
Z036	-2.46%~2.27%	Z210	-6.11%~7.03%	Z384	-8.58%~9.68%
Z037	-0.25%~0.31%	Z211	-10.95%~12.40%	Z385	-13.96%~14.11%
Z038	-6.22%~6.76%	Z212	-1.29%~3.24%	Z386	-6.73%~4.99%
Z039	-4.82%~5.36%	Z213	-10.83%~12.11%	Z387	-13.37%~14.11%
Z040	-3.06%~3.42%	Z214	-8.22%~8.82%	Z388	-6.04%~4.87%
Z041	-5.77%~4.09%	Z215	-9.13%~10.57%	Z389	-12.38%~14.12%
Z042	-4.46%~5.02%	Z216	-7.11%~6.19%	Z390	-10.91%~12.53%
Z043	-5.78%~5.12%	Z217	-7.30%~8.11%	Z391	-9.38%~10.64%
Z044	-1.38%~2.09%	Z218	-12.48%~13.84%	Z392	-5.58%~6.17%
Z045	-2.14%~3.89%	Z219	-9.85%~8.79%	Z393	-12.94%~14.13%
Z046	-13.56%~14.97%	Z220	-12.83%~13.97%	Z394	-12.32%~10.93%
Z047	-8.62%~9.88%	Z221	-4.44%~4.79%	Z395	-9.96%~11.02%
Z048	-7.00%~8.92%	Z222	-12.51%~13.86%	Z396	-8.22%~6.75%
Z049	-10.87%~11.53%	Z223	-12.23%~13.82%	Z397	-5.26%~4.04%
Z050	-10.62%~9.90%	Z224	-12.97%~13.99%	Z398	-6.76%~7.84%
Z051	-4.13%~4.60%	Z225	-13.96%~12.46%	Z399	-14.11%~12.92%
Z052	-6.49%~6.31%	Z226	-2.80%~2.09%	Z400	-12.29%~10.69%
Z053	-12.01%~13.75%	Z227	-11.11%~9.85%	Z401	-13.77%~12.81%
Z054	-5.18%~4.06%	Z228	-11.83%~13.71%	Z402	-13.90%~12.21%
Z055	-11.03%~12.20%	Z229	-2.82%~4.54%	Z403	-13.46%~14.91%
Z056	-9.82%~8.08%	Z230	-12.31%~14.07%	Z404	-4.83%~5.53%
Z057	-10.74%~12.29%	Z231	-14.19%~12.57%	Z405	-1.03%~1.76%
Z058	-5.34%~6.62%	Z232	-6.82%~5.12%	Z406	-6.00%~6.23%
Z059	-9.30%~8.58%	Z233	-5.44%~7.44%	Z407	-14.12%~12.84%
Z060	-12.31%~11.12%	Z234	-5.90%~6.17%	Z408	-13.96%~12.27%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z061	-13.19%~14.60%	Z235	-7.57%~6.64%	Z409	-9.24%~10.06%
Z062	-6.22%~7.94%	Z236	-4.78%~4.60%	Z410	-14.15%~12.85%
Z063	-12.50%~13.10%	Z237	-8.82%~10.03%	Z411	-12.35%~13.68%
Z064	-14.03%~12.70%	Z238	-14.51%~13.51%	Z412	-9.53%~7.71%
Z065	-8.66%~9.79%	Z239	-6.32%~5.74%	Z413	-13.10%~12.54%
Z066	-5.62%~7.45%	Z240	-13.06%~13.88%	Z414	-14.30%~13.79%
Z067	-5.94%~4.55%	Z241	-13.40%~14.76%	Z415	-10.80%~9.45%
Z068	-9.10%~7.82%	Z242	-14.44%~14.90%	Z416	-12.95%~13.79%
Z069	-8.26%~9.25%	Z243	-8.17%~7.19%	Z417	-9.60%~10.99%
Z070	-7.70%~8.11%	Z244	-14.05%~13.22%	Z418	-8.11%~9.61%
Z071	-10.65%~11.20%	Z245	-12.88%~13.69%	Z419	-11.62%~12.20%
Z072	-2.42%~4.39%	Z246	-9.84%~8.53%	Z420	-6.79%~7.91%
Z073	-7.65%~8.35%	Z247	-7.06%~6.05%	Z421	-3.14%~4.36%
Z074	-5.01%~3.85%	Z248	-13.80%~14.11%	Z422	-13.55%~14.62%
Z075	-1.69%~1.19%	Z249	-13.31%~13.88%	Z423	-12.33%~14.03%
Z076	-8.79%~9.90%	Z250	-11.66%~13.14%	Z424	-13.18%~14.47%
Z077	-6.81%~8.46%	Z251	-6.34%~7.69%	Z425	-12.79%~14.00%
Z078	-6.69%~7.39%	Z252	-7.43%~8.11%	Z426	-12.07%~13.51%
Z079	-7.73%~6.43%	Z253	-6.95%~6.33%	Z427	-13.72%~14.84%
Z080	-6.88%~7.79%	Z254	-14.04%~14.89%	Z428	-1.01%~1.69%
Z081	-7.70%~8.10%	Z255	-12.64%~14.15%	Z429	-3.48%~5.40%
Z082	-12.03%~13.81%	Z256	-7.57%~6.57%	Z430	-8.43%~9.30%
Z083	-11.93%~13.72%	Z257	-4.19%~5.90%	Z431	-1.10%~1.15%
Z084	-12.56%~14.09%	Z258	-5.94%~4.51%	Z432	-10.30%~9.19%
Z085	-3.63%~3.98%	Z259	-11.87%~12.55%	Z433	-12.99%~11.91%
Z086	-9.68%~10.78%	Z260	-12.79%~13.64%	Z434	-13.02%~13.82%
Z087	-4.86%~4.82%	Z261	-13.13%~14.60%	Z435	-8.37%~7.29%
Z088	-10.75%~9.43%	Z262	-11.51%~10.50%	Z436	-13.06%~13.95%
Z089	-9.05%~10.60%	Z263	-8.01%~6.76%	Z437	-7.49%~8.59%
Z090	-10.04%~9.28%	Z264	-6.25%~5.23%	Z438	-2.05%~2.93%
Z091	-12.90%~10.96%	Z265	-4.67%~3.05%	Z439	-12.14%~11.70%
Z092	-6.85%~7.86%	Z266	-10.40%~10.98%	Z440	-12.77%~13.53%
Z093	-8.77%~10.46%	Z267	-3.79%~2.77%	Z441	-12.67%~13.56%
Z094	-3.23%~4.80%	Z268	-4.91%~3.22%	Z442	-12.55%~13.91%
Z095	-4.84%~6.15%	Z269	-11.28%~12.42%	Z443	-13.05%~14.75%
Z096	-5.12%~6.32%	Z270	-4.62%~5.84%	Z444	-8.35%~7.69%
Z097	-5.43%~6.81%	Z271	-3.85%~3.47%	Z445	-12.76%~14.62%
Z098	-5.87%~5.95%	Z272	-8.86%~8.63%	Z446	-7.54%~6.60%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z099	-11.09%~13.07%	Z273	-12.78%~13.45%	Z447	-1.77%~1.97%
Z100	-9.25%~10.42%	Z274	-5.59%~7.04%	Z448	-7.96%~9.35%
Z101	-13.25%~14.02%	Z275	-7.50%~9.37%	Z449	-12.86%~13.88%
Z102	-12.01%~12.92%	Z276	-13.69%~13.30%	Z450	-7.43%~7.46%
Z103	-2.36%~1.73%	Z277	-11.84%~13.59%	Z451	-7.33%~9.13%
Z104	-12.08%~11.82%	Z278	-7.13%~8.44%	Z452	-0.27%~0.25%
Z105	-7.19%~8.92%	Z279	-12.55%~14.10%	Z453	-13.66%~14.73%
Z106	-13.84%~12.35%	Z280	-12.18%~13.82%	Z454	-12.96%~14.03%
Z107	-7.10%~7.73%	Z281	-13.19%~13.83%	Z455	-6.04%~4.81%
Z108	-8.05%~8.33%	Z282	-13.23%~14.64%	Z456	-6.62%~6.07%
Z109	-11.28%~12.51%	Z283	-6.38%~4.80%	Z457	-9.05%~8.73%
Z110	-5.81%~6.73%	Z284	-4.35%~4.62%	Z458	-4.19%~2.72%
Z111	-10.36%~11.35%	Z285	-12.46%~13.79%	Z459	-13.02%~13.73%
Z112	-7.00%~6.94%	Z286	-7.09%~8.18%	Z460	-13.02%~13.43%
Z113	-11.74%~12.29%	Z287	-10.54%~11.77%	Z461	-7.52%~6.31%
Z114	-3.89%~5.49%	Z288	-12.76%~14.07%	Z462	-12.07%~10.26%
Z115	-7.19%~8.06%	Z289	-14.02%~12.62%	Z463	-13.91%~13.52%
Z116	-4.33%~5.81%	Z290	-10.07%~10.96%	Z464	-12.45%~13.81%
Z117	-2.67%~3.42%	Z291	-6.44%~7.19%	Z465	-13.32%~13.78%
Z118	-9.17%~8.58%	Z292	-9.45%~10.51%	Z466	-3.44%~3.10%
Z119	-8.33%~6.83%	Z293	-6.26%~4.63%	Z467	-4.89%~5.82%
Z120	-6.91%~8.23%	Z294	-14.15%~12.77%	Z468	-7.95%~9.80%
Z121	-13.83%~12.53%	Z295	-14.41%~13.13%	Z469	-9.34%~7.79%
Z122	-7.84%~6.30%	Z296	-13.55%~14.87%	Z470	-6.80%~7.66%
Z123	-7.40%~8.26%	Z297	-13.07%~14.01%	Z471	-13.84%~14.64%
Z124	-7.71%~9.18%	Z298	-13.76%~14.89%	Z472	-5.61%~4.93%
Z125	-4.40%~5.87%	Z299	-10.20%~9.28%	Z473	-6.01%~7.06%
Z126	-5.10%~6.72%	Z300	-12.79%~12.18%	Z474	-7.87%~7.82%
Z127	-3.34%~3.40%	Z301	-7.61%~8.26%	Z475	-13.08%~14.09%
Z128	-5.07%~5.44%	Z302	-12.32%~13.17%	Z476	-4.93%~4.35%
Z129	-8.38%~6.76%	Z303	-6.22%~5.08%	Z477	-2.34%~1.29%
Z130	-8.22%~10.17%	Z304	-1.33%~2.01%	Z478	-1.28%~1.75%
Z131	-9.38%~10.41%	Z305	-5.10%~3.46%	Z479	-14.09%~14.87%
Z132	-2.81%~3.28%	Z306	-9.14%~10.05%	Z480	-8.07%~7.12%
Z133	-14.09%~12.73%	Z307	-10.39%~10.83%	Z481	-6.45%~5.71%
Z134	-4.60%~3.00%	Z308	-13.05%~13.86%	Z482	-2.74%~1.60%
Z135	-8.95%~7.38%	Z309	-8.48%~7.03%	Z483	-1.91%~2.83%
Z136	-8.71%~6.86%	Z310	-5.92%~7.71%	Z484	-12.90%~13.92%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z137	-6.08%~5.97%	Z311	-11.30%~12.55%	Z485	-10.97%~11.32%
Z138	-12.45%~13.46%	Z312	-9.66%~9.86%	Z486	-13.70%~14.17%
Z139	-11.14%~12.35%	Z313	-4.27%~3.52%	Z487	-13.97%~14.72%
Z140	-4.37%~3.19%	Z314	-3.46%~4.33%	Z488	-0.87%~0.86%
Z141	-7.18%~8.54%	Z315	-9.02%~7.28%	Z489	-12.40%~10.94%
Z142	-14.20%~12.85%	Z316	-3.42%~3.53%	Z490	-11.59%~11.51%
Z143	-8.57%~10.23%	Z317	-5.66%~6.90%	Z491	-14.10%~12.60%
Z144	-11.66%~13.45%	Z318	-12.74%~13.96%	Z492	-12.51%~14.47%
Z145	-8.39%~9.67%	Z319	-13.54%~13.90%	Z493	-13.50%~14.93%
Z146	-4.36%~5.75%	Z320	-13.15%~14.57%	Z494	-8.02%~7.48%
Z147	-8.77%~7.27%	Z321	-14.17%~12.60%	Z495	-12.61%~13.59%
Z148	-14.06%~12.54%	Z322	-14.90%~13.27%	Z496	-14.47%~13.68%
Z149	-12.67%~13.82%	Z323	-6.62%~8.08%	Z497	-8.86%~6.86%
Z150	-12.88%~13.69%	Z324	-5.81%~5.23%	Z498	-7.43%~8.61%
Z151	-13.94%~12.01%	Z325	-5.98%~7.40%	Z499	-12.95%~13.76%
Z152	-14.79%~13.24%	Z326	-3.41%~4.22%	Z500	-5.23%~5.38%
Z153	-14.14%~14.63%	Z327	-9.98%~8.15%	Z501	-2.16%~4.15%
Z154	-12.34%~14.00%	Z328	-13.90%~12.65%	Z502	-13.06%~14.85%
Z155	-11.06%~9.10%	Z329	-14.57%~12.63%	Z503	-9.93%~11.02%
Z156	-11.08%~11.48%	Z330	-12.56%~13.68%	Z504	-12.95%~13.86%
Z157	-7.53%~6.99%	Z331	-12.27%~13.90%	Z505	-4.97%~5.96%
Z158	-3.70%~4.64%	Z332	-13.64%~14.18%	Z506	-7.13%~6.17%
Z159	-5.02%~4.01%	Z333	-5.92%~6.49%	Z507	-2.50%~1.51%
Z160	-9.06%~9.97%	Z334	-14.18%~12.98%	Z508	-12.02%~13.54%
Z161	-11.17%~9.80%	Z335	-11.54%~11.42%	Z509	-12.12%~13.76%
Z162	-4.63%~6.39%	Z336	-6.16%~4.79%	Z510	-3.85%~2.11%
Z163	-8.38%~7.20%	Z337	-8.79%~8.20%	Z511	-13.78%~14.77%
Z164	-5.82%~7.58%	Z338	-14.18%~12.98%	Z512	-13.26%~11.91%
Z165	-6.99%~6.06%	Z339	-7.72%~6.52%	Z513	-14.29%~14.95%
Z166	-7.20%~8.81%	Z340	-9.39%~10.09%	Z514	-14.03%~12.77%
Z167	-8.56%~8.69%	Z341	-3.86%~2.59%	Z515	-13.99%~15.00%
Z168	-9.38%~8.11%	Z342	-4.23%~4.24%	Z516	-11.44%~10.64%
Z169	-3.55%~4.64%	Z343	-5.72%~4.99%	Z517	-13.66%~14.95%
Z170	-4.49%~6.45%	Z344	-3.25%~3.02%	Z518	-4.73%~5.71%
Z171	-10.41%~9.22%	Z345	-1.45%~1.46%	Z519	-8.96%~7.06%
Z172	-13.55%~14.63%	Z346	-12.75%~14.19%	Z520	-13.17%~14.87%
Z173	-8.41%~9.43%	Z347	-13.83%~14.69%	Z521	-2.07%~3.55%
Z174	-12.13%~14.02%	Z348	-12.94%~14.06%	——	——

2.容积率修正系数

(1) 宅基地容积率修正系数

表10-12 宅基地容积率修正系数

容积率	$r \leq 1.0$	$1.0 < r \leq 2.5$	$2.5 < r < 4.5$	$r \geq 4.5$
修正系数	2	$(2.33/r)^{0.91}$	$(2.33/r)^{0.75}$	0.61

注：（1）容积率为合法取得的宅基地批准容积率；

（2）根据《关于加强农村住宅建设管理的实施意见》（穗府办规〔2020〕18号）及征询相关农村规划报建部门，宅基地批准容积率是按照目前广州市农村自建房报建最大建筑面积280平方米、最大用地面积120平方米、最大建筑基底面积80平方米的要求设定为2.33，但具体合法取得的宅基地批准容积率应按项目历史批准文件记载为准。

(2) 集体租赁住房用地容积率修正系数

表10-13 一至七级集体租赁住房用地容积率修正系数

容积率	$r \leq 1.0$	$1.0 < r < 2.7$	$2.7 \leq r < 7.0$	$r \geq 7.0$
修正系数	$0.59 + 0.2 \times r^2 + 0.52/r$	$(2.7/r)^{0.27}$	$(2.7/r)^{0.18}$	0.84

表10-14 八至十一级集体租赁住房用地容积率修正系数

容积率	$r \leq 1.0$	$1.0 < r < 2.1$	$2.1 \leq r < 7.0$	$r \geq 7.0$
修正系数	$0.46 + 0.4 \times r + 0.49/r$	$(2.1/r)^{0.4}$	$(2.1/r)^{0.15}$	0.83

注：（1）容积率 ≤ 1.0 时，修正系数已考虑空地价值，地价计算公式采用建筑面积计算总价；

（2）容积率为建设项目综合容积率，即含裙楼商业公建配套等的综合容积率；

（3）容积率 < 0.1 时，容积率修正系数按容积率为0.1的修正系数进行取值，且在计算总价时采用的建筑面积也要按容积率为0.1时的建筑面积来计算。

3.临江（海）修正

临珠江前后航道、白沙河、西华海、沙贝海、白坭河、巴江河、鸦岗河、流溪河、三枝香水道、市桥水道、沥滘水道、沙湾水道、蕉门水道、珠江出海口增江河、东江河航道、从化区流溪河主航道等两岸的首宗建设用地（城市道路用地、绿地与广场等用地除外），其临江（海）建设用地红线以内50米部分的基准地价在原基础上有一定幅度的增加。根据其对价格影响，集体住宅用地（宅基地和集体租赁住房用地）其临江（海）建设用地红线以内50米部分的基准地价在原基础上增加10%~30%。

4.其他个别因素修正系数

(1) 宅基地其他个别因素修正系数

表10-15 宅基地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	劣 (%)
宗地形状	指标说明	形状规则, 对土地利用极为有利	形状较规则, 对土地利用较为有利	形状基本规则, 对土地利用无不良影响	形状较不规则, 对土地利用有一定影响	形状不规则, 对土地利用产生严重影响
	修正系数	2	1	0	-1	-2
宗地地基承载力	指标说明	宗地地基承载力状况好	宗地地基承载力状况良好	宗地地基承载力状况适宜	宗地地基承载力状况较差	宗地地基承载力状况差
	修正系数	2	1	0	-1	-2
山、湖、园景观条件	指标说明	山、湖、园景观条件好, 对土地利用极为有利	山、湖、园景观条件良好, 对土地利用较为有利	山、湖、园景观条件一般, 对土地利用无不良影响	山、湖、园景观条件较差, 对土地利用有一定影响	山、湖、园景观条件差, 对土地利用产生严重影响
	修正系数	3	1.5	0	-1.5	-3
临路条件	指标说明	宗地两面以上临主要道路	宗地一面临主要道路, 一面临次要道路	宗地一面临主要道路	宗地一面临次要道路	宗地不临任何道路
	修正系数	5	2.5	0	-2.5	-5

(2) 集体租赁住房用地其他个别因素修正系数

表10-16 集体租赁住房用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	劣 (%)
小区配套设施	指标说明	小区内部配套完善	小区内部配套较完善	小区内部配套一般	小区内部配套较差	小区内部配套差
	修正系数	3	2	0	-2	-3
宗地形状	指标说明	形状规则, 对土地利用极为有利	形状较规则, 对土地利用较为有利	形状基本规则, 对土地利用无不良影响	形状较不规则, 对土地利用有一定影响	形状不规则, 对土地利用产生严重影响
	修正系数	2	1	0	-1	-2
宗地地基承载力	指标说明	宗地地基承载力状况好	宗地地基承载力状况良好	宗地地基承载力状况适宜	宗地地基承载力状况较差	宗地地基承载力状况差
	修正系数	2	1	0	-1	-2
山、湖、园景观条件	指标说明	山、湖、园景观条件好, 对土地利用极为有利	山、湖、园景观条件良好, 对土地利用较为有利	山、湖、园景观条件一般, 对土地利用无不良影响	山、湖、园景观条件较差, 对土地利用有一定影响	山、湖、园景观条件差, 对土地利用产生严重影响
	修正系数	3	1.5	0	-1.5	-3

5.土地剩余使用年期修正系数

表10-17 集体租赁住房用地土地剩余使用年期修正系数表（还原率 $r=7.35\%$ ）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0689	0.1332	0.1930	0.2487	0.3007	0.3490	0.3941	0.4360	0.4751	0.5116
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.5455	0.5771	0.6065	0.6339	0.6595	0.6833	0.7054	0.7261	0.7453	0.7632
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7799	0.7955	0.8100	0.8235	0.8360	0.8477	0.8586	0.8688	0.8783	0.8871
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8953	0.9029	0.9101	0.9167	0.9229	0.9287	0.9340	0.9390	0.9437	0.9480
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.9521	0.9558	0.9593	0.9626	0.9656	0.9685	0.9711	0.9736	0.9759	0.9780
剩余使用年期	51	52	53	54	55	56	57	58	59	60
修正系数	0.9800	0.9818	0.9836	0.9852	0.9867	0.9881	0.9894	0.9906	0.9917	0.9927
剩余使用年期	61	62	63	64	65	66	67	68	69	70
修正系数	0.9937	0.9946	0.9955	0.9963	0.9970	0.9977	0.9983	0.9989	0.9995	1.0000

6.土地开发程度修正（同集体商服用地）

三、集体工业用地宗地地价修正体系

1.区域因素修正

表10-18 集体工业用地区域因素修正系数表

指标标准		判断标准
交通条件	指标说明	区域道路路网密集程度，与货运站、高速出入口、港口码头的距离
	指标权重值（Q）	31.75%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
基本设施状况	指标说明	区域市政供水保证率，排水状况，供电保障率，供气设施完备度
	指标权重值（Q）	25.45%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
产业集聚效益	指标说明	区域产业集聚度，周边工业区分布及联系紧密程度
	指标权重值（Q）	14.30%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
社会经济发展状况	指标说明	区域经济发展情况，地区生产总值情况
	指标权重值（Q）	10.75%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度

指标标准		判断标准
环境条件	指标说明	区域土地自然条件情况，区域地形地势与工程地质条件对建筑的影响程度
	指标权重值 (Q)	9.65%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
区域规划	指标说明	区域规划主导土地利用规划用途，区域规划前景情况，城市更新用地规划情况
	指标权重值 (Q)	8.10%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：（1）集体工业用地各区片区域因素修正幅度乘以不同因素的指标权重值后得到的是对应各区片不同因素的修正系数范围值，修正前需根据不同区片各个因素的实际优劣程度编制各级差异修正标准；

（2）集体工业用地各区片基准地价代表的是各因素在所在区片内平均优劣程度条件下的地价水平，应用修正时，需根据估价对象的实际区域因素与区片所代表各因素平均优劣程度的差异，参考编制的因素差异修正标准，对区片基准地价进行加减修正至估价对象实际区域因素影响条件下的地价水平。

表10-19 集体工业用地各区片区域因素总修正幅度表

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G001	-1.26%~2.06%	G143	-3.13%~2.03%	G285	-10.58%~10.81%
G002	-7.34%~6.73%	G144	-9.76%~9.04%	G286	-13.07%~13.95%
G003	-0.91%~1.35%	G145	-12.42%~13.84%	G287	-13.01%~14.51%
G004	-7.00%~6.40%	G146	-12.26%~13.86%	G288	-13.27%~14.64%
G005	-9.45%~8.40%	G147	-8.58%~9.08%	G289	-14.23%~14.90%
G006	-2.86%~2.09%	G148	-5.71%~4.27%	G290	-6.14%~5.14%
G007	-12.47%~10.82%	G149	-8.30%~7.71%	G291	-12.41%~14.03%
G008	-8.26%~7.70%	G150	-5.71%~4.03%	G292	-13.51%~13.82%
G009	-9.28%~9.89%	G151	-6.50%~7.17%	G293	-10.39%~10.01%
G010	-13.08%~14.26%	G152	-6.41%~5.11%	G294	-5.27%~5.39%
G011	-7.31%~6.00%	G153	-5.41%~6.12%	G295	-4.81%~4.70%
G012	-13.95%~12.62%	G154	-7.61%~5.68%	G296	-3.55%~3.34%
G013	-9.46%~9.69%	G155	-2.41%~1.54%	G297	-12.52%~13.69%
G014	-9.21%~8.08%	G156	-5.90%~6.07%	G298	-13.07%~13.54%
G015	-8.01%~6.62%	G157	-11.12%~11.31%	G299	-8.02%~9.77%
G016	-7.95%~9.35%	G158	-13.18%~13.53%	G300	-13.03%~14.05%
G017	-5.27%~4.88%	G159	-7.58%~8.29%	G301	-13.44%~14.07%
G018	-2.91%~3.98%	G160	-8.41%~7.07%	G302	-12.83%~12.73%
G019	-6.71%~8.53%	G161	-5.34%~6.43%	G303	-12.75%~13.99%
G020	-13.01%~12.31%	G162	-5.46%~6.80%	G304	-12.22%~13.85%
G021	-9.01%~9.67%	G163	-5.81%~3.94%	G305	-12.37%~13.40%
G022	-7.82%~9.44%	G164	-2.32%~1.62%	G306	-11.29%~10.03%
G023	-1.51%~1.61%	G165	-5.55%~6.98%	G307	-14.02%~14.74%
G024	-2.62%~3.02%	G166	-5.66%~3.89%	G308	-4.51%~6.16%
G025	-4.09%~4.27%	G167	-9.18%~8.36%	G309	-6.83%~7.22%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G026	-1.88%~2.36%	G168	-4.95%~5.84%	G310	-12.58%~12.76%
G027	-1.36%~1.88%	G169	-6.17%~7.70%	G311	-7.67%~5.85%
G028	-1.93%~3.25%	G170	-2.49%~1.82%	G312	-8.34%~9.05%
G029	-5.86%~7.49%	G171	-5.26%~5.24%	G313	-12.14%~13.93%
G030	-8.39%~9.78%	G172	-12.90%~13.95%	G314	-2.69%~3.72%
G031	-5.17%~3.44%	G173	-7.76%~6.27%	G315	-8.95%~10.33%
G032	-8.95%~10.17%	G174	-11.78%~12.95%	G316	-9.06%~9.33%
G033	-12.82%~11.74%	G175	-9.53%~8.70%	G317	-1.20%~2.93%
G034	-13.01%~14.06%	G176	-8.99%~7.53%	G318	-12.64%~13.98%
G035	-7.14%~8.60%	G177	-7.55%~8.60%	G319	-12.32%~12.58%
G036	-8.85%~10.73%	G178	-13.26%~14.67%	G320	-5.49%~6.88%
G037	-8.65%~10.04%	G179	-7.60%~8.24%	G321	-12.27%~13.41%
G038	-13.37%~13.94%	G180	-6.72%~6.76%	G322	-5.05%~3.98%
G039	-12.77%~13.97%	G181	-5.98%~4.82%	G323	-8.73%~7.59%
G040	-10.40%~11.33%	G182	-7.33%~5.70%	G324	-12.24%~13.92%
G041	-6.69%~8.18%	G183	-4.64%~2.66%	G325	-12.43%~13.24%
G042	-1.03%~1.30%	G184	-3.02%~3.64%	G326	-7.27%~6.07%
G043	-3.23%~4.88%	G185	-7.15%~8.81%	G327	-8.04%~6.74%
G044	-12.26%~13.55%	G186	-4.97%~5.74%	G328	-6.89%~7.78%
G045	-12.70%~13.36%	G187	-1.78%~3.05%	G329	-7.67%~8.84%
G046	-4.27%~4.49%	G188	-1.82%~2.83%	G330	-12.30%~13.89%
G047	-5.06%~6.92%	G189	-9.82%~11.51%	G331	-10.76%~11.53%
G048	-12.62%~13.90%	G190	-6.34%~4.34%	G332	-9.64%~9.98%
G049	-7.69%~7.82%	G191	-10.38%~9.25%	G333	-8.34%~8.51%
G050	-5.94%~6.49%	G192	-8.26%~9.49%	G334	-7.22%~8.89%
G051	-4.29%~3.20%	G193	-8.58%~9.47%	G335	-3.66%~3.30%
G052	-3.53%~4.91%	G194	-7.07%~5.18%	G336	-9.05%~9.38%
G053	-6.58%~7.22%	G195	-7.17%~6.29%	G337	-13.08%~13.98%
G054	-6.73%~5.91%	G196	-9.91%~8.29%	G338	-12.50%~13.88%
G055	-1.78%~2.89%	G197	-8.67%~8.77%	G339	-12.80%~13.38%
G056	-1.53%~2.00%	G198	-1.42%~1.59%	G340	-12.29%~13.82%
G057	-2.54%~1.51%	G199	-9.23%~11.02%	G341	-10.93%~11.71%
G058	-8.77%~6.85%	G200	-10.25%~9.62%	G342	-13.27%~14.63%
G059	-10.48%~8.85%	G201	-11.85%~11.17%	G343	-13.08%~14.83%
G060	-1.27%~1.54%	G202	-13.14%~14.00%	G344	-12.85%~14.38%
G061	-1.62%~2.71%	G203	-10.96%~11.63%	G345	-5.95%~5.09%
G062	-1.01%~1.92%	G204	-11.85%~13.24%	G346	-5.07%~3.38%
G063	-1.49%~2.05%	G205	-5.86%~6.56%	G347	-13.36%~14.77%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G064	-1.40%~1.70%	G206	-9.97%~8.28%	G348	-13.52%~13.95%
G065	-4.97%~3.02%	G207	-8.33%~7.17%	G349	-13.31%~14.46%
G066	-2.87%~2.65%	G208	-5.59%~5.35%	G350	-9.91%~10.49%
G067	-2.20%~1.93%	G209	-10.44%~9.46%	G351	-9.92%~10.88%
G068	-2.14%~2.08%	G210	-14.06%~13.27%	G352	-11.91%~11.96%
G069	-2.77%~2.83%	G211	-1.53%~3.43%	G353	-3.68%~2.90%
G070	-5.06%~4.41%	G212	-11.19%~12.39%	G354	-11.88%~13.10%
G071	-2.03%~1.44%	G213	-10.82%~11.49%	G355	-4.34%~3.93%
G072	-1.25%~1.16%	G214	-12.12%~13.69%	G356	-9.46%~9.24%
G073	-9.12%~7.99%	G215	-7.52%~9.38%	G357	-12.94%~13.77%
G074	-2.83%~2.54%	G216	-7.47%~6.66%	G358	-6.01%~4.76%
G075	-1.33%~1.52%	G217	-5.38%~5.17%	G359	-13.94%~14.82%
G076	-1.97%~2.47%	G218	-7.28%~6.66%	G360	-13.83%~13.93%
G077	-3.03%~3.61%	G219	-3.91%~2.95%	G361	-12.02%~12.55%
G078	-2.21%~2.74%	G220	-5.22%~3.53%	G362	-2.93%~1.96%
G079	-1.18%~2.43%	G221	-9.62%~8.23%	G363	-13.20%~14.58%
G080	-1.52%~2.98%	G222	-5.71%~3.94%	G364	-6.20%~5.86%
G081	-2.18%~2.47%	G223	-6.37%~7.44%	G365	-13.57%~13.72%
G082	-2.74%~1.60%	G224	-4.13%~4.31%	G366	-4.74%~5.60%
G083	-4.55%~4.11%	G225	-4.91%~5.37%	G367	-14.01%~14.76%
G084	-8.63%~9.13%	G226	-4.85%~5.95%	G368	-11.26%~11.65%
G085	-6.13%~7.75%	G227	-3.92%~5.41%	G369	-12.75%~14.27%
G086	-3.38%~2.36%	G228	-1.57%~3.35%	G370	-12.86%~10.91%
G087	-1.63%~1.56%	G229	-1.66%~1.16%	G371	-11.22%~12.24%
G088	-1.41%~1.25%	G230	-2.73%~1.19%	G372	-14.22%~14.70%
G089	-4.06%~2.25%	G231	-8.18%~6.83%	G373	-12.48%~13.73%
G090	-5.14%~5.34%	G232	-8.52%~8.82%	G374	-11.66%~11.82%
G091	-6.52%~5.92%	G233	-11.04%~9.17%	G375	-10.18%~8.38%
G092	-5.34%~4.26%	G234	-8.51%~9.28%	G376	-13.94%~12.15%
G093	-6.29%~7.86%	G235	-9.30%~7.64%	G377	-8.35%~6.83%
G094	-1.85%~2.26%	G236	-11.51%~12.37%	G378	-8.27%~7.13%
G095	-2.61%~1.77%	G237	-10.67%~10.96%	G379	-5.89%~6.67%
G096	-7.56%~5.92%	G238	-7.06%~8.58%	G380	-8.60%~9.22%
G097	-7.90%~6.50%	G239	-11.65%~13.59%	G381	-3.28%~4.12%
G098	-12.12%~10.96%	G240	-5.27%~5.57%	G382	-4.37%~4.30%
G099	-3.89%~2.37%	G241	-6.59%~8.30%	G383	-3.86%~2.87%
G100	-13.01%~13.67%	G242	-8.32%~7.22%	G384	-13.75%~13.14%
G101	-4.19%~6.07%	G243	-3.93%~2.89%	G385	-13.19%~14.05%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G102	-5.86%~5.78%	G244	-7.81%~6.08%	G386	-12.00%~13.88%
G103	-1.89%~2.03%	G245	-6.28%~4.48%	G387	-13.20%~14.50%
G104	-2.86%~1.57%	G246	-13.37%~12.08%	G388	-6.22%~7.77%
G105	-1.14%~2.90%	G247	-8.72%~7.43%	G389	-7.24%~8.13%
G106	-5.27%~4.95%	G248	-9.67%~10.71%	G390	-10.52%~12.00%
G107	-4.52%~6.29%	G249	-9.88%~10.61%	G391	-2.63%~4.48%
G108	-4.03%~3.82%	G250	-12.38%~14.01%	G392	-3.00%~3.43%
G109	-3.73%~4.19%	G251	-7.30%~8.44%	G393	-6.96%~7.18%
G110	-5.58%~6.56%	G252	-14.89%~13.25%	G394	-2.36%~2.78%
G111	-5.76%~4.74%	G253	-5.71%~6.37%	G395	-3.12%~4.31%
G112	-11.93%~12.13%	G254	-8.06%~9.82%	G396	-12.06%~13.95%
G113	-8.13%~8.49%	G255	-9.97%~11.09%	G397	-3.96%~4.60%
G114	-5.38%~4.21%	G256	-7.35%~7.97%	G398	-4.91%~5.33%
G115	-6.19%~6.91%	G257	-3.95%~4.72%	G399	-1.04%~2.69%
G116	-12.71%~14.03%	G258	-14.23%~13.27%	G400	-12.47%~13.53%
G117	-10.47%~8.90%	G259	-13.43%~14.02%	G401	-7.62%~8.21%
G118	-13.03%~13.81%	G260	-12.82%~14.46%	G402	-8.48%~9.78%
G119	-10.10%~8.76%	G261	-12.06%~13.72%	G403	-7.37%~5.70%
G120	-3.02%~2.87%	G262	-12.64%~13.79%	G404	-7.62%~6.61%
G121	-4.95%~5.33%	G263	-4.37%~3.40%	G405	-3.76%~4.25%
G122	-1.43%~1.75%	G264	-6.90%~7.19%	G406	-10.14%~11.49%
G123	-6.47%~6.06%	G265	-9.26%~8.74%	G407	-11.46%~12.47%
G124	-6.05%~4.83%	G266	-13.85%~13.17%	G408	-4.90%~6.65%
G125	-1.20%~3.08%	G267	-12.11%~13.96%	G409	-5.78%~6.49%
G126	-11.97%~12.88%	G268	-10.52%~11.17%	G410	-8.19%~8.42%
G127	-5.70%~4.82%	G269	-10.14%~10.61%	G411	-1.64%~0.82%
G128	-4.00%~2.86%	G270	-6.19%~7.77%	G412	-12.05%~13.99%
G129	-3.25%~3.05%	G271	-9.06%~9.89%	G413	-3.76%~3.61%
G130	-9.80%~8.59%	G272	-12.33%~13.27%	G414	-5.60%~7.27%
G131	-2.78%~4.57%	G273	-10.30%~11.03%	G415	-0.32%~0.96%
G132	-3.04%~4.30%	G274	-7.25%~6.06%	G416	-10.45%~9.06%
G133	-4.47%~5.31%	G275	-8.70%~7.81%	G417	-13.13%~13.92%
G134	-12.14%~13.92%	G276	-7.42%~8.39%	G418	-12.99%~14.05%
G135	-8.92%~10.49%	G277	-6.08%~7.67%	G419	-3.53%~3.80%
G136	-11.24%~11.99%	G278	-5.55%~6.49%	G420	-11.00%~11.69%
G137	-7.75%~6.49%	G279	-12.56%~13.87%	G421	-6.05%~7.95%
G138	-9.76%~8.20%	G280	-6.17%~8.08%	G422	-9.70%~11.62%
G139	-10.67%~9.31%	G281	-10.15%~8.77%	G423	-1.16%~2.91%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G140	-8.72%~7.89%	G282	-13.62%~12.80%	G424	-7.98%~8.71%
G141	-4.62%~4.88%	G283	-7.09%~7.92%	G425	-12.24%~13.94%
G142	-9.75%~9.02%	G284	-14.07%~12.93%	G426	-2.12%~1.36%

2.容积率修正系数

表10-20 集体工业用地容积率修正系数

容积率	$r \leq 1.0$	$1.0 < r \leq 2$	$2 < r \leq 3$	$r > 3.0$
修正系数	1	$0.99 \times r^{0.25}$	$1.07 \times r^{0.16}$	1.28

注：纳入城乡土地市场统筹供应，与国有工业用地供后监管要求一致的集体工业用地，可不作容积率修正。

3.临江（海）修正

临珠江前后航道、白沙河、西华海、沙贝海、白坭河、巴江河、鸦岗河、流溪河、三枝香水道、市桥水道、沥滘水道、沙湾水道、蕉门水道、珠江出海口增江河、东江河航道、从化区流溪河主航道等两岸的首宗建设用地（城市道路用地、绿地与广场等用地除外），其临江（海）建设用地红线以内 50 米部分的基准地价在原基础上有一定幅度的增加。根据其对价格影响，集体工业用地其临江（海）建设用地红线以内 50 米部分的基准地价在原基础上增加 30%。

4.其他个别因素修正系数

表10-21 集体工业用地其他个别因素修正系数表

指标标准		优（%）	较优（%）	一般（%）	较劣（%）	劣（%）
临路条件	指标说明	临交通型主干道	临混合型主干道	临次干道	临支路	不临路
	修正系数	3	1.5	0	-1.5	-3
宗地形状	指标说明	形状规则，对土地利用极为有利	形状较规则，对土地利用较为有利	形状基本规则，对土地利用无不良影响	形状较不规则，对土地利用有一定影响	形状不规则，对土地利用产生严重影响
	修正系数	2	1	0	-1	-2
宗地地基承载力	指标说明	宗地地基承载力状况好	宗地地基承载力状况良好	宗地地基承载力状况适宜	宗地地基承载力状况较差	宗地地基承载力状况差
	修正系数	2	1	0	-1	-2
宗地大小	指标说明	宗地面积大	宗地面积较大	宗地面积适中	宗地面积偏小	宗地面积过小
	修正系数	2	1	0	-1	-2

5.土地剩余使用年期修正系数

表10-22 集体工业用地土地剩余使用年期修正系数表（还原率 $r=5.88\%$ ）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0589	0.1146	0.1671	0.2168	0.2636	0.3079	0.3497	0.3892	0.4265	0.4618
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.4950	0.5265	0.5562	0.5842	0.6107	0.6357	0.6593	0.6816	0.7027	0.7226
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7414	0.7591	0.7759	0.7917	0.8067	0.8208	0.8341	0.8467	0.8586	0.8698
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8805	0.8905	0.8999	0.9089	0.9173	0.9253	0.9328	0.9400	0.9467	0.9530
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.9590	0.9647	0.9700	0.9751	0.9798	0.9843	0.9886	0.9926	0.9964	1.0000

6.土地开发程度修正（同集体商服用地）

