

现场勘查记录表（现房）			
现场领勘人（签名）： <u>肖少梅</u>		勘察人（估价师）： <u>周彬</u>	
联系方式： <u>1387261782</u>		勘察日期： <u>2024年4月19日</u>	
坐落：	证载： <u>丰台区四合庄路6号院1-3号楼</u>		项目推广名： <u>旭阳大厦</u>
	现状：		坐落是否一致： <input type="checkbox"/> 是 <input type="checkbox"/> 否
权属核验： <input type="checkbox"/> 是 <input checked="" type="checkbox"/> 否 <u>产权证（不含</u>		查封情况： <input checked="" type="checkbox"/> <input type="checkbox"/> 无	
入户情况： <input checked="" type="checkbox"/> 是 <input type="checkbox"/> 否		抵押情况： <input checked="" type="checkbox"/> 有 <input type="checkbox"/> 无 <u>抵押给平安银行</u>	
土地性质： <input checked="" type="checkbox"/> 出让 / <input type="checkbox"/> 划拨 / <input type="checkbox"/> 其他：		房屋性质： <input type="checkbox"/> 商品房 / <input type="checkbox"/> 保障房 / <input type="checkbox"/> 其他：	
使用状况	<input type="checkbox"/> 自用 <input type="checkbox"/> 空置 <input checked="" type="checkbox"/> 出租		规划用途： <u>研发</u> 现状用途： <u>办公</u>
	租赁/经营信息：承租方： <u>无</u> 租期： <u>无</u> 租金水平及内涵：		
	经营收入、成本： <u>90/月/层</u> <u>物业费</u>		
项目概况	<u>1号 银泰大厦 出租 7米 4层 12层</u> <u>2号 高层 整栋自用，关联公司 3号 1-11层</u> <u>3-4会议室(3部分、4分钟) 9.10.11.12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.2510.2511.2512.2513.2514.2515.2516.2517.2518.2519.2520.2521.2522.2523.2524.2525.2526.2527.2528.2529.2530.2531.2532.2533.2534.2535.2536.2537.2538.2539.2540.2541.2542.2543.2544.2545.2546.2547.2548.2549.2550.2551.2552.2553.2554.2555.2556.2557.2558.2559.2560.2561.2562.2563.2564.2565.2566.2567.2568.2569.2570.2571.2572.2573.2574.2575.2576.2577.2578.2579.2580.2581.2582.2583.2584.2585.2586.2587.2588.2589.2590.2591.2592.2593.2594.2595.2596.2597.2598.2599.25100.25101.25102.25103.25104.25105.25106.25107.25108.25109.25110.25111.25112.25113.25114.25115.25116.25117.25118.25119.25120.25121.25122.25123.25124.25125.25126.25127.25128.25129.25130.25131.25132.25133.25134.25135.25136.25137.25138.25139.25140.25141.25142.25143.25144.25145.25146.25147.25148.25149.25150.25151.25152.25153.25154.25155.25156.25157.25158.25159.25160.25161.25162.25163.25164.25165.25166.25167.25168.25169.25170.25171.25172.25173.25174.25175.25176.25177.25178.25179.25180.25181.25182.25183.25184.25185.25186.25187.25188.25189.25190.25191.25192.25193.25194.25195.25196.25197.25198.25199.25200.25201.25202.25203.25204.25205.25206.25207.25208.25209.25210.25211.25212.25213.25214.25215.25216.25217.25218.25219.25220.25221.25222.25223.25224.25225.25226.25227.25228.25229.25230.25231.25232.25233.25234.25235.25236.25237.25238.25239.25240.25241.25242.25243.25244.25245.25246.25247.25248.25249.25250.25251.25252.25253.25254.25255.25256.25257.25258.25259.25260.25261.25262.25263.25264.25265.25266.25267.25268.25269.25270.25271.25272.25273.25274.25275.25276.25277.25278.25279.25280.25281.25282.25283.25284.25285.25286.25287.25288.25289.25290.25291.25292.25293.25294.25295.25296.25297.25298.25299.25300.25301.25302.25303.25304.25305.25306.25307.25308.25309.25310.25311.25312.25313.25314.25315.25316.25317.25318.25319.25320.25321.25322.25323.25324.25325.25326.25327.25328.25329.25330.25331.25332.25333.25334.25335.25336.25337.25338.25339.25340.25341.25342.25343.25344.25345.25346.25347.25348.25349.25350.25351.25352.25353.25354.25355.25356.25357.25358.25359.25360.25361.25362.25363.25364.25365.25366.25367.25368.25369.25370.25371.25372.25373.25374.25375.25376.25377.25378.25379.25380.25381.25382.25383.25384.25385.25386.25387.25388.25389.25390.25391.25392.25393.25394.25395.25396.25397.25398.25399.25400.25401.25402.25403.25404.25405.25406.25407.25408.25409.25410.25411.25412.25413.25414.25415.25416.25417.25418.25419.25420.25421.25422.25423.25424.25425.25426.25427.25428.25429.25430.25431.25432.25433.25434.25435.25436.25437.25438.25439.25440.25441.25442.25443.25444.25445.25446.25447.25448.25449.25450.25451.25452.25453.25454.25455.25456.25457.25458.25459.25460.25461.25462.25463.25464.25465.25466.25467.25468.25469.25470.25471.25472.25473.25474.25475.25476.25477.25478.25479.25480.25481.25482.25483.25484.25485.25486.25487.25488.25489.25490.25491.25492.25493.25494.25495.25496.25497.25498.25499.25500.25501.25502.25503.25504.25505.25506.25507.25508.25509.25510.25511.25512.25513.25514.25515.25516.25517.25518.25519.25520.25521.25522.25523.25524.25525.25526.25527.25528.25529.25530.25531.25532.25533.25534.25535.25536.25537.25538.25539.25540.25541.25542.25543.25544.25545.25546.25547.25548.25549.25550.25551.25552.25553.25554.25555.25556.25557.25558.25559.25560.25561.25562.25563.25564.25565.25566.25567.25568.25569.25570.25571.25572.25573.25574.25575.25576.25577.25578.25579.25580.25581.25582.25583.25584.25585.25586.25587.25588.25589.255810.255811.255812.255813.255814.255815.255816.255817.255818.255819.255820.255821.255822.255823.255824.255825.255826.255827.255828.255829.255830.255831.255832.255833.255834.255835.255836.255837.255838.255839.255840.255841.255842.255843.255844.255845.255846.255847.255848.255849.255850.255851.255852.255853.255854.255855.255856.255857.255858.255859.255860.255861.255862.255863.255864.255865.255866.255867.255868.255869.255870.255871.255872.255873.255874.255875.255876.255877.255878.255879.255880.255881.255882.255883.255884.255885.255886.255887.255888.255889.255890.255891.255892.255893.255894.255895.255896.255897.255898.255899.2558100.2558101.2558102.2558103.2558104.2558105.2558106.2558107.2558108.2558109.2558110.2558111.2558112.2558113.2558114.2558115.2558116.2558117.2558118.2558119.2558120.2558121.2558122.2558123.2558124.2558125.2558126.2558127.2558128.2558129.2558130.2558131.2558132.2558133.2558134.2558135.2558136.2558137.2558138.2558139.2558140.2558141.2558142.2558143.2558144.2558145.2558146.2558147.2558148.2558149.2558150.2558151.2558152.2558153.2558154.2558155.2558156.2558157.2558158.2558159.2558160.2558161.2558162.2558163.2558164.2558165.2558166.2558167.2558168.2558169.2558170.2558171.2558172.2558173.2558174.2558175.2558176.2558177.2558178.2558179.2558180.2558181.2558182.2558183.2558184.2558185.2558186.2558187.2558188.255818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公共交通情况	公里范围内公共交通线路有: 627、845、148路、100、2180	地铁: 9号线 丰台科技园 1.1公里 房山线 花乡东桥 15公里
	轻轨:	距离:
	火车站()米、机场()米、汽车站()米、港口()米	
公共配套设施	银行: 平安银行、农业银行	学校: 四合庄小学、丰台区怡海中学
	医院: 首医大北京天坛医院	商业: 万达广场、大兴商业街
环境质量	人文环境: 汽车博物馆	
	景观: 白盆窑公园、世界公园	
	绿化条件: <input checked="" type="checkbox"/> 较好 <input type="checkbox"/> 一般 <input type="checkbox"/> 较差	卫生条件: <input checked="" type="checkbox"/> 较好 <input type="checkbox"/> 一般 <input type="checkbox"/> 较差
	附近 <input type="checkbox"/> 有/ <input checked="" type="checkbox"/> 无污染型企业:	污染源: <input type="checkbox"/> 粉尘 <input type="checkbox"/> 噪声 <input type="checkbox"/> 水 <input type="checkbox"/> 其他
集聚程度()	距商业中心: <input type="checkbox"/> 中心内 <input type="checkbox"/> 较近 <input type="checkbox"/> 一般 <input type="checkbox"/> 较远 <input type="checkbox"/> 远	
	距商务区: <input checked="" type="checkbox"/> 商务区内 <input type="checkbox"/> 较近 <input type="checkbox"/> 一般 <input type="checkbox"/> 较远 <input type="checkbox"/> 远	
	距工业区: <input type="checkbox"/> 中心内 <input type="checkbox"/> 较近 <input type="checkbox"/> 一般 <input type="checkbox"/> 较远 <input type="checkbox"/> 远	
	居住区: <input type="checkbox"/> 居住区 <input checked="" type="checkbox"/> 非居住区	
	客流量: <input type="checkbox"/> 多 <input type="checkbox"/> 较多 <input type="checkbox"/> 一般 <input type="checkbox"/> 较少 <input type="checkbox"/> 少	规模: <input type="checkbox"/> 大 <input type="checkbox"/> 较大 <input type="checkbox"/> 一般 <input type="checkbox"/> 较小 <input type="checkbox"/> 小
	主要项目: .	
四至	所属项目四至及形状(绘图并标明四至) 宗地形状: <input type="checkbox"/> 规则 <input type="checkbox"/> 较规则 <input type="checkbox"/> 不规则 地势: <input type="checkbox"/> 平坦 <input type="checkbox"/> 有一定坡度 <input type="checkbox"/> 有较大坡度	所在楼宇四至:
备注	城市维护建设税费率: 地方教育附加费率 城市基础设施建设费: 其他税费:	教育费附加费用: 契税费率: 土地使用税:

现场勘查记录表（现房-2）

各用途分布：

各用途分布：						
部位	外墙/结构	天棚	内墙	地面	门	窗
外立面	墙砖					
大堂	石膏吊顶	石砌	石砌	玻璃		
楼梯间						
电梯间	石膏、门池	干制堵头	地砖			
内部	石膏、顶	漆、壁纸	地板地砖	玻璃		
	新风系统	木制伸缩	木地板			
电梯	每部	客：4部 品牌：_____； 货：1部 品牌：_____； 扶梯：_____部 品牌：_____				
物业管理	公司名称： 是 / 否为封闭式管理				资质等级：	物业等级：
设备设施	闭路监控系统 设备设施完善度： □好 □较好 □一般 □较差 □差	□中央空调 □消防栓 □烟感 □喷淋 □中央广播口其他： _____				