

Dolores Hidalgo, C.I.N. 2019

I. Análisis Cuantitativo de los valores unitarios de suelo y construcción aplicables a contribuciones inmobiliarias

Predial:	Tasa	Tasa	Incremento	Tasa	Tasa	Incremento
	2010	2019		2018	2019	
Inmuebles urbanos y suburbanos con edificación	2.4	2.4	0%	2.4	2.4	0%
Inmuebles urbanos y suburbanos sin edificación	4.5	4.5	0%	4.5	4.5	0%
Inmuebles rústicos	1.8	1.8	0%	1.8	1.8	0%
Cuota mínima	206.00	310.77	51%	298.82	310.77	4.0%

II. Valores unitarios de terreno en pesos para inmuebles urbanos y suburbanos m²

ZONA	2010	2019	Incremento	2018	2019	Incremento	2018 con predial	2019 con predial	Incremento
Comercial 1ra - Min	2,085.00	2,995.60	44%	2,880.38	2,995.60	4.0%	6.91	7.19	4.0%
Comercial 1ra - Max	3,346.00	4,807.31	44%	4,622.42	4,807.31	4.0%	11.09	11.54	4.0%
Comercial 2da - Min	1,401.00	2,012.86	44%	1,935.44	2,012.86	4.0%	4.65	4.83	4.0%
Comercial 2da - Max	2,095.00	2,930.21	40%	2,817.51	2,930.21	4.0%	6.76	7.03	4.0%
Hab. Centro-Medio- Min	815.00	1,170.93	44%	1,125.90	1,170.93	4.0%	2.70	2.81	4.0%
Hab. Centro-Medio- Max	1,268.00	1,821.79	44%	1,751.72	1,821.79	4.0%	4.20	4.37	4.0%
Hab. Centro-Econ.- Min	467.00	670.94	44%	645.14	670.94	4.0%	1.55	1.61	4.0%
Hab. Centro-Econ- Max	784.00	1,126.04	44%	1,082.73	1,126.04	4.0%	2.60	2.70	4.0%
Habitacional Media Min	392.00	563.20	44%	541.54	563.20	4.0%	1.30	1.35	4.0%
Habitacional Media Max	701.00	1,007.76	44%	969.00	1,007.76	4.0%	2.33	2.42	4.0%
Habitac. Int. Social Min	238.00	341.94	44%	328.79	341.94	4.0%	0.79	0.82	4.0%
Habitac. Int. Social Max	421.00	605.47	44%	582.18	605.47	4.0%	1.40	1.45	4.0%
Habitacional Econ. Min	163.00	234.18	44%	225.17	234.18	4.0%	0.54	0.56	4.0%
Habitacional Econ. Max	340.00	488.49	44%	469.71	488.49	4.0%	1.13	1.17	4.0%
Marginada irregular - Min	123.00	176.71	44%	169.91	176.71	4.0%	0.41	0.42	4.0%
Marginada irregular - Max	166.00	238.49	44%	229.32	238.49	4.0%	0.55	0.57	4.0%
Valor Mínimo	77.00	110.63	44%	106.38	110.63	4.0%	0.26	0.27	4.0%

III. Valores unitarios de terreno en pesos para inmuebles rústicos por Ha

Clasificación	2010	2019	%	2018	2019	Incremento Nominal	Incremento Porcentual
						2019	2019
Riego	13,569.00	19,495.00	44%	18,745.20	19,495.00	749.81	4.0%
Temporal	5,173.00	7,432.22	44%	7,146.37	7,432.22	285.85	4.0%
Agostadero	2,311.00	3,320.29	44%	3,192.59	3,320.29	127.70	4.0%
Cerril o Monte	974.00	1,399.37	44%	1,345.55	1,399.37	53.82	4.0%

IV. Valores unitarios de terreno en pesos para inmuebles rústicos por M²

Clasificación	2010	2019	%	2018	2019	Incremento Nominal	Incremento Porcentual
						2019	2019
Sin servicios	6.76	9.72	44%	9.34	9.72	0.37	4.0%
Cercanos a ranchería	16.40	23.57	44%	22.67	23.57	0.91	4.0%
Ranch. con calles/sin serv	33.79	48.54	44%	46.68	48.54	1.87	4.0%
Ranch. Con algún servicio	47.32	68.00	44%	65.39	68.00	2.62	4.0%
Ranch. Con todos los serv.	57.47	82.57	44%	79.39	82.57	3.18	4.0%

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V. Valores unitarios de construcción expresados en pesos por m²

Tipo	Calidad	Estado de Conservación	Clave	Valor por m ² 2010	Valor por m ² 2019	Incremento	Valor por m ² 2018	Valor por m ² 2019	Incremento	
MODERNO	SUPERIOR	BUENO	1-1.	6,489.00	\$ 9,322.94	44%	\$ 8,964.37	\$ 9,322.94	4.0%	
		REGULAR	1-2.	5,471.00	\$ 7,860.36	44%	\$ 7,558.04	\$ 7,860.36	4.0%	
		MALO	1-3.	4,548.00	\$ 6,534.25	44%	\$ 6,282.93	\$ 6,534.25	4.0%	
	MEDIA	BUENO	2-1.	4,548.00	\$ 6,535.51	44%	\$ 6,284.14	\$ 6,535.51	4.0%	
		REGULAR	2-2.	3,899.00	\$ 5,601.82	44%	\$ 5,386.37	\$ 5,601.82	4.0%	
		MALO	2-3.	3,245.00	\$ 4,662.20	44%	\$ 4,482.88	\$ 4,662.20	4.0%	
	ECONÓMICA	BUENO	3-1.	2,879.00	\$ 4,136.35	44%	\$ 3,977.26	\$ 4,136.35	4.0%	
		REGULAR	3-2.	2,475.00	\$ 3,555.92	44%	\$ 3,419.15	\$ 3,555.92	4.0%	
		MALO	3-3.	2,028.00	\$ 2,913.68	44%	\$ 2,801.61	\$ 2,913.68	4.0%	
	CORRIENTE	BUENO	4-1.	2,108.00	\$ 3,028.62	44%	\$ 2,912.13	\$ 3,028.62	4.0%	
		REGULAR	4-2.	1,629.00	\$ 2,340.43	44%	\$ 2,250.42	\$ 2,340.43	4.0%	
		MALO	4-3.	1,175.00	\$ 1,688.16	44%	\$ 1,623.23	\$ 1,688.16	4.0%	
	PRECARIA	BUENO	4-4.	736.00	\$ 1,057.43	44%	\$ 1,016.76	\$ 1,057.43	4.0%	
		REGULAR	4-5.	567.00	\$ 814.63	44%	\$ 783.30	\$ 814.63	4.0%	
		MALO	4-6.	322.00	\$ 462.63	44%	\$ 444.83	\$ 462.63	4.0%	
	ANTIGUO	SUPERIOR	BUENO	5-1.	3,731.00	\$ 5,360.45	44%	\$ 5,154.28	\$ 5,360.45	4.0%
			REGULAR	5-2.	3,006.00	\$ 4,318.81	44%	\$ 4,152.70	\$ 4,318.81	4.0%
			MALO	5-3.	2,272.00	\$ 3,264.26	44%	\$ 3,138.71	\$ 3,264.26	4.0%
MEDIA		BUENO	6-1.	2,521.00	\$ 3,622.00	44%	\$ 3,482.69	\$ 3,622.00	4.0%	
		REGULAR	6-2.	2,028.00	\$ 2,913.68	44%	\$ 2,801.61	\$ 2,913.68	4.0%	
		MALO	6-3.	1,506.00	\$ 2,163.72	44%	\$ 2,080.50	\$ 2,163.72	4.0%	
ECONÓMICA		BUENO	7-1.	1,430.00	\$ 2,054.54	44%	\$ 1,975.52	\$ 2,054.54	4.0%	
		REGULAR	7-2.	1,136.00	\$ 1,632.12	44%	\$ 1,569.34	\$ 1,632.12	4.0%	
		MALO	7-3.	931.00	\$ 1,337.60	44%	\$ 1,286.15	\$ 1,337.60	4.0%	
CORRIENTE		BUENO	7-4.	931.00	\$ 1,337.60	44%	\$ 1,286.15	\$ 1,337.60	4.0%	
		REGULAR	7-5.	736.00	\$ 1,057.43	44%	\$ 1,016.76	\$ 1,057.43	4.0%	
		MALO	7-6.	655.00	\$ 941.05	44%	\$ 904.86	\$ 941.05	4.0%	
INDUSTRIAL	SUPERIOR	BUENO	8-1.	4,059.00	\$ 5,831.70	44%	\$ 5,607.40	\$ 5,831.70	4.0%	
		REGULAR	8-2.	3,492.00	\$ 5,017.07	44%	\$ 4,824.11	\$ 5,017.07	4.0%	
		MALO	8-3.	2,879.00	\$ 4,131.43	44%	\$ 3,972.53	\$ 4,131.43	4.0%	
	MEDIA	BUENO	9-1.	2,718.00	\$ 3,905.04	44%	\$ 3,754.85	\$ 3,905.04	4.0%	
		REGULAR	9-2.	2,070.00	\$ 2,974.05	44%	\$ 2,859.66	\$ 2,974.05	4.0%	
		MALO	9-3.	1,626.00	\$ 2,336.13	44%	\$ 2,246.28	\$ 2,336.13	4.0%	
	ECONÓMICA	BUENO	10-1.	1,875.00	\$ 2,693.87	44%	\$ 2,590.26	\$ 2,693.87	4.0%	
		REGULAR	10-2.	1,506.00	\$ 2,163.72	44%	\$ 2,080.50	\$ 2,163.72	4.0%	
		MALO	10-3.	1,175.00	\$ 1,688.16	44%	\$ 1,623.23	\$ 1,688.16	4.0%	
	CORRIENTE	BUENO	10-4.	1,136.00	\$ 1,632.12	44%	\$ 1,569.34	\$ 1,632.12	4.0%	
		REGULAR	10-5.	931.00	\$ 1,337.60	44%	\$ 1,286.15	\$ 1,337.60	4.0%	
		MALO	10-6.	771.00	\$ 581.33	-25%	\$ 1,065.12	\$ 1,107.72	4.0%	
	PRECARIA	BUENO	10-7.	655.00	\$ 941.05	44%	\$ 904.86	\$ 941.05	4.0%	
		REGULAR	10-8.	487.00	\$ 699.69	44%	\$ 672.78	\$ 699.69	4.0%	
		MALO	10-9.	322.00	\$ 462.63	44%	\$ 444.83	\$ 462.63	4.0%	

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V. Valores unitarios de construcción expresados en pesos por m²

Tipo	Calidad	Estado de Conservación	Clave	Valor por m ² 2010	Valor por m ² 2019	Incremento	Valor por m ² 2018	Valor por m ² 2019	Incremento
ALBERCA	SUPERIOR	BUENO	11-1.	3,245.00	\$ 4,662.20	44%	\$ 4,482.88	\$ 4,662.20	4.0%
		REGULAR	11-2.	2,557.00	\$ 3,673.72	44%	\$ 3,532.43	\$ 3,673.72	4.0%
		MALO	11-3.	1,969.00	\$ 2,828.92	44%	\$ 2,720.11	\$ 2,828.92	4.0%
	MEDIA	BUENO	12-1.	2,272.00	\$ 3,264.26	44%	\$ 3,138.71	\$ 3,264.26	4.0%
		REGULAR	12-2.	1,907.00	\$ 2,739.85	44%	\$ 2,634.47	\$ 2,739.85	4.0%
		MALO	12-3.	1,460.00	\$ 2,097.63	44%	\$ 2,016.95	\$ 2,097.63	4.0%
	ECONÓMICA	BUENO	13-1.	1,506.00	\$ 2,163.72	44%	\$ 2,080.50	\$ 2,163.72	4.0%
		REGULAR	13-2.	1,223.00	\$ 1,757.12	44%	\$ 1,689.54	\$ 1,757.12	4.0%
		MALO	13-3.	1,061.00	\$ 1,524.36	44%	\$ 1,465.74	\$ 1,524.36	4.0%
CANCHA DE TENIS	SUPERIOR	BUENO	14-1.	2,028.00	\$ 2,913.68	44%	\$ 2,801.61	\$ 2,913.68	4.0%
		REGULAR	14-2.	1,738.00	\$ 2,497.05	44%	\$ 2,401.01	\$ 2,497.05	4.0%
		MALO	14-3.	1,384.00	\$ 1,988.45	44%	\$ 1,911.97	\$ 1,988.45	4.0%
	MEDIA	BUENO	15-1.	1,506.00	\$ 2,163.72	44%	\$ 2,080.50	\$ 2,163.72	4.0%
		REGULAR	15-2.	1,223.00	\$ 1,757.12	44%	\$ 1,689.54	\$ 1,757.12	4.0%
		MALO	15-3.	931.00	\$ 1,337.60	44%	\$ 1,286.15	\$ 1,337.60	4.0%
FRONTÓN	SUPERIOR	BUENO	16-1.	2,353.00	\$ 3,380.63	44%	\$ 3,250.61	\$ 3,380.63	4.0%
		REGULAR	16-2.	2,070.00	\$ 2,974.05	44%	\$ 2,859.66	\$ 2,974.05	4.0%
		MALO	16-3.	1,738.00	\$ 2,497.05	44%	\$ 2,401.01	\$ 2,497.05	4.0%
	MEDIA	BUENO	17-1.	1,708.00	\$ 2,453.93	44%	\$ 2,359.55	\$ 2,453.93	4.0%
		REGULAR	17-2.	1,460.00	\$ 2,097.63	44%	\$ 2,016.95	\$ 2,097.63	4.0%
		MALO	17-3.	1,136.00	\$ 1,632.12	44%	\$ 1,569.34	\$ 1,632.12	4.0%