

Dolores Hidalgo, C.I.N. 2016

I. Análisis Cuantitativo de los valores unitarios de suelo y construcción aplicables a contribuciones inmobiliarias						
Predial:	Tasa	Tasa	Incremento	Tasa	Tasa	Incremento
	2010	2015		2015	2016	
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	265.67	29%	265.67	276.30	4.0%

II. Valores unitarios de terreno en pesos para inmuebles urbanos y suburbanos m ²									
ZONA	2010	2015	Incremento	2015	2016	Incremento	2015 con predial	2016 con predial	Incremento
Comercial 1ra - Min	2,085.00	2,560.88	23%	2,560.88	2,663.32	4.0%	6.15	6.39	4.0%
Comercial 1ra - Max	3,346.00	4,109.69	23%	4,109.69	4,274.08	4.0%	9.86	10.26	4.0%
Comercial 2da - Min	1,401.00	1,720.76	23%	1,720.76	1,789.59	4.0%	4.13	4.30	4.0%
Comercial 2da - Max	2,095.00	2,504.99	20%	2,504.99	2,605.19	4.0%	6.01	6.25	4.0%
Hab. Centro-Medio- Min	815.00	1,001.01	23%	1,001.01	1,041.05	4.0%	2.40	2.50	4.0%
Hab. Centro-Medio- Max	1,268.00	1,557.41	23%	1,557.41	1,619.71	4.0%	3.74	3.89	4.0%
Hab. Centro-Econ.- Min	467.00	573.58	23%	573.58	596.52	4.0%	1.38	1.43	4.0%
Hab. Centro-Econ- Max	784.00	962.93	23%	962.93	1,001.14	4.0%	2.31	2.40	4.0%
Habitacional Media Min	392.00	481.47	23%	481.47	500.73	4.0%	1.16	1.20	4.0%
Habitacional Media Max	701.00	861.52	23%	861.52	895.98	4.0%	2.07	2.15	4.0%
Habitac. Int. Social Min	238.00	292.32	23%	292.32	304.01	4.0%	0.70	0.73	4.0%
Habitac. Int. Social Max	421.00	517.61	23%	517.61	538.31	4.0%	1.24	1.29	4.0%
Habitacional Econ. Min	163.00	200.19	23%	200.19	208.20	4.0%	0.48	0.50	4.0%
Habitacional Econ. Max	340.00	417.61	23%	417.61	434.31	4.0%	1.00	1.04	4.0%
Marginada irregular - Min	123.00	151.07	23%	151.07	157.11	4.0%	0.36	0.38	4.0%
Marginada irregular - Max	166.00	203.88	23%	203.88	212.04	4.0%	0.49	0.51	4.0%
Valor Mínimo	77.00	94.58	23%	94.58	98.36	4.0%	0.23	0.24	4.0%

III. Valores unitarios de terreno en pesos para inmuebles rústicos por Ha						Incremento Nominal	Incremento Porcentual
Clasificación	2010	2015	%	2015	2016	2016	2016
Riego	13,569.00	16,665.95	23%	16,665.95	17,332.59	666.64	4.0%
Temporal	5,173.00	6,353.68	23%	6,353.68	6,607.83	254.15	4.0%
Agostadero	2,311.00	2,838.46	23%	2,838.46	2,952.00	113.54	4.0%
Cerril o Monte	974.00	1,196.30	23%	1,196.30	1,244.15	47.85	4.0%

IV. Valores unitarios de terreno en pesos para inmuebles rústicos por M ²						Incremento Nominal	Incremento Porcentual
Clasificación	2010	2015	%	2015	2016	2016	2016
Sin servicios	6.76	8.31	23%	8.31	8.64	0.33	4.0%
Cercanos a ranchería	16.40	20.15	23%	20.15	20.96	0.81	4.0%
Ranch. con calles/sin serv	33.79	41.50	23%	41.50	43.16	1.66	4.0%
Ranch. Con algún servicio	47.32	58.13	23%	58.13	60.46	2.33	4.0%
Ranch. Con todos los serv.	57.47	70.59	23%	70.59	73.41	2.82	4.0%

Dolores Hidalgo, C.I.N. 2016

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 2015	Incremento	Valor por m ² 2015	Valor por m ² 2016	Incremento	
MODERNO	SUPERIOR	BUENO	1-1.	6,489.00	\$ 7,970.03	23%	\$ 7,970.03	\$ 8,288.83	4.0%	
		REGULAR	1-2.	5,471.00	\$ 6,719.69	23%	\$ 6,719.69	\$ 6,988.48	4.0%	
		MALO	1-3.	4,548.00	\$ 5,586.02	23%	\$ 5,586.02	\$ 5,809.46	4.0%	
	MEDIA	BUENO	2-1.	4,548.00	\$ 5,587.10	23%	\$ 5,587.10	\$ 5,810.58	4.0%	
		REGULAR	2-2.	3,899.00	\$ 4,788.90	23%	\$ 4,788.90	\$ 4,980.46	4.0%	
		MALO	2-3.	3,245.00	\$ 3,985.63	23%	\$ 3,985.63	\$ 4,145.06	4.0%	
	ECONÓMICA	BUENO	3-1.	2,879.00	\$ 3,536.10	23%	\$ 3,536.10	\$ 3,677.54	4.0%	
		REGULAR	3-2.	2,475.00	\$ 3,039.89	23%	\$ 3,039.89	\$ 3,161.49	4.0%	
		MALO	3-3.	2,028.00	\$ 2,490.86	23%	\$ 2,490.86	\$ 2,590.49	4.0%	
	CORRIENTE	BUENO	4-1.	2,108.00	\$ 2,589.12	23%	\$ 2,589.12	\$ 2,692.83	4.0%	
		REGULAR	4-2.	1,629.00	\$ 2,000.80	23%	\$ 2,000.80	\$ 2,080.83	4.0%	
		MALO	4-3.	1,175.00	\$ 1,443.18	23%	\$ 1,443.18	\$ 1,500.91	4.0%	
	PRECARIA	BUENO	4-4.	736.00	\$ 903.98	23%	\$ 903.98	\$ 940.14	4.0%	
		REGULAR	4-5.	567.00	\$ 696.41	23%	\$ 696.41	\$ 724.27	4.0%	
		MALO	4-6.	322.00	\$ 395.49	23%	\$ 395.49	\$ 411.31	4.0%	
ANTIGUO	SUPERIOR	BUENO	5-1.	3,731.00	\$ 4,582.56	23%	\$ 4,582.56	\$ 4,765.86	4.0%	
		REGULAR	5-2.	3,006.00	\$ 3,692.08	23%	\$ 3,692.08	\$ 3,839.76	4.0%	
		MALO	5-3.	2,272.00	\$ 2,790.56	23%	\$ 2,790.56	\$ 2,902.18	4.0%	
	MEDIA	BUENO	6-1.	2,521.00	\$ 3,096.38	23%	\$ 3,096.38	\$ 3,220.24	4.0%	
		REGULAR	6-2.	2,028.00	\$ 2,490.86	23%	\$ 2,490.86	\$ 2,590.49	4.0%	
		MALO	6-3.	1,506.00	\$ 1,849.73	23%	\$ 1,849.73	\$ 1,923.72	4.0%	
	ECONÓMICA	BUENO	7-1.	1,430.00	\$ 1,756.39	23%	\$ 1,756.39	\$ 1,826.65	4.0%	
		REGULAR	7-2.	1,136.00	\$ 1,395.27	23%	\$ 1,395.27	\$ 1,451.08	4.0%	
		MALO	7-3.	931.00	\$ 1,143.49	23%	\$ 1,143.49	\$ 1,189.23	4.0%	
	CORRIENTE	BUENO	7-4.	931.00	\$ 1,143.49	23%	\$ 1,143.49	\$ 1,189.23	4.0%	
		REGULAR	7-5.	736.00	\$ 903.98	23%	\$ 903.98	\$ 940.14	4.0%	
		MALO	7-6.	655.00	\$ 804.49	23%	\$ 804.49	\$ 836.67	4.0%	
	INDUSTRIAL	SUPERIOR	BUENO	8-1.	4,059.00	\$ 4,985.42	23%	\$ 4,985.42	\$ 5,184.84	4.0%
			REGULAR	8-2.	3,492.00	\$ 4,289.01	23%	\$ 4,289.01	\$ 4,460.57	4.0%
			MALO	8-3.	2,879.00	\$ 3,531.89	23%	\$ 3,531.89	\$ 3,673.17	4.0%
MEDIA		BUENO	9-1.	2,718.00	\$ 3,338.36	23%	\$ 3,338.36	\$ 3,471.89	4.0%	
		REGULAR	9-2.	2,070.00	\$ 2,542.46	23%	\$ 2,542.46	\$ 2,644.16	4.0%	
		MALO	9-3.	1,626.00	\$ 1,997.12	23%	\$ 1,997.12	\$ 2,077.00	4.0%	
ECONÓMICA		BUENO	10-1.	1,875.00	\$ 2,302.94	23%	\$ 2,302.94	\$ 2,395.06	4.0%	
		REGULAR	10-2.	1,506.00	\$ 1,849.73	23%	\$ 1,849.73	\$ 1,923.72	4.0%	
		MALO	10-3.	1,175.00	\$ 1,443.18	23%	\$ 1,443.18	\$ 1,500.91	4.0%	
CORRIENTE		BUENO	10-4.	1,136.00	\$ 1,395.27	23%	\$ 1,395.27	\$ 1,451.08	4.0%	
		REGULAR	10-5.	931.00	\$ 1,143.49	23%	\$ 1,143.49	\$ 1,189.23	4.0%	
		MALO	10-6.	771.00	\$ 946.97	23%	\$ 946.97	\$ 516.85	-45.4%	
PRECARIA		BUENO	10-7.	655.00	\$ 804.49	23%	\$ 804.49	\$ 836.67	4.0%	
		REGULAR	10-8.	487.00	\$ 598.15	23%	\$ 598.15	\$ 622.08	4.0%	
		MALO	10-9.	322.00	\$ 395.49	23%	\$ 395.49	\$ 411.31	4.0%	

Dolores Hidalgo, C.I.N. 2016

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 2015	Incremento	Valor por m ² 2015	Valor por m ² 2016	Incremento
ALBERCA	SUPERIOR	BUENO	11-1.	3,245.00	\$ 3,985.63	23%	\$ 3,985.63	\$ 4,145.06	4.0%
		REGULAR	11-2.	2,557.00	\$ 3,140.61	23%	\$ 3,140.61	\$ 3,266.23	4.0%
		MALO	11-3.	1,969.00	\$ 2,418.39	23%	\$ 2,418.39	\$ 2,515.13	4.0%
	MEDIA	BUENO	12-1.	2,272.00	\$ 2,790.56	23%	\$ 2,790.56	\$ 2,902.18	4.0%
		REGULAR	12-2.	1,907.00	\$ 2,342.25	23%	\$ 2,342.25	\$ 2,435.94	4.0%
		MALO	12-3.	1,460.00	\$ 1,793.23	23%	\$ 1,793.23	\$ 1,864.96	4.0%
	ECONÓMICA	BUENO	13-1.	1,506.00	\$ 1,849.73	23%	\$ 1,849.73	\$ 1,923.72	4.0%
		REGULAR	13-2.	1,223.00	\$ 1,502.13	23%	\$ 1,502.13	\$ 1,562.22	4.0%
		MALO	13-3.	1,061.00	\$ 1,303.15	23%	\$ 1,303.15	\$ 1,355.28	4.0%
CANCHA DE TENIS	SUPERIOR	BUENO	14-1.	2,028.00	\$ 2,490.86	23%	\$ 2,490.86	\$ 2,590.49	4.0%
		REGULAR	14-2.	1,738.00	\$ 2,134.68	23%	\$ 2,134.68	\$ 2,220.07	4.0%
		MALO	14-3.	1,384.00	\$ 1,699.89	23%	\$ 1,699.89	\$ 1,767.89	4.0%
	MEDIA	BUENO	15-1.	1,506.00	\$ 1,849.73	23%	\$ 1,849.73	\$ 1,923.72	4.0%
		REGULAR	15-2.	1,223.00	\$ 1,502.13	23%	\$ 1,502.13	\$ 1,562.22	4.0%
		MALO	15-3.	931.00	\$ 1,143.49	23%	\$ 1,143.49	\$ 1,189.23	4.0%
FRONTÓN	SUPERIOR	BUENO	16-1.	2,353.00	\$ 2,890.05	23%	\$ 2,890.05	\$ 3,005.65	4.0%
		REGULAR	16-2.	2,070.00	\$ 2,542.46	23%	\$ 2,542.46	\$ 2,644.16	4.0%
		MALO	16-3.	1,738.00	\$ 2,134.68	23%	\$ 2,134.68	\$ 2,220.07	4.0%
	MEDIA	BUENO	17-1.	1,708.00	\$ 2,097.83	23%	\$ 2,097.83	\$ 2,181.74	4.0%
		REGULAR	17-2.	1,460.00	\$ 1,793.23	23%	\$ 1,793.23	\$ 1,864.96	4.0%
		MALO	17-3.	1,136.00	\$ 1,395.27	23%	\$ 1,395.27	\$ 1,451.08	4.0%