

Santa Catarina 2016

I. Análisis Cuantitativo de los valores unitarios de suelo y construcción aplicables a contribuciones inmobiliarias							Observación
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	175.11	208.96	19%	208.96	208.96	0.0%	217.32

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 - Min	514.00	607.50	18%	607.50	631.80	4.0%	1.46	1.52	4.0%
Comercial - Max	852.97	1,008.11	18%	1,008.11	1,048.40	4.0%	2.42	2.52	4.0%
Centro Media - Min	129.03	152.51	18%	152.51	158.61	4.0%	0.37	0.38	4.0%
Centro Media - Max	198.16	234.21	18%	234.21	243.58	4.0%	0.56	0.58	4.0%
Centro Económica - Min	109.44	129.36	18%	129.36	134.54	4.0%	0.31	0.32	4.0%
Centro Económica - Max	252.57	298.50	18%	298.50	310.44	4.0%	0.72	0.75	4.0%
Económica - Min	79.50	93.95	18%	93.95	97.71	4.0%	0.23	0.23	4.0%
Económica - Max	141.79	167.59	18%	167.59	174.30	4.0%	0.40	0.42	4.0%
Marginada Irregular - Min	35.45	41.89	18%	41.89	43.57	4.0%	0.10	0.10	4.0%
Marginada Irregular - Max	79.76	94.27	18%	94.27	98.04	4.0%	0.23	0.24	4.0%
Valor Mínimo	35.45	41.89	18%	41.89	43.57	4.0%	0.10	0.10	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	7,102.58	8,394.47	18%	8,394.47	8,730.25	335.78	4.0%	
Temporal	2,923.46	3,455.22	18%	3,455.22	3,593.43	138.21	4.0%	
Agostadero	1,399.43	1,653.97	18%	1,653.97	1,720.13	66.16	4.0%	
Cerril o Monte	744.23	879.59	18%	879.59	914.78	35.19	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	6.94	8.19	18%	8.19	8.52	0.33	4.0%	
Cercanos a ranchería	16.77	19.69	17%	19.69	20.48	0.79	4.0%	
Ranch. con calles/sin serv	33.55	39.64	18%	39.64	41.23	1.59	4.0%	
Ranch. Con algún servicio	47.97	56.69	18%	56.69	58.96	2.27	4.0%	
Ranch. Con todos los serv.	58.76	69.44	18%	69.44	72.22	2.78	4.0%	

Santa Catarina 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.	6,154.86	\$ 7,274.38	18%	\$ 7,274.38	\$ 7,565.36	4.0%	
		REGULAR	1-2.	5,137.63	\$ 6,072.13	18%	\$ 6,072.13	\$ 6,315.02	4.0%	
		MALO	1-3.	4,271.37	\$ 5,048.30	18%	\$ 5,048.30	\$ 5,250.24	4.0%	
	MEDIA	BUENO	2-1.	4,107.10	\$ 4,854.14	18%	\$ 4,854.14	\$ 5,048.31	4.0%	
		REGULAR	2-2.	3,662.72	\$ 4,328.93	18%	\$ 4,328.93	\$ 4,502.09	4.0%	
		MALO	2-3.	3,046.88	\$ 3,601.07	18%	\$ 3,601.07	\$ 3,745.12	4.0%	
	ECONÓMICA	BUENO	3-1.	2,703.96	\$ 3,195.78	18%	\$ 3,195.78	\$ 3,323.62	4.0%	
		REGULAR	3-2.	2,265.69	\$ 2,677.80	18%	\$ 2,677.80	\$ 2,784.92	4.0%	
		MALO	3-3.	1,905.05	\$ 2,251.55	18%	\$ 2,251.55	\$ 2,341.62	4.0%	
	CORREINTE	BUENO	4-1.	1,849.94	\$ 2,186.42	18%	\$ 2,186.42	\$ 2,273.88	4.0%	
		REGULAR	4-2.	1,527.63	\$ 1,805.49	18%	\$ 1,805.49	\$ 1,877.71	4.0%	
		MALO	4-3.	1,103.49	\$ 1,304.20	18%	\$ 1,304.20	\$ 1,356.37	4.0%	
	PRECARIA	BUENO	4-4.	690.13	\$ 815.65	18%	\$ 815.65	\$ 848.28	4.0%	
		REGULAR	4-5.	531.10	\$ 627.69	18%	\$ 627.69	\$ 652.80	4.0%	
		MALO	4-6.	305.30	\$ 360.15	18%	\$ 360.15	\$ 374.56	4.0%	
	ANTIGUO	SUPERIOR	BUENO	5-1.	3,504.56	\$ 4,142.00	18%	\$ 4,142.00	\$ 4,307.68	4.0%
			REGULAR	5-2.	2,822.82	\$ 3,338.55	18%	\$ 3,338.55	\$ 3,472.10	4.0%
			MALO	5-3.	2,133.89	\$ 2,522.03	18%	\$ 2,522.03	\$ 2,622.91	4.0%
MEDIA		BUENO	6-1.	2,367.53	\$ 2,798.16	18%	\$ 2,798.16	\$ 2,910.09	4.0%	
		REGULAR	6-2.	1,906.25	\$ 2,252.98	18%	\$ 2,252.98	\$ 2,343.10	4.0%	
		MALO	6-3.	1,413.81	\$ 1,670.96	18%	\$ 1,670.96	\$ 1,737.80	4.0%	
ECONÓMICA		BUENO	7-1.	1,328.73	\$ 1,570.41	18%	\$ 1,570.41	\$ 1,633.23	4.0%	
		REGULAR	7-2.	1,067.96	\$ 1,262.19	18%	\$ 1,262.19	\$ 1,312.68	4.0%	
		MALO	7-3.	875.85	\$ 1,035.16	18%	\$ 1,035.16	\$ 1,076.57	4.0%	
CORRIENTE		BUENO	7-4.	842.15	\$ 995.32	18%	\$ 995.32	\$ 1,035.14	4.0%	
		REGULAR	7-5.	690.13	\$ 815.65	18%	\$ 815.65	\$ 848.28	4.0%	
		MALO	7-6.	613.45	\$ 725.02	18%	\$ 725.02	\$ 754.02	4.0%	
INDUSTRIAL		SUPERIOR	BUENO	8-1.	3,811.29	\$ 4,504.52	18%	\$ 4,504.52	\$ 4,684.70	4.0%
			REGULAR	8-2.	3,280.20	\$ 3,876.83	18%	\$ 3,876.83	\$ 4,031.91	4.0%
			MALO	8-3.	2,703.00	\$ 3,194.66	18%	\$ 3,194.66	\$ 3,322.45	4.0%
		MEDIA	BUENO	9-1.	2,552.05	\$ 3,016.23	18%	\$ 3,016.23	\$ 3,136.88	4.0%
			REGULAR	9-2.	1,942.19	\$ 2,295.45	18%	\$ 2,295.45	\$ 2,387.27	4.0%
			MALO	9-3.	1,527.63	\$ 1,805.49	18%	\$ 1,805.49	\$ 1,877.71	4.0%
	ECONÓMICA	BUENO	10-1.	1,761.27	\$ 2,081.63	18%	\$ 2,081.63	\$ 2,164.90	4.0%	
		REGULAR	10-2.	1,413.81	\$ 1,670.96	18%	\$ 1,670.96	\$ 1,737.80	4.0%	
		MALO	10-3.	1,103.49	\$ 1,304.20	18%	\$ 1,304.20	\$ 1,356.37	4.0%	
	CORRIENTE	BUENO	10-4.	1,067.96	\$ 1,262.19	18%	\$ 1,262.19	\$ 1,312.68	4.0%	
		REGULAR	10-5.	875.85	\$ 1,035.16	18%	\$ 1,035.16	\$ 1,076.57	4.0%	
		MALO	10-6.	723.68	\$ 855.31	18%	\$ 855.31	\$ 889.53	4.0%	
	PRECARIA	BUENO	10-7.	613.45	\$ 725.02	18%	\$ 725.02	\$ 754.02	4.0%	
		REGULAR	10-8.	463.68	\$ 548.01	18%	\$ 548.01	\$ 569.93	4.0%	
		MALO	10-9.	302.99	\$ 358.09	18%	\$ 358.09	\$ 372.42	4.0%	

Santa Catarina 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.	3,046.88	\$ 3,601.07	18%	\$ 3,601.07	\$ 3,745.12	4.0%
		REGULAR	11-2.	2,403.47	\$ 2,840.64	18%	\$ 2,840.64	\$ 2,954.27	4.0%
		MALO	11-3.	1,905.05	\$ 2,251.55	18%	\$ 2,251.55	\$ 2,341.62	4.0%
	MEDIA	BUENO	12-1.	2,132.70	\$ 2,520.61	18%	\$ 2,520.61	\$ 2,621.44	4.0%
		REGULAR	12-2.	1,790.03	\$ 2,115.63	18%	\$ 2,115.63	\$ 2,200.26	4.0%
		MALO	12-3.	1,370.67	\$ 1,619.98	18%	\$ 1,619.98	\$ 1,684.78	4.0%
	ECONÓMICA	BUENO	13-1.	1,413.81	\$ 1,670.76	18%	\$ 1,670.76	\$ 1,737.59	4.0%
		REGULAR	13-2.	1,146.62	\$ 1,355.16	18%	\$ 1,355.16	\$ 1,409.37	4.0%
		MALO	13-3.	994.47	\$ 1,175.34	18%	\$ 1,175.34	\$ 1,222.36	4.0%
CANCHA DE TENIS	SUPERIOR	BUENO	14-1.	1,905.05	\$ 2,251.55	18%	\$ 2,251.55	\$ 2,341.62	4.0%
		REGULAR	14-2.	1,633.07	\$ 1,930.12	18%	\$ 1,930.12	\$ 2,007.33	4.0%
		MALO	14-3.	1,298.78	\$ 1,535.01	18%	\$ 1,535.01	\$ 1,596.41	4.0%
	MEDIA	BUENO	15-1.	1,413.81	\$ 1,670.96	18%	\$ 1,670.96	\$ 1,737.80	4.0%
		REGULAR	15-2.	1,146.62	\$ 1,355.16	18%	\$ 1,355.16	\$ 1,409.37	4.0%
		MALO	15-3.	910.58	\$ 1,076.20	18%	\$ 1,076.20	\$ 1,119.25	4.0%
FRONTON	SUPERIOR	BUENO	16-1.	2,209.38	\$ 2,611.25	18%	\$ 2,611.25	\$ 2,715.70	4.0%
		REGULAR	16-2.	1,940.99	\$ 2,294.03	18%	\$ 2,294.03	\$ 2,385.80	4.0%
		MALO	16-3.	1,633.07	\$ 1,930.12	18%	\$ 1,930.12	\$ 2,007.33	4.0%
	MEDIA	BUENO	17-1.	1,605.50	\$ 1,897.52	18%	\$ 1,897.52	\$ 1,973.42	4.0%
		REGULAR	17-2.	1,370.67	\$ 1,619.98	18%	\$ 1,619.98	\$ 1,684.78	4.0%
		MALO	17-3.	1,067.96	\$ 1,262.19	18%	\$ 1,262.19	\$ 1,312.68	4.0%