

Salamanca 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	2.5	2.5	0%	2.5	2.5	0%
Inmuebles urbanos y suburbanos sin edificación	4.6	4.6	0%	4.6	4.6	0%
Inmuebles rústicos	2.6	2.6	0%	2.6	2.6	0%
Cuota mínima	181.79	225.43	124%	225.43	234.45	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	4,030.00	4,997.26	24%	4,997.26	5,197.15	4.0%	12.49	12.99	4.0%
Comercial 1ra - Max	5,919.00	7,340.51	24%	7,340.51	7,634.13	4.0%	18.35	19.09	4.0%
Comercial 2da - Min	2,140.00	2,653.94	24%	2,653.94	2,760.10	4.0%	6.63	6.90	4.0%
Comercial 2da - Max	3,864.00	4,791.75	24%	4,791.75	4,983.42	4.0%	11.98	12.46	4.0%
Comercial 3ra - Min	639.00	792.47	24%	792.47	824.17	4.0%	1.98	2.06	4.0%
Comercial 3ra - Max	2,159.00	2,677.50	24%	2,677.50	2,784.60	4.0%	6.69	6.96	4.0%
Centro medio - Min	1,309.00	1,622.85	24%	1,622.85	1,687.76	4.0%	4.06	4.22	4.0%
Centro medio - Max	1,965.00	2,436.62	24%	2,436.62	2,534.08	4.0%	6.09	6.34	4.0%
Centro económico - Min	567.00	702.76	24%	702.76	730.87	4.0%	1.76	1.83	4.0%
Centro económico - Max	812.00	1,007.00	24%	1,007.00	1,047.28	4.0%	2.52	2.62	4.0%
Residencial - Min	567.00	702.76	24%	702.76	730.87	4.0%	1.76	1.83	4.0%
Residencial - Max	1,152.00	1,428.65	24%	1,428.65	1,485.80	4.0%	3.57	3.71	4.0%
Media - Min	315.00	390.66	24%	390.66	406.29	4.0%	0.98	1.02	4.0%
Media - Max	707.00	876.38	24%	876.38	911.44	4.0%	2.19	2.28	4.0%
Interes social - Min	315.00	390.66	24%	390.66	406.29	4.0%	0.98	1.02	4.0%
Interes social - Max	590.00	731.10	24%	731.10	760.34	4.0%	1.83	1.90	4.0%
Económica - Min	189.00	233.86	24%	233.86	243.21	4.0%	0.58	0.61	4.0%
Económica - Max	393.00	487.36	24%	487.36	506.85	4.0%	1.22	1.27	4.0%
Marginada irregular - Min	78.00	96.73	24%	96.73	100.60	4.0%	0.24	0.25	4.0%
Marginada irregular - Max	184.00	227.95	24%	227.95	237.07	4.0%	0.57	0.59	4.0%
Industrial - Min	101.00	125.20	24%	125.20	130.21	4.0%	0.31	0.33	4.0%
Industrial - Max	157.00	194.70	24%	194.70	202.49	4.0%	0.49	0.51	4.0%
Valor Mínimo	78.00	96.73	24%	96.73	100.60	4.0%	0.24	0.25	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	11,013.40	13,133.08	19%	13,133.08	13,658.40	525.32	4.0%
Temporal	4,663.90	5,561.52	19%	5,561.52	5,783.98	222.46	4.0%
Agostadero	1,920.30	2,289.88	19%	2,289.88	2,381.48	91.60	4.0%
Cerril o Monte	979.90	1,168.49	19%	1,168.49	1,215.23	46.74	4.0%

IV. Valores unitarios de terreno en pesos para inmuebles rústicos por M ²								Incremento Nominal	Incremento Porcentual	Observación
Clasificación	2010	2015	%	2015	2016	2016	2016	2016		
Sin servicios	4.56	5.64	24%	5.64	5.98	0.34	6.0%	5.87		
Cercanos a rancharía	11.02	13.67	24%	13.67	14.49	0.82	6.0%	14.22		
Ranch. con calles/sin serv	22.77	28.22	24%	28.22	29.91	1.69	6.0%	29.35		
Ranch. Con algún servicio	32.02	39.71	24%	39.71	42.09	2.38	6.0%	41.30		
Ranch. Con todos los serv.	38.79	48.08	24%	48.08	50.96	2.88	6.0%	50.00		

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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 2015	Incremento	Valor por m ² 2015	Valor por m ² 2016	Incremento
MODERNO	DE LUJO	BUENO	1-1.	6,083.00	\$ 7,543.72	24%	\$ 7,543.72	\$ 7,845.47	4.0%
		REGULAR	1-2.	4,866.00	\$ 6,034.28	24%	\$ 6,034.28	\$ 6,275.65	4.0%
		MALO	1-3.	3,650.00	\$ 4,526.00	24%	\$ 4,526.00	\$ 4,707.04	4.0%
	SUPERIOR	BUENO	2-1.	5,238.00	\$ 6,495.96	24%	\$ 6,495.96	\$ 6,755.80	4.0%
		REGULAR	2-2.	4,191.00	\$ 5,196.87	24%	\$ 5,196.87	\$ 5,404.74	4.0%
		MALO	2-3.	3,143.00	\$ 3,897.65	24%	\$ 3,897.65	\$ 4,053.56	4.0%
	MEDIA SUPERIOR	BUENO	3-1.	4,453.00	\$ 5,522.43	24%	\$ 5,522.43	\$ 5,743.33	4.0%
		REGULAR	3-2.	3,528.00	\$ 4,374.82	24%	\$ 4,374.82	\$ 4,549.81	4.0%
		MALO	3-3.	2,677.00	\$ 3,319.91	24%	\$ 3,319.91	\$ 3,452.71	4.0%
	MEDIA	BUENO	4-1.	3,667.00	\$ 4,547.26	24%	\$ 4,547.26	\$ 4,729.15	4.0%
		REGULAR	4-2.	2,882.00	\$ 3,574.03	24%	\$ 3,574.03	\$ 3,716.99	4.0%
		MALO	4-3.	2,227.00	\$ 2,761.43	24%	\$ 2,761.43	\$ 2,871.89	4.0%
	ECONÓMICA	BUENO	5-1.	2,815.00	\$ 3,491.06	24%	\$ 3,491.06	\$ 3,630.70	4.0%
		REGULAR	5-2.	2,358.00	\$ 2,924.30	24%	\$ 2,924.30	\$ 3,041.27	4.0%
		MALO	5-3.	1,702.00	\$ 2,110.64	24%	\$ 2,110.64	\$ 2,195.07	4.0%
	INTERES SOCIAL	BUENO	6-1.	2,204.00	\$ 2,733.09	24%	\$ 2,733.09	\$ 2,842.41	4.0%
		REGULAR	6-2.	1,977.00	\$ 2,451.79	24%	\$ 2,451.79	\$ 2,549.86	4.0%
		MALO	6-3.	1,322.00	\$ 1,639.38	24%	\$ 1,639.38	\$ 1,704.96	4.0%
	CORRIENTE	BUENO	7-1.	1,440.00	\$ 1,785.83	24%	\$ 1,785.83	\$ 1,857.26	4.0%
		REGULAR	7-2.	1,179.00	\$ 1,462.14	24%	\$ 1,462.14	\$ 1,520.63	4.0%
		MALO	7-3.	917.00	\$ 1,137.23	24%	\$ 1,137.23	\$ 1,182.72	4.0%
	PRECARIA	BUENO	8-1.	851.00	\$ 1,055.37	24%	\$ 1,055.37	\$ 1,097.58	4.0%
		REGULAR	8-2.	721.00	\$ 894.10	24%	\$ 894.10	\$ 929.86	4.0%
		MALO	8-3.	458.00	\$ 568.00	24%	\$ 568.00	\$ 590.72	4.0%
ANTIGUO	SUPERIOR	BUENO	9-1.	3,667.00	\$ 4,547.26	24%	\$ 4,547.26	\$ 4,729.15	4.0%
		REGULAR	9-2.	2,620.00	\$ 3,249.22	24%	\$ 3,249.22	\$ 3,379.19	4.0%
		MALO	9-3.	1,440.00	\$ 1,785.83	24%	\$ 1,785.83	\$ 1,857.26	4.0%
	MEDIA	BUENO	10-1.	2,620.00	\$ 3,249.22	24%	\$ 3,249.22	\$ 3,379.19	4.0%
		REGULAR	10-2.	1,834.00	\$ 2,274.45	24%	\$ 2,274.45	\$ 2,365.43	4.0%
		MALO	10-3.	1,048.00	\$ 1,299.22	24%	\$ 1,299.22	\$ 1,351.19	4.0%
	ECONÓMICA	BUENO	11-1.	1,702.00	\$ 2,110.64	24%	\$ 2,110.64	\$ 2,195.07	4.0%
		REGULAR	11-2.	1,179.00	\$ 1,462.14	24%	\$ 1,462.14	\$ 1,520.63	4.0%
		MALO	11-3.	655.00	\$ 812.30	24%	\$ 812.30	\$ 844.79	4.0%
	CORRIENTE	BUENO	12-1.	916.00	\$ 1,135.98	24%	\$ 1,135.98	\$ 1,181.42	4.0%
		REGULAR	12-2.	655.00	\$ 812.30	24%	\$ 812.30	\$ 844.79	4.0%
		MALO	12-3.	393.00	\$ 487.38	24%	\$ 487.38	\$ 506.88	4.0%
INDUSTRIAL	SUPERIOR	BUENO	13-1.	3,667.00	\$ 4,547.26	24%	\$ 4,547.26	\$ 4,729.15	4.0%
		REGULAR	13-2.	2,227.00	\$ 2,761.43	24%	\$ 2,761.43	\$ 2,871.89	4.0%
		MALO	13-3.	1,440.00	\$ 1,785.83	24%	\$ 1,785.83	\$ 1,857.26	4.0%
	MEDIA	BUENO	14-1.	2,620.00	\$ 3,249.22	24%	\$ 3,249.22	\$ 3,379.19	4.0%
		REGULAR	14-2.	1,571.00	\$ 1,948.29	24%	\$ 1,948.29	\$ 2,026.22	4.0%
		MALO	14-3.	1,048.00	\$ 1,299.22	24%	\$ 1,299.22	\$ 1,351.19	4.0%

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VI. Valores unitarios de construcción expresados en pesos por m ²									
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	ECONÓMICA	BUENO	15-1	1,571.00	1,948.29	24%	1,948.29	2,026.22	4.0%
		REGULAR	15-2	916.00	1,135.98	24%	1,135.98	1,181.42	4.0%
		MALO	15-3	655.00	812.30	24%	812.30	844.79	4.0%
	CORRIENTE	BUENO	16-1	786.00	974.42	24%	974.42	1,013.40	4.0%
		REGULAR	16-2	471.00	584.12	24%	584.12	607.48	4.0%
		MALO	16-3	315.00	390.66	24%	390.66	406.29	4.0%
	PRECARIA	BUENO	17-1	393.00	487.38	24%	487.38	506.88	4.0%
		REGULAR	17-2	236.00	292.68	24%	292.68	304.39	4.0%
		MALO	17-3	157.00	194.70	24%	194.70	202.49	4.0%
ESPECIAL	ALBERCA SUPERIOR	BUENO	18-1	2,600.00	3,224.43	24%	3,224.43	3,224.43	0.0%
		REGULAR	18-2	2,340.00	2,901.97	24%	2,901.97	2,901.97	0.0%
		MALO	18-3	2,080.00	2,579.54	24%	2,579.54	2,579.54	0.0%
	ALBERCA MEDIA	BUENO	19-1	1,872.00	2,321.58	24%	2,321.58	2,321.58	0.0%
		REGULAR	19-2	1,685.00	2,089.38	24%	2,089.38	2,089.38	0.0%
	ALBERCA ECONOMICA	BUENO	20-1	1,248.00	1,547.25	24%	1,547.25	1,547.25	0.0%
		REGULAR	20-2	1,123.00	1,392.53	24%	1,392.53	1,392.53	0.0%
	TENIS SUPERIOR	BUENO	21-1	1,248.00	1,547.25	24%	1,547.25	1,547.25	0.0%
		REGULAR	21-2	1,123.00	1,392.53	24%	1,392.53	1,392.53	0.0%
	TENIS MEDIA	BUENO	22-1	936.00	1,160.80	24%	1,160.80	1,160.80	0.0%
		REGULAR	22-2	842.00	1,044.10	24%	1,044.10	1,044.10	0.0%
	FRONTÓN SUPERIOR	BUENO	23-1	2,600.00	3,224.43	24%	3,224.43	3,224.43	0.0%
		REGULAR	23-2	2,340.00	2,901.97	24%	2,901.97	2,901.97	0.0%
	FRONTÓN MEDIA	BUENO	24-1	2,184.00	2,708.28	24%	2,708.28	2,708.28	0.0%
		REGULAR	24-2	1,966.00	2,437.81	24%	2,437.81	2,437.81	0.0%
		MALO	24-3	1,008.00	1,249.61	24%	1,249.61	1,249.61	0.0%

Sin incremento