

Santa Cruz de Juventino Rosas 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	216.00	250.00	16%	250.00	260.00	4.0%

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

ZONA	2010	2015	Incremento	2015	2016	Incremento	2015 con predial	2016 con predial	Incremento
Comercial 1ra - Min	1,131.90	1,285.48	14%	1,285.48	1,337.00	4.0%	3.09	3.21	4.0%
Comercial 1ra - Max	1,908.90	2,167.90	14%	2,167.90	2,255.00	4.0%	5.20	5.41	4.0%
Comercial 2da - Min	523.95	595.03	14%	595.03	619.00	4.0%	1.43	1.49	4.0%
Comercial 2da - Max	953.40	1,082.75	14%	1,082.75	1,126.00	4.0%	2.60	2.70	4.0%
Centro Medio - Min	395.85	449.55	14%	449.55	468.00	4.1%	1.08	1.12	4.1%
Centro Medio - Max	858.90	975.43	14%	975.43	1,014.00	4.0%	2.34	2.43	4.0%
Centro Económico - Min	312.90	355.35	14%	355.35	370.00	4.1%	0.85	0.89	4.1%
Centro Económico - Max	395.85	449.55	14%	449.55	468.00	4.1%	1.08	1.12	4.1%
Media - Min	257.25	292.14	14%	292.14	304.00	4.1%	0.70	0.73	4.1%
Media - Max	433.12	491.88	14%	491.88	512.00	4.1%	1.18	1.23	4.1%
Interés social - Min	215.25	244.45	14%	244.45	254.00	3.9%	0.59	0.61	3.9%
Interés social - Max	348.60	395.89	14%	395.89	412.00	4.1%	0.95	0.99	4.1%
Económica - Min	162.75	184.82	14%	184.82	192.00	3.9%	0.44	0.46	3.9%
Económica - Max	240.45	273.07	14%	273.07	284.00	4.0%	0.66	0.68	4.0%
Marginada irregular - Min	97.65	110.89	14%	110.89	115.00	3.7%	0.27	0.28	3.7%
Marginada irregular - Max	131.77	149.64	14%	149.64	156.00	4.3%	0.36	0.37	4.3%
Valor Mínimo	53.55	60.81	14%	60.81	63.00	3.6%	0.15	0.15	3.6%

Observación
redondeo

467.53
369.56
467.53
303.83
511.56
254.23
411.73
192.21
115.33
155.63
63.24

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

Clasificación	2010	2015	%	2015	2016	Incremento Nominal	Incremento Porcentual
						2016	2016
Riego	17,344.95	18,940.68	9%	18,940.68	19,698.30	757.62	4.0%
Temporal	7,345.80	8,021.61	9%	8,021.61	8,342.47	320.86	4.0%
Agostadero	3,025.05	3,303.35	9%	3,303.35	3,435.48	132.13	4.0%
Cerril o Monte	1,543.50	1,685.50	9%	1,685.50	1,752.92	67.42	4.0%

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

Clasificación	2010	2015	%	2015	2016	Incremento Nominal	Incremento Porcentual
						2016	2016
Sin servicios	7.35	8.34	13%	8.34	8.34	-	0.0%
Cercanos a ranchería	17.85	20.25	13%	20.25	20.25	-	0.0%
Ranch. con calles/sin serv	35.17	39.93	14%	39.93	39.93	-	0.0%
Ranch. Con algún servicio	50.40	57.23	14%	57.23	57.23	-	0.0%
Ranch. Con todos los serv.	60.90	69.16	14%	69.16	69.16	-	0.0%

sin incremento

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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	SUPERIOR	BUENO	1-1.	6,510.00	\$7,393.27	14%	\$7,393.27	\$ 7,393.27	0.0%
		REGULAR	1-2.	5,486.25	\$6,230.61	14%	\$6,230.61	\$ 6,230.61	0.0%
		MALO	1-3.	4,561.20	\$5,180.06	14%	\$5,180.06	\$ 5,180.06	0.0%
	MEDIA	BUENO	2-1.	4,438.35	\$5,040.54	14%	\$5,040.54	\$ 5,040.54	0.0%
		REGULAR	2-2.	3,806.25	\$4,322.67	14%	\$4,322.67	\$ 4,322.67	0.0%
		MALO	2-3.	3,167.85	\$3,597.66	14%	\$3,597.66	\$ 3,597.66	0.0%
	ECONÓMICA	BUENO	3-1.	2,922.15	\$3,318.62	14%	\$3,318.62	\$ 3,318.62	0.0%
		REGULAR	3-2.	2,511.60	\$2,852.36	14%	\$2,852.36	\$ 2,852.36	0.0%
		MALO	3-3.	2,056.95	\$2,336.03	14%	\$2,336.03	\$ 2,336.03	0.0%
	CORRIENTE	BUENO	4-1.	2,069.55	\$2,350.34	14%	\$2,350.34	\$ 2,350.34	0.0%
		REGULAR	4-2.	1,597.05	\$1,813.72	14%	\$1,813.72	\$ 1,813.72	0.0%
		MALO	4-3.	1,153.95	\$1,310.51	14%	\$1,310.51	\$ 1,310.51	0.0%
	PRECARIA	BUENO	4-4.	746.55	\$847.83	14%	\$847.83	\$ 847.83	0.0%
		REGULAR	4-5.	573.30	\$651.09	14%	\$651.09	\$ 651.09	0.0%
		MALO	4-6.	329.70	\$374.43	14%	\$374.43	\$ 374.43	0.0%
ANTIGUO	SUPERIOR	BUENO	5-1.	3,712.80	\$4,216.54	14%	\$4,216.54	\$ 4,216.54	0.0%
		REGULAR	5-2.	3,050.25	\$3,464.10	14%	\$3,464.10	\$ 3,464.10	0.0%
		MALO	5-3.	2,303.70	\$2,616.26	14%	\$2,616.26	\$ 2,616.26	0.0%
	MEDIA	BUENO	6-1.	2,555.70	\$2,902.45	14%	\$2,902.45	\$ 2,902.45	0.0%
		REGULAR	6-2.	2,056.95	\$2,336.03	14%	\$2,336.03	\$ 2,336.03	0.0%
		MALO	6-3.	1,527.75	\$1,735.03	14%	\$1,735.03	\$ 1,735.03	0.0%
	ECONÓMICA	BUENO	7-1.	1,434.30	\$1,628.91	14%	\$1,628.91	\$ 1,628.91	0.0%
		REGULAR	7-2.	1,151.85	\$1,308.12	14%	\$1,308.12	\$ 1,308.12	0.0%
		MALO	7-3.	945.00	\$1,073.21	14%	\$1,073.21	\$ 1,073.21	0.0%
	CORRIENTE	BUENO	7-4.	945.00	\$1,073.21	14%	\$1,073.21	\$ 1,073.21	0.0%
		REGULAR	7-5.	746.55	\$847.80	14%	\$847.80	\$ 847.80	0.0%
		MALO	7-6.	660.45	\$750.04	14%	\$750.04	\$ 750.04	0.0%
INDUSTRIAL	SUPERIOR	BUENO	8-1.	4,110.75	\$4,668.49	14%	\$4,668.49	\$ 4,668.49	0.0%
		REGULAR	8-2.	3,540.60	\$4,020.98	14%	\$4,020.98	\$ 4,020.98	0.0%
		MALO	8-3.	2,917.95	\$3,313.85	14%	\$3,313.85	\$ 3,313.85	0.0%
	MEDIA	BUENO	9-1.	2,753.10	\$3,126.64	14%	\$3,126.64	\$ 3,126.64	0.0%
		REGULAR	9-2.	2,094.75	\$2,378.95	14%	\$2,378.95	\$ 2,378.95	0.0%
		MALO	9-3.	1,648.50	\$1,872.16	14%	\$1,872.16	\$ 1,872.16	0.0%
	ECONÓMICA	BUENO	10-1.	1,893.15	\$2,150.01	14%	\$2,150.01	\$ 2,150.01	0.0%
		REGULAR	10-2.	1,519.35	\$1,725.49	14%	\$1,725.49	\$ 1,725.49	0.0%
		MALO	10-3.	1,187.55	\$1,348.67	14%	\$1,348.67	\$ 1,348.67	0.0%
	CORRIENTE	BUENO	10-4.	1,151.85	\$1,308.12	14%	\$1,308.12	\$ 1,308.12	0.0%
		REGULAR	10-5.	945.00	\$1,073.21	14%	\$1,073.21	\$ 1,073.21	0.0%
		MALO	10-6.	782.25	\$888.37	14%	\$888.37	\$ 888.37	0.0%
	PRECARIA	BUENO	10-7.	660.45	\$750.04	14%	\$750.04	\$ 750.04	0.0%
		REGULAR	10-8.	495.60	\$562.83	14%	\$562.83	\$ 562.83	0.0%
		MALO	10-9.	329.70	\$374.43	14%	\$374.43	\$ 374.43	0.0%

sin incremento

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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
ALBERCA	SUPERIOR	BUENO	11-1.	3,291.75	\$3,738.37	14%	\$3,738.37	3,738.37	0.0%
		REGULAR	11-2.	2,592.45	\$2,944.18	14%	\$2,944.18	2,944.18	0.0%
		MALO	11-3.	2,056.95	\$2,336.03	14%	\$2,336.03	2,336.03	0.0%
	MEDIA	BUENO	12-1.	2,304.75	\$2,617.45	14%	\$2,617.45	2,617.45	0.0%
		REGULAR	12-2.	1,934.10	\$2,196.52	14%	\$2,196.52	2,196.52	0.0%
		MALO	12-3.	1,483.65	\$1,684.94	14%	\$1,684.94	1,684.94	0.0%
	ECONÓMICA	BUENO	13-1.	1,527.75	\$1,735.03	14%	\$1,735.03	1,735.03	0.0%
		REGULAR	13-2.	1,240.05	\$1,408.29	14%	\$1,408.29	1,408.29	0.0%
		MALO	13-3.	1,075.20	\$1,221.07	14%	\$1,221.07	1,221.07	0.0%
CANCHA DE TENIS	SUPERIOR	BUENO	14-1.	2,056.95	\$2,336.03	14%	\$2,336.03	2,336.03	0.0%
		REGULAR	14-2.	1,765.05	\$2,004.52	14%	\$2,004.52	2,004.52	0.0%
		MALO	14-3.	1,403.85	\$1,594.32	14%	\$1,594.32	1,594.32	0.0%
	MEDIA	BUENO	15-1.	1,527.75	\$1,735.03	14%	\$1,735.03	1,735.03	0.0%
		REGULAR	15-2.	1,240.05	\$1,408.29	14%	\$1,408.29	1,408.29	0.0%
		MALO	15-3.	931.35	\$1,057.71	14%	\$1,057.71	1,057.71	0.0%
FRONTÓN	SUPERIOR	BUENO	16-1.	2,355.15	\$2,674.69	14%	\$2,674.69	2,674.69	0.0%
		REGULAR	16-2.	2,024.40	\$2,299.06	14%	\$2,299.06	2,299.06	0.0%
		MALO	16-3.	1,740.90	\$1,977.10	14%	\$1,977.10	1,977.10	0.0%
	MEDIA	BUENO	17-1.	1,681.05	\$1,909.12	14%	\$1,909.12	1,909.12	0.0%
		REGULAR	17-2.	1,436.40	\$1,631.47	14%	\$1,631.47	1,631.47	0.0%
		MALO	17-3.	1,117.20	\$1,268.77	14%	\$1,268.77	1,268.77	0.0%

sin incremento