

Santiago Maravatío 2016

I. Análisis Cuantitativo de los valores unitarios de suelo y construcción aplicables a contribuciones inmobiliarias							Observaciones Redondeo
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	188.96	221.03	17%	221.03	230.00	4.1%	229.87

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	677.16	792.10		792.10	823.78	4.0%	1.90	1.98	4.0%
Comercial - Max	1,629.93	1,906.60		1,906.60	1,982.86	4.0%	4.58	4.76	4.0%
Centro - Min	200.22	234.20		234.20	243.56	4.0%	0.56	0.58	4.0%
Centro - Max	388.08	453.96		453.96	472.11	4.0%	1.09	1.13	4.0%
Económica - Min	101.23	118.40		118.40	123.13	4.0%	0.28	0.30	4.0%
Económica - Max	211.47	247.36		247.36	257.25	4.0%	0.59	0.62	4.0%
Marginada Irregular - Min	46.12	53.96		53.96	56.11	4.0%	0.13	0.13	4.0%
Marginada Irregular - Max	93.36	109.20		109.20	113.56	4.0%	0.26	0.27	4.0%
Valor Mínimo	38.24	44.72		44.72	46.50	4.0%	0.11	0.11	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	2016
Riego	14,271.15	16,693.67	17%	16,693.67	17,361.41	667.74	4.0%	
Temporal	6,043.90	7,069.86	17%	7,069.86	7,352.65	282.79	4.0%	
Agostadero	2,488.20	2,910.58	17%	2,910.58	3,027.00	116.42	4.0%	
Cerril o Monte	1,269.98	1,485.56	17%	1,485.56	1,544.98	59.42	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	2016
Sin servicios	6.17	7.22	17%	7.22	7.50	0.28	3.9%	
Cercanos a ranchería	14.94	17.48	17%	17.48	18.17	0.69	3.9%	
Ranch. con calles/sin serv	34.34	40.18	17%	40.18	41.78	1.60	4.0%	
Ranch. Con algún servicio	43.13	50.45	17%	50.45	52.46	2.01	4.0%	
Ranch. Con todos los serv.	52.37	61.27	17%	61.27	63.72	2.45	4.0%	

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V. 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
MODERNO	SUPERIOR	BUENO	1-1.	5,417.35	\$6,336.94	17%	\$6,336.94	\$6,590.41	4.0%
		REGULAR	1-2.	4,565.82	\$5,340.87	17%	\$5,340.87	\$5,554.50	4.0%
		MALO	1-3.	3,796.42	\$4,440.86	17%	\$4,440.86	\$4,618.49	4.0%
	MEDIA	BUENO	2-1.	3,796.42	\$4,440.86	17%	\$4,440.86	\$4,618.49	4.0%
		REGULAR	2-2.	3,255.36	\$3,807.96	17%	\$3,807.96	\$3,960.27	4.0%
		MALO	2-3.	2,708.67	\$3,168.47	17%	\$3,168.47	\$3,295.20	4.0%
	ECONÓMICA	BUENO	3-1.	2,403.84	\$2,811.89	17%	\$2,811.89	\$2,924.36	4.0%
		REGULAR	3-2.	2,065.25	\$2,415.82	17%	\$2,415.82	\$2,512.45	4.0%
		MALO	3-3.	1,692.92	\$1,980.30	17%	\$1,980.30	\$2,059.51	4.0%
	CORRIENTE	BUENO	4-1.	1,761.54	\$2,060.55	17%	\$2,060.55	\$2,142.97	4.0%
		REGULAR	4-2.	1,358.83	\$1,589.48	17%	\$1,589.48	\$1,653.06	4.0%
		MALO	4-3.	982.01	\$1,148.70	17%	\$1,148.70	\$1,194.64	4.0%
	PRECARIA	BUENO	4-4.	614.17	\$718.42	17%	\$718.42	\$747.15	4.0%
		REGULAR	4-5.	473.56	\$553.95	17%	\$553.95	\$576.10	4.0%
		MALO	4-6.	269.96	\$315.78	17%	\$315.78	\$328.41	4.0%
ANTIGUO	SUPERIOR	BUENO	5-1.	3,114.75	\$3,643.47	17%	\$3,643.47	\$3,789.21	4.0%
		REGULAR	5-2.	2,509.57	\$2,935.57	17%	\$2,935.57	\$2,952.99	4.0%
		MALO	5-3.	1,895.40	\$2,217.13	17%	\$2,217.13	\$2,305.81	4.0%
	MEDIA	BUENO	6-1.	2,103.49	\$2,460.53	17%	\$2,460.53	\$2,558.95	4.0%
		REGULAR	6-2.	1,692.92	\$1,980.30	17%	\$1,980.30	\$2,059.51	4.0%
		MALO	6-3.	1,256.48	\$1,469.77	17%	\$1,469.77	\$1,528.56	4.0%
	ECONÓMICA	BUENO	7-1.	1,181.11	\$1,381.60	17%	\$1,381.60	\$1,436.86	4.0%
		REGULAR	7-2.	948.26	\$1,109.23	17%	\$1,109.23	\$1,153.60	4.0%
		MALO	7-3.	778.41	\$910.54	17%	\$910.54	\$946.96	4.0%
	CORRIENTE	BUENO	7-4.	778.41	\$910.54	17%	\$910.54	\$946.96	4.0%
		REGULAR	7-5.	614.17	\$718.42	17%	\$718.42	\$747.16	4.0%
		MALO	7-6.	545.56	\$638.16	17%	\$638.16	\$663.69	4.0%
INDUSTRIAL	SUPERIOR	BUENO	8-1.	3,385.84	\$3,960.58	17%	\$3,960.58	\$4,119.00	4.0%
		REGULAR	8-2.	2,915.65	\$3,410.59	17%	\$3,410.59	\$3,547.01	4.0%
		MALO	8-3.	2,403.84	\$2,811.89	17%	\$2,811.89	\$2,924.37	4.0%
	MEDIA	BUENO	9-1.	2,268.85	\$2,653.99	17%	\$2,653.99	\$2,760.15	4.0%
		REGULAR	9-2.	1,726.67	\$2,019.77	17%	\$2,019.77	\$2,100.56	4.0%
		MALO	9-3.	1,358.83	\$1,589.48	17%	\$1,589.48	\$1,653.06	4.0%
	ECONÓMICA	BUENO	10-1.	1,565.81	\$1,831.61	17%	\$1,831.61	\$1,904.87	4.0%
		REGULAR	10-2.	1,256.48	\$1,469.77	17%	\$1,469.77	\$1,528.56	4.0%
		MALO	10-3.	982.01	\$1,148.70	17%	\$1,148.70	\$1,194.65	4.0%
	CORRIENTE	BUENO	10-4.	948.26	\$1,109.23	17%	\$1,109.23	\$1,153.60	4.0%
		REGULAR	10-5.	778.41	\$910.54	17%	\$910.54	\$946.96	4.0%
		MALO	10-6.	643.43	\$752.65	17%	\$752.65	\$782.76	4.0%
	PRECARIA	BUENO	10-7.	545.56	\$638.18	17%	\$638.18	\$663.71	4.0%
		REGULAR	10-8.	406.08	\$475.01	17%	\$475.01	\$494.01	4.0%
		MALO	10-9.	269.96	\$315.79	17%	\$315.79	\$328.42	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 2015	Incremento	Valor por m ² 2015	Valor por m ² 2016	Incremento
ALBERCA	SUPERIOR	BUENO	11-1.	2,708.67	\$3,168.47	17%	\$3,168.47	\$ 3,295.20	4.0%
		REGULAR	11-2.	2,132.74	\$2,494.77	17%	\$2,494.77	\$ 2,594.56	4.0%
		MALO	11-3.	1,692.92	\$1,980.31	17%	\$1,980.31	\$ 2,059.52	4.0%
	MEDIA	BUENO	12-1.	1,895.40	\$2,217.13	17%	\$2,217.13	\$ 2,305.81	4.0%
		REGULAR	12-2.	1,590.56	\$1,860.55	17%	\$1,860.55	\$ 1,934.97	4.0%
		MALO	12-3.	1,219.35	\$1,426.34	17%	\$1,426.34	\$ 1,483.39	4.0%
	ECONÓMICA	BUENO	13-1.	1,256.48	\$1,469.77	17%	\$1,469.77	\$ 1,528.56	4.0%
		REGULAR	13-2.	1,020.25	\$1,193.44	17%	\$1,193.44	\$ 1,241.18	4.0%
		MALO	13-3.	884.15	\$1,034.23	17%	\$1,034.23	\$ 1,075.60	4.0%
CANCHA DE TENIS	SUPERIOR	BUENO	14-1.	1,692.92	\$1,980.31	17%	\$1,980.31	\$ 2,059.52	4.0%
		REGULAR	14-2.	1,451.07	\$1,697.38	17%	\$1,697.38	\$ 1,765.28	4.0%
		MALO	14-3.	1,155.23	\$1,351.31	17%	\$1,351.31	\$ 1,405.36	4.0%
	MEDIA	BUENO	15-1.	1,256.48	\$1,469.77	17%	\$1,469.77	\$ 1,528.56	4.0%
		REGULAR	15-2.	1,020.25	\$1,193.44	17%	\$1,193.44	\$ 1,241.18	4.0%
		MALO	15-3.	778.41	\$910.54	17%	\$910.54	\$ 946.96	4.0%
FRONTÓN	SUPERIOR	BUENO	16-1.	1,964.01	\$2,297.40	17%	\$2,297.40	\$ 2,389.30	4.0%
		REGULAR	16-2.	1,726.67	\$2,019.77	17%	\$2,019.77	\$ 2,100.56	4.0%
		MALO	16-3.	1,451.07	\$1,697.38	17%	\$1,697.38	\$ 1,765.28	4.0%
	MEDIA	BUENO	17-1.	1,426.33	\$1,668.45	17%	\$1,668.45	\$ 1,735.19	4.0%
		REGULAR	17-2.	1,219.35	\$1,426.34	17%	\$1,426.34	\$ 1,483.39	4.0%
		MALO	17-3.	950.41	\$1,111.76	17%	\$1,111.76	\$ 1,156.23	4.0%