

**Comofort 2017**

I. Análisis Cuantitativo de los valores unitarios de suelo y construcción aplicables a contribuciones inmobiliarias						
Predial:	Tasa	Tasa	Incremento	Tasa	Tasa	Incremento
	2010	2017		2016	2017	
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	189.00	248.00	31%	241.00	248.00	2.9%

II. Valores unitarios de terreno en pesos para inmuebles urbanos y suburbanos m <sup>2</sup>									
ZONA	2010	2017	Incremento	2016	2017	Incremento	2016 con predial	2017 con predial	Incremento
Comercial 1ra - Min	910.00	1,197.00	32%	1,162.00	1,197.00	3.0%	2.79	2.87	3.0%
Comercial 1ra - Max	1,934.00	2,544.00	32%	2,470.00	2,544.00	3.0%	5.93	6.11	3.0%
Comercial 2da - Min	804.00	1,058.00	32%	1,027.01	1,058.00	3.0%	2.46	2.54	3.0%
Comercial 2da - Max	1,092.00	1,437.00	32%	1,394.89	1,437.00	3.0%	3.35	3.45	3.0%
Centro Medio - Min	685.65	901.00	31%	875.00	901.00	3.0%	2.10	2.16	3.0%
Centro Medio - Max	869.00	1,143.00	32%	1,110.00	1,143.00	3.0%	2.66	2.74	3.0%
Centro Económico - Min	338.00	445.00	32%	431.76	445.00	3.1%	1.04	1.07	3.1%
Centro Económico - Max	462.00	608.00	32%	590.00	608.00	3.1%	1.42	1.46	3.1%
Residencial - Min	672.00	884.00	32%	858.00	884.00	3.0%	2.06	2.12	3.0%
Residencial - Max	968.00	1,273.00	32%	1,236.00	1,273.00	3.0%	2.97	3.06	3.0%
Media - Min	236.00	310.00	31%	301.45	310.00	2.8%	0.72	0.74	2.8%
Media - Max	342.00	450.00	32%	436.85	450.00	3.0%	1.05	1.08	3.0%
Interés social - Min	223.65	294.00	31%	285.00	294.00	3.2%	0.68	0.71	3.2%
Interés social - Max	256.00	337.00	32%	327.00	337.00	3.1%	0.78	0.81	3.1%
Económica - Min	161.70	213.00	32%	206.53	213.00	3.1%	0.50	0.51	3.1%
Económica - Max	201.60	265.00	31%	257.51	265.00	2.9%	0.62	0.64	2.9%
Marginada irregular - Min	76.65	101.00	32%	97.90	101.00	3.2%	0.23	0.24	3.2%
Marginada irregular - Max	161.70	213.00	32%	206.50	213.00	3.1%	0.50	0.51	3.1%
Industrial - Min	97.65	128.00	31%	124.74	128.00	2.6%	0.30	0.31	2.6%
Industrial - Max	126.00	165.00	31%	160.00	165.00	3.1%	0.38	0.40	3.1%
Valor Mínimo	50.95	67.00	32%	65.00	67.00	3.1%	0.16	0.16	3.1%

III. Valores unitarios de terreno en pesos para inmuebles rústicos por Ha							Incremento Nominal	Incremento Porcentual
Clasificación	2010	2017	%	2016	2017		2017	2017
Riego	13,439.56	17,683.00	32%	17,168.00	17,683.00	515.00	3.0%	
Temporal	5,122.06	6,739.00	32%	6,543.00	6,739.00	196.00	3.0%	
Agostadero	2,290.84	3,014.00	32%	2,926.00	3,014.00	88.00	3.0%	
Cerril o Monte	964.51	1,269.00	32%	1,232.00	1,269.00	37.00	3.0%	

IV. Valores unitarios de terreno en pesos para inmuebles rústicos por M <sup>2</sup>							Incremento Nominal	Incremento Porcentual
Clasificación	2010	2017	%	2016	2017		2017	2017
Sin servicios	7.01	9.22	32%	8.95	9.22	0.27	3.0%	
Cercanos a ranchería	17.05	24.40	43%	21.75	24.40	2.65	12.2%	
Ranch. con calles/sin serv	35.11	46.17	32%	44.83	46.17	1.34	3.0%	
Ranch. Con algún servicio	49.21	64.73	32%	62.85	64.73	1.88	3.0%	
Ranch. Con todos los serv.	59.73	78.57	32%	76.28	78.57	2.29	3.0%	

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V. Valores unitarios de construcción expresados en pesos por m<sup>2</sup>

Tipo	Calidad	Estado de Conservación	Clave	Valor por m <sup>2</sup> 2010	Valor por m <sup>2</sup> 2017	Incremento	Valor por m <sup>2</sup> 2016	Valor por m <sup>2</sup> 2017	Incremento	
MODERNO	SUPERIOR	BUENO	1-1.	6,428.50	\$ 8,458.00	32%	\$ 8,211.55	\$ 8,458.00	3.0%	
		REGULAR	1-2.	5,419.29	\$ 7,130.00	32%	\$ 6,922.00	\$ 7,130.00	3.0%	
		MALO	1-3.	4,503.40	\$ 5,925.00	32%	\$ 5,752.00	\$ 5,925.00	3.0%	
	MEDIA	BUENO	2-1.	4,504.56	\$ 5,927.00	32%	\$ 5,754.00	\$ 5,927.00	3.0%	
		REGULAR	2-2.	3,862.86	\$ 5,082.00	32%	\$ 4,934.28	\$ 5,082.00	3.0%	
		MALO	2-3.	3,214.25	\$ 4,228.00	32%	\$ 4,105.00	\$ 4,228.00	3.0%	
	ECONÓMICA	BUENO	3-1.	2,851.35	\$ 3,751.00	32%	\$ 3,642.00	\$ 3,751.00	3.0%	
		REGULAR	3-2.	2,452.74	\$ 3,227.00	32%	\$ 3,133.00	\$ 3,227.00	3.0%	
		MALO	3-3.	2,008.04	\$ 2,642.00	32%	\$ 2,565.00	\$ 2,642.00	3.0%	
	CORRIENTE	BUENO	4-1.	2,090.99	\$ 2,750.00	32%	\$ 2,670.00	\$ 2,750.00	3.0%	
		REGULAR	4-2.	1,612.88	\$ 2,122.00	32%	\$ 2,060.00	\$ 2,122.00	3.0%	
		MALO	4-3.	1,164.73	\$ 1,532.00	32%	\$ 1,487.78	\$ 1,532.00	3.0%	
	PRECARIA	BUENO	4-4.	728.10	\$ 958.20	32%	\$ 930.00	\$ 958.20	3.0%	
		REGULAR	4-5.	563.36	\$ 741.00	32%	\$ 719.61	\$ 741.00	3.0%	
		MALO	4-6.	320.27	\$ 421.00	31%	\$ 409.10	\$ 421.00	2.9%	
ANTIGUO	SUPERIOR	BUENO	5-1.	3,694.66	\$ 4,861.00	32%	\$ 4,719.44	\$ 4,861.00	3.0%	
		REGULAR	5-2.	2,978.07	\$ 3,918.00	32%	\$ 3,804.00	\$ 3,918.00	3.0%	
		MALO	5-3.	2,248.82	\$ 2,958.00	32%	\$ 2,872.00	\$ 2,958.00	3.0%	
	MEDIA	BUENO	6-1.	2,495.37	\$ 3,283.00	32%	\$ 3,187.50	\$ 3,283.00	3.0%	
		REGULAR	6-2.	2,008.04	\$ 2,642.00	32%	\$ 2,565.00	\$ 2,642.00	3.0%	
		MALO	6-3.	1,491.91	\$ 1,962.00	32%	\$ 1,905.00	\$ 1,962.00	3.0%	
	ECONÓMICA	BUENO	7-1.	1,402.05	\$ 1,844.00	32%	\$ 1,790.00	\$ 1,844.00	3.0%	
		REGULAR	7-2.	1,125.56	\$ 1,481.00	32%	\$ 1,437.74	\$ 1,481.00	3.0%	
		MALO	7-3.	923.95	\$ 1,215.00	32%	\$ 1,180.00	\$ 1,215.00	3.0%	
	CORRIENTE	BUENO	7-4.	923.95	\$ 1,216.00	32%	\$ 1,180.21	\$ 1,216.00	3.0%	
		REGULAR	7-5.	728.10	\$ 958.00	32%	\$ 930.00	\$ 958.00	3.0%	
		MALO	7-6.	647.46	\$ 852.00	32%	\$ 827.00	\$ 852.00	3.0%	
	INDUSTRIAL	SUPERIOR	BUENO	8-1.	4,018.38	\$ 5,286.00	32%	\$ 5,132.00	\$ 5,286.00	3.0%
			REGULAR	8-2.	3,460.79	\$ 4,553.00	32%	\$ 4,420.00	\$ 4,553.00	3.0%
			MALO	8-3.	2,851.35	\$ 3,751.00	32%	\$ 3,642.00	\$ 3,751.00	3.0%
MEDIA		BUENO	9-1.	2,692.37	\$ 3,542.00	32%	\$ 3,439.14	\$ 3,542.00	3.0%	
		REGULAR	9-2.	2,048.36	\$ 2,694.00	32%	\$ 2,616.00	\$ 2,694.00	3.0%	
		MALO	9-3.	1,612.88	\$ 2,122.00	32%	\$ 2,060.00	\$ 2,122.00	3.0%	
ECONÓMICA		BUENO	10-1.	1,857.12	\$ 2,443.00	32%	\$ 2,372.00	\$ 2,443.00	3.0%	
		REGULAR	10-2.	1,491.91	\$ 1,962.00	32%	\$ 1,905.00	\$ 1,962.00	3.0%	
		MALO	10-3.	1,164.73	\$ 1,532.00	32%	\$ 1,487.78	\$ 1,532.00	3.0%	
CORRIENTE		BUENO	10-4.	1,125.56	\$ 1,481.00	32%	\$ 1,437.74	\$ 1,481.00	3.0%	
		REGULAR	10-5.	923.95	\$ 1,215.00	32%	\$ 1,180.00	\$ 1,215.00	3.0%	
		MALO	10-6.	764.99	\$ 1,006.00	32%	\$ 977.00	\$ 1,006.00	3.0%	
PRECARIA		BUENO	10-7.	647.46	\$ 852.00	32%	\$ 827.00	\$ 852.00	3.0%	
		REGULAR	10-8.	481.56	\$ 633.00	31%	\$ 615.00	\$ 633.00	2.9%	
		MALO	10-9.	320.27	\$ 421.00	31%	\$ 409.10	\$ 421.00	2.9%	

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V. Valores unitarios de construcción expresados en pesos por m<sup>2</sup>

Tipo	Calidad	Estado de Conservación	Clave	Valor por m <sup>2</sup> 2010	Valor por m <sup>2</sup> 2017	Incremento	Valor por m <sup>2</sup> 2016	Valor por m <sup>2</sup> 2017	Incremento
ALBERCA	SUPERIOR	BUENO	11-1.	3,214.24	\$ 4,228.00	32%	\$ 4,105.00	\$ 4,228.00	3.0%
		REGULAR	11-2.	2,529.92	\$ 3,329.00	32%	\$ 3,231.63	\$ 3,329.00	3.0%
		MALO	11-3.	2,008.04	\$ 2,642.00	32%	\$ 2,565.00	\$ 2,642.00	3.0%
	MEDIA	BUENO	12-1.	2,248.81	\$ 2,958.00	32%	\$ 2,872.00	\$ 2,958.00	3.0%
		REGULAR	12-2.	1,888.22	\$ 2,484.00	32%	\$ 2,412.00	\$ 2,484.00	3.0%
		MALO	12-3.	1,491.91	\$ 1,962.00	32%	\$ 1,905.00	\$ 1,962.00	3.0%
	ECONÓMICA	BUENO	13-1.	1,491.91	\$ 1,962.00	32%	\$ 1,905.00	\$ 1,962.00	3.0%
		REGULAR	13-2.	1,210.82	\$ 1,593.00	32%	\$ 1,546.67	\$ 1,593.00	3.0%
		MALO	13-3.	1,049.53	\$ 1,380.00	31%	\$ 1,340.00	\$ 1,380.00	3.0%
CANCHA DE TENIS	SUPERIOR	BUENO	14-1.	2,008.04	\$ 2,642.00	32%	\$ 2,565.00	\$ 2,642.00	3.0%
		REGULAR	14-2.	1,721.18	\$ 2,264.00	32%	\$ 2,198.00	\$ 2,264.00	3.0%
		MALO	14-3.	1,370.95	\$ 1,804.00	32%	\$ 1,751.00	\$ 1,804.00	3.0%
	MEDIA	BUENO	15-1.	1,491.91	\$ 1,962.00	32%	\$ 1,905.00	\$ 1,962.00	3.0%
		REGULAR	15-2.	1,210.81	\$ 1,592.00	31%	\$ 1,546.00	\$ 1,592.00	3.0%
		MALO	15-3.	923.95	\$ 1,215.00	32%	\$ 1,180.00	\$ 1,215.00	3.0%
FRONTÓN	SUPERIOR	BUENO	16-1.	2,331.77	\$ 3,068.00	32%	\$ 2,978.52	\$ 3,068.00	3.0%
		REGULAR	16-2.	2,048.36	\$ 2,694.00	32%	\$ 2,616.00	\$ 2,694.00	3.0%
		MALO	16-3.	1,721.18	\$ 2,265.00	32%	\$ 2,198.56	\$ 2,265.00	3.0%
	MEDIA	BUENO	17-1.	1,693.52	\$ 2,228.00	32%	\$ 2,163.00	\$ 2,228.00	3.0%
		REGULAR	17-2.	1,444.68	\$ 1,900.00	32%	\$ 1,845.00	\$ 1,900.00	3.0%
		MALO	17-3.	1,125.55	\$ 1,481.00	32%	\$ 1,437.73	\$ 1,481.00	3.0%