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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
|   |   |   |   |   |   |   |  |  |
| **VALORES UNITARIOS PARA SUELO URBANO POR ZONA HOMOGÉNEA** |
| **ZONA**  | **SECTOR** | **No. DE MANZANA** |  **COLONIAS O BARRIOS** | **VALOR UNITARIO ($/M2)** | **FACTOR** | **VALOR / M2** |
| **HOMOGÉNEA** | **CATASTRAL** |
| 0 | 1 | 1 a 71 | BARRIO ESCOBEDO | $18.72 | - | $18.72 |
| 0 | 2 | 1 a 17 | BARRIO GANADERO | $18.72 | - | $18.72 |
| 0 | 3 | 1 a 42 | BARRIO JUÁREZ | $18.72 | - | $18.72 |
| 0 | 4 | 1 a 58 | BARRIO JUÁREZ | $18.72 | - | $18.72 |
| 0 | 5 | 1 a 77 | SAN JOSÉ | $18.72 | - | $18.72 |
| 0 | 6 | 1 a 42, 990 | AÑO DE JUÁREZ | $18.72 | - | $18.72 |
| 0 | 7 | 1 a 36, 11, 15, 21, 22, 27, 25 | PARQUE INDUSTRIAL | $18.72 | - | $18.72 |
| 0 | 8 | 8 a 51 | PRIMERO DE MAYO | $18.72 | - | $18.72 |
| 0 | 9 | 1 a 5355 a 63 | CONSTITUCIÓN | $18.72 | - | $18.72 |
| 0 | 10 | 1 a 2330, 34, 37 | BARRIO ALMEIDA | $18.72 | - | $18.72 |
| 0 | 11 | 1 a 54, 60 | ABRAHAM GONZÁLEZ | $18.72 | - | $18.72 |
| 0 | 12 | 1 a 229236 a 246 | PORVENIR | $18.72 | - | $18.72 |
| 0 | 13 | 1 a 28 | RANCHO DE MÁRQUEZ | $18.72 | - | $18.72 |
| 0 | 14 | 9, 35, 37, 38 | SAN BLAS | $18.72 | - | $18.72 |
| 0 | 15 | 10, 15, 28 | LA CASITA  | $18.72 | - | $18.72 |
| 0 | 16 | 1, 16, 18, 20, 21, 24, 26, 28, 35 | AGUA BLANCA | $18.72 | - | $18.72 |
| 0 | 17 | 28, 38, 42, 66, 67, 76, 83, 95 | SAN JOSÉ Y ANEXAS | $18.72 | - | $18.72 |
| 0 | 18 | 1 a 3 | FRACC. LA LOMA | $18.72 | - | $18.72 |
| 0 | 19 | 7 a 84 | FCO. I MADERO | $18.72 | - | $18.72 |
| 0 | 20 | - | MANCOMÚN BACHÍNIVA | $18.72 | - | $18.72 |
| 0 | 21 | - | FCO. SARABIA | $18.72 | - | $18.72 |
| **NOTA:** LAS ZONAS DE VALOR PODRÁN INTEGRARSE DE SECTORES CATASTRALES COMPLETOS O FRACCIONES DE LOS MISMOS Y EL FACTOR DE MERCADO SERÁ LA UNIDAD.  |
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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
|  |  |  |  |  |  |  |  |
| **VALORES UNITARIOS DE CORREDOR COMERCIAL** |
| SECTORCATASTRAL | MANZANAS | CALLE ZARAGOZA |
| DE  | A | VALOR UNITARIO ($/M2) |
| 1 | 1 | CALLE ZARAGOZA | CALLE 4a | $46.8 |
|   |
| SECTORCATASTRAL | MANZANAS | COL. AÑO DE JUÁREZ |
| DE  | A | VALOR UNITARIO ($/M2) |
| 6 | 1 a 35 | CARR. CUAUHTÉMOC  | CARR. CUAUHTÉMOC | $46.8 |
|   |
| SECTORCATASTRAL | MANZANAS | AV. CUAUHTÉMOC |
| DE  | A | VALOR UNITARIO ($/M2) |
| 6 | 1 a 36 | CARR. CUAUHTÉMOC | BARRIO SAN JOSÉ | $46.8 |
|   |
| SECTORCATASTRAL | MANZANAS | CALLE GUERRERO |
| DE  | A | VALOR UNITARIO ($/M2) |
| 6 | 1 a 36 | CALLE GUERRERO | CALLE GUERRERO | $46.8 |
|  |  |  |  |  |  |  |  |
| SECTORCATASTRAL | MANZANAS | COL. CONSTITUCIÓN |
| DE  | A | VALOR UNITARIO ($/M2) |
| 8 Y 9 | 1 a 3 | CABECERA MUNICIPAL | BARRIO SAN JOSÉ | $46.8 |

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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
| **Constante** | **Tipología** | **Clase** | **Nivel** |  |  |  |  |
| **VALORES UNITARIOS DE REPOSICIÓN NUEVO** |
| **PARA CONSTRUCCIONES ($/M2)** |
|  |
|  |  |  |  |
| **Clave de Valuación** | **Tipología** | **Clase** | **Nivel** | **Valor Unitario** |
|  |
| 2 | 1 | 1 | 1 | HABITACIONAL  | POPULAR | "A" | $1,574.40 |
| 2 | 1 | 1 | 2 | HABITACIONAL  | POPULAR | "B" | $1,314.36 |
| 2 | 1 | 1 | 3 | HABITACIONAL  | POPULAR | "C" | $1,170.84 |
| 2 | 1 | 1 | 4 | HABITACIONAL  | POPULAR COCHERA | - | NO APLICA |
| 2 | 1 | 1 | 5 | HABITACIONAL  | POPULAR TEJABÁN | - | NO APLICA |
|  |
| 2 | 1 | 2 | 1 | HABITACIONAL  | ECONÓMICO | "A" | $2,468.38 |
| 2 | 1 | 2 | 2 | HABITACIONAL  | ECONÓMICO | "B" | $1,999.24 |
| 2 | 1 | 2 | 3 | HABITACIONAL  | ECONÓMICO | "C" | $1,728.51 |
| 2 | 1 | 2 | 4 | HABITACIONAL  | ECONÓMICO COCHERA | - | NO APLICA |
| 2 | 1 | 2 | 5 | HABITACIONAL  | ECONÓMICO TEJABÁN | - | NO APLICA |
|  |
| 2 | 1 | 3 | 1 | HABITACIONAL  | MEDIO | "A" | $3,879.65 |
| 2 | 1 | 3 | 2 | HABITACIONAL  | MEDIO | "B" | $3474.50 |
| 2 | 1 | 3 | 3 | HABITACIONAL  | MEDIO | "C" | $2,912.27 |
| 2 | 1 | 3 | 4 | HABITACIONAL  | MEDIO COCHERA | - | NO APLICA |
| 2 | 1 | 3 | 5 | HABITACIONAL  | MEDIO TEJABÁN | - | NO APLICA |
|  |
| 2 | 1 | 4 | 1 | HABITACIONAL  | BUENO | "A" | $5,834.99 |
| 2 | 1 | 4 | 2 | HABITACIONAL  | BUENO | "B" | $4,725.98 |
| 2 | 1 | 4 | 3 | HABITACIONAL  | BUENO | "C" | $4,388.05 |
| 2 | 1 | 4 | 4 | HABITACIONAL  | BUENO COCHERA | - | NO APLICA |
| 2 | 1 | 4 | 5 | HABITACIONAL  | BUENO TEJABÁN | - | NO APLICA |
|  |
| 2 | 1 | 5 | 1 | HABITACIONAL  | LUJO  | "A" | $8,146.86 |
| 2 | 1 | 5 | 2 | HABITACIONAL  | LUJO  | "B" | $7,308.32 |
| 2 | 1 | 5 | 3 | HABITACIONAL  | LUJO  | "C" | $6,791.34 |
| 2 | 1 | 5 | 4 | HABITACIONAL  | LUJO COCHERA | - | NO APLICA |
| 2 | 1 | 5 | 5 | HABITACIONAL  | LUJO TEJABÁN | - | NO APLICA |
|  |
| 2 | 2 | 1 | 1 | COMERCIAL  | ECONÓMICO | "A" | $2,530.70 |
| 2 | 2 | 1 | 2 | COMERCIAL  | ECONÓMICO | "B" | $2,092.15 |
| 2 | 2 | 1 | 3 | COMERCIAL  | ECONÓMICO | "C" | $1,738.74 |
|  |
| 2 | 2 | 2 | 1 | COMERCIAL  | MEDIANO | "A" | $3,692.10 |
| 2 | 2 | 2 | 2 | COMERCIAL  | MEDIANO | "B" | $2,791.75 |
| 2 | 2 | 2 | 3 | COMERCIAL  | MEDIANO | "C" | $2,182.15 |
|  |
| **MUNICIPIO DE BACHÍNIVA****TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
| **Constante** | **Tipología** | **Clase** | **Nivel** | **VALORES UNITARIOS DE REPOSICIÓN NUEVO** **PARA CONSTRUCCIONES ($/M2)** |
| 2 | 2 | 3 | 1 | COMERCIAL  | BUENO | "A" |  $5,403.73  |
| 2 | 2 | 3 | 2 | COMERCIAL  | BUENO | "B" |  $4,507.04 |
| 2 | 2 | 3 | 3 | COMERCIAL  | BUENO | "C" |  $3,976.74 |
|  |
| 2 | 2 | 4 | 1 | COMERCIAL  | LUJO  | - |  NO APLICA  |
| 2 | 2 | 4 | 2 | COMERCIAL  | LUJO  | - |  NO APLICA  |
| 2 | 2 | 4 | 3 | COMERCIAL  | LUJO  | - |  NO APLICA  |

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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
|  |
| **Constante** | **Tipología** | **Clase** | **Nivel** |  |  |  |  |
| **VALORES UNITARIOS DE REPOSICIÓN NUEVO** |
| **PARA CONSTRUCCIONES ($/M2)** |
|  |
|  |  |  |  |
| **Clave de Valuación** | **Tipología** | **Clase** | **Nivel** | **Valor Unitario** |
|  |
| 2 | 2 | 5 | 1 | EDIFICIOS | HASTA 6 NIVELES | -  |  NO APLICA  |
| 2 | 2 | 5 | 2 | EDIFICIOS | HASTA 6 NIVELES | - |  NO APLICA  |
| 2 | 2 | 5 | 3 | EDIFICIOS | HASTA 6 NIVELES | - |  NO APLICA  |
|   |
| 2 | 2 | 6 | 1 | EDIFICIOS | MÁS DE 6 NIVELES | - |  NO APLICA  |
| 2 | 2 | 6 | 2 | EDIFICIOS | MÁS DE 6 NIVELES | - |  NO APLICA  |
| 2 | 2 | 6 | 3 | EDIFICIOS | MÁS DE 6 NIVELES | - |  NO APLICA  |
|   |
| 2 | 2 | 7 | 1 | CINE/TEATRO | - | - |  NO APLICA  |
| 2 | 2 | 7 | 2 | CINE/TEATRO | - | - |  NO APLICA  |
| 2 | 2 | 7 | 3 | CINE/TEATRO | - | - |  NO APLICA  |
|   |
| 2 | 2 | 8 | 1 | ESCUELA/GIMNASIO | - | - |  NO APLICA  |
| 2 | 2 | 8 | 2 | ESCUELA/GIMNASIO | - | - |  NO APLICA  |
| 2 | 2 | 8 | 3 | ESCUELA/GIMNASIO | - | - |  NO APLICA  |
|   |
| 2 | 2 | 9 | 1 | HOTEL | - | - |  NO APLICA  |
| 2 | 2 | 9 | 2 | HOTEL | - | - |  NO APLICA  |
| 2 | 2 | 9 | 3 | HOTEL | - | - |  NO APLICA  |
| 2 | 2 | 9 | 3 | HOTEL | - | - |  NO APLICA  |
|   |
| 2 | 2 | 4 | 1 | INDUSTRIAL | LIGERO | "A" |  $3,278.90  |
| 2 | 2 | 4 | 2 | INDUSTRIAL | LIGERO | "B" |  $2,812.48  |
| 2 | 2 | 4 | 3 | INDUSTRIAL | LIGERO | "C" |  $ 2,579.26  |
|   |
| 2 | 2 | 5 | 1 | INDUSTRIAL | MEDIANO | "A" |  $3,950.13  |
| 2 | 2 | 5 | 2 | INDUSTRIAL | MEDIANO | "B" |  $3,675.51  |
| 2 | 2 | 5 | 3 | INDUSTRIAL | MEDIANO | "C" |  $3,539.26  |
|   |

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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
|   |   |   |   |   |   |   |   |
| **FACTOR DE DEMÉRITO PARA TERRENOS CON SUPERFICIE QUE EXCEDE DEL LOTE TIPO** |
|  |  |  |  |  |  |  |  |
| **FACTOR DE DEMÉRITO PARA TERRENOS INMERSOS EN LA MANCHA URBANA, CON SUPERFICIES MAYORES A LA DEL LOTE TIPO Y CON REFERENCIA DE VALOR AL DE LA ZONA CORRESPONDIENTE.** |
|  |
|   |
|  **SUPERFICIE DESDE (M2)** | **HASTA SUPERFICIE DE (M2)** | **FACTOR DE TERRENO** |
| 0.00 | 1,500.00 | 1.0 |
| 1,500.01 | 2,000.00 | 0.9 |
| 2,000.01 | 5,000.00 | 0.8 |
| 5,000.01 | 10,000.00 | 0.7 |
| 10,000.01 | Y MÁS | 0.6 |
|  |  |  |  |  |  |  |
|  | **NOTA:**  |  |  |  |  |  |  |
|  | EN LA TABLA ANTERIOR LOS FACTORES SON A CONSIDERACIÓN DE CADA MUNICIPIO. |  |
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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
| **Clasificación** | **Tipo Prop.** | **Calidad** | **Constante** |  |
| **VALORES UNITARIOS POR HECTÁREA** |
| **PARA SUELO RÚSTICO ($/HA)** |
|  |
|  |
| **Clave de Valuación** | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **-** | **-** | **Valor Unitario ($/HA)** |
|  |
| 1 | 0 | 1 | 1 | Riego por Gravedad | PRIVADA | 1 | - | - | $32,948.44 |
| 1 | 0 | 2 | 1 | Riego por Gravedad | PRIVADA | 2 | - | - | $24,734.73 |
| 1 | 0 | 3 | 1 | Riego por Gravedad | PRIVADA | 3 | - | - | $12,450.67 |
| 1 | 0 | 4 | 1 | Riego por Gravedad | PRIVADA | 4 | - | - | $5,708.97 |
|  |
| 2 | 0 | 1 | 1 | Riego por Bombeo | PRIVADA | 1 | - | - | $23,063.66 |
| 2 | 0 | 2 | 1 | Riego por Bombeo | PRIVADA | 2 | - | - | $17,312.88 |
| 2 | 0 | 3 | 1 | Riego por Bombeo | PRIVADA | 3 | - | - | $8,715.40 |
| 2 | 0 | 4 | 1 | Riego por Bombeo | PRIVADA | 4 | - | - | $3,996.09 |
|  |
| 3 | 0 | 1 | 1 | Frutales en Formación R.P.G | PRIVADA | 1 | - | - | $11,214.52 |
| 4 | 0 | 1 | 1 | Frutales en Formación R.P.B. | PRIVADA | 2 | - | - | $12,760.80 |
| 3 | 0 | 3 | 1 | Frutales en Formación | PRIVADA | 3 | - | - | $11,214.28 |
|  |
| 5 | 0 | 1 | 1 | Frutales en Producción R.P.G | PRIVADA | 1 | - | - | $16,389.36 |
| 6 | 0 | 1 | 1 | Frutales en Producción R.P.B | PRIVADA | 2 | - | - | $11, 214.52 |
| 5 | 0 | 3 | 1 | Frutales en Producción | PRIVADA | 3 | - | - | $10,783.20 |
|  |
| 7 | 0 | 1 | 1 | Temporal | PRIVADA | 1 | - | - | $4,567.05 |
| 7 | 0 | 2 | 1 | Temporal | PRIVADA | 2 | - | - | $3,653.52 |
| 7 | 0 | 3 | 1 | Temporal | PRIVADA | 3 | - | - | $2,922.81 |
| **MUNICIPIO DE BACHÍNIVA****TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
| **Clasificación** | **Tipo Prop.** | **Calidad** | **Constante** | **VALORES UNITARIOS POR HECTÁREA****PARA SUELO RÚSTICO ($/HA)** |
| **Clave de Valuación** | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **-** | **-** | **Valor Unitario ($/HA)** |
| 7 | 0 | 4 | 1 | Temporal | PRIVADA | 4 | - | - | $2,338.12 |
| 7 | 0 | 5 | 1 | Temporal | PRIVADA | 5 |  - | - | NO APLICA |
|  |
| 8 | 0 | 1 | 1 | Pastal | PRIVADA | 1 | - | - | $1,156.89 |
| 8 | 0 | 2 | 1 | Pastal | PRIVADA | 2 | - | - | $945.98 |
| 8 | 0 | 3 | 1 | Pastal | PRIVADA | 3 | - | - | $820.56 |
| 8 | 0 | 4 | 1 | Pastal | PRIVADA | 4 | - | - | $290.78 |
| 8 | 0 | 5 | 1 | Pastal | PRIVADA | 5 |  - | - | NO APLICA |
| 8 | 0 | 6 | 1 | Pastal | PRIVADA | 6 |  - | - | NO APLICA |
| 8 | 0 | 7 | 1 | Pastal | PRIVADA | 7 | - | - | NO APLICA |
|   |
| 9 | 0 | 1 | 1 | Forestal | PRIVADA | 1 | - | - |  NO APLICA  |
| 9 | 0 | 2 | 1 | Forestal | PRIVADA | 2 |  - | - |  NO APLICA  |
| 9 | 0 | 3 | 1 | Forestal | PRIVADA | 3 |  - | - |  NO APLICA  |
| 9 | 0 | 4 | 1 | Forestal | PRIVADA | 4 |  -  | - |  NO APLICA  |
|   |
|  | **NOTA:****EL FACTOR SE APLICA A CONSIDERACIÓN DE CADA MUNICIPIO, SI ES IGUAL, MAYOR O MENOR A LA UNIDAD DE ACUERDO A LAS CONDICIONES DE MERCADO.** |
|  |  |
|  | **DE ACUERDO A LA CALIDAD DE CADA CLASIFICACIÓN DE TIERRA, PARA COMPLEMENTAR CADA CLAVE DE VALUACIÓN RÚSTICA, SE ASIGNAN LOS SIGUIENTES DÍGITOS: (0) Propiedad Privada, (1) Propiedad Ejidal y (2) Propiedad Comunal.** |
|  |  |
|   | **Ejemplos : Riego por gravedad Propiedad Privada de Primera Calidad 1 0 1 1** |
|  |  **Riego por Bombeo Propiedad Comunal de Segunda Calidad 2 2 2 1** |
|  |  **Pastal Propiedad Ejidal de cuarta calidad 8 1 4 1** |

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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
|  |
| **Clasificación** | **Tipo Propiedad** | **Calidad** | **Constante** |  |
| **VALORES UNITARIOS POR HECTÁREA** |
| **PARA SUELO RÚSTICO PRIVADA ($/HA)** |
|  |
|  |
| **Clave de Valuación** | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **-** | **-** | **Valor Unitario ($/HA)** |
|   |
| 1 | 0 | 1 | 1 | Riego por Gravedad | COMUNAL | 1 | - | - | $32,948.44 |
| 1 | 0 | 2 | 1 | Riego por Gravedad | COMUNAL | 2 | - | - | $24,732.86 |
| 1 | 0 | 3 | 1 | Riego por Gravedad | COMUNAL | 3 | - | - | $12,450.67 |
| 1 | 0 | 4 | 1 | Riego por Gravedad | COMUNAL | 4 | - | - | $5,708.97 |
|  |
| 2 | 0 | 1 | 1 | Riego por Bombeo | COMUNAL | 1 | - | - | $23,063.66 |
| 2 | 0 | 2 | 1 | Riego por Bombeo | COMUNAL | 2 | - | - | $17,312.88 |
| 2 | 0 | 3 | 1 | Riego por Bombeo | COMUNAL | 3 | - | - | $8,715.40 |
| 2 | 0 | 4 | 1 | Riego por Bombeo | COMUNAL | 4 | - | - | $3,996.09 |
|  |
| 3 | 0 | 1 | 1 | Frutales en Formación R.P.G | COMUNAL | 1 | - | - | $11,214.52 |
| 3 | 0 | 2 | 1 | Frutales en Formación | COMUNAL | 2 | - | - | $11,214.52 |
| 4 | 0 | 3 | 1 | Frutales en Formación R.P.B | COMUNAL | 3 | - | - | $12,760.80 |
|  |
| 5 | 0 | 1 | 1 | Frutales en Producción R.P.G | COMUNAL | 1 | - | - | $11,214.52 |
| 5 | 0 | 2 | 1 | Frutales en Producción | COMUNAL | 2 | - | - | $11,214.52 |
| 6 | 0 | 1 | 1 | Frutales en Producción R.P.B | COMUNAL | 3 | - | - | $16,389.36 |
|  |
| 7 | 0 | 1 | 1 | Temporal | PRIVADA | 1 | - | - | $4,567.05 |
| 7 | 0 | 2 | 1 | Temporal | PRIVADA | 2 | - | - | $3,653.52 |
| 7 | 0 | 3 | 1 | Temporal | PRIVADA | 3 | - | - | $2,922.81 |
| **MUNICIPIO DE BACHÍNIVA****TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
| **Clasificación** | **Tipo Propiedad** | **Calidad** | **Constante** | **VALORES UNITARIOS POR HECTÁREA****PARA SUELO RÚSTICO PRIVADA ($/HA)** |
| **Clave de Valuación** | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **-** | **-** | **Valor Unitario ($/HA)** |
| 7 | 0 | 4 | 1 | Temporal | PRIVADA | 4 | - | - | $2,338.12 |
| 7 | 0 | 5 | 1 | Temporal | PRIVADA | 5 | - | - | NO APLICA |
|  |
| 8 | 0 | 1 | 1 | Pastal | COMUNAL | 1 | - | - | $1,156.89 |
| 8 | 0 | 2 | 1 | Pastal | COMUNAL | 2 | - | - | $945.98 |
| 8 | 0 | 3 | 1 | Pastal | COMUNAL | 3 | - | - | $820.56 |
| 8 | 0 | 4 | 1 | Pastal | COMUNAL | 4 | - | - | $290.78 |
| 8 | 0 | 5 | 1 | Pastal | COMUNAL | 5 | - | - | NO APLICA |
| 8 | 0 | 6 | 1 | Pastal | COMUNAL | 6 | - | - | NO APLICA |
| 8 | 0 | 7 | 1 | Pastal | COMUNAL | 7 | - | - | NO APLICA |
|  |
| 9 | 0 | 1 | 1 | Forestal | COMUNAL | 1 | - | - | NO APLICA |
| 9 | 0 | 2 | 1 | Forestal | COMUNAL | 2 | - | - | NO APLICA |
| 9 | 0 | 3 | 1 | Forestal | COMUNAL | 3 | - | - | NO APLICA |
| 9 | 0 | 4 | 1 | Forestal | COMUNAL | 4 | - | - | NO APLICA |
|  |  |
|  | **NOTA: EL FACTOR SE APLICA A CONSIDERACIÓN DE CADA MUNICIPIO, SI ES IGUAL, MAYOR O MENOR A LA UNIDAD DE ACUERDO A LAS CONDICIONES DE MERCADO.** |
|   |  |
|   | **DE ACUERDO A LA CALIDAD DE CADA CLASIFICACIÓN DE TIERRA, PARA COMPLEMENTAR CADA CLAVE DE VALUACIÓN RÚSTICA, SE ASIGNAN LOS SIGUIENTES DÍGITOS: (0) Propiedad Privada, (1) Propiedad Ejidal y (2) Propiedad Comunal.** |
|   |  |
|   | **Ejemplos : Riego por gravedad Propiedad Privada de Primera Calidad 1 0 1 1** **Riego por Bombeo Propiedad Comunal de Segunda Calidad 2 2 2 1** **Pastal Propiedad Ejidal de cuarta calidad 8 1 4 1** |
|   |  |

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| **MUNICIPIO DE BACHÍNIVA** |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
|  |
| **Clasificación** | **Tipo Prop.** | **Calidad** | **Constante** |  |
| **VALORES UNITARIOS POR HECTÁREA** |
| **PARA SUELO RÚSTICO EJIDAL ($/HA)** |
|  |
|  |
| **Clave de Valuación** | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **-** | **-** | **Valor Unitario ($/HA)** |
|   |
| 1 | 0 | 1 | 1 | Riego por Gravedad | EJIDAL | 1 | - | - | $32,948.44 |
| 1 | 0 | 2 | 1 | Riego por Gravedad | EJIDAL | 2 | - | - | $24,732.86 |
| 1 | 0000 0 | 3 | 1 | Riego por Gravedad | EJIDAL | 3 | - | - | $12,450.67 |
| 1 | 0 | 4 | 1 | Riego por Gravedad | EJIDAL | 4 | - | - | $5,708.97 |
|  |
| 2 | 0 | 1 | 1 | Riego por Bombeo | EJIDAL | 1 | - | - | $23,063.66 |
| 2 | 0 | 2 | 1 | Riego por Bombeo | EJIDAL | 2 | - | - | $17,312.88 |
| 2 | 0 | 3 | 1 | Riego por Bombeo | EJIDAL | 3 | - | - | $8,715.40 |
| 2 | 0 | 4 | 1 | Riego por Bombeo | EJIDAL | 4 | - | - | $3,996.09 |
|  |
| 3 | 0 | 1 | 1 | Frutales en Formación | EJIDAL | 1 | - | - | $12,706.80 |
| 3 | 0 | 2 | 1 | Frutales en Formación | EJIDAL | 2 | - | - | $11,214.52 |
| 3 | 0 | 3 | 1 | Frutales en Formación | EJIDAL | 3 | - | - | $11,214.52 |
|  |
| 5 | 0 | 1 | 1 | Frutales en Producción | EJIDAL | 1 | - | - | $8,507.20 |
| 5 | 0 | 2 | 1 | Frutales en Producción | EJIDAL | 2 | - | - | $7,475.52 |
| 5 | 0 | 3 | 1 | Frutales en Producción | EJIDAL | 3 | - | - | $7,475.52 |
|  |
| 7 | 0 | 1 | 1 | Temporal | EJIDAL | 1 | - | - | $4,567.05 |
| 7 | 0 | 2 | 1 | Temporal | EJIDAL | 2 | - | - | $3,653.52 |
| **MUNICIPIO DE BACHÍNIVA****TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
| **Clasificación** | **Tipo Prop.** | **Calidad** | **Constante** | **VALORES UNITARIOS POR HECTÁREA****PARA SUELO RÚSTICO EJIDAL ($/HA)** |
| **Clave de Valuación** | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **-** | **-** | **Valor Unitario ($/HA)** |
| 7 | 0 | 3 | 1 | Temporal | EJIDAL | 3 | - | - | $2,922.81 |
| 7 | 0 | 4 | 1 | Temporal | EJIDAL | 4 | - | - | $2,338.12 |
| 7 | 0 | 5 | 1 | Temporal | EJIDAL | 5 | - | - | NO APLICA |
|  |
| 8 | 0 | 1 | 1 | Pastal | EJIDAL | 1 | - | - | $1,156.89 |
| 8 | 0 | 2 | 1 | Pastal | EJIDAL | 2 | - | - | $945.98 |
| 8 | 0 | 3 | 1 | Pastal | EJIDAL | 3 | - | - | $820.56 |
| 8 | 0 | 4 | 1 | Pastal | EJIDAL | 4 | - | - | $290.78 |
| 8 | 0 | 5 | 1 | Pastal | EJIDAL | 5 | - | - | NO APLICA |
| 8 | 0 | 6 | 1 | Pastal | EJIDAL | 6 | - | - | NO APLICA |
| 8 | 0 | 7 | 1 | Pastal | EJIDAL | 7 | - | - | NO APLICA |
|  |
| 9 | 0 | 1 | 1 | Forestal | EJIDAL | 1 | - | - | NO APLICA |
| 9 | 0 | 2 | 1 | Forestal | EJIDAL | 2 | - | - | NO APLICA |
| 9 | 0 | 3 | 1 | Forestal | EJIDAL | 3 | - | - | NO APLICA |
| 9 | 0 | 4 | 1 | Forestal | EJIDAL | 4 | - | - | NO APLICA |
|  |
|  | **NOTA: EL FACTOR SE APLICA A CONSIDERACIÓN DE CADA MUNICIPIO, SI ES IGUAL, MAYOR O MENOR A LA UNIDAD DE ACUERDO A LAS CONDICIONES DE MERCADO.** |
|  | **DE ACUERDO A LA CALIDAD DE CADA CLASIFICACIÓN DE TIERRA, PARA COMPLEMENTAR CADA CLAVE DE VALUACIÓN RÚSTICA, SE ASIGNAN LOS SIGUIENTES DÍGITOS: (0) Propiedad Privada, (1) Propiedad Ejidal y (2) Propiedad Comunal.** |
|  |  |
|  | **Ejemplos : Riego por gravedad Propiedad Privada de Primera Calidad 1 0 1 1** **Riego por Bombeo Propiedad Comunal de Segunda Calidad 2 2 2 1** **Pastal Propiedad Ejidal de cuarta calidad 8 1 4 1** |

|  |
| --- |
| **TABLAS DE DEPRECIACIÓN MÉTODO DE ROSS** |
| **EJERCICIO FISCAL 2022** |
|  |
| **EDAD** | **Factor de Depreciación Método: ROSS** |
| **55** | **65** | **75** | **85** |
| 1 | 0.9922 | 0.9922 | 0.9932 | 0.9940 |
| 2 | 0.9841 | 0.9841 | 0.9863 | 0.9880 |
| 3 | 0.9759 | 0.9759 | 0.9792 | 0.9817 |
| 4 | 0.9673 | 0.9673 | 0.9719 | 0.9754 |
| 5 | 0.9586 | 0.9586 | 0.9644 | 0.9689 |
| 6 | 0.9496 | 0.9496 | 0.9568 | 0.9622 |
| 7 | 0.9404 | 0.9404 | 0.9490 | 0.9554 |
| 8 | 0.9309 | 0.9309 | 0.9410 | 0.9485 |
| 9 | 0.9212 | 0.9212 | 0.9328 | 0.9415 |
| 10 | 0.9112 | 0.9112 | 0.9244 | 0.9343 |
| 11 | 0.9011 | 0.9011 | 0.9159 | 0.9269 |
| 12 | 0.8907 | 0.8907 | 0.9072 | 0.9194 |
| 13 | 0.8800 | 0.8800 | 0.8983 | 0.9118 |
| 14 | 0.8691 | 0.8691 | 0.8892 | 0.9041 |
| 15 | 0.8580 | 0.8580 | 0.8800 | 0.8962 |
| 16 | 0.8466 | 0.8466 | 0.8706 | 0.8882 |
| 17 | 0.8350 | 0.8350 | 0.8610 | 0.8800 |
| 18 | 0.8232 | 0.8232 | 0.8512 | 0.8717 |
| 19 | 0.8111 | 0.8111 | 0.8412 | 0.8633 |
| 20 | 0.7988 | 0.7988 | 0.8311 | 0.8547 |
| 21 | 0.7863 | 0.7863 | 0.8208 | 0.8460 |
| 22 | 0.7735 | 0.7735 | 0.8103 | 0.8371 |
| 23 | 0.7605 | 0.7605 | 0.7996 | 0.8281 |
| 24 | 0.7472 | 0.7472 | 0.7888 | 0.8190 |
| 25 | 0.7337 | 0.7337 | 0.7778 | 0.8097 |
| 26 | 0.7200 | 0.7200 | 0.7666 | 0.8003 |
| 27 | 0.7060 | 0.7060 | 0.7552 | 0.7907 |
| 28 | 0.6918 | 0.6918 | 0.7436 | 0.7810 |
| 29 | 0.6774 | 0.6774 | 0.7319 | 0.7712 |
| 30 | 0.6627 | 0.6627 | 0.7200 | 0.7612 |
| 31 | 0.6478 | 0.6478 | 0.7079 | 0.7511 |
| 32 | 0.6327 | 0.6327 | 0.6956 | 0.7409 |
| 33 | 0.6173 | 0.6173 | 0.6832 | 0.7305 |
| 34 | 0.6017 | 0.6017 | 0.6706 | 0.7200 |
| 35 | 0.5858 | 0.5858 | 0.6578 | 0.7093 |
| 36 | 0.5697 | 0.5697 | 0.6448 | 0.6985 |
| 37 | 0.5534 | 0.5534 | 0.6316 | 0.6876 |
| 38 | 0.5368 | 0.5368 | 0.6183 | 0.6765 |
| 39 | 0.5200 | 0.5200 | 0.6048 | 0.6653 |
| 40 | 0.5030 | 0.5030 | 0.5911 | 0.6540 |
| 41 | 0.4857 | 0.4857 | 0.5772 | 0.6425 |
| 42 | 0.4682 | 0.4682 | 0.5632 | 0.6309 |
| 43 | 0.4504 | 0.4504 | 0.5490 | 0.6191 |
| 44 | 0.4324 | 0.4324 | 0.5346 | 0.6072 |
| 45 | 0.4142 | 0.4142 | 0.5200 | 0.5952 |
| 46 | 0.3957 | 0.3957 | 0.5052 | 0.5830 |
| 47 | 0.3770 | 0.3770 | 0.4903 | 0.5707 |
| 48 | 0.3581 | 0.3581 | 0.4752 | 0.5582 |
| 49 | 0.3389 | 0.3389 | 0.4599 | 0.5456 |
| 50 | 0.3195 | 0.3195 | 0.4444 | 0.5329 |
| 51 | 0.2999 | 0.2999 | 0.4288 | 0.5200 |
| 52 | 0.2800 | 0.2800 | 0.4130 | 0.5070 |
| 53 | 0.2599 | 0.2599 | 0.3970 | 0.4938 |
| 54 | 0.2395 | 0.2395 | 0.3808 | 0.4806 |
| 55 | 0.2189 | 0.2189 | 0.3644 | 0.4671 |
| 56 |  | 0.1981 | 0.3479 | 0.4536 |
| 57 |  | 0.1770 | 0.3312 | 0.4399 |
| 58 |  | 0.1557 | 0.3143 | 0.4260 |
| 59 |  | 0.1342 | 0.2972 | 0.4120 |
| 60 |  | 0.1124 | 0.2800 | 0.3979 |
| 61 |  | 0.0904 | 0.2626 | 0.3837 |
| 62 |  | 0.0682 | 0.2450 | 0.3693 |
| 63 |  | 0.0457 | 0.2272 | 0.3547 |
| 64 |  | 0.0230 | 0.2092 | 0.3401 |
| 65 |  | 0.0000 | 0.1911 | 0.3253 |
| 66 |  |  | 0.1718 | 0.3116 |
| 67 |  |  | 0.1543 | 0.2952 |
| 68 |  |  | 0.1356 | 0.2800 |
| 69 |  |  | 0.1168 | 0.2646 |
| 70 |  |  | 0.0978 | 0.2491 |
| 71 |  |  | 0.0786 | 0.2335 |
| 72 |  |  | 0.0592 | 0.2177 |
| 73 |  |  | 0.0396 | 0.2018 |
| 74 |  |  | 0.0199 | 0.1857 |
| 75 |  |  | 0.0000 | 0.1696 |
| 76 |  |  |  | 0.1532 |
| 77 |  |  |  | 0.1367 |
| 78 |  |  |  | 0.1201 |
| 79 |  |  |  | 0.1034 |
| 80 |  |  |  | 0.0865 |
| 81 |  |  |  | 0.0696 |
| 82 |  |  |  | 0.0523 |
| 83 |  |  |  | 0.0350 |
| 84 |  |  |  | 0.0176 |
| 85 |  |  |  | 0.0000 |
|  |  |  |  |  |
|  |  |  |  |  |
| **Utilizando la tabla de Ross según las colonias llegando a un tope** |
| **de 30 años de edad con una vida útil de 65 años.** |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **Vida útil:** | **65** |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  | **ESTADO DE CONSERVACIÓN** |  |  |
| **EDAD DEL INMUEBLE** | **NUEVO** | **BUENO** | **REGULAR** | **REGULAR MEDIO** | **REPARACIONES SENCILLAS** | **REPARACIONES****MEDIAS** | **REPARACIONES IMPORTANTES** | **REPARACIONES COMPLETAS** | **EN DESECHO** |  |  |
|  | **1.0000** | **0.9968** | **0.9748** | **0.9191** | **0.8199** | **0.6680** | **0.4740** | **0.2480** | **0.1000** |  |  |
| **0** | **1.00** | **0.990** | **0.975** | **0.920** | **0.820** | **0.660** | **0.470** | **0.250** | **0.135** |  |  |
| **1** | 0.9971 | 0.9871 | 0.9722 | 0.9173 | 0.8176 | 0.6581 | 0.4686 | 0.2493 | 0.1346 | **1** | 65 |
| **2** | 0.9924 | 0.9824 | 0.9675 | 0.9130 | 0.8137 | 0.6550 | 0.4664 | 0.2481 | 0.1340 | **2** | 65 |
| **3** | 0.9865 | 0.9766 | 0.9619 | 0.9076 | 0.8089 | 0.6511 | 0.4637 | 0.2466 | 0.1332 | **3** | 65 |
| **4** | 0.9798 | 0.9700 | 0.9553 | 0.9014 | 0.8035 | 0.6467 | 0.4605 | 0.2450 | 0.1323 | **4** | 65 |
| **5** | 0.9724 | 0.9627 | 0.9481 | 0.8946 | 0.7974 | 0.6418 | 0.4570 | 0.2431 | 0.1313 | **5** | 65 |
| **6** | 0.9644 | 0.9548 | 0.9403 | 0.8873 | 0.7908 | 0.6365 | 0.4533 | 0.2411 | 0.1302 | **6** | 65 |
| **7** | 0.9558 | 0.9463 | 0.9319 | 0.8794 | 0.7838 | 0.6309 | 0.4492 | 0.2390 | 0.1290 | **7** | 65 |
| **8** | 0.9468 | 0.9373 | 0.9231 | 0.8710 | 0.7763 | 0.6249 | 0.4450 | 0.2367 | 0.1278 | **8** | 65 |
| **9** | 0.9372 | 0.9278 | 0.9138 | 0.8622 | 0.7685 | 0.6186 | 0.4405 | 0.2343 | 0.1265 | **9** | 65 |
| **10** | 0.9272 | 0.9180 | 0.9041 | 0.8531 | 0.7603 | 0.6120 | 0.4358 | 0.2318 | 0.1252 | **10** | 65 |
| **11** | 0.9168 | 0.9077 | 0.8939 | 0.8435 | 0.7518 | 0.6051 | 0.4309 | 0.2292 | 0.1238 | **11** | 65 |
| **12** | 0.9061 | 0.8970 | 0.8834 | 0.8336 | 0.7430 | 0.5980 | 0.4259 | 0.2265 | 0.1223 | **12** | 65 |
| **13** | 0.8949 | 0.8860 | 0.8726 | 0.8233 | 0.7338 | 0.5907 | 0.4206 | 0.2237 | 0.1208 | **13** | 65 |
| **14** | 0.8835 | 0.8746 | 0.8614 | 0.8128 | 0.7244 | 0.5831 | 0.4152 | 0.2209 | 0.1193 | **14** | 65 |
| **15** | 0.8716 | 0.8629 | 0.8498 | 0.8019 | 0.7147 | 0.5753 | 0.4097 | 0.2179 | 0.1177 | **15** | 65 |
| **16** | 0.8595 | 0.8509 | 0.8380 | 0.7907 | 0.7048 | 0.5673 | 0.4040 | 0.2149 | 0.1160 | **16** | 65 |
| **17** | 0.8470 | 0.8386 | 0.8259 | 0.7793 | 0.6946 | 0.5591 | 0.3981 | 0.2118 | 0.1144 | **17** | 65 |
| **18** | 0.8343 | 0.8260 | 0.8134 | 0.7676 | 0.6841 | 0.5506 | 0.3921 | 0.2086 | 0.1126 | **18** | 65 |
| **19** | 0.8213 | 0.8131 | 0.8007 | 0.7556 | 0.6734 | 0.5420 | 0.3860 | 0.2053 | 0.1109 | **19** | 65 |
| **20** | 0.8080 | 0.7999 | 0.7878 | 0.7433 | 0.6625 | 0.5333 | 0.3797 | 0.2020 | 0.1091 | **20** | 65 |
| **21** | 0.7944 | 0.7865 | 0.7745 | 0.7308 | 0.6514 | 0.5243 | 0.3734 | 0.1986 | 0.1072 | **21** | 65 |
| **22** | 0.7806 | 0.7728 | 0.7610 | 0.7181 | 0.6401 | 0.5152 | 0.3669 | 0.1951 | 0.1054 | **22** | 65 |
| **23** | 0.7665 | 0.7588 | 0.7473 | 0.7052 | 0.6285 | 0.5059 | 0.3602 | 0.1916 | 0.1035 | **23** | 65 |
| **24** | 0.7521 | 0.7446 | 0.7333 | 0.6920 | 0.6167 | 0.4964 | 0.3535 | 0.1880 | 0.1015 | **24** | 65 |
| **25** | 0.7376 | 0.7302 | 0.7191 | 0.6786 | 0.6048 | 0.4868 | 0.3467 | 0.1844 | 0.0996 | **25** | 65 |
| **26** | 0.7227 | 0.7155 | 0.7047 | 0.6649 | 0.5926 | 0.4770 | 0.3397 | 0.1807 | 0.0976 | **26** | 65 |
| **27** | 0.7077 | 0.7006 | 0.6900 | 0.6511 | 0.5803 | 0.4671 | 0.3326 | 0.1769 | 0.0955 | **27** | 65 |
| **28** | 0.6924 | 0.6855 | 0.6751 | 0.6370 | 0.5678 | 0.4570 | 0.3254 | 0.1731 | 0.0935 | **28** | 65 |
| **29** | 0.6769 | 0.6702 | 0.6600 | 0.6228 | 0.5551 | 0.4468 | 0.3182 | 0.1692 | 0.0914 | **29** | 65 |
| **30** | 0.6612 | 0.6546 | 0.6447 | 0.6083 | 0.5422 | 0.4364 | 0.3108 | 0.1653 | 0.0893 | **30** | 65 |
| **31** | 0.6453 | 0.6389 | 0.6292 | 0.5937 | 0.5292 | 0.4259 | 0.3033 | 0.1613 | 0.0871 | **31** | 65 |
| **32** | 0.6292 | 0.6229 | 0.6135 | 0.5789 | 0.5159 | 0.4153 | 0.2957 | 0.1573 | 0.0849 | **32** | 65 |
| **33** | 0.6129 | 0.6068 | 0.5976 | 0.5639 | 0.5026 | 0.4045 | 0.2881 | 0.1532 | 0.0827 | **33** | 65 |
| **34** | 0.5964 | 0.5904 | 0.5815 | 0.5487 | 0.4890 | 0.3936 | 0.2803 | 0.1491 | 0.0805 | **34** | 65 |
| **35** | 0.5796 | 0.5738 | 0.5652 | 0.5333 | 0.4753 | 0.3826 | 0.2724 | 0.1449 | 0.0783 | **35** | 65 |
| **36** | 0.5627 | 0.5571 | 0.5487 | 0.5177 | 0.4614 | 0.3714 | 0.2645 | 0.1407 | 0.0760 | **36** | 65 |
| **37** | 0.5456 | 0.5402 | 0.5320 | 0.5020 | 0.4474 | 0.3601 | 0.2564 | 0.1364 | 0.0737 | **37** | 65 |
| **38** | 0.5284 | 0.5231 | 0.5151 | 0.4861 | 0.4332 | 0.3487 | 0.2483 | 0.1321 | 0.0713 | **38** | 65 |
| **39** | 0.5109 | 0.5058 | 0.4981 | 0.4700 | 0.4189 | 0.3372 | 0.2401 | 0.1277 | 0.0690 | **39** | 65 |
| **40** | 0.4932 | 0.4883 | 0.4809 | 0.4538 | 0.4045 | 0.3255 | 0.2318 | 0.1233 | 0.0666 | **40** | 65 |
| **41** | 0.4754 | 0.4707 | 0.4635 | 0.4374 | 0.3898 | 0.3138 | 0.2234 | 0.1189 | 0.0642 | **41** | 65 |
| **42** | 0.4574 | 0.4528 | 0.4460 | 0.4208 | 0.3751 | 0.3019 | 0.2150 | 0.1144 | 0.0618 | **42** | 65 |
| **43** | 0.4392 | 0.4348 | 0.4283 | 0.4041 | 0.3602 | 0.2899 | 0.2064 | 0.1098 | 0.0593 | **43** | 65 |
| **44** | 0.4209 | 0.4167 | 0.4104 | 0.3872 | 0.3451 | 0.2778 | 0.1978 | 0.1052 | 0.0568 | **44** | 65 |
| **45** | 0.4024 | 0.3984 | 0.3923 | 0.3702 | 0.3300 | 0.2656 | 0.1891 | 0.1006 | 0.0543 | **45** | 65 |
| **46** | 0.3837 | 0.3799 | 0.3741 | 0.3530 | 0.3146 | 0.2533 | 0.1803 | 0.0959 | 0.0518 | **46** | 65 |
| **47** | 0.3649 | 0.3612 | 0.3558 | 0.3357 | 0.2992 | 0.2408 | 0.1715 | 0.0912 | 0.0493 | **47** | 65 |
| **48** | 0.3459 | 0.3424 | 0.3372 | 0.3182 | 0.2836 | 0.2283 | 0.1626 | 0.0865 | 0.0467 | **48** | 65 |
| **49** | 0.3267 | 0.3235 | 0.3186 | 0.3006 | 0.2679 | 0.2156 | 0.1536 | 0.0817 | 0.0441 | **49** | 65 |
| **50** | 0.3074 | 0.3043 | 0.2997 | 0.2828 | 0.2521 | 0.2029 | 0.1445 | 0.0769 | 0.0415 | **50** | 65 |