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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | |
| **SECTOR**  **CATASTRAL** | **VIALIDAD** | **VALOR UNITARIO**  **$/m2** |
| 1, 2 y 3 | Calle Vicente Guerrero | $70.00 |
| 4 | Calle Metalúrgicos | $60.00 |
| 3 | Calle 15 de Mayo | $60.00 |
| 3 | Calle Ricardo Flores Magón | $60.00 |
| 1 | Calle Felipe Ángeles | $60.00 |
| 2 | Calle Jesús García | $60.00 |
| 1 y 2 | Calle Lic. Benito Juárez | $60.00 |
| 1 | Calle Mariano Jiménez | $60.00 |
| 5 | Calle Emiliano Zapata | $60.00 |
| 5 | Calle Venustiano Carranza | $60.00 |
| 5 | Calle 1o de Mayo | $50.00 |
| 5 | Calle Industrias | $40.00 |
| 5 | Calle Ignacio Allende | $40.00 |
| 4 | Calle Guillermo Baca | $60.00 |
| 6 | Calle Agricultura | $40.00 |
| 5 y 6 | Calle Juan de Dios Peza | $50.00 |
| 1 | Calle Centenario | $70.00 |
| 1 y 2 | Vía Cable | $60.00 |
| 5 y 6 | Calle Rubio Navarrete | $50.00 |
| 5 | Calle Pablo Sidar | $50.00 |
| 5 y 6 | Calle Amado Nervo | $50.00 |
| 1 | Calle Gutiérrez Zamora | $50.00 |
| 3 | Calle Mariano Abasolo | $50.00 |
| 5 y 6 | Calle Salvador Díaz Mirón | $50.00 |
| 4 | Calle Singer | $50.00 |
| 2 | Calle 1ª. Galeana | $60.00 |
| 2 | Calle 2ª. Galeana | $60.00 |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | |
| **SECTOR**  **CATASTRAL** | **VIALIDAD** | **VALOR UNITARIO**  **$/m2** |
| 1 | Calle Miguel Hidalgo | $50.00 |
| 5 | Barrio Indé | $40.00 |
| 3 | Barrio 15 de Mayo | $40.00 |
| 1 | Barrio 5 de Mayo | $40.00 |
| 4 | Barrio Guillermo Baca | $40.00 |
| 6 | Barrio 12 de Octubre | $40.00 |
| 6 | Barrio Agricultura | $40.00 |
| 2 | Barrio 20 de Noviembre | $40.00 |
| 4 | Cordón Indé | $40.00 |
| 1 | Colonia Canta Ranas | $70.00 |
| 3 | Colonia San Francisco | $70.00 |
| 7 | Colonia Magisterial | $70.00 |
| 7 | Colonia Magisterial | $40.00 |
| 3 | Colonia Zacatecas | $70.00 |
| 3 | Colonia Hospital | $70.00 |
| 4 | Colonia Linda Vista | $50.00 |
| 4 | Colonia Linda Vista | $40.00 |
| 1 | Calle Felipe Carrillo Puerto | $60.00 |
| 1 | Cruzada Gutiérrez Zamora | $50.00 |
| 1 | Cruzada Vicente Guerrero | $60.00 |
| 2 | Cruzada Felipe Ángeles | $50.00 |
| 5 | Calle Emilio Carranza | $50.00 |
| 4 | Cruzada Guillermo Baca | $60.00 |
| 4p | Calle Linda Vista | $50.00 |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **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"** | $1,435.42 |
| **2** | **1** | **1** | **2** | HABITACIONAL | POPULAR | **"B"** | $1,200.00 |
| **2** | **1** | **1** | **3** | HABITACIONAL | POPULAR | **"C"** | $1,059.21 |
| **2** | **1** | **1** | **4** | HABITACIONAL | POPULAR COCHERA | **-** | $700.00 |
| **2** | **1** | **1** | **5** | HABITACIONAL | POPULAR TEJABÁN | **-** | $200.00 |
|  | | | | | | | |
| **2** | **1** | **2** | **1** | HABITACIONAL | ECONÓMICO | **"A"** | $2,300.97 |
| **2** | **1** | **2** | **2** | HABITACIONAL | ECONÓMICO | **"B"** | $1,857.31 |
| **2** | **1** | **2** | **3** | HABITACIONAL | ECONÓMICO | **"C"** | $1,605.08 |
| **2** | **1** | **2** | **4** | HABITACIONAL | ECONÓMICO COCHERA | **-** | $900.00 |
| **2** | **1** | **2** | **5** | HABITACIONAL | ECONÓMICO TEJABÁN | **-** | $300.00 |
|  | | | | | | | |
| **2** | **1** | **3** | **1** | HABITACIONAL | MEDIO | **"A"** | $3,590.56 |
| **2** | **1** | **3** | **2** | HABITACIONAL | MEDIO | **"B"** | $3,224.75 |
| **2** | **1** | **3** | **3** | HABITACIONAL | MEDIO | **"C"** | $2,692.99 |
| **2** | **1** | **3** | **4** | HABITACIONAL | MEDIO COCHERA | **-** | $1,300.00 |
| **2** | **1** | **3** | **5** | HABITACIONAL | MEDIO TEJABÁN | **-** | $500.00 |
|  | | | | | | | |
| **2** | **1** | **4** | **1** | HABITACIONAL | BUENO | **"A"** | $5,428.75 |
| **2** | **1** | **4** | **2** | HABITACIONAL | BUENO | **"B"** | $4,397.23 |
| **2** | **1** | **4** | **3** | HABITACIONAL | BUENO | **"C"** | $4,092.78 |
| **2** | **1** | **4** | **4** | HABITACIONAL | BUENO COCHERA | **-** | $1,400.00 |
| **2** | **1** | **4** | **5** | HABITACIONAL | BUENO TEJABÁN | **-** | $800.00 |
|  | | | | | | | |
| **2** | **2** | **1** | **1** | COMERCIAL | ECONÓMICO | **"A"** | $2,363.92 |
| **2** | **2** | **1** | **2** | COMERCIAL | ECONÓMICO | **"B"** | $1,931.15 |
| **2** | **2** | **1** | **3** | COMERCIAL | ECONÓMICO | **"C"** | $1,601.05 |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **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** | | **2** | | **1** | COMERCIAL | MEDIANO | **"A"** | $3,231.39 |
| **2** | | **2** | | **2** | | **2** | COMERCIAL | MEDIANO | **"B"** | $2,586.78 |
| **2** | | **2** | | **2** | | **3** | COMERCIAL | MEDIANO | **"C"** | $2,017.89 |
|  | | | | | | | | | | |
| **2** | | **2** | | **3** | | **1** | COMERCIAL | BUENO | **"A"** | $5,011.97 |
| **2** | | **2** | | **3** | | **2** | COMERCIAL | BUENO | **"B"** | $4,176.15 |
| **2** | | **2** | | **3** | | **3** | COMERCIAL | BUENO | **"C"** | $3,681.53 |
| Factor de Mercado para la zona urbana: 1 | | | | | | | | | | |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **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 | 7 | 1 | CINE/TEATRO | - | **"A"** | $4,100.00 |
| 2 | 2 | 7 | 2 | CINE/TEATRO | - | **"B"** | $3,500.00 |
| 2 | 2 | 7 | 3 | CINE/TEATRO | - | **"C"** | $3,000.00 |
|  | | | | | | | |
| 2 | 2 | 8 | 1 | ESCUELA/GIMNASIO | - | **"A"** | $4,000.00 |
| 2 | 2 | 8 | 2 | ESCUELA/GIMNASIO | - | **"B"** | $3,500.00 |
| 2 | 2 | 8 | 3 | ESCUELA/GIMNASIO | - | **"C"** | $3,000.00 |
|  | | | | | | | |
| 2 | 3 | 1 | 1 | INDUSTRIAL | LIGERO | **"A"** | $2,995.16 |
| 2 | 3 | 1 | 2 | INDUSTRIAL | LIGERO | **"B"** | $2,590.41 |
| 2 | 3 | 1 | 3 | INDUSTRIAL | LIGERO | **"C"** | $2,375.79 |
|  | | | | | | | |
| 2 | 3 | 2 | 1 | INDUSTRIAL | MEDIANO | **"A"** | $3,634.55 |
| 2 | 3 | 2 | 2 | INDUSTRIAL | MEDIANO | **"B"** | $3,384.06 |
| 2 | 3 | 2 | 3 | INDUSTRIAL | MEDIANO | **"C"** | $3,260.66 |
|  | | | | | | | |
| 2 | 3 | 4 | 1 | TEJABÁN | - | **"A"** | $800.00 |
| 2 | 3 | 4 | 2 | TEJABÁN | - | **"B"** | $500.00 |
| 2 | 3 | 4 | 3 | TEJABÁN | - | **"C"** | $300.00 |
|  | | | | | | | |
| 2 | 4 | 1 | 1 | CLÍNICA TIPO MEDIO | | **"A"** | $4,000.00 |
| 2 | 4 | 1 | 2 | CLÍNICA TIPO MEDIO | | **"B"** | $3,800.00 |
| 2 | 4 | 1 | 3 | CLÍNICA TIPO MEDIO | | **"C"** | $3,200.00 |
| FACTOR DE MERCADO PARA LA ZONA URBANA: 1 | | | | | | | |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | |
| **INSTALACIONES ESPECIALES Y OBRAS COMPLEMENTARIAS** | |
| **DESCRIPCIÓN** | **Valor Unitario $/M2** |
| ALBERCA | $1,500.00 |
| ALJIBE | $2,000.00 |
| BARANDAL | $650.00 |
| BARDA | $350.00 |
| CIRCUITO CERRADO (Por Cámara) | $5,000.00 |
| COCINA INTEGRAL | $1,500.00 |
| CORTINA METÁLICA | $1,000.00 |
| ELEVADOR (Pieza) | $100,000.00 |
| ENCEMENTADOS (Patios, Pasillo, etc.) | $120.00 |
| ESTACIONAMIENTO (Pavimento Asfalto) | $160.00 |
| ESTACIONAMIENTO (Pavimento Concreto) | $195.00 |
| HIDRONEUMÁTICO | $5,000.00 |
| JACUZZI (Pieza) | $10,000.00 |
| PORTÓN ELÉCTRICO | $2,000.00 |
| RAMPAS | $300.00 |
| SISTEMA CONTRA INCENDIOS (Unidad) | $50,000.00 |
| SUBESTACIÓN (Por Cuchilla) | $1,500.00 |
| TANQUE DE ALMACENAMIENTO (Pieza) | $4,000.00 |
| TANQUE ESTACIONARIO (pieza) | $800.00 |
| PILAS | $700.00 |
| ANTENA DE TELEFONÍA O TELEVISIÓN | $31,200.00 |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **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** |
| 601.00 | 1,000.00 | 0.6 |
| 1,001.01 | 1,500.00 | 0.4 |
| 1,500.01 | 2,000.00 | 0.3 |
| 2,000.01 | 3,000.00 | 0.2 |
| 3,000.01 | 5,000.00 | 0.1 |
| 5,000.01 | Y MÁS | 0.05 |
| **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,**  **EN POBLACIONES CERCANAS Y DIFERENTES A LA CABECERA MUNICIPAL.** | | |
| **SUPERFICIE DESDE (M2)** | **HASTA SUPERFICIE DE (M2)** | **FACTOR DE TERRENO** |
| 600.01 | 1,000.00 | 0.4 |
| 1,000.01 | 1,500.00 | 0.3 |
| 1,500.01 | 2,000.00 | 0.1 |
| 2,000.01 | 3,000.00 | 0.08 |
| 3,000.01 | 5,000.00 | 0.06 |
| 5,000.01 | Y MÁS | 0.05 |
| **FACTOR DE DEMÉRITO PARA TERRENOS INMERSOS EN LA MANCHA URBANA, CON SUPERFICIES**  **MAYORES A LA DEL LOTE TIPO Y CON USO DE SUELO AGRÍCOLA.** | | |
| **SUPERFICIE DESDE (M2)** | **HASTA SUPERFICIE DE (M2)** | **FACTOR DE TERRENO** |
| 1,000.01 | 1,500.00 | 0.3 |
| 1,500.01 | 2,000.00 | 0.2 |
| 2,000.01 | 3,000.00 | 0.1 |
| 3,000.01 | 5,000.00 | 0.08 |
| 5,000.01 | 10,000.00 | 0.06 |
| 10,000.01 | Y MÁS | 0.05 |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **TABLAS DE VALORES PARA EL EJERCICIO FISCAL 2022**  **VALORES UNITARIOS DE TERRENO PARA SUELO SUBURBANO** | | | | |
| **CLASIFICACIÓN** | **CLASE** | **VALOR INICIAL** | **FACTOR** | **VALOR ($/M2)** |
| ZONA SUBURBANA | No. 1 | $60.00 | 1 | $60.00 |
| ZONA SUBURBANA | No. 2 | $40.00 | 1 | $40.00 |
| ZONA SUBURBANA | No. 3 | $20.00 | 1 | $20.00 |
| ZONA SUBURBANA | No. 9 | $0.60 | 1 | $0.60 |
| ZONA SUBURBANA | No. 10 | $780.00 | 1 | $780.00 |

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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | | | | | | | | | | |
| **Clasificación** | **Tipo Propiedad** | | **Calidad** | **Constante** | | **VALORES UNITARIOS POR HECTÁREA**  **PARA SUELO RÚSTICO ($/HA)** | | | | | | | | |
| **Clave de Valuación** | | | | | | **Clasificación** | | **Tipo de Propiedad** | **Calidad** | | **Factor** | | **Valor Unitario ($/HA)** | |
|  | | | | | | | | | | | | | | |
| **2** | - | | **1** | **1** | | Riego por Bombeo | | - | **1** | | - | | $25,873.00 | |
| **2** | - | | **2** | **1** | | Riego por Bombeo | | - | **2** | | - | | $19,422.00 | |
| **2** | - | | **3** | **1** | | Riego por Bombeo | | - | **3** | | - | | $9,777.00 | |
| **2** | - | | **4** | **1** | | Riego por Bombeo | | - | **4** | | - | | $5,123.00 | |
|  | | | | | | | | | | | | | | |
| **7** | - | | **1** | **1** | | Temporal | | - | **1** | | - | | $5,123.00 | |
| **7** | - | | **2** | **1** | | Temporal | | - | **2** | | - | | $499.00 | |
| **7** | - | | **3** | **1** | | Temporal | | - | **3** | | - | | $3,279.00 | |
| **7** | - | | **4** | **1** | | Temporal | | - | **4** | | - | | $2,623.00 | |
|  | | | | | | | | | | | | | | |
| **8** | - | | **1** | **1** | | Pastal | | - | **1** | | - | | $1,680.00 | |
| **8** | - | | **2** | **1** | | Pastal | | - | **2** | | - | | $1,373.00 | |
| **8** | - | | **3** | **1** | | Pastal | | - | **3** | | - | | $1,191.00 | |
| **8** | - | | **4** | **1** | | Pastal | | - | **4** | | - | | $422.00 | |
| **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; FACTOR = 1 | | | | | | | | | | | | | | |
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| **MUNICIPIO DE SAN FRANCISCO DEL ORO**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022**  **VALORES UNITARIOS PARA SUELO RÚSTICO CON ACTIVIDADES MINERAS** | | | | | | | | | | | | | | |
| **Zona** | | **Sector** | | | **Manzanas** | | **Ubicación** | | | | **Factor** | | **Valor Unitario** | |
| 0 | | 0 | | | 2 | | Fuera del fundo Legal | | | | 1 | | $2,517.00 | |
| 0 | | 0 | | | 2 | | Dentro del fundo Legal | | | | 1 | | $7,736.00 | |

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| **Vida útil:** | **65** | | | | | | | | |
| **EDAD DEL INMUEBLE** | **ESTADO DE CONSERVACIÓN** | | | | | | | | |
| **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 |
| **2** | 0.9924 | 0.9824 | 0.9675 | 0.9130 | 0.8137 | 0.6574 | 0.4664 | 0.2481 | 0.1340 |
| **3** | 0.9865 | 0.9766 | 0.9619 | 0.9076 | 0.8089 | 0.6519 | 0.4637 | 0.2466 | 0.1332 |
| **4** | 0.9798 | 0.9700 | 0.9553 | 0.9014 | 0.8035 | 0.6462 | 0.4605 | 0.2450 | 0.1323 |
| **5** | 0.9724 | 0.9627 | 0.9481 | 0.8946 | 0.7974 | 0.6403 | 0.4570 | 0.2431 | 0.1313 |
| **6** | 0.9644 | 0.9548 | 0.9403 | 0.8873 | 0.7908 | 0.6343 | 0.4533 | 0.2411 | 0.1302 |
| **7** | 0.9558 | 0.9463 | 0.9319 | 0.8794 | 0.7838 | 0.6282 | 0.4492 | 0.2390 | 0.1290 |
| **8** | 0.9468 | 0.9373 | 0.9231 | 0.8710 | 0.7763 | 0.6218 | 0.4450 | 0.2367 | 0.1278 |
| **9** | 0.9372 | 0.9278 | 0.9138 | 0.8622 | 0.7685 | 0.6154 | 0.4405 | 0.2343 | 0.1265 |
| **10** | 0.9272 | 0.9180 | 0.9041 | 0.8531 | 0.7603 | 0.6087 | 0.4358 | 0.2318 | 0.1252 |
| **11** | 0.9168 | 0.9077 | 0.8939 | 0.8435 | 0.7518 | 0.6019 | 0.4309 | 0.2292 | 0.1238 |
| **12** | 0.9061 | 0.8970 | 0.8834 | 0.8336 | 0.7430 | 0.5950 | 0.4259 | 0.2265 | 0.1223 |
| **13** | 0.8949 | 0.8860 | 0.8726 | 0.8233 | 0.7338 | 0.5878 | 0.4206 | 0.2237 | 0.1208 |
| **14** | 0.8835 | 0.8746 | 0.8614 | 0.8128 | 0.7244 | 0.5806 | 0.4152 | 0.2209 | 0.1193 |
| **15** | 0.8716 | 0.8629 | 0.8498 | 0.8019 | 0.7147 | 0.5731 | 0.4097 | 0.2179 | 0.1177 |
| **16** | 0.8595 | 0.8509 | 0.8380 | 0.7907 | 0.7048 | 0.5655 | 0.4040 | 0.2149 | 0.1160 |
| **17** | 0.8470 | 0.8386 | 0.8259 | 0.7793 | 0.6946 | 0.5578 | 0.3981 | 0.2118 | 0.1144 |
| **18** | 0.8343 | 0.8260 | 0.8134 | 0.7676 | 0.6841 | 0.5499 | 0.3921 | 0.2086 | 0.1126 |
| **19** | 0.8213 | 0.8131 | 0.8007 | 0.7556 | 0.6734 | 0.5418 | 0.3860 | 0.2053 | 0.1109 |
| **20** | 0.8080 | 0.7999 | 0.7878 | 0.7433 | 0.6625 | 0.5336 | 0.3797 | 0.2020 | 0.1091 |
| **21** | 0.7944 | 0.7865 | 0.7745 | 0.7308 | 0.6514 | 0.5252 | 0.3734 | 0.1986 | 0.1072 |
| **22** | 0.7806 | 0.7728 | 0.7610 | 0.7181 | 0.6401 | 0.5167 | 0.3669 | 0.1951 | 0.1054 |
| **23** | 0.7665 | 0.7588 | 0.7473 | 0.7052 | 0.6285 | 0.5080 | 0.3602 | 0.1916 | 0.1035 |
| **24** | 0.7521 | 0.7446 | 0.7333 | 0.6920 | 0.6167 | 0.4991 | 0.3535 | 0.1880 | 0.1015 |
| **25** | 0.7376 | 0.7302 | 0.7191 | 0.6786 | 0.6048 | 0.4901 | 0.3467 | 0.1844 | 0.0996 |
| **26** | 0.7227 | 0.7155 | 0.7047 | 0.6649 | 0.5926 | 0.4810 | 0.3397 | 0.1807 | 0.0976 |
| **27** | 0.7077 | 0.7006 | 0.6900 | 0.6511 | 0.5803 | 0.4716 | 0.3326 | 0.1769 | 0.0955 |
| **28** | 0.6924 | 0.6855 | 0.6751 | 0.6370 | 0.5678 | 0.4621 | 0.3254 | 0.1731 | 0.0935 |
| **29** | 0.6769 | 0.6702 | 0.6600 | 0.6228 | 0.5551 | 0.4525 | 0.3182 | 0.1692 | 0.0914 |
| **30** | 0.6612 | 0.6546 | 0.6447 | 0.6083 | 0.5422 | 0.4427 | 0.3108 | 0.1653 | 0.0893 |
| **31** | 0.6453 | 0.6389 | 0.6292 | 0.5937 | 0.5292 | 0.4327 | 0.3033 | 0.1613 | 0.0871 |
| **32** | 0.6292 | 0.6229 | 0.6135 | 0.5789 | 0.5159 | 0.4226 | 0.2957 | 0.1573 | 0.0849 |
| **33** | 0.6129 | 0.6068 | 0.5976 | 0.5639 | 0.5026 | 0.4123 | 0.2881 | 0.1532 | 0.0827 |
| **34** | 0.5964 | 0.5904 | 0.5815 | 0.5487 | 0.4890 | 0.4019 | 0.2803 | 0.1491 | 0.0805 |
| **35** | 0.5796 | 0.5738 | 0.5652 | 0.5333 | 0.4753 | 0.3913 | 0.2724 | 0.1449 | 0.0783 |
| **36** | 0.5627 | 0.5571 | 0.5487 | 0.5177 | 0.4614 | 0.3806 | 0.2645 | 0.1407 | 0.0760 |
| **37** | 0.5456 | 0.5402 | 0.5320 | 0.5020 | 0.4474 | 0.3697 | 0.2564 | 0.1364 | 0.0737 |
| **38** | 0.5284 | 0.5231 | 0.5151 | 0.4861 | 0.4332 | 0.3586 | 0.2483 | 0.1321 | 0.0713 |
| **39** | 0.5109 | 0.5058 | 0.4981 | 0.4700 | 0.4189 | 0.3474 | 0.2401 | 0.1277 | 0.0690 |
| **40** | 0.4932 | 0.4883 | 0.4809 | 0.4538 | 0.4045 | 0.3360 | 0.2318 | 0.1233 | 0.0666 |
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| **EDAD DEL INMUEBLE** | **ESTADO DE CONSERVACIÓN** | | | | | | | | |
| **Nuevo** | **Bueno** | **Regular** | **Regular medio** | **Reparaciones Sencillas** | **Reparaciones Medias** | **Reparaciones Importantes** | **Reparaciones Completas** | **En Desecho** |
| **41** | 0.4754 | 0.4707 | 0.4635 | 0.4374 | 0.3898 | 0.3244 | 0.2234 | 0.1189 | 0.0642 |
| **42** | 0.4574 | 0.4528 | 0.4460 | 0.4208 | 0.3751 | 0.3127 | 0.2150 | 0.1144 | 0.0618 |
| **43** | 0.4392 | 0.4348 | 0.4283 | 0.4041 | 0.3602 | 0.3009 | 0.2064 | 0.1098 | 0.0593 |
| **44** | 0.4209 | 0.4167 | 0.4104 | 0.3872 | 0.3451 | 0.2889 | 0.1978 | 0.1052 | 0.0568 |
| **45** | 0.4024 | 0.3984 | 0.3923 | 0.3702 | 0.3300 | 0.2767 | 0.1891 | 0.1006 | 0.0543 |
| **46** | 0.3837 | 0.3799 | 0.3741 | 0.3530 | 0.3146 | 0.2644 | 0.1803 | 0.0959 | 0.0518 |
| **47** | 0.3649 | 0.3612 | 0.3558 | 0.3357 | 0.2992 | 0.2519 | 0.1715 | 0.0912 | 0.0493 |
| **48** | 0.3459 | 0.3424 | 0.3372 | 0.3182 | 0.2836 | 0.2392 | 0.1626 | 0.0865 | 0.0467 |
| **49** | 0.3267 | 0.3235 | 0.3186 | 0.3006 | 0.2679 | 0.2264 | 0.1536 | 0.0817 | 0.0441 |
| **50** | 0.3074 | 0.3043 | 0.2997 | 0.2828 | 0.2521 | 0.2134 | 0.1445 | 0.0769 | 0.0415 |

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| **TABLA DE DEPRECIACIÓN MÉTODO DE ROSS**  **PARA EL EJERCICIO FISCAL 2022** | | | | |
| **Factor de Depreciación Método: ROSS** | | | | |
| **EDAD** | **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 |

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| --- | --- | --- | --- | --- |
| **Factor de Depreciación Método: ROSS** | | | | |
| **EDAD** | **55** | **65** | **75** | **85** |
| 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.