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| **MUNICIPIO DE GÓMEZ FARÍAS, CHIH.**  **TABLAS DE VALORES PARA EL EJERCICIO FISCAL 2022** |

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| **VALORES UNITARIOS PARA SUELO URBANO**  **POR ZONAS URBANAS HOMOGÉNEAS DE VALOR** | | | | |
| **ZONA** | **SECTOR CATASTRAL** | **MANZANAS** | **COLONIA** | **VALOR UNITARIO REAL** | |
| ZONA 1 | 001,007,008 | 3,4,5,6,13,14,16,17,20,21  24,25,26,27,28,29,36,37,38,47,52 | CENTRO | $110.00 | |
| ZONA 2 | 001,008,007,005 | 1,7,8,13,15,16,17,18,19,20,22,23,24  26,27,28,29,30,38,39,40,41,42 | CENTRO | $80.00 | |
| ZONA 3 | 007,008,001 | 1,2,3,4,9,10,11,12,13,14,15,17,18,19  20,21,22,23,24,25,26,27,32,33,34,35,  36,41,42,43,44,45 | CENTRO | $70.00 | |
| ZONA 4 | 001,004,005,007,008 | 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15  16,17,18,19,20,21,22,24,25,26,27,  29,30,31,32,33,34,36,38,39,40,  41,42,43,44,45,46,47,48,49,50,  51,52,53,54,55,56,57,58,59, | ÓSCAR ORNELAS, SOCORRO RIVERA Y CENTRO | $60.00 | |
| ZONA 5 | 003,004,005 | 1,2,3,4,5,6,7,8,9,10,11,12,13,14,  15,18,19,23,24,25,26,27,28,29,  30,34,35,36,37,40,41,42,43,44  47,48,50,51,53,54,55,60 | ÓSCAR ORNELAS | $30.00 | |
| ZONA 6 | 6 | 1,2,3,4,5,6,7,8,9,10,11,12,13  14,15,16,17,18,19,20,21,22,23  24,25,26,27,28,29,30,31,32,33,34  35,36 | SOCORRO RIVERA | $20.00 | |
| **MUNICIPIO DE GÓMEZ FARÍAS, CHIH.**  **TABLAS DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | |
| **VALORES UNITARIOS PARA SUELO URBANO**  **POR ZONAS URBANAS HOMOGÉNEAS DE VALOR** | | | | | |
| ZONA 7 | 9 | 1-132 | PEÑA BLANCA | $50.00 | |
| ZONA 8 | 10 | NO APLICA | LA PINTA | $45.00 | |
| ZONA 9 | 11 | NO APLICA | SAN JOSÉ BABICORA | $45.00 | |
| ZONA 10 | 12 | NO APLICA | COL. LIBERTAD | $20.00 | |
| ZONA 11 | 13 | NO APLICA | EL PORVENIR DEL CAMPESINO | $20.00 | |
| ZONA 12 | 14 | NO APLICA | ALFREDO CHÁVEZ | $20.00 | |

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| \*NOTA ACLARATORIA: LAS ZONAS DE VALOR PODRÁN INTEGRARSE DE SECTORES COMPLETOS O FRACCIONES DE LOS MISMOS. |

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| **MUNICIPIO DE GÓMEZ FARÍAS**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |

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| **VALOR DE CORREDOR COMERCIAL** |

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| **AVENIDA LIBERTAD** |

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| **DE** | **A** | **VALOR ($/m2)** |
| **FONDO LEGAL** | **MAQUILADORA** | **$120.00** |

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| **AVENIDA LIBERTAD** | | |
| **DE** | **A** | **VALOR($/m2)** |
| MAQUILADORA | CALLE 19 | $120.00 |
| CALLE 19 | CALLE 11 | $120.00 |
| CALLE 11 | CALLE AGRICULTURA | $120.00 |
| CALLE AGRICULTURA | CALLE QUINTA | $120.00 |
| CALLE QUINTA | CALLE TERCERA | $120.00 |
| CALLE TERCERA | CALLE CONSTITUCIÓN | $120.00 |
| CALLE CONSTITUCIÓN | CALLE JUÁREZ | $120.00 |
| CALLE JUÁREZ | CALLE CUARTA | $120.00 |
| CALLE CUARTA | CALLE DÉCIMA | $120.00 |
| CALLE DÉCIMA | RASTRO | $120.00 |
| RASTRO | SALIDA A PEÑA BLANCA | $120.00 |

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| **CARRETERA PEÑA BLANCA** | | |
| **DE** | **A** | **VALOR ($/m2)** |
| CALLE 10 | GASOLINERA | $120.00 |
| GASOLINERA | RASTRO | $120.00 |
| RASTRO | SALIDA A PEÑA BLANCA | $120.00 |

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| **MUNICIPIO DE GÓMEZ FARÍAS**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | | | | | |
| **Constante** | | **Tipología** | **Clase** | | **Nivel** | **VALORES UNITARIOS DE MERCADO**  **PARA CONSTRUCCIONES**  **VALOR EN PESO / M2** | | | |
| **CLAVE DE VALUACIÓN** | | | | | | **TIPOGRAFÍA** | **CLASE** | **NIVEL** | **VALOR UNIT** |
| 2 | 1 | | | 1 | 1 | HABITACIONAL | POPULAR | A | $1,138.50 |
| 2 | 1 | | | 1 | 2 | HABITACIONAL | POPULAR | B | $931.50 |
| 2 | 1 | | | 1 | 3 | HABITACIONAL | POPULAR | C | $621.00 |
| 2 | 1 | | | 2 | 1 | HABITACIONAL | ECONÓMICO | A | $2,459.16 |
| 2 | 1 | | | 2 | 2 | HABITACIONAL | ECONÓMICO | B | $2,031.71 |
| 2 | 1 | | | 2 | 3 | HABITACIONAL | ECONÓMICO | C | $1,762.61 |
| 2 | 1 | | | 3 | 1 | HABITACIONAL | MEDIO | A | $3,876.08 |
| 2 | 1 | | | 3 | 2 | HABITACIONAL | MEDIO | B | $3,466.22 |
| 2 | 1 | | | 3 | 3 | HABITACIONAL | MEDIO | C | $2,909.39 |
| 2 | 1 | | | 4 | 1 | HABITACIONAL | BUENO | A | $5,852.93 |
| 2 | 1 | | | 4 | 2 | HABITACIONAL | BUENO | B | $4,743.41 |
| 2 | 1 | | | 4 | 3 | HABITACIONAL | BUENO | C | $4,406.00 |
| 2 | 1 | | | 5 | 1 | HABITACIONAL | LUJO | A | $8,171.33 |
| 2 | 1 | | | 5 | 2 | HABITACIONAL | LUJO | B | $7,339.19 |
| 2 | 1 | | | 5 | 3 | HABITACIONAL | LUJO | C | $6,821.69 |
| 2 | 2 | | | 1 | 1 | COMERCIAL | ECONÓMICO | A | $2,574.05 |
| 2 | 2 | | | 1 | 2 | COMERCIAL | ECONÓMICO | B | $2,135.21 |
| 2 | 2 | | | 1 | 3 | COMERCIAL | ECONÓMICO | C | $1,783.31 |
| **MUNICIPIO DE GÓMEZ FARÍAS**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | | | | | |
| **Constante** | | **Tipología** | **Clase** | | **Nivel** | **VALORES UNITARIOS DE MERCADO**  **PARA CONSTRUCCIONES**  **VALOR EN PESO / M2** | | | |
| 2 | 2 | | | 2 | 1 | COMERCIAL | MEDIANO | A | $3,390.00 |
| 2 | 2 | | | 2 | 2 | COMERCIAL | MEDIANO | B | $2,821.41 |
| 2 | 2 | | | 2 | 3 | COMERCIAL | MEDIANO | C | $2,212.38 |
| 2 | 2 | | | 3 | 1 | COMERCIAL | BUENO | A | $5,407.88 |
| 2 | 2 | | | 3 | 2 | COMERCIAL | BUENO | B | $4,557.11 |
| 2 | 2 | | | 3 | 3 | COMERCIAL | BUENO | C | $4,030.29 |
| 2 | 3 | | | 1 | 1 | INDUSTRIAL | LIGERO | A | $3,162.96 |
| 2 | 3 | | | 1 | 2 | INDUSTRIAL | LIGERO | B | $2,762.42 |
| 2 | 3 | | | 1 | 3 | INDUSTRIAL | LIGERO | C | $2,563.79 |
| 2 | 3 | | | 2 | 1 | INDUSTRIAL | MEDIANO | A | $3,865.73 |
| 2 | 3 | | | 2 | 2 | INDUSTRIAL | MEDIANO | B | $3,601.80 |
| 2 | 3 | | | 2 | 3 | INDUSTRIAL | MEDIANO | C | $3,472.43 |

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| **MUNICIPIO DE GÓMEZ FARÍAS**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **CLASIFICACIÓN** | **TIPO**  **PROPIEDAD** | **CALIDAD** | **FACTOR** | **VALORES UNITARIOS POR HECTÁREA**  **PARA SUELO RÚSTICO ($/HA)** | | | | |
| **CLAVE DE VALUACIÓN** | | | | **CLASIFICACIÓN** | **TIPO DE PROPIEDAD** | **CALIDAD** | **FACTOR** | **VALOR UNIT**  **($/HA)** |
| 1 | 1 | 1 | 1 | RIEGO POR GRAVEDAD | EJIDAL | 1 | 1 | $30,000.00 |
| 1 | 1 | 2 | 1 | RIEGO POR  GRAVEDAD | EJIDAL | 2 | 1 | $25,200.00 |
| 1 | 1 | 3 | 1 | RIEGO POR  GRAVEDAD | EJIDAL | 3 | 1 | $15,000.00 |
| 2 | 1 | 1 | 1 | RIEGO POR  BOMBEO | EJIDAL | 1 | 1 | $25,200.00 |
| 2 | 1 | 2 | 1 | RIEGO POR  BOMBEO | EJIDAL | 2 | 1 | $20,000.00 |
| 2 | 1 | 3 | 1 | RIEGO POR  BOMBEO | EJIDAL | 3 | 1 | $15,000.00 |
| 4 | 1 | 1 | 1 | FRUTALES DE  FORMACIÓN | EJIDAL | 1 | 1 | $17,900.00 |
| 4 | 1 | 2 | 1 | FRUTALES DE  FORMACIÓN | EJDAL | 2 | 1 | $15,000.00 |
| 5 | 1 | 1 | 1 | FRUTALES EN  PRODUCCÓN | EJIDAL | 1 | 1 | $26,620.00 |
| 5 | 1 | 2 | 1 | FRUTALES EN PRODUCCIÓN | EJIDAL | 2 | 1 | $21,000.00 |
| 7 | 1 | 1 | 1 | TEMPORAL | EJIDAL | 1 | 1 | $15,000.00 |
| 7 | 1 | 2 | 1 | TEMPORAL | EJIDAL | 2 | 1 | $10,300.00 |
| 7 | 1 | 3 | 1 | TEMPORAL | EJIDAL | 3 | 1 | $8,244.00 |
| 7 | 1 | 4 | 1 | TEMPORAL | EJIDAL | 4 | 1 | $6,596.00 |
| 7 | 1 | 5 | 1 | TEMPORAL | EJIDAL | 5 | 1 | $4,500.00 |
| 8 | 1 | 1 | 1 | PASTAL | EJIDAL | 1 | 1 | $2,520.00 |
| 8 | 1 | 2 | 1 | PASTAL | EJIDAL | 2 | 1 | $2,010.00 |
| 8 | 1 | 3 | 1 | PASTAL | EJIDAL | 3 | 1 | $1,500.00 |
| 8 | 1 | 4 | 1 | PASTAL | EJIDAL | 4 | 1 | $1,300.00 |
| 8 | 1 | 5 | 1 | PASTAL | EJIDAL | 5 | 1 | $1,000.00 |
| 8 | 1 | 6 | 1 | PASTAL | EJIDAL | 6 | 1 | $805.00 |
| 8 | 1 | 7 | 1 | PASTAL | EJIDAL | 7 | 1 | $350.00 |
| 9 | 1 | 1 | 1 | FORESTAL | EJIDAL | 1 | 1 | $967.00 |
| 9 | 1 | 2 | 1 | FORESTAL | EJIDAL | 2 | 1 | $902.00 |
| 9 | 1 | 3 | 1 | FORESTAL | EJIDAL | 3 | 1 | $762.00 |
| 9 | 1 | 4 | 1 | FORESTAL | EJIDAL | 4 | 1 | $576.00 |

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| **MUNICIPIO DE GÓMEZ FARÍAS**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |
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| **CLASIFICACIÓN** | **TIPO**  **PROPIEDAD** | **CALIDAD** | **FACTOR** | **VALORES UNITARIOS POR HECTÁREA**  **PARA SUELO RÚSTICO ($/HA)** | | | | |
| **CLAVE DE VALUACIÓN** | | | | **CLASIFICACIÓN** | **TIPO DE PROPIEDAD** | **CALIDAD** | **FACTOR** | **VALOR UNIT**  **($/HA)** |
| 1 | 2 | 1 | 1 | RIEGO POR GRAVEDAD | COMUNAL | 1 | 1 | $30,000.00 |
| 1 | 2 | 2 | 1 | RIEGO POR GRAVEDAD | COMUNAL | 2 | 1 | $25,200.00 |
| 1 | 2 | 3 | 1 | RIEGO POR GRAVEDAD | COMUNAL | 3 | 1 | $15,000.00 |
| 2 | 2 | 1 | 1 | RIEGO POR BOMBEO | COMUNAL | 1 | 1 | $25,200.00 |
| 2 | 2 | 2 | 1 | RIEGO POR BOMBEO | COMUNAL | 2 | 1 | $20,000.00 |
| 2 | 2 | 3 | 1 | RIEGO POR BOMBEO | COMUNAL | 3 | 1 | $15,000.00 |
| 4 | 2 | 1 | 1 | FRUTALES DEFORMACIÓN | COMUNAL | 1 | 1 | $17,900.00 |
| 4 | 2 | 2 | 1 | FRUTALES  DEFORMACIÓN | COMUNAL | 2 | 1 | $15,000.00 |
| 5 | 2 | 1 | 1 | FRUTALES EN  PRODUCCIÓN | COMUNAL | 1 | 1 | $26,620.00 |
| 5 | 2 | 2 | 1 | FRUTALES EN  PRODUCCION | COMUNAL | 2 | 1 | $21,000.00 |
| 7 | 2 | 1 | 1 | TEMPORAL | COMUNAL | 1 | 1 | $15,000.00 |
| 7 | 2 | 2 | 1 | TEMPORAL | COMUNAL | 2 | 1 | $10,300.00 |
| 7 | 2 | 3 | 1 | TEMPORAL | COMUNAL | 3 | 1 | $8,244.00 |
| 7 | 2 | 4 | 1 | TEMPORAL | COMUNAL | 4 | 1 | $6,596.00 |
| 7 | 2 | 5 | 1 | TEMPORAL | COMUNAL | 5 | 1 | $4,500.00 |
| 8 | 2 | 1 | 1 | PASTAL | COMUNAL | 1 | 1 | $2,520.00 |
| 8 | 2 | 2 | 1 | PASTAL | COMUNAL | 2 | 1 | $2,010.00 |
| 8 | 2 | 3 | 1 | PASTAL | COMUNAL | 3 | 1 | $1,500.00 |
| 8 | 2 | 4 | 1 | PASTAL | COMUNAL | 4 | 1 | $1,300.00 |
| 8 | 2 | 5 | 1 | PASTAL | COMUNAL | 5 | 1 | $1,000.00 |
| 8 | 2 | 6 | 1 | PASTAL | COMUNAL | 6 | 1 | $805.00 |
| 8 | 2 | 7 | 1 | PASTAL | COMUNAL | 7 | 1 | $350.00 |
| 9 | 2 | 1 | 1 | FORESTAL | COMUNAL | 1 | 1 | $967.00 |
| 9 | 2 | 2 | 1 | FORESTAL | COMUNAL | 2 | 1 | $902.00 |
| 9 | 2 | 3 | 1 | FORESTAL | COMUNAL | 3 | 1 | $762.00 |
| 9 | 2 | 4 | 1 | FORESTAL | COMUNAL | 4 | 1 | $576.00 |

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| **MUNICIPIO DE GÓMEZ FARÍAS**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** |

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| **CLASIFICACIÓN** | **TIPO**  **PROPIEDAD** | **CALIDAD** | **FACTOR** | **VALORES UNITARIOS POR HECTÁREA**  **PARA SUELO RÚSTICO ($/HA)** | | | | |
| **CLAVE DE VALUACIÓN** | | | | **CLASIFICACIÓN** | **TIPO DE PROPIEDAD** | **CALIDAD** | **FACTOR** | **VALOR UNIT**  **($/HA)** |
| 1 | 0 | 1 | 1 | RIEGO POR GRAVEDAD | PRIVADA | 1 | 1 | $30,000.00 |
| 1 | 0 | 2 | 1 | RIEGO POR  GRAVEDAD | PRIVADA | 2 | 1 | $25,200.00 |
| 1 | 0 | 3 | 1 | RIEGO POR  GRAVEDAD | PRIVADA | 3 | 1 | $15,000.00 |
| 2 | 0 | 1 | 1 | RIEGO POR  BOMBEO | PRIVADA | 1 | 1 | $25,200.00 |
| 2 | 0 | 2 | 1 | RIEGO POR  BOMBEO | PRIVADA | 2 | 1 | $20,000.00 |
| 2 | 0 | 3 | 1 | RIEGO POR  BOMBEO | PRIVADA | 3 | 1 | $15,000.00 |
| 4 | 0 | 1 | 1 | FRUTALES DE  FORMACIÓN | PRIVADA | 1 | 1 | $17,900.00 |
| 4 | 0 | 2 | 1 | FRUTALES DE  FORMACIÓN | PRIVADA | 2 | 1 | $15,000.00 |
| 5 | 0 | 1 | 1 | FRUTALES DE  PRODUCCIÓN | PRIVADA | 1 | 1 | $26,620.00 |
| 5 | 0 | 2 | 1 | FRUTALES DE  PRODUCCIÓN | PRIVADA | 2 | 1 | $21,000.00 |
| 7 | 0 | 1 | 1 | TEMPORAL | PRIVADA | 1 | 1 | $15,000.00 |
| 7 | 0 | 2 | 1 | TEMPORAL | PRIVADA | 2 | 1 | $10,300.00 |
| 7 | 0 | 3 | 1 | TEMPORAL | PRIVADA | 3 | 1 | $8,244.00 |
| 7 | 0 | 4 | 1 | TEMPORAL | PRIVADA | 4 | 1 | $6,596.00 |
| 7 | 0 | 5 | 1 | TEMPORAL | PRIVADA | 5 | 1 | $4,500.00 |
| 8 | 0 | 1 | 1 | PASTAL | PRIVADA | 1 | 1 | $2,520.00 |
| 8 | 0 | 2 | 1 | PASTAL | PRIVADA | 2 | 1 | $2,010.00 |
| 8 | 0 | 3 | 1 | PASTAL | PRIVADA | 3 | 1 | $1,500.00 |
| 8 | 0 | 4 | 1 | PASTAL | PRIVADA | 4 | 1 | $1,300.00 |
| 8 | 0 | 5 | 1 | PASTAL | PRIVADA | 5 | 1 | $1,000.00 |
| 8 | 0 | 6 | 1 | PASTAL | PRIVADA | 6 | 1 | $805.00 |
| 8 | 0 | 7 | 1 | PASTAL | PRIVADA | 7 | 1 | $350.00 |
| 9 | 0 | 1 | 1 | FORESTAL | PRIVADA | 1 | 1 | $967.00 |
| 9 | 0 | 2 | 1 | FORESTAL | PRIVADA | 2 | 1 | $902.00 |
| 9 | 0 | 3 | 1 | FORESTAL | PRIVADA | 3 | 1 | $762.00 |
| 9 | 0 | 4 | 1 | FORESTAL | PRIVADA | 4 | 1 | $576.00 |

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| **NOTA:**  EL FACTOR DE MERCADO SE APLICA A CONSIDERACIÓN DE CADA MUNICIPIO  DE ACUERDO A LA CALIDAD DE CADA CLASIFICACIÓN DE TIERRA, PARA COMPLEMENTAR CADA CLAVE DE VALUACIÓN RÚSITCA, SE ASIGNAN LOS SIGUIENTES DIGITOS: (0) PROPIEDAD PRIVADA (1) PROPIEDAD EJIDAL (2) PROPIEDAD COMUNAL  EJEMPLOS: RIEGO POR GRAVEDAD PROPIEDAD PRIVADA DE PRIMERA CALIDAD 1011,  RIEGO POR BOMBEO PROPIEDAD COMUNAL DE SEGUNDA CALIDAD 2221  PASTAL PROPIEDAD EJIDAL DE CUARTA CALIDAD 8141 |

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| **TABLAS DE DEPRECIACIÓN MÉTODO DE ROSS** | | | | |
| **EJERCICIO FISCAL 2022** | | | | |
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| **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 |