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| **MUNICIPIO DE TEMÓSACHIC** | | | | | | | | | |
| **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)** |
| **1** | **0** | | **1** | **1** | Riego por Gravedad | PRIVADA | **1** | **1** | $52,802.00 |
| **1** | **0** | | **2** | **1** | Riego por Gravedad | PRIVADA | **2** | **1** | $39,636.00 |
| **1** | **0** | | **3** | **1** | Riego por Gravedad | PRIVADA | **3** | **1** | $19,953.00 |
| **1** | **0** | | **4** | **1** | Riego por Gravedad | PRIVADA | **4** | **1** | $9,149.00 |
|  | | | | | | | | | |
| **2** | **0** | | **1** | **1** | Riego por Bombeo | PRIVADA | **1** | **1** | $40,363.00 |
| **2** | **0** | | **2** | **1** | Riego por Bombeo | PRIVADA | **2** | **1** | $28,294.00 |
| **2** | **0** | | **3** | **1** | Riego por Bombeo | PRIVADA | **3** | **1** | $12,760.00 |
| **2** | **0** | | **4** | **1** | Riego por Bombeo | PRIVADA | **4** | **1** | $6,685.00 |
|  | | | | | | | | | |
| **3** | **0** | | **1** | **1** | Frutales en Formación | PRIVADA | **1** | **1** | $20,450.00 |
| **3** | **0** | | **2** | **1** | Frutales en Formación | PRIVADA | **2** | **1** | $17,972.00 |
| **3** | **0** | | **3** | **1** | Frutales en Formación | PRIVADA | **3** | **1** | $17,972.00 |
|  | | | | | | | | | |
| **5** | **0** | | **1** | **1** | Frutales en Producción | PRIVADA | **1** | **1** | $27,578.00 |
| **5** | **0** | | **2** | **1** | Frutales en Producción | PRIVADA | **2** | **1** | $27,578.00 |
| **5** | **0** | | **3** | **1** | Frutales en Producción | PRIVADA | **3** | **1** | $27,578.00 |
|  | | | | | | | | | |
| **7** | **0** | | **1** | **1** | Temporal | PRIVADA | **1** | **1** | $7,319.00 |
| **7** | **0** | | **2** | **1** | Temporal | PRIVADA | **2** | **1** | $5,855.00 |
| **7** | **0** | | **3** | **1** | Temporal | PRIVADA | **3** | **1** | $4,684.00 |
| **7** | **0** | | **4** | **1** | Temporal | PRIVADA | **4** | **1** | $3,747.00 |
|  | | | | | | | | | |
| **8** | **0** | | **1** | **1** | Pastal | PRIVADA | **1** | **1** | $916.00 |
| **8** | **0** | | **2** | **1** | Pastal | PRIVADA | **2** | **1** | $749.00 |
| **8** | **0** | | **3** | **1** | Pastal | PRIVADA | **3** | **1** | $650.00 |
| **8** | **0** | | **4** | **1** | Pastal | PRIVADA | **4** | **1** | $230.00 |
|  | | | | | | | | | |
| **9** | **0** | | **1** | **1** | Forestal | PRIVADA | **1** | **1** | $915.00 |
| **9** | **0** | | **2** | **1** | Forestal | PRIVADA | **2** | **1** | $846.00 |
| **9** | **0** | | **3** | **1** | Forestal | PRIVADA | **3** | **1** | $714.00 |
| **9** | **0** | | **4** | **1** | Forestal | PRIVADA | **4** | **1** | $540.00 |
|  | | | | | | | | | |
| **8** | **1** | | **1** | **1** | Pastal | EJIDAL | **1** | **1** | $916.00 |
| **8** | **1** | | **2** | **1** | Pastal | EJIDAL | **2** | **1** | $749.00 |
| **8** | **1** | | **3** | **1** | Pastal | EJIDAL | **3** | **1** | $650.00 |
| **8** | **1** | | **4** | **1** | Pastal | EJIDAL | **4** | **1** | $230.00 |
| **MUNICIPIO DE TEMÓSACHIC** | | | | | | | | | |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | | | | | |
|  | | | | | | | | | |
| **Clasificación** | **Tipo Propiedad** | | **Calidad** | **Constante** | **VALORES UNITARIOS POR HECTÁREA**  **PARA SUELO RÚSTICO ($/HA)** | | | | |
| **Clave de Valuación** | | | | | **Clasificación** | **Tipo de Propiedad** | **Calidad** | **Factor** | **Valor Unitario ($/HA)** |
| **7** | **1** | | **1** | **1** | Temporal | EJIDAL | **1** | **1** | $7,319.00 |
| **7** | **1** | | **2** | **1** | Temporal | EJIDAL | **2** | **1** | $5,855.00 |
| **7** | **1** | | **3** | **1** | Temporal | EJIDAL | **3** | **1** | $4,684.00 |
| **7** | **1** | | **4** | **1** | Temporal | EJIDAL | **4** | **1** | $3,747.00 |
|  | | | | | | | | | |
| **7** | **1** | | **1** | **1** | Forestal | EJIDAL | **1** | **1** | $915.00 |
| **7** | **1** | | **2** | **1** | Forestal | EJIDAL | **2** | **1** | $846.00 |
| **7** | **1** | | **3** | **1** | Forestal | EJIDAL | **3** | **1** | $714.00 |
| **7** | **1** | | **4** | **1** | Forestal | EJIDAL | **4** | **1** | $540.00 |
|  | | | | | | | | | |
| **8** | **2** | | **1** | **1** | Pastal | COMUNAL | **1** | **1** | $916.00 |
| **8** | **2** | | **2** | **1** | Pastal | COMUNAL | **2** | **1** | $749.00 |
| **8** | **2** | | **3** | **1** | Pastal | COMUNAL | **3** | **1** | $650.00 |
| **8** | **2** | | **4** | **1** | Pastal | COMUNAL | **4** | **1** | $230.00 |
|  | | | | | | | | | |
| **9** | **2** | | **1** | **1** | Forestal | COMUNAL | **1** | **1** | $915.00 |
| **9** | **2** | | **2** | **1** | Forestal | COMUNAL | **2** | **1** | $846.00 |
| **9** | **2** | | **3** | **1** | Forestal | COMUNAL | **3** | **1** | $714.00 |
| **9** | **2** | | **4** | **1** | Forestal | COMUNAL | **4** | **1** | $540.00 |
|  | | | | | | | | | |
| **NOTA:** | | EL FACTOR DE MERCADO 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 TEMÓSACHIC** | | | | | | | | | | | | | | |
| **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 | | |
| 600.00 | | | | | | | 1,000.00 | | | | | 0.6 | | |
| 1,000.01 | | | | | | | 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 | | |
| 600.00 | | | | | | | 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 | | |
|  | | |  | | |  |  | |  |  | |  | |  |
| **VALORES UNITARIOS DE TERRENO PARA SUELO SUBURBANO** | | | | | | | | | | | | | | |
| **CLASIFICACIÓN** | | | | | | | **CLASE** | | **VALOR INICIAL** | | | **FACTOR** | | **VALOR ($/M2)** |
| ZONA SUBURBANA | | | | | | | No. 1 | | $20.00 | | | 1 | | $20.00 |
| ZONA SUBURBANA | | | | | | | No. 2 | | $15.00 | | | 1 | | $15.00 |
| ZONA SUBURBANA | | | | | | | No. 3 | | $10.00 | | | 1 | | $10.00 |
| ZONA SUBURBANA | | | | | | | No. 4 | | $8.00 | | | 1 | | $8.00 |
|  | | |  | | |  |  | |  |  | |  | |  |
| **NOTA:** | | | **EN LAS TRES PRIMERAS TABLAS LOS FACTORES SON A CONSIDERACIÓN DE CADA MUNICIPIO; EN LA CUARTA TABLA EL FACTOR SERÁ LA UNIDAD.** | | | | | | | | | | | |
|  | | |  | | | | | | | | | | | |
|  | | |  | | |  |  | |  |  | |  | |  |
| **MUNICIPIO DE TEMÓSACHIC** | | | | | | | | | | | | | | | |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | | | | | | | | | | | |
| **Constante** | **Uso** | **Tipografía** | | **Clase** |  | | |  | | |  | |  | | |
| **VALORES UNITARIOS DE REPOSICIÓN NUEVO** | | | | | | | | | | |
| **PARA CONSTRUCCIONES ($/M2)** | | | | | | | | | | |
|  | | | | | | | | | | |
|  | | |  | | |  | |  | | |
| **Clave de Valuación** | | | | | **Tipología** | | | **Clase** | | | **Nivel** | | **Valor Unitario** | | |
|  | | | | | | | | | | | | | | | |
| **2** | **1** | **1** | | **1** | HABITACIONAL | | | POPULAR | | | **"A"** | | $1,561.84 | | |
| **2** | **1** | **1** | | **2** | HABITACIONAL | | | POPULAR | | | **"B"** | | $1,316.74 | | |
| **2** | **1** | **1** | | **3** | HABITACIONAL | | | POPULAR | | | **"C"** | | $1,170.66 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **1** | **2** | | **1** | HABITACIONAL | | | ECONÓMICO | | | **"A"** | | $2,375.90 | | |
| **2** | **1** | **2** | | **2** | HABITACIONAL | | | ECONÓMICO | | | **"B"** | | $1,963.42 | | |
| **2** | **1** | **2** | | **3** | HABITACIONAL | | | ECONÓMICO | | | **"C"** | | $1,702.74 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **1** | **3** | | **1** | HABITACIONAL | | | MEDIO | | | **"A"** | | $3,745.43 | | |
| **2** | **1** | **3** | | **2** | HABITACIONAL | | | MEDIO | | | **"B"** | | $3,349.46 | | |
| **2** | **1** | **3** | | **3** | HABITACIONAL | | | MEDIO | | | **"C"** | | $2,811.15 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **1** | **4** | | **1** | HABITACIONAL | | | BUENO | | | **"A"** | | $5,655.41 | | |
| **2** | **1** | **4** | | **2** | HABITACIONAL | | | BUENO | | | **"B"** | | $4,582.64 | | |
| **2** | **1** | **4** | | **3** | HABITACIONAL | | | BUENO | | | **"C"** | | $4,257.02 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **1** | **5** | | **1** | HABITACIONAL | | | LUJO | | | **"A"** | | $7,896.35 | | |
| **2** | **1** | **5** | | **2** | HABITACIONAL | | | LUJO | | | **"B"** | | $7,090.94 | | |
| **2** | **1** | **5** | | **3** | HABITACIONAL | | | LUJO | | | **"C"** | | $6,590.73 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **2** | **1** | | **1** | COMERCIAL | | | ECONÓMICO | | | **"A"** | | $2,486.65 | | |
| **2** | **2** | **1** | | **2** | COMERCIAL | | | ECONÓMICO | | | **"B"** | | $2,063.27 | | |
| **2** | **2** | **1** | | **3** | COMERCIAL | | | ECONÓMICO | | | **"C"** | | $1,722.86 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **2** | **2** | | **1** | COMERCIAL | | | MEDIANO | | | **"A"** | | $3,367.83 | | |
| **2** | **2** | **2** | | **2** | COMERCIAL | | | MEDIANO | | | **"B"** | | $2,726.31 | | |
| **2** | **2** | **2** | | **3** | COMERCIAL | | | MEDIANO | | | **"C"** | | $2,137.95 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **2** | **3** | | **1** | COMERCIAL | | | BUENO | | | **"A"** | | $5,224.92 | | |
| **2** | **2** | **3** | | **2** | COMERCIAL | | | BUENO | | | **"B"** | | $4,403.10 | | |
| **2** | **2** | **3** | | **3** | COMERCIAL | | | BUENO | | | **"C"** | | $3,893.89 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **2** | **4** | | **1** | COMERCIAL | | | LUJO | | | **"A"** | | $5,200.00 | | |
| **2** | **2** | **4** | | **2** | COMERCIAL | | | LUJO | | | **"B"** | | $4,400.00 | | |
| **2** | **2** | **4** | | **3** | COMERCIAL | | | LUJO | | | **"C"** | | $3,600.00 | | |
|  | | | | | | | | | | | | | | | |
| **MUNICIPIO DE TEMÓSACHIC**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | |
| **Constante** | **Uso** | **Tipografía** | | **Clase** | **VALORES UNITARIOS DE REPOSICIÓN NUEVO**  **PARA CONSTRUCCIONES ($/M2)** | | | | | | | | | | |
| **Clave de Valuación** | | | | | **Tipología** | | | **Clase** | | | **Nivel** | | **Valor Unitario** | | |
| **2** | **3** | **1** | | **1** | INDUSTRIAL | | | LIGERO | | | **“A”** | | $3,361.91 | | |
| **2** | **3** | **1** | | **2** | INDUSTRIAL | | | LIGERO | | | **“B”** | | $2,935.38 | | |
| **2** | **3** | **1** | | **3** | INDUSTRIAL | | | LIGERO | | | **“C”** | | $2,695.68 | | |
|  | | | | | | | | | | | | | | | |
| **2** | **3** | **2** | | **1** | INDUSTRIAL | | | MEDIANO | | | **“A”** | | $4,108.26 | | |
| **2** | **3** | **2** | | **2** | INDUSTRIAL | | | MEDIANO | | | **“B”** | | $3,828.50 | | |
| **2** | **3** | **2** | | **3** | INDUSTRIAL | | | MEDIANO | | | **“C”** | | $3,691.02 | | |

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| **MUNICIPIO DE TEMÓSACHIC** | | | | |
| **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022** | | | | |
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| **VALORES UNITARIOS PARA SUELO URBANO POR ZONA HOMOGÉNEA** | | | | |
| **ZONA**  **HOMOGÉNEA** | **SECTOR**  **CATASTRAL** | **No. DE MANZANA** | **COLONIAS O FRACCIÓN DE COLONIA** | **VALOR UNITARIO ($/M2)** |
| **1** | 005,006,008 | 005: 1 al 23; 006:1, 13,15 y 16;008: 1 y 2. | CENTRO | $120.00 |
| **2** | 005,006,007 | 005:11, 12, 17, 18, 19, 24 y 25; 006:5 y 6;007: 1, 2, 7, 8, 9, 20 y 21. | CENTRO | $90.00 |
| **3** | 006,007,008 | 006: 14, 17, 18, 19, 20 y 21; 007:3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 28, 29 y 30;008: 3 al 22. | CENTRO | $60.00 |
| **4** | 002,004,009,010 | 002:1 al 47; 004:1; 009: 1; 010: 1. | CENTRO | $19.00 |
| **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 TEMÓSACHIC**  **TABLA DE VALORES PARA EL EJERCICIO FISCAL 2022**  **SUELO RELACIONADO CON ACTIVIDADES MINERAS** | | | |
| **ZONA** | **C L A S I F I C A C I Ó N** | **UNIDAD** | **VALOR** |
| 1 | Suelo dentro de las áreas de influencia definidas como huellas de la exploración previa y explotación, como: despalmes, desmontes, tajos, caminos, accesos, excavaciones, terraplenes, jales, presas y tepetates, en terrenos fuera de las poblaciones en zonas serranas montañosas. | Ha. | $700,000.00 |
| 2 | Suelo dentro de las áreas de influencia definidas como huellas de la exploración previa y explotación, como: despalmes, desmontes, tajos, caminos, accesos, excavaciones, terraplenes, jales, presas y tepetates, colindantes a las poblaciones en zonas urbanas. | Ha. | $700,000.00 |
| 3 | Suelo dentro de las áreas de influencia definidas como huellas de la exploración previa y explotación, como: despalmes, desmontes, tajos, caminos, accesos, excavaciones, terraplenes, jales, presas y tepetates, inmersas en las áreas urbanas de poblaciones. | Ha. | $700,000.00 |
| 4 | Suelo ocupado por todo tipo de construcciones fuera del área principal de influencia de exploración y explotación, destinada al servicio directo de la minería. | M2 | $120.00 |
| 5 | Suelo ocupado por todo tipo de construcciones colindante del área principal de influencia de exploración y explotación, destinada al servicio directo de la minería. | M2 | $120.00 |
| 6 | Suelo rústico dentro del perímetro de la concesión minera y/o denuncio minero. | Ha. | $1,906.00 |

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| **TABLAS DE DEPRECIACIÓN MÉTODO DE ROSS** | | | | |
| **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 |
| **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. | | | | |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
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| **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 | 0.9824C V | 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 |