

Ayuntamiento Constitucional de Manzanillo

Tesorería Municipal

Dirección de Catastro

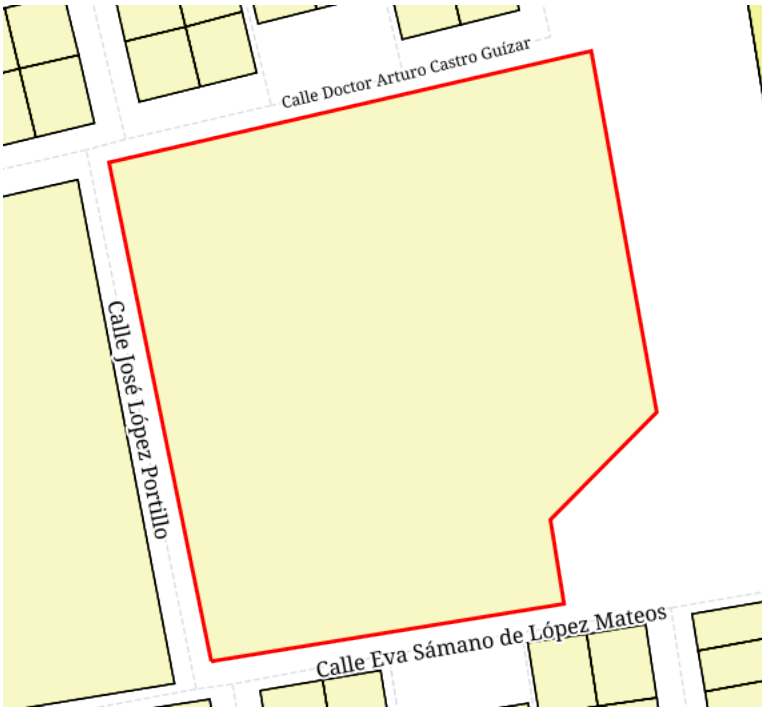
Avalúo Catastral Padrón



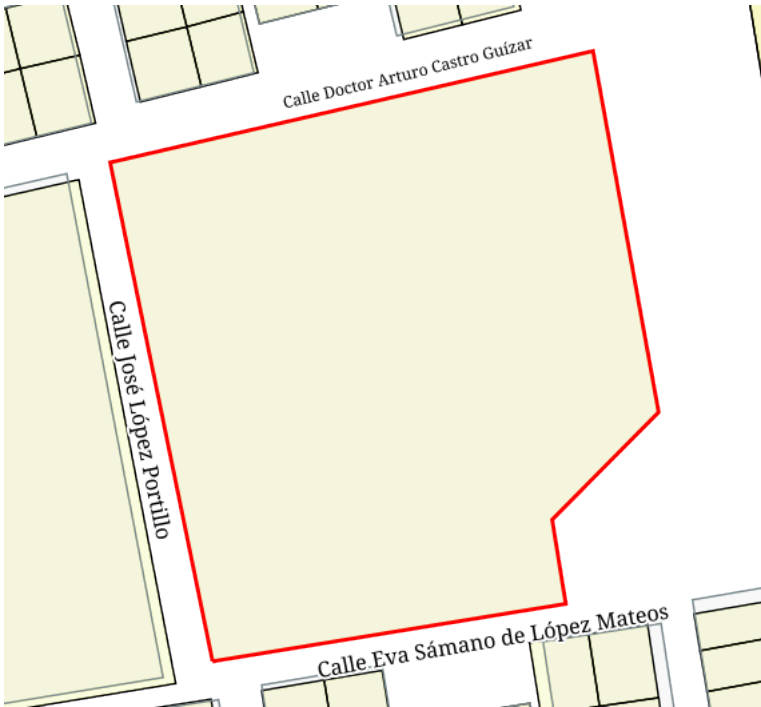
Fecha: 11/03/2025

| Cuenta predial | Clave catastral | CURT | Clave catastral normalizada | | | | | | | | | |
|----------------|----------------------|-----------------------|-----------------------------|--------|-----------|------|-----------|--------|---------|--------|----------|--------|
| | | | Estado | Región | Municipio | Zona | Localidad | Sector | Manzana | Predio | Edificio | Unidad |
| 0 | 07-01-10-069-001-000 | 190413860010418046613 | 00 | 00 | 07 | 10 | 01 | 00 | 069 | 001 | 0000 | 00 |

| Ubicación del predio | | | | | | | | | |
|----------------------|--------------|--------------|------------|-------------|-------------|-----------|-----------|--|--|
| Calle | No. exterior | No. interior | Colonia | Área Carto. | Área Padrón | Perímetro | Forma | | |
| JOSE LOPEZ PORTILLO | S/N | | LAS BRISAS | 9,465.99m² | 9,168.75m² | 389.83m | Irregular | | |



Croquis de localización del predio



Croquis de localización del predio en manzana

| Avalúo de terreno | | | | | | | | | | | |
|-------------------|----------|------------|-------|-----------|---|---|---------|----------------|------------|----------------|--|
| Valores | | Longitudes | | Deméritos | | | Factor | Valor reducido | Superficie | Valor | |
| De calle | De zona | F | P | F | P | S | | | | | |
| \$400.00 | \$400.00 | 20.00m | 0.00m | 0.41 | 1 | 1 | 0.41000 | \$164.00 | 9,168.75m² | \$3,667,500.00 | |
| Suma | | | | | | | | | | \$3,667,500.00 | |

| Avalúo de esquina | | | | | | | | | | | |
|-------------------|----------------------------|----------|--------|----------------------------|----------|--------|----------------|----------------|-----|------------|---------------|
| No. | Calle A | Valor m² | Medida | Calle B | Valor m² | Medida | Valor promedio | Factor de zona | Uso | Superficie | Valor Esquina |
| 1 | null | \$350 | 0.00m | EVA ZAMANO DE LOPEZ MATEOS | \$400 | 0.00m | \$375.00 | 10 | ES | 225.00m² | \$8,437.50 |
| 2 | EVA ZAMANO DE LOPEZ MATEOS | \$400 | 0.00m | JOSE LOPEZ PORTILLO | \$400 | 0.00m | \$400.00 | 10 | ES | 225.00m² | \$9,000.00 |
| Suma | | | | | | | | | | | \$17,437.50 |

| Avalúo de la construcción | | | | | | | |
|---------------------------|---------|---------------------------|--------|----------------|---------------------|------------|-----------------|
| Bloque | Niveles | Clasificación | Volado | Valor Unitario | Factor Construcción | Superficie | Total |
| 1 | 1 | ANTIGUO-ECONOMICO-REGULAR | No | \$ 300.00 | \$ 1.00 | 1,512.00m² | \$ 453,600.00 |
| 2 | 1 | MODERNO-REGIONAL-BUENO | No | \$ 1,200.00 | \$ 1.00 | 917.00m² | \$ 1,100,400.00 |
| Suma | | | | | | 2,429.00m² | \$1,554,000.00 |

| | | | | | | | | |
|-------------------|---|-------------------|---|------------------------|---|-----------------------------|---|----------------|
| Avalúo de terreno | + | Predio en esquina | = | Valor total de terreno | + | Valor total de construcción | = | Valor fiscal |
| \$3,667,500.00 | | \$17,437.50 | | \$3,684,937.50 | | \$1,554,000.00 | | \$5,238,937.50 |

Observaciones

| | |
|----------|--------|
| Valuador | Revisó |
|----------|--------|