# AVALUO No. X

| OFERTA No. 14 | | | | PUNTO DE INVESTIGACIÓN No. 9 |
|---|---|---|---|---|
| **Información General del Predio** | | | | **Localización** |
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000200000008000800000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 2.00 | **$/ha** | $113,650,000 | |
| **Área Construida (m2)** | 100 | **$/m²** | $ 247,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 280,000,000 | |

**Registro Fotográfico**








## ESTUDIO DE MERCADO

**VEREDA AGUADITA - OFERTA No. 14**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 76800 | 7.68 | 108 | $ 600,000,000 | 10.00% | $540,000,000 | $ 283,000 | $ 509,436,000 | $6,633 | $66,332,813 |
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 29 | 27857 | 2.79 | 140 | $ 390,000,000 | 5.00% | $370,500,000 | $ 225,000 | $ 354,708,956 | $12,733 | $127,332,073 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $111,330,423 |
| DESV ESTANDAR | 25790308.39 |
| COEF. VAR | 23% |
| LíMITE INFERIOR | $85,540,114 |
| LÍMITE SUPERIOR | $137,120,731 |

## COMPARACIÓN DE MERCADO

**VEREDA AGUADITA - OFERTA No. 14**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $123,654,076 |
| DESV ESTANDAR | 3514462.44 |
| COEF. VAR | 2.84% |
| LíMITE INFERIOR | $120,139,613 |
| LÍMITE SUPERIOR | $127,168,538 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 1.00 | 0 | $ 247,000.00 | $ 247,000.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 247,000.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 100.00 | 1 | $ 225,000 | $ 22,500,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 22,500,000.00** |

**TERRENO**

| Item | Unidades | Área Ha | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.00 | 1 | $ 123,654,075.83 | $ 247,308,152 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 247,308,151.67** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | | $ 247,000.00 |
| B | m² | | $ 22,500,000.00 |
| C | Ha | | $ 247,308,151.67 |
| VALOR TOTAL INMUEBLE | | | **$ 270,055,151.67** |
| VALOR TOTAL ADOPTADO | | | **$ 270,056,000.00** |

# AVALUO No. X

| OFERTA No. 21 | | | | PUNTO DE INVESTIGACIÓN No. 14 |
|---|---|---|---|---|
| **Información General del Predio** | | | | **Localización** |
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000200000008009100000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 0.64 | **$/ha** | $127,712,228 | |
| **Área Construida (m2)** | 400 | **$/m²** | $ 352,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 370,000,000 | |

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA AGUADITA - OFERTA No. 21**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 76800 | 7.68 | 108 | $ 600,000,000 | 10.00% | $540,000,000 | $ 283,000 | $ 509,436,000 | $6,633 | $66,332,813 |
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 29 | 27857 | 2.79 | 140 | $ 390,000,000 | 5.00% | $370,500,000 | $ 225,000 | $ 354,708,956 | $12,733 | $127,332,073 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $111,330,423 |
| DESV ESTANDAR | 25790308.39 |
| COEF. VAR | 23% |
| LíMITE INFERIOR | $85,540,114 |
| LÍMITE SUPERIOR | $137,120,731 |

## COMPARACIÓN DE MERCADO

**VEREDA AGUADITA - OFERTA No. 21**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 29 | 27857 | 2.79 | 140 | $ 390,000,000 | 5.00% | $370,500,000 | $ 225,000 | $ 354,708,956 | $12,733 | $127,332,073 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $120,869,024 |
| DESV ESTANDAR | 6872292.58 |
| COEF. VAR | 5.69% |
| LíMITE INFERIOR | $113,996,732 |
| LÍMITE SUPERIOR | $127,741,317 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 0.60 | 1 | $ 60,773,624.00 | $ 36,464,174.40 |
| VALOR TOTAL CULTIVOS | | | | | **$ 36,464,174.40** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 400.00 | 1 | $ 352,000 | $ 140,800,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 140,800,000.00** |

**TERRENO**

| Item | Unidades | Área Ha | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.64 | 1 | $120,869,024 | $ 77,356,176 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 77,356,175.59** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 0.60 | $ 36,464,174.40 |
| B | m² | 400.00 | $ 140,800,000.00 |
| C | Ha | 0.64 | $ 77,356,175.59 |
| VALOR TOTAL INMUEBLE | | | **$ 254,620,349.99** |
| VALOR TOTAL ADOPTADO | | | **$ 254,621,000.00** |

# AVALUO No. X

| OFERTA No. 29 | | | | PUNTO DE INVESTIGACIÓN No. 21 |
|---|---|---|---|---|
| **Información General del Predio** | | | | **Localización** |
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000200000008001700000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 2.79 | **$/ha** | $127,332,073 | |
| **Área Construida (m2)** | 140 | **$/m²** | $ 225,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 390,000,000 | |

**Registro Fotográfico**

## ESTUDIO DE MERCADO

**VEREDA AGUADITA - OFERTA No. 29**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 76800 | 7.68 | 108 | $ 600,000,000 | 10.00% | $540,000,000 | $ 283,000 | $ 509,436,000 | $6,633 | $66,332,813 |
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 29 | 27857 | 2.79 | 140 | $ 390,000,000 | 5.00% | $370,500,000 | $ 225,000 | $ 354,708,956 | $12,733 | $127,332,073 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $111,330,423 |
| DESV ESTANDAR | 25790308.39 |
| COEF. VAR | 23% |
| LíMITE INFERIOR | $85,540,114 |
| LÍMITE SUPERIOR | $137,120,731 |

## COMPARACIÓN DE MERCADO

**VEREDA AGUADITA - OFERTA No. 29**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $120,995,743 |
| DESV ESTANDAR | 7052200.67 |
| COEF. VAR | 5.83% |
| LíMITE INFERIOR | $113,943,542 |
| LÍMITE SUPERIOR | $128,047,943 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 1.00 | 0 | $ 15,708,956.00 | $ 15,708,956.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 15,708,956.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 140.00 | 1 | $ 225,000 | $ 31,500,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 31,500,000.00** |

**TERRENO**

| Item | Unidades | Área Ha | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.79 | 1 | $ 120,995,742.50 | $ 337,057,840 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 337,057,839.88** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | | $ 15,708,956.00 |
| B | m² | | $ 31,500,000.00 |
| C | Ha | | $ 337,057,839.88 |
| VALOR TOTAL INMUEBLE | | | **$ 384,266,795.88** |
| VALOR TOTAL ADOPTADO | | | **$ 384,267,000.00** |

# AVALUO No. X

| OFERTA No. 31 | | | | PUNTO DE INVESTIGACIÓN No. 22 |
|---|---|---|---|---|
| **Información General del Predio** | | | | **Localización** |
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000200000008006800000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 1.60 | **$/ha** | $121,625,000 | |
| **Área Construida (m2)** | 2400 | **$/m²** | $ 16,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 350,000,000 | |

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA AGUADITA - OFERTA No. 31**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | 76800 | 7.68 | 108 | $ 600,000,000 | 10.00% | $540,000,000 | $ 283,000 | $ 509,436,000 | $6,633 | $66,332,813 |
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 29 | 27857 | 2.79 | 140 | $ 390,000,000 | 5.00% | $370,500,000 | $ 225,000 | $ 354,708,956 | $12,733 | $127,332,073 |
| 31 | 16000 | 1.60 | 2400 | $ 350,000,000 | 6.00% | $329,000,000 | $ 16,000 | $ 194,600,000 | $12,163 | $121,625,000 |

| | |
|---|---|
| PROMEDIO | $111,330,423 |
| DESV ESTANDAR | 25790308.39 |
| COEF. VAR | 23.17% |
| LíMITE INFERIOR | $85,540,114 |
| LÍMITE SUPERIOR | $137,120,731 |

## COMPARACIÓN DE MERCADO

**VEREDA AGUADITA - OFERTA No. 31**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 14 | 20000 | 2.00 | 100 | $ 280,000,000 | 10.00% | $252,000,000 | $ 247,000 | $ 227,300,000 | $11,365 | $113,650,000 |
| 21 | 6400 | 0.64 | 400 | $ 370,000,000 | 30.00% | $333,000,000 | $ 352,000 | $ 81,735,826 | $12,771 | $127,712,228 |
| 29 | 27857 | 2.79 | 140 | $ 390,000,000 | 5.00% | $370,500,000 | $ 225,000 | $ 354,708,956 | $12,733 | $127,332,073 |

| | |
|---|---|
| PROMEDIO | $122,898,100 |
| DESV ESTANDAR | 8011344.91 |
| COEF. VAR | 6.52% |
| LíMITE INFERIOR | $114,886,755 |
| LÍMITE SUPERIOR | $130,909,445 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 1.00 | 0 | $ 15,708,956.00 | $ 15,708,956.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 15,708,956.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 2,400.00 | 1 | $ 225,000 | $ 540,000,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 540,000,000.00** |

**TERRENO**

| Item | Unidades | Área Ha | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 1.60 | 1 | $ 122,898,100.20 | $ 196,636,960 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 196,636,960.31** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | | $ 15,708,956.00 |
| B | m² | | $ 540,000,000.00 |
| C | Ha | | $ 196,636,960.31 |
| VALOR TOTAL INMUEBLE | | | **$ 752,345,916.31** |
| VALOR TOTAL ADOPTADO | | | **$ 752,346,000.00** |

# AVALUO No. X

**OFERTA No. 1** | **PUNTO DE INVESTIGACIÓN No. 1**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000100000001201380000000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 0.49 | **$/ha** | $171,428,571 |
| **Área Construida (m2)** | 300 | **$/m²** | $ 1,130,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 423,000,000 |

**Localización**

**Registro Fotográfico**



## ESTUDIO DE MERCADO

**VEREDA BOCHICA - OFERTA No. 1**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 11 | 28800 | 2.88 | 70 | $ 450,000,000 | 0% | $450,000,000 | $ 157,000 | $ 390,743,993 | $13,567 | $135,674,998 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $158,083,225 |
| DESV ESTANDAR | 13185454.83 |
| COEF. VAR | 8.34% |
| LíMITE INFERIOR | $144,897,770 |
| LÍMITE SUPERIOR | $171,268,679 |

## COMPARACIÓN DE MERCADO

**VEREDA BOCHICA- OFERTA No. 1**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $160,348,945 |
| DESV ESTANDAR | 7494892.20 |
| COEF. VAR | 4.67% |
| LíMITE INFERIOR | $152,854,052 |
| LÍMITE SUPERIOR | $167,843,837 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 1.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 300.00 | 1.00 | $ 1,130,000 | $339,000,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 339,000,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.49 | 1.00 | $ 167,843,837 | $ 82,243,480.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 82,243,480** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 300.00 | $ 339,000,000.00 |
| C | Ha | 0.49 | $ 82,243,480.00 |
| VALOR TOTAL INMUEBLE | | | **$ 421,243,480.00** |
| VALOR TOTAL ADOPTADO | | | **$ 421,244,000.00** |

# AVALUO No. X

**OFERTA No. 3** | **PUNTO DE INVESTIGACIÓN No. 3**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000100000012004200000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 2.69 | **$/ha** | $160,817,844 |
| **Área Construida (m2)** | 400 | **$/m²** | $ 696,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 790,000,000 |

**Localización**

**Registro Fotográfico**













## ESTUDIO DE MERCADO

**VEREDA BOCHICA - OFERTA No. 3**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 11 | 28800 | 2.88 | 70 | $ 450,000,000 | 0% | $450,000,000 | $ 157,000 | $ 390,743,993 | $13,567 | $135,674,998 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $158,083,225 |
| DESV ESTANDAR | 13185454.83 |
| COEF. VAR | 8.34% |
| LíMITE INFERIOR | $144,897,770 |
| LÍMITE SUPERIOR | $171,268,679 |

## COMPARACIÓN DE MERCADO

**VEREDA BOCHICA- OFERTA No. 3**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $163,001,626 |
| DESV ESTANDAR | 9361474.39 |
| COEF. VAR | 5.74% |
| LíMITE INFERIOR | $153,640,152 |
| LÍMITE SUPERIOR | $172,363,101 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 1.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | **$ -** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 400.00 | 1.00 | $ 696,000 | $278,400,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 278,400,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.69 | 1.00 | $ 163,001,626 | $438,474,375.06 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 438,474,375** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 400.00 | $ 278,400,000.00 |
| C | Ha | 2.69 | $ 438,474,375.06 |
| VALOR TOTAL INMUEBLE | | | **$ 716,874,375.06** |
| VALOR TOTAL ADOPTADO | | | **$ 716,875,000.00** |

# AVALUO No. X

**OFERTA No. 4** | **PUNTO DE INVESTIGACIÓN No. 4**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000012030800000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 1.53 | **$/ha** | $169,831,983 | |
| **Área Construida (m2)** | 200 | **$/m²** | $ 696,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 510,000,000 | |

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA BOCHICA - OFERTA No. 4**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 11 | 28800 | 2.88 | 70 | $ 450,000,000 | 0% | $450,000,000 | $ 157,000 | $ 390,743,993 | $13,567 | $135,674,998 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $158,083,225 |
| DESV ESTANDAR | 13185454.83 |
| COEF. VAR | 8.34% |
| LíMITE INFERIOR | $144,897,770 |
| LÍMITE SUPERIOR | $171,268,679 |

## COMPARACIÓN DE MERCADO

**VEREDA BOCHICA- OFERTA No. 4**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $160,748,092 |
| DESV ESTANDAR | 8179508.42 |
| COEF. VAR | 5.09% |
| LíMITE INFERIOR | $152,568,583 |
| LÍMITE SUPERIOR | $168,927,600 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 200.00 | 0.00 | $ 696,000 | $139,200,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 139,200,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 1.53 | 0.00 | $ 160,748,092 | $246,233,926.90 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 246,233,927** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | | $ - |
| B | m² | | $ 139,200,000.00 |
| C | Ha | | $ 246,233,926.90 |
| VALOR TOTAL INMUEBLE | | | **$ 385,433,926.90** |
| VALOR TOTAL ADOPTADO | | | **$ 385,434,000.00** |

# AVALUO No. X

**OFERTA No. 7** | **PUNTO DE INVESTIGACIÓN No. 7**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000100000012010800000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 3.66 | **$/ha** | $151,574,830 |
| **Área Construida (m2)** | 300 | **$/m²** | $ 958,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 950,000,000 |

**Localización**

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA BOCHICA - OFERTA No. 7**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 11 | 28800 | 2.88 | 70 | $ 450,000,000 | 0% | $450,000,000 | $ 157,000 | $ 390,743,993 | $13,567 | $135,674,998 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $158,083,225 |
| DESV ESTANDAR | 13185454.83 |
| COEF. VAR | 8.34% |
| LíMITE INFERIOR | $144,897,770 |
| LÍMITE SUPERIOR | $171,268,679 |

## COMPARACIÓN DE MERCADO

**VEREDA BOCHICA- OFERTA No. 7**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $165,312,380 |
| DESV ESTANDAR | 6211562.29 |
| COEF. VAR | 3.76% |
| LíMITE INFERIOR | $159,100,818 |
| LÍMITE SUPERIOR | $171,523,942 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 300.00 | 0.00 | $ 958,000 | $287,400,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 287,400,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 3.66 | 0.00 | $ 165,312,380 | $604,679,622.93 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 604,679,623** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | | $ - |
| B | m² | | $ 287,400,000.00 |
| C | Ha | | $ 604,679,622.93 |
| VALOR TOTAL INMUEBLE | | | **$ 892,079,622.93** |
| VALOR TOTAL ADOPTADO | | | **$ 892,080,000.00** |

# AVALUO No. X

**OFERTA No. 11** | **PUNTO DE INVESTIGACIÓN No. 8**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000012004800000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 2.88 | **$/ha** | $135,674,998 | |
| **Área Construida (m2)** | 70 | **$/m²** | $ 157,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 450,000,000 | |

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA BOCHICA - OFERTA No. 11**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 11 | 28800 | 2.88 | 70 | $ 450,000,000 | 0% | $450,000,000 | $ 157,000 | $ 390,743,993 | $13,567 | $135,674,998 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $158,083,225 |
| DESV ESTANDAR | 13185454.83 |
| COEF. VAR | 8.34% |
| LíMITE INFERIOR | $144,897,770 |
| LÍMITE SUPERIOR | $171,268,679 |

## COMPARACIÓN DE MERCADO

**VEREDA BOCHICA- OFERTA No. 11**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| PROMEDIO | $157,187,932 |
| DESV ESTANDAR | 4930325.13 |
| COEF. VAR | 3.14% |
| LíMITE INFERIOR | $152,257,607 |
| LÍMITE SUPERIOR | $162,118,257 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | m² | 1.00 | 0.00 | $ 48,266,007 | $ 48,266,007.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 48,266,007.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 70.00 | 0.00 | $ 157,000 | $ 10,990,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 10,990,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | m² | 2.88 | 0.00 | $ 152,257,607 | $438,501,907.27 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 438,501,907** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 1.00 | $ 48,266,007.00 |
| B | m² | 70.00 | $ 10,990,000.00 |
| C | Ha | 2.88 | $ 438,501,907.27 |
| VALOR TOTAL INMUEBLE | | | **$ 497,757,914.27** |
| VALOR TOTAL ADOPTADO | | | **$ 497,758,000.00** |

# AVALUO No. X

**OFERTA No. 38** | **PUNTO DE INVESTIGACIÓN No. 26**

**Información General del Predio** | **Localización**

| | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000100000012007000000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 5.80 | **$/ha** | $159,171,121 |
| **Área Construida (m2)** | 800 | **$/m²** | $ 914,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 3,199,900,000 |

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA BOCHICA - OFERTA No. 38**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 4900 | 0.49 | 300 | $ 470,000,000 | 10% | $423,000,000 | $ 1,130,000 | $ 84,000,000 | $17,143 | $171,428,571 |
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |
| 11 | 28800 | 2.88 | 70 | $ 450,000,000 | 0% | $450,000,000 | $ 157,000 | $ 390,743,993 | $13,567 | $135,674,998 |
| 38 | 58000 | 5.80 | 800 | $ 3,199,900,000 | 18% | $2,623,918,000 | $ 914,000 | $ 923,192,504 | $15,917 | $159,171,121 |

| | |
|---|---|
| **PROMEDIO** | $158,083,225 |
| **DESV ESTANDAR** | 13185454.83 |
| **COEF. VAR** | 8.34% |
| **LíMITE INFERIOR** | $144,897,770 |
| **LÍMITE SUPERIOR** | $171,268,679 |

## COMPARACIÓN DE MERCADO

**VEREDA BOCHICA- OFERTA No. 38**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 26900 | 2.69 | 400 | $ 790,000,000 | 10% | $711,000,000 | $ 696,000 | $ 432,600,000 | $16,082 | $160,817,844 |
| 4 | 15318 | 1.53 | 200 | $ 510,000,000 | 20% | $408,000,000 | $ 696,000 | $ 260,148,631 | $16,983 | $169,831,983 |
| 7 | 36578 | 3.66 | 300 | $ 950,000,000 | 10% | $855,000,000 | $ 958,000 | $ 554,430,414 | $15,157 | $151,574,830 |

| | |
|---|---|
| **PROMEDIO** | $160,741,552 |
| **DESV ESTANDAR** | 9128815.30 |
| **COEF. VAR** | 5.68% |
| **LíMITE INFERIOR** | $151,612,737 |
| **LÍMITE SUPERIOR** | $169,870,368 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | m² | 4.00 | 0.00 | $ 242,381,374 | $969,525,496.00 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 969,525,496** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 800.00 | 0.00 | $ 914,000 | $731,200,000.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 731,200,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | m² | 5.80 | 0.00 | $ 160,741,552 | $ 932,301,003 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 932,301,003** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 4.00 | $ 969,525,496 |
| B | m² | 800.00 | $ 731,200,000 |
| C | Ha | 5.80 | $ 932,301,003 |
| **VALOR TOTAL INMUEBLE** | | | **$ 2,633,026,499** |
| **VALOR TOTAL ADOPTADO** | | | **$ 2,633,027,000** |

## AVALUO No. X

**OFERTA No. 20** | **PUNTO DE INVESTIGACIÓN No. 12**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000100000009006100000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 7.80 | **$/ha** | $39,357,664 |
| **Área Construida (m2)** | 325 | **$/m²** | $ 740,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 400,000,000 |

**Localización**

**Registro Fotográfico**



## ESTUDIO DE MERCADO

**VEREDA EL CARMEN - OFERTA No. 20**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m2) | Valor terreno | Valor ($)/ Terreno (m2) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | 78000 | 7.80 | 325 | $ 400,000,000 | 5% | $380,000,000 | $ 740,000 | $ 306,989,777 | $3,936 | $39,357,664 |
| 33 | 313600 | 31.36 | 0 | $1,470,000,000 | 10% | $1,323,000,000 | $ 700,000 | $ 1,160,208,683 | $3,700 | $36,996,450 |

| | |
|---|---|
| PROMEDIO | $38,177,057 |
| DESV ESTANDAR | 1669629.96 |
| COEF. VAR | 4.37% |
| LíMITE INFERIOR | $36,507,427 |
| LÍMITE SUPERIOR | $39,846,687 |

## COMPARACIÓN DE MERCADO

**VEREDA EL CARMEN - OFERTA No. 20**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m2) | Valor terreno | Valor ($)/ Terreno (m2) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 20 | 78000 | 7.80 | 325 | $ 400,000,000 | 5% | $380,000,000 | $ 740,000 | $ 306,989,777 | $3,936 | $39,357,664 |
| 33 | 313600 | 31.36 | 0 | $1,470,000,000 | 10% | $1,323,000,000 | $ 0 | $ 1,160,208,683 | $3,700 | $36,996,450 |

| | |
|---|---|
| PROMEDIO | $38,177,057 |
| DESV ESTANDAR | 1669629.96 |
| COEF. VAR | 4% |
| LíMITE INFERIOR | $36,507,427 |
| LÍMITE SUPERIOR | $39,846,687 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 4.30 | 0.00 | $ 9,420,982.14 | $ 40,510,223.20 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 40,510,223** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 325.00 | 0.00 | $ 740,000 | $ 240,500,000.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 240,500,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 7.80 | 0.00 | $ 36,507,427 | $ 284,757,931.16 |
| **VALOR TOTAL TERRENO** | | | | | **$ 284,757,931** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 4.30 | $ 40,510,223.20 |
| B | m² | 325.00 | $ 240,500,000.00 |
| C | Ha | 7.80 | $ 284,757,931.16 |
| **VALOR TOTAL INMUEBLE** | | | **$ 565,768,154.36** |
| **VALOR TOTAL ADOPTADO** | | | **$ 565,769,000.00** |

## AVALUO No. X

**OFERTA No. 24** | **PUNTO DE INVESTIGACIÓN No. 16**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000100000011022900000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 3.00 | **$/ha** | $137,800,000 |
| **Área Construida (m2)** | 240 | **$/m²** | $ 340,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 550,000,000 |

**Localización**

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA EL GUAVIO - OFERTA No. 24**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m2) | Valor terreno | Valor ($)/ Terreno (m2) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 24 | 30000 | 3.00 | 240 | $ 550,000,000 | 10% | $495,000,000 | $ 340,000 | $ 413,400,000 | $13,780 | $137,800,000 |
| 42 | 6400 | 0.64 | 0 | $ 140,000,000 | 15% | $119,000,000 | $ 0 | $ 87,428,351 | $13,661 | $136,606,798 |

| | |
|---|---|
| PROMEDIO | $137,203,399 |
| DESV ESTANDAR | 843721.23 |
| COEF. VAR | 0.61% |
| LíMITE INFERIOR | $136,359,678 |
| LÍMITE SUPERIOR | $138,047,120 |

## COMPARACIÓN DE MERCADO

**VEREDA EL GUAVIO - OFERTA No. 24**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m2) | Valor terreno | Valor ($)/ Terreno (m2) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 24 | 30000 | 3.00 | 240 | $ 550,000,000 | 10% | $495,000,000 | $ 340,000 | $ 413,400,000 | $13,780 | $137,800,000 |
| 42 | 6400 | 0.64 | 0 | $ 140,000,000 | 15% | $119,000,000 | $ 0 | $ 87,428,351 | $13,661 | $136,606,798 |

| | |
|---|---|
| PROMEDIO | $137,203,399 |
| DESV ESTANDAR | 843721.23 |
| COEF. VAR | 0.61% |
| LíMITE INFERIOR | $136,359,678 |
| LÍMITE SUPERIOR | $138,047,120 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 240.00 | 0.00 | $ 340,000 | $ 81,600,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | $ 81,600,000.00 |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 3.00 | 0.00 | $ 137,203,399 | $ 411,610,197.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | $ 411,610,197 |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 240.00 | $ 81,600,000.00 |
| C | Ha | 3.00 | $ 411,610,197.00 |
| VALOR TOTAL INMUEBLE | | | $ 493,210,197.00 |
| VALOR TOTAL ADOPTADO | | | $ 493,211,000.00 |

## AVALUO No. X

**OFERTA No. 44** | **PUNTO DE INVESTIGACIÓN No. 28**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000021003600000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 1.28 | **$/ha** | $293,900,363 |
| **Área Construida (m2)** | 150 | **$/m²** | $ 715,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 650,000,000 |

**Localización**

**Registro Fotográfico**






## ESTUDIO DE MERCADO

**VEREDA EL JORDAN - OFERTA No. 44**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 24200 | 2.42 | 150 | $ 780,000,000 | 5% | $741,000,000 | $ 233,000 | $ 706,050,000 | $29,176 | $291,756,198 |
| 44 | 12800 | 1.28 | 150 | $ 650,000,000 | 15% | $552,500,000 | $ 715,000 | $ 376,192,465 | $29,390 | $293,900,363 |
| 45 | 24000 | 2.40 | 120 | $ 850,000,000 | 15% | $722,500,000 | $ 98,000 | $ 698,887,624 | $29,120 | $291,203,177 |

| | |
|---|---|
| **PROMEDIO** | $292,286,579 |
| **DESV ESTANDAR** | 1424669.00 |
| **COEF. VAR** | 0.49% |
| **LíMITE INFERIOR** | $290,861,910 |
| **LÍMITE SUPERIOR** | $293,711,248 |

## COMPARACIÓN DE MERCADO

**VEREDA EL JORDAN - OFERTA No. 44**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 24200 | 2.42 | 150 | $ 780,000,000 | 5% | $741,000,000 | $ 233,000 | $ 29,172 | $291,716,529 | $291,716,529 |
| 45 | 24000 | 2.40 | 120 | $ 850,000,000 | 15% | $722,500,000 | $ 98,000 | $ 29,120 | $291,203,177 | $291,203,177 |

| | |
|---|---|
| **PROMEDIO** | $291,459,853 |
| **DESV ESTANDAR** | 362994.72 |
| **COEF. VAR** | 0.12% |
| **LíMITE INFERIOR** | $291,096,858 |
| **LÍMITE SUPERIOR** | $291,822,848 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 1.00 | 0.00 | $ 69,057,535 | $ 69,057,535.00 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 69,057,535.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 150.00 | 0.00 | $ 715,000 | $ 107,250,000 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 107,250,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 1.28 | 0.00 | $ 291,822,848 | $ 373,533,245 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 373,533,245** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 1.00 | $ 69,057,535.00 |
| B | m² | 150.00 | $ 107,250,000.00 |
| C | Ha | 1.28 | $ 373,533,244.95 |
| **VALOR TOTAL INMUEBLE** | | | **$ 549,840,779.95** |
| **VALOR TOTAL ADOPTADO** | | | **$ 549,841,000.00** |

## AVALUO No. X

**OFERTA No. 43** | **PUNTO DE INVESTIGACIÓN No. 27**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000021008300000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 2.42 | **$/ha** | $291,756,198 |
| **Área Construida (m2)** | 150 | **$/m²** | $ 233,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 780,000,000 |

**Localización**

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA EL JORDAN - OFERTA No. 43**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 43 | 24200 | 2.42 | 150 | $ 780,000,000 | 5% | $741,000,000 | $ 233,000 | $ 706,050,000 | $29,176 | $291,756,198 |
| 44 | 12800 | 1.28 | 150 | $ 650,000,000 | 15% | $552,500,000 | $ 715,000 | $ 376,192,465 | $29,390 | $293,900,363 |
| 45 | 24000 | 2.40 | 120 | $ 850,000,000 | 15% | $722,500,000 | $ 98,000 | $ 698,887,624 | $29,120 | $291,203,177 |

| | |
|---|---|
| PROMEDIO | $292,286,579 |
| DESV ESTANDAR | 1424669.00 |
| COEF. VAR | 0.49% |
| LíMITE INFERIOR | $290,861,910 |
| LÍMITE SUPERIOR | $293,711,248 |

## COMPARACIÓN DE MERCADO

**VEREDA EL JORDAN - OFERTA No. 43**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 44 | 12800 | 1.28 | 150 | $ 650,000,000 | 15% | $552,500,000 | $ 715,000 | $ 376,192,465 | $29,390 | $293,900,363 |
| 45 | 24000 | 2.40 | 120 | $ 850,000,000 | 15% | $722,500,000 | $ 98,000 | $ 698,887,624 | $29,120 | $291,203,177 |

| | |
|---|---|
| PROMEDIO | $292,551,770 |
| DESV ESTANDAR | 1907198.81 |
| COEF. VAR | 0.65% |
| LíMITE INFERIOR | $290,644,571 |
| LÍMITE SUPERIOR | $294,458,969 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 150.00 | 0.00 | $ 233,000 | $ 34,950,000 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 34,950,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.42 | 0.00 | $ 290,644,571 | $ 703,359,862 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 703,359,862** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 150.00 | $ 34,950,000.00 |
| C | Ha | 2.42 | $ 703,359,862.46 |
| VALOR TOTAL INMUEBLE | | | **$ 738,309,862.46** |
| VALOR TOTAL ADOPTADO | | | **$ 738,310,000.00** |

# AVALUO No. X

**OFERTA No. 5** | **PUNTO DE INVESTIGACIÓN No. 5**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000006019100000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 0.20 | **$/ha** | $302,600,000 | |
| **Área Construida (m2)** | 80 | **$/m²** | $ 696,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 140,000,000 | |

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA MESITAS - OFERTA No. 5**

| No. | Terr. (m²) | Terr. (ha) | Constr. (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 22800 | 2.28 | 1000 | ########### | 20% | $3,040,000,000 | $ 1,041,000 | $ 1,763,544,307 | $77,348 | $773,484,345 |
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 37 | 32000 | 3.20 | 0 | $ 550,000,000 | 2% | $539,000,000 | $ 0 | $ 539,000,000 | $16,844 | $168,437,500 |
| 39 | 40900 | 4.09 | 3000 | ########### | 10% | $5,448,600,000 | $ 786,000 | $ 3,090,600,000 | $75,565 | $755,647,922 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |

| | |
|---|---|
| **PROMEDIO** | $410,499,644 |
| **DESV ESTANDAR** | 246548699.87 |
| **COEF. VAR** | 60.06% |
| **LíMITE INFERIOR** | $163,950,944 |
| **LÍMITE SUPERIOR** | $657,048,344 |

## COMPARACIÓN DE MERCADO

**VEREDA MESITAS - OFERTA No. 5**

| No. | Terr. (m²) | Terr. (ha) | Constr. (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |

| | |
|---|---|
| **PROMEDIO** | $291,109,246 |
| **DESV ESTANDAR** | 20417219.01 |
| **COEF. VAR** | 7.01% |
| **LíMITE INFERIOR** | $270,692,027 |
| **LÍMITE SUPERIOR** | $311,526,465 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| **VALOR TOTAL CULTIVOS** | | | | | **$ -** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 80.00 | 0.00 | $ 696,000 | $ 55,680,000.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 55,680,000.00** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.20 | 0.00 | $ 311,526,465 | $ 62,305,293.08 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 62,305,293.08** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 80.00 | $ 55,680,000.00 |
| C | Ha | 0.20 | $ 62,305,293.08 |
| **VALOR TOTAL INMUEBLE** | | | **$ 117,985,293.08** |
| **VALOR TOTAL ADOPTADO** | | | **$ 117,986,000.00** |

# AVALUO No. X

| OFERTA No. 2 | | | | PUNTO DE INVESTIGACIÓN No. 2 |
|---|---|---|---|---|
| **Información General del Predio** | | | | **Localización** |
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000006004100000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 2.28 | **$/ha** | $773,484,345 | |
| **Área Construida (m2)** | 1000 | **$/m²** | $ 1,041,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 3,800,000,000 | |

**Registro Fotográfico**

## ESTUDIO DE MERCADO

**VEREDA MESITAS - OFERTA No. 2**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 22800 | 2.28 | 1000 | ########### | 20% | $3,040,000,000 | $ 1,041,000 | $ 1,763,544,307 | $77,348 | $773,484,345 |
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 37 | 32000 | 3.20 | 0 | $ 550,000,000 | 2% | $539,000,000 | $ 0 | $ 539,000,000 | $16,844 | $168,437,500 |
| 39 | 40900 | 4.09 | 3000 | ########### | 10% | $5,448,600,000 | $ 786,000 | $ 3,090,600,000 | $75,565 | $755,647,922 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |

| | |
|---|---|
| PROMEDIO | $410,499,644 |
| DESV ESTANDAR | 246548699.87 |
| COEF. VAR | 60.06% |
| LíMITE INFERIOR | $163,950,944 |
| LÍMITE SUPERIOR | $657,048,344 |

## COMPARACIÓN DE MERCADO

**VEREDA MESITAS - OFERTA No. 2**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 22800 | 2.28 | 1000 | ########### | 20% | $3,040,000,000 | $ 1,041,000 | $ 1,763,544,307 | $77,348 | $773,484,345 |
| 39 | 40900 | 4.09 | 3000 | ########### | 10% | $5,448,600,000 | $ 786,000 | $ 3,090,600,000 | $75,565 | $755,647,922 |

| | |
|---|---|
| PROMEDIO | $764,566,133 |
| DESV ESTANDAR | 12612255.95 |
| COEF. VAR | 1.65% |
| LíMITE INFERIOR | $751,953,878 |
| LÍMITE SUPERIOR | $777,178,389 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 2.20 | 0.00 | $ 107,025,315 | $ 235,455,693.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 235,455,693** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 1,000.00 | 0.00 | $ 1,041,000 | $ 1,041,000,000 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 1,041,000,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.28 | 0.00 | $ 764,566,133 | $ 1,743,210,784 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 1,743,210,784** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 2.20 | $ 235,455,693.00 |
| B | m² | 1,000.00 | $ 1,041,000,000.00 |
| C | Ha | 2.28 | $ 1,743,210,784.31 |
| VALOR TOTAL INMUEBLE | | | **$ 3,019,666,477** |
| VALOR TOTAL ADOPTADO | | | **$ 3,019,667,000** |

# AVALUO No. X

**OFERTA No. 32** | **PUNTO DE INVESTIGACIÓN No. 23**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000006021200000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 0.20 | **$/ha** | $302,002,595 | |
| **Área Construida (m2)** | 180 | **$/m²** | $ 516,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 190,000,000 | |

**Registro Fotográfico**






## ESTUDIO DE MERCADO

**VEREDA MESITAS - OFERTA No. 32**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 22800 | 2.28 | 1000 | ########### | 20% | $3,040,000,000 | $ 1,041,000 | $ 1,763,544,307 | $77,348 | $773,484,345 |
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 37 | 32000 | 3.20 | 0 | $ 550,000,000 | 2% | $539,000,000 | $ 0 | $ 539,000,000 | $16,844 | $168,437,500 |
| 39 | 40900 | 4.09 | 3000 | ########### | 10% | $5,448,600,000 | $ 786,000 | $ 3,090,600,000 | $75,565 | $755,647,922 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |
| | | | | | | | PROMEDIO | | | $410,499,644 |
| | | | | | | | DESV ESTANDAR | | | 246548699.87 |
| | | | | | | | COEF. VAR | | | 60.06% |
| | | | | | | | LÍMITE INFERIOR | | | $163,950,944 |
| | | | | | | | LÍMITE SUPERIOR | | | $657,048,344 |

## COMPARACIÓN DE MERCADO

**VEREDA MESITAS - OFERTA No. 32**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |
| | | | | | | | PROMEDIO | | | $291,308,382 |
| | | | | | | | DESV ESTANDAR | | | 20578861.54 |
| | | | | | | | COEF. VAR | | | 7.06% |
| | | | | | | | LÍMITE INFERIOR | | | $270,729,520 |
| | | | | | | | LÍMITE SUPERIOR | | | $311,887,243 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 0.10 | 0.00 | $ 25,194,811 | $ 2,519,481.10 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 2,519,481** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 180 | 0.00 | $ 516,000 | $ 92,880,000 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 92,880,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.20 | 0.00 | $ 291,308,382 | $ 58,261,676 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 58,261,676** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 0.10 | $ 2,519,481.10 |
| B | m² | 180.00 | $ 92,880,000 |
| C | Ha | 0.20 | $ 58,261,676.31 |
| **VALOR TOTAL INMUEBLE** | | | **$ 153,661,157** |
| **VALOR TOTAL ADOPTADO** | | | **$ 153,662,000** |

# AVALUO No. X

**OFERTA No. 34** | **PUNTO DE INVESTIGACIÓN No. 24**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000006013800000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 0.90 | **$/ha** | $267,555,556 | |
| **Área Construida (m2)** | 80 | **$/m²** | $ 590,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 320,000,000 | |

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA MESITAS - OFERTA No. 34**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 22800 | 2.28 | 1000 | ########### | 20% | $3,040,000,000 | $ 1,041,000 | $ 1,763,544,307 | $77,348 | $773,484,345 |
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 37 | 32000 | 3.20 | 0 | $ 550,000,000 | 2% | $539,000,000 | $ 0 | $ 539,000,000 | $16,844 | $168,437,500 |
| 39 | 40900 | 4.09 | 3000 | ########### | 10% | $5,448,600,000 | $ 786,000 | $ 3,090,600,000 | $75,565 | $755,647,922 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |

| | |
|---|---|
| PROMEDIO | $410,499,644 |
| DESV ESTANDAR | 246548699.87 |
| COEF. VAR | 60.06% |
| LÍMITE INFERIOR | $163,950,944 |
| LÍMITE SUPERIOR | $657,048,344 |

## COMPARACIÓN DE MERCADO

**VEREDA MESITAS - OFERTA No. 34**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 51 | 4722 | 3.20 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 972,062,685 | $30,377 | $303,769,589 |

| | |
|---|---|
| PROMEDIO | $302,790,728 |
| DESV ESTANDAR | 898804.97 |
| COEF. VAR | 0.30% |
| LÍMITE INFERIOR | $301,891,923 |
| LÍMITE SUPERIOR | $303,689,533 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 80 | 0.00 | $ 590,000 | $ 47,200,000 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 47,200,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.90 | 0.00 | $ 302,790,728 | $ 272,511,655 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 272,511,655** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 80.00 | $ 47,200,000 |
| C | Ha | 0.90 | $ 272,511,655.10 |
| VALOR TOTAL INMUEBLE | | | **$ 319,711,655** |
| VALOR TOTAL ADOPTADO | | | **$ 319,712,000** |

# AVALUO No. X

**OFERTA No. 51** | **PUNTO DE INVESTIGACIÓN No. 30**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000006013300000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 0.47 | **$/ha** | $303,769,589 | |
| **Área Construida (m2)** | 100 | **$/m²** | $ 213,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 170,000,000 | |

**Registro Fotográfico**

## ESTUDIO DE MERCADO

**VEREDA MESITAS - OFERTA No. 51**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 22800 | 2.28 | 1000 | ########### | 20% | $3,040,000,000 | $ 1,041,000 | $ 1,763,544,307 | $77,348 | $773,484,345 |
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |
| 37 | 32000 | 3.20 | 0 | $ 550,000,000 | 2% | $539,000,000 | $ 0 | $ 539,000,000 | $16,844 | $168,437,500 |
| 39 | 40900 | 4.09 | 3000 | ########### | 10% | $5,448,600,000 | $ 786,000 | $ 3,090,600,000 | $75,565 | $755,647,922 |
| 51 | 4722 | 0.47 | 100 | $ 170,000,000 | 3% | $164,900,000 | $ 213,000 | $ 143,440,000 | $30,377 | $303,769,589 |

| | |
|---|---|
| PROMEDIO | $410,499,644 |
| DESV ESTANDAR | 246548699.87 |
| COEF. VAR | 60.06% |
| LÍMITE INFERIOR | $163,950,944 |
| LÍMITE SUPERIOR | $657,048,344 |

## COMPARACIÓN DE MERCADO

**VEREDA MESITAS - OFERTA No. 51**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 2000 | 0.20 | 80 | $ 140,000,000 | 17% | $116,200,000 | $ 696,000 | $ 60,520,000 | $30,260 | $302,600,000 |
| 32 | 2000 | 0.20 | 180 | $ 190,000,000 | 18% | $155,800,000 | $ 516,000 | $ 60,400,519 | $30,200 | $302,002,595 |
| 34 | 9000 | 0.90 | 80 | $ 320,000,000 | 10% | $288,000,000 | $ 590,000 | $ 240,800,000 | $26,756 | $267,555,556 |

| | |
|---|---|
| PROMEDIO | $290,719,383 |
| DESV ESTANDAR | 20062687.06 |
| COEF. VAR | 6.90% |
| LÍMITE INFERIOR | $270,656,696 |
| LÍMITE SUPERIOR | $310,782,070 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | | 1.00 | $ 160,000 | $ 160,000.00 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 160,000** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 100 | 0.00 | $ 213,000 | $ 21,300,000 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 21,300,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.47 | 0.00 | $ 310,782,070 | $ 146,751,294 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 146,751,294** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ 160,000.00 |
| B | m² | 100.00 | $ 21,300,000 |
| C | Ha | 0.47 | $ 146,751,293.65 |
| **VALOR TOTAL INMUEBLE** | | | **$ 168,211,294** |
| **VALOR TOTAL ADOPTADO** | | | **$ 168,212,000** |

## AVALUO No. X

**OFERTA No. 25** | **PUNTO DE INVESTIGACIÓN No. 17**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000017020300000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 9.70 | **$/ha** | $75,324,525 |
| **Área Construida (m2)** | 320 | **$/m²** | $ 162,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | |

**Localización**

**Registro Fotográfico**







## ESTUDIO DE MERCADO

### VEREDA MOSQUERAL - OFERTA No. 25

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m2) | Valor terreno | Valor ($)/ Terreno (m2) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 97000 | 9.70 | 320 | $ 890,000,000 | 10% | $801,000,000 | $ 162,000 | $ 730,647,896 | $7,532 | $75,324,525 |
| 41 | 9600 | 0.96 | 200 | $ 270,000,000 | 10% | $243,000,000 | $ 732,000 | $ 71,934,649 | $7,493 | $74,931,926 |

| | |
|---|---|
| PROMEDIO | $75,128,226 |
| DESV ESTANDAR | 277609.64 |
| COEF. VAR | 0.37% |
| LíMITE INFERIOR | $74,850,616 |
| LÍMITE SUPERIOR | $75,405,835 |

## COMPARACIÓN DE MERCADO

### VEREDA MOSQUERAL - OFERTA No. 25

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m2) | Valor terreno | Valor ($)/ Terreno (m2) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 97000 | 9.70 | 320 | $ 890,000,000 | 10% | $801,000,000 | $ 162,000 | $ 730,647,896 | $7,532 | $75,324,525 |
| 41 | 9600 | 0.96 | 200 | $ 270,000,000 | 10% | $243,000,000 | $ 732,000 | $ 71,934,649 | $7,493 | $74,931,926 |

| | |
|---|---|
| PROMEDIO | $75,128,226 |
| DESV ESTANDAR | 277609.64 |
| COEF. VAR | 0.37% |
| LíMITE INFERIOR | $74,850,616 |
| LÍMITE SUPERIOR | $75,405,835 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 4.00 | 0.00 | $ 4,628,026 | $ 18,512,104.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 18,512,104.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 320.00 | 0.00 | $ 162,000 | $ 51,840,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 51,840,000.00** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 9.70 | 0.00 | $ 75,128,226 | $ 728,743,789 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 728,743,789** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 4.00 | $ 18,512,104.00 |
| B | m² | 320.00 | $ 51,840,000.00 |
| C | Ha | 9.70 | $ 728,743,789.30 |
| VALOR TOTAL INMUEBLE | | | **$ 799,095,893** |
| VALOR TOTAL ADOPTADO | | | **$ 799,096,000** |

## AVALUO No. X

**OFERTA No. 27** | **PUNTO DE INVESTIGACIÓN No. 19**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000200000014010400000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 3.84 | **$/ha** | $90,104,167 | |
| **Área Construida (m2)** | 2000 | **$/m²** | $ 131,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | | |

**Registro Fotográfico**









## ESTUDIO DE MERCADO

**VEREDA PEKIN - OFERTA No. 27**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m2) | Valor terreno | Valor ($) / Terreno (m2) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 27 | 38400 | 3.84 | 2000 | $ 640,000,000 | 5% | $608,000,000 | $ 131,000 | $ 346,000,000 | $9,010 | $90,104,167 |
| 28 | 22154 | 2.22 | 120 | $ 290,000,000 | 10% | $261,000,000 | $ 334,000 | $ 203,030,944 | $9,165 | $91,645,276 |
| 47 | 230 | 0.02 | 0 | $ 50,000,000 | 10% | $45,000,000 | $ 0 | $ 45,000,000 | $195,652 | $1,956,521,739 |

| | |
|---|---|
| PROMEDIO | $712,757,060 |
| DESV ESTANDAR | 1077132083.68 |
| COEF. VAR | 151% |
| LíMITE INFERIOR | -$364,375,023 |
| LÍMITE SUPERIOR | $1,789,889,144 |

## COMPARACIÓN DE MERCADO

**VEREDA PEKIN - OFERTA No. 27**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m2) | Valor terreno | Valor ($) / Terreno (m2) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 27 | 38400 | 3.84 | 2000 | $ 640,000,000 | 5% | $608,000,000 | $ 131,000 | $ 346,000,000 | $9,010 | $90,104,167 |
| 28 | 22154 | 2.22 | 120 | $ 290,000,000 | 10% | $261,000,000 | $ 334,000 | $ 203,030,944 | $9,165 | $91,645,276 |

| | |
|---|---|
| PROMEDIO | $90,874,721 |
| DESV ESTANDAR | 1089728.56 |
| COEF. VAR | 1.20% |
| LíMITE INFERIOR | $89,784,993 |
| LÍMITE SUPERIOR | $91,964,450 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 2,000.00 | 0.00 | $ 131,000 | $ 262,000,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | $ 262,000,000 |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 3.84 | 0.00 | $ 90,874,721 | $ 348,958,929 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | $ 348,958,929 |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 2,000.00 | $ 262,000,000.00 |
| C | Ha | 3.84 | $ 348,958,929.10 |
| VALOR TOTAL INMUEBLE | | | $ 610,958,929 |
| VALOR TOTAL ADOPTADO | | | $ 610,959,000 |

## AVALUO No. X

**OFERTA No. 28** | **PUNTO DE INVESTIGACIÓN No. 20**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000001401930000000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 2.22 | **$/ha** | $91,645,276 |
| **Área Construida (m2)** | 120 | **$/m²** | $ 334,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 290,000,000 |

**Localización**

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA PEKIN - OFERTA No. 28**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m2) | Valor terreno | Valor ($) / Terreno (m2) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 27 | 38400 | 3.84 | 2000 | $ 640,000,000 | 5% | $608,000,000 | $ 131,000 | $ 346,000,000 | $9,010 | $90,104,167 |
| 28 | 22154 | 2.22 | 120 | $ 290,000,000 | 10% | $261,000,000 | $ 334,000 | $ 203,030,944 | $9,165 | $91,645,276 |
| 47 | 230 | 0.02 | 0 | $ 50,000,000 | 10% | $45,000,000 | $ 0 | $ 45,000,000 | $195,652 | $1,956,521,739 |

| | |
|---|---|
| **PROMEDIO** | $712,757,060 |
| **DESV ESTANDAR** | 1077132083.68 |
| **COEF. VAR** | 151% |
| **LíMITE INFERIOR** | -$364,375,023 |
| **LÍMITE SUPERIOR** | $1,789,889,144 |

## COMPARACIÓN DE MERCADO

**VEREDA PEKIN - OFERTA No. 28**

| No. | Terr. (m²) | Terr. (ha) | Constr (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m2) | Valor terreno | Valor ($) / Terreno (m2) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 27 | 38400 | 3.84 | 2000 | $ 640,000,000 | 5% | $608,000,000 | $ 131,000 | $ 346,000,000 | $9,010 | $90,104,167 |
| 28 | 22154 | 2.22 | 120 | $ 290,000,000 | 10% | $261,000,000 | $ 334,000 | $ 203,030,944 | $9,165 | $91,645,276 |

| | |
|---|---|
| **PROMEDIO** | $90,874,721 |
| **DESV ESTANDAR** | 1089728.56 |
| **COEF. VAR** | 1.20% |
| **LíMITE INFERIOR** | $89,784,993 |
| **LÍMITE SUPERIOR** | $91,964,450 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 0.50 | 0.00 | $ 35,778,113 | $ 17,889,056.50 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 17,889,056.50** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 120.00 | 0.00 | $ 334,000 | $ 40,080,000.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 40,080,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.22 | 0.00 | $ 90,874,721 | $ 201,323,857 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 201,323,857** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 0.50 | $ 17,889,056.50 |
| B | m² | 120.00 | $ 40,080,000.00 |
| C | Ha | 2.22 | $ 201,323,857.17 |
| **VALOR TOTAL INMUEBLE** | | | **$ 259,292,914** |
| **VALOR TOTAL ADOPTADO** | | | **$ 259,293,000** |

# AVALUO No. X

**OFERTA No. 6** | **PUNTO DE INVESTIGACIÓN No. 6**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000200000005004100000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 3.00 | **$/ha** | $210,671,385 | |
| **Área Construida (m2)** | 400 | **$/m²** | $ 1,019,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $1,250,000,000 | |

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA PIAMONTE - OFERTA No. 6**

| No. | Terr. (m²) | Terr. (ha) | Consti (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 30000 | 3.00 | 400 | ########### | 15% | $1,062,500,000 | $ 1,019,000 | $ 632,014,156 | $21,067 | $210,671,385 |
| 16 | 6200 | 0.62 | 80 | $ 185,000,000 | 10% | $166,500,000 | $ 434,000 | $ 131,780,000 | $21,255 | $212,548,387 |
| 23 | 28980 | 2.90 | 150 | $ 420,000,000 | 10% | $378,000,000 | $ 225,000 | $ 344,250,000 | $11,879 | $118,788,820 |
| 35 | 22000 | 2.20 | 45 | ############ | 6% | $940,000,000 | $ 205,000 | $ 929,925,800 | $42,269 | $422,693,546 |
| 36 | 9600 | 0.96 | 568 | $ 600,000,000 | 10% | $540,000,000 | $ 208,000 | $ 406,096,164 | $42,302 | $423,016,838 |
| 40 | 10200 | 1.02 | 180 | $ 160,000,000 | 15% | $136,000,000 | $ 93,000 | $ 119,260,000 | $11,692 | $116,921,569 |

| | |
|---|---|
| PROMEDIO | $250,773,424 |
| DESV ESTANDAR | 139735395.35 |
| COEF. VAR | 55.72% |
| LíMITE INFERIOR | $111,038,029 |
| LÍMITE SUPERIOR | $390,508,819 |

## COMPARACIÓN DE MERCADO

**VEREDA PIAMONTE - OFERTA No. 6**

| No. | Terr. (m²) | Terr. (ha) | Consti (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 30000 | 3.00 | 400 | ########### | 15% | $1,062,500,000 | $ 1,019,000 | $ 632,014,156 | $21,067 | $210,671,385 |
| 16 | 6200 | 0.62 | 80 | $ 185,000,000 | 10% | $166,500,000 | $ 434,000 | $ 131,780,000 | $21,255 | $212,548,387 |

| | |
|---|---|
| PROMEDIO | $211,609,886 |
| DESV ESTANDAR | 1327240.68 |
| COEF. VAR | 0.63% |
| LíMITE INFERIOR | $210,282,646 |
| LÍMITE SUPERIOR | $212,937,127 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 2.00 | 0.00 | $ 11,442,922 | $ 22,885,844.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 22,885,844.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 400.00 | 0.00 | $ 1,019,000 | $ 407,600,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 407,600,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 3.00 | 0.00 | $ 211,609,886 | $ 634,829,658.65 |
| VALOR TOTAL TERRENO | | | | | **$ 634,829,659** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 2.00 | $ 22,885,844.00 |
| B | m² | 400.00 | $ 407,600,000.00 |
| C | Ha | 3.00 | $ 634,829,658.65 |
| VALOR TOTAL INMUEBLE | | | **$ 1,065,315,503** |
| VALOR TOTAL ADOPTADO | | | **$ 1,065,316,000** |

# AVALUO No. X

**OFERTA No. 23** | **PUNTO DE INVESTIGACIÓN No. 15**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000005012100000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 2.90 | **$/ha** | $118,788,820 |
| **Área Construida (m2)** | 150 | **$/m²** | $ 225,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 420,000,000 |

**Localización**

**Registro Fotográfico**




## ESTUDIO DE MERCADO

**VEREDA PIAMONTE - OFERTA No. 23**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 30000 | 3.00 | 400 | ########### | 15% | $1,062,500,000 | $ 1,019,000 | $ 632,014,156 | $21,067 | $210,671,385 |
| 16 | 6200 | 0.62 | 80 | $ 185,000,000 | 10% | $166,500,000 | $ 434,000 | $ 131,780,000 | $21,255 | $212,548,387 |
| 23 | 28980 | 2.90 | 150 | $ 420,000,000 | 10% | $378,000,000 | $ 225,000 | $ 344,250,000 | $11,879 | $118,788,820 |
| 35 | 22000 | 2.20 | 45 | ############ | 6% | $940,000,000 | $ 205,000 | $ 929,925,800 | $42,269 | $422,693,546 |
| 36 | 9600 | 0.96 | 568 | $ 600,000,000 | 10% | $540,000,000 | $ 208,000 | $ 406,096,164 | $42,302 | $423,016,838 |
| 40 | 10200 | 1.02 | 180 | $ 160,000,000 | 15% | $136,000,000 | $ 93,000 | $ 119,260,000 | $11,692 | $116,921,569 |

| | |
|---|---|
| PROMEDIO | $250,773,424 |
| DESV ESTANDAR | 139735395.35 |
| COEF. VAR | 55.72% |
| LíMITE INFERIOR | $111,038,029 |
| LÍMITE SUPERIOR | $390,508,819 |

## COMPARACIÓN DE MERCADO

**VEREDA PIAMONTE - OFERTA No. 23**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 23 | 28980 | 2.90 | 150 | $ 420,000,000 | 10% | $378,000,000 | $ 225,000 | $ 344,250,000 | $11,879 | $118,788,820 |
| 40 | 10200 | 1.02 | 180 | $ 160,000,000 | 15% | $136,000,000 | $ 93,000 | $ 119,260,000 | $11,692 | $116,921,569 |

| | |
|---|---|
| PROMEDIO | $117,855,194 |
| DESV ESTANDAR | 1320346.02 |
| COEF. VAR | 1.12% |
| LíMITE INFERIOR | $116,534,848 |
| LÍMITE SUPERIOR | $119,175,540 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 150.00 | 0.00 | $ 225,000 | $ 33,750,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 33,750,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.90 | 0.00 | $ 119,175,540 | $ 345,370,715.71 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 345,370,716** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 150.00 | $ 33,750,000.00 |
| C | Ha | 2.90 | $ 345,370,715.71 |
| VALOR TOTAL INMUEBLE | | | **$ 379,120,716** |
| VALOR TOTAL ADOPTADO | | | **$ 379,121,000** |

# AVALUO No. X

**OFERTA No. 35** | **PUNTO DE INVESTIGACIÓN No. 25**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000005029500000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 2.20 | **$/ha** | $422,693,546 |
| **Área Construida (m2)** | 45 | **$/m²** | $ 205,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $1,000,000,000 |

**Localización**

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA PIAMONTE - OFERTA No. 35**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 30000 | 3.00 | 400 | ########### | 15% | $1,062,500,000 | $ 1,019,000 | $ 632,014,156 | $21,067 | $210,671,385 |
| 16 | 6200 | 0.62 | 80 | $ 185,000,000 | 10% | $166,500,000 | $ 434,000 | $ 131,780,000 | $21,255 | $212,548,387 |
| 23 | 28980 | 2.90 | 150 | $ 420,000,000 | 10% | $378,000,000 | $ 225,000 | $ 344,250,000 | $11,879 | $118,788,820 |
| 35 | 22000 | 2.20 | 45 | ############ | 6% | $940,000,000 | $ 205,000 | $ 929,925,800 | $42,269 | $422,693,546 |
| 36 | 9600 | 0.96 | 568 | $ 600,000,000 | 10% | $540,000,000 | $ 208,000 | $ 406,096,164 | $42,302 | $423,016,838 |
| 40 | 10200 | 1.02 | 180 | $ 160,000,000 | 15% | $136,000,000 | $ 93,000 | $ 119,260,000 | $11,692 | $116,921,569 |

| | |
|---|---|
| PROMEDIO | $250,773,424 |
| DESV ESTANDAR | 139735395.35 |
| COEF. VAR | 55.72% |
| LíMITE INFERIOR | $111,038,029 |
| LÍMITE SUPERIOR | $390,508,819 |

## COMPARACIÓN DE MERCADO

**VEREDA PIAMONTE - OFERTA No. 35**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 35 | 22000 | 2.20 | 45 | ########### | 6% | $940,000,000 | $ 205,000 | $ 929,925,800 | $42,269 | $422,693,546 |
| 36 | 9600 | 0.96 | 568 | $ 600,000,000 | 10% | $540,000,000 | $ 208,000 | $ 406,096,164 | $42,302 | $423,016,838 |

| | |
|---|---|
| PROMEDIO | $422,855,192 |
| DESV ESTANDAR | 228601.89 |
| COEF. VAR | 0.05% |
| LíMITE INFERIOR | $422,626,590 |
| LÍMITE SUPERIOR | $423,083,793 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 0.09 | 0.00 | $ 8,651,369 | $ 756,129.65 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 756,129.65** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 45.45 | 0.00 | $ 205,000 | $ 9,318,070.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 9,318,070** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.20 | 0.00 | $ 422,855,192 | $ 930,281,421.42 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 930,281,421** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 0.09 | $ 756,129.65 |
| B | m² | 45.45 | $ 9,318,070.00 |
| C | Ha | 2.20 | $ 930,281,421.42 |
| **VALOR TOTAL INMUEBLE** | | | **$ 940,355,621** |
| **VALOR TOTAL ADOPTADO** | | | **$ 940,356,000** |

# AVALUO No. X

**OFERTA No. 22** | **PUNTO DE INVESTIGACIÓN No. 14**

## Información General del Predio

| | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000020005400000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 0.75 | **$/ha** | $1,041,173,333 |
| **Área Construida (m2)** | 140 | **$/m²** | $ 208,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 900,000,000 |

## Localización




## Registro Fotográfico










## ESTUDIO DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 22**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 7500 | 0.75 | 140 | $ 900,000,000 | 10.00% | $810,000,000 | $ 208,000 | $ 780,880,000 | $104,117 | $1,041,173,333 |
| 30 | 16000 | 1.60 | 120 | $ 730,000,000 | 5.00% | $693,500,000 | $ 225,000 | $ 666,500,000 | $41,656 | $416,562,500 |
| 46 | 25600 | 2.56 | 500 | $3,500,000,000 | 10.00% | $3,150,000,000 | $ 1,112,000 | $ 2,594,000,000 | $101,328 | $1,013,281,250 |
| 48 | 1500 | 0.15 | 0 | $ 250,000,000 | 15.00% | $212,500,000 | $ 0 | $ 212,500,000 | $141,667 | $1,416,666,667 |

| | |
|---|---|
| **PROMEDIO** | $971,920,938 |
| **DESV ESTANDAR** | 413411952.53 |
| **COEF. VAR** | 43% |
| **LíMITE INFERIOR** | $558,508,985 |
| **LÍMITE SUPERIOR** | $1,385,332,890 |

## COMPARACIÓN DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 22**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 7500 | 0.75 | 140 | $ 900,000,000 | 10.00% | $810,000,000 | $ 208,000 | $ 780,880,000 | $104,117 | **$1,041,173,333** |
| 46 | 25600 | 2.56 | 500 | $3,500,000,000 | 10.00% | $3,150,000,000 | $ 1,112,000 | $ 2,594,000,000 | $101,328 | $1,013,281,250 |

| | |
|---|---|
| **PROMEDIO** | $1,027,227,292 |
| **DESV ESTANDAR** | 19722681.27 |
| **COEF. VAR** | 1.92% |
| **LíMITE INFERIOR** | $1,007,504,610 |
| **LÍMITE SUPERIOR** | $1,046,949,973 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| **VALOR TOTAL CULTIVOS** | | | | | **$ -** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 140.00 | 0.00 | $ 208,000 | $ 29,120,000.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 29,120,000.00** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.75 | 0.00 | ############## | $ 770,420,468.75 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 770,420,468.75** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 140.00 | $ 29,120,000.00 |
| C | Ha | 0.75 | $ 770,420,468.75 |
| **VALOR TOTAL INMUEBLE** | | | **$ 799,540,469** |
| **VALOR TOTAL ADOPTADO** | | | **$ 799,541,000** |

# AVALUO No. X

**OFERTA No. 46** | **PUNTO DE INVESTIGACIÓN No. 29**

| Información General del Predio | | | |
|---|---|---|---|
| **Departamento** | Cundinamarca | | |
| **Municipio** | Fusagasugá | | |
| **Vereda** | Aguadita | | |
| **Numero Predial** | 25290000200000020007800000000 | | |
| **Dirección** | | | |
| **Área Terreno (Ha)** | 2.56 | **$/ha** | $1,013,281,250 |
| **Área Construida (m2)** | 500 | **$/m²** | $ 1,112,000 |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 3,500,000,000 |

**Localización**

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 46**

| No. | Terr. (m²) | Terr. (ha) | Consti (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m2) | Valor terreno | Valor ($) / Terreno (m2) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 7500 | 0.75 | 140 | $ 900,000,000 | 10.00% | $810,000,000 | $ 208,000 | $ 780,880,000 | $104,117 | $1,041,173,333 |
| 30 | 16000 | 1.60 | 120 | $ 730,000,000 | 5.00% | $693,500,000 | $ 225,000 | $ 666,500,000 | $41,656 | $416,562,500 |
| 46 | 25600 | 2.56 | 500 | $3,500,000,000 | 10.00% | $3,150,000,000 | $ 1,112,000 | $ 2,594,000,000 | $101,328 | $1,013,281,250 |
| 48 | 1500 | 0.15 | 0 | $ 250,000,000 | 15.00% | $212,500,000 | $ 0 | $ 212,500,000 | $141,667 | $1,416,666,667 |

| | |
|---|---|
| PROMEDIO | $971,920,938 |
| DESV ESTANDAR | 413411952.53 |
| COEF. VAR | 43% |
| LíMITE INFERIOR | $558,508,985 |
| LÍMITE SUPERIOR | $1,385,332,890 |

## COMPARACIÓN DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 46**

| No. | Terr. (m²) | Terr. (ha) | Consti (m2) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m2) | Valor terreno | Valor ($) / Terreno (m2) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 7500 | 0.75 | 140 | $ 900,000,000 | 10.00% | $810,000,000 | $ 208,000 | $ 780,880,000 | $104,117 | $1,041,173,333 |
| 46 | 25600 | 2.56 | 500 | $3,500,000,000 | 10.00% | $3,150,000,000 | $ 1,112,000 | $ 2,594,000,000 | $101,328 | $1,013,281,250 |

| | |
|---|---|
| PROMEDIO | $1,027,227,292 |
| DESV ESTANDAR | 19722681.27 |
| COEF. VAR | 1.92% |
| LíMITE INFERIOR | $1,007,504,610 |
| LÍMITE SUPERIOR | $1,046,949,973 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 500.00 | 0.00 | $ 1,112,000 | $ 556,000,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 556,000,000.00** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 2.56 | 0.00 | ############ | $2,629,701,866.67 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 2,629,701,867** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 500.00 | $ 556,000,000.00 |
| C | Ha | 2.56 | $ 2,629,701,866.67 |
| VALOR TOTAL INMUEBLE | | | **$ 3,185,701,867** |
| VALOR TOTAL ADOPTADO | | | **$ 3,185,702,000** |

# AVALUO No. X

**OFERTA No. 18** | **PUNTO DE INVESTIGACIÓN No. 10**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000007015400000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 0.72 | **$/ha** | $76,318,149 | |
| **Área Construida (m2)** | 215 | **$/m²** | $ 565,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 250,000,000 | |

**Registro Fotográfico**





## ESTUDIO DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 18**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 1000 | 0.10 | 180 | $ 195,000,000 | 10.00% | $175,500,000 | $ 679,000 | $ 17,661,887 | $17,662 | $176,618,870 |
| 18 | 7240 | 0.72 | 215 | $ 250,000,000 | 15.00% | $212,500,000 | $ 565,000 | $ 55,254,340 | $7,632 | $76,318,149 |
| 19 | 51200 | 5.12 | 80 | $ 450,000,000 | 1.00% | $445,500,000 | $ 591,000 | $ 398,060,000 | $7,775 | $77,746,094 |
| 26 | 45000 | 4.50 | 300 | $ 550,000,000 | 15.00% | $467,500,000 | $ 297,000 | $ 349,992,695 | $7,778 | $77,776,154 |

| | |
|---|---|
| PROMEDIO | $102,114,817 |
| DESV ESTANDAR | 49674027.94 |
| COEF. VAR | 49% |
| LíMITE INFERIOR | $52,440,789 |
| LÍMITE SUPERIOR | $151,788,845 |

## COMPARACIÓN DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 18**

| No. | Terr. (m²) | Terr. (ha) | Constr (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($) / Construcc. (m²) | Valor terreno | Valor ($) / Terreno (m²) | Valor ($) / Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 19 | 51200 | 5.12 | 80 | $ 450,000,000 | 1.00% | $445,500,000 | $ 591,000 | $ 398,060,000 | $7,775 | $77,746,094 |
| 26 | 45000 | 4.50 | 300 | $ 550,000,000 | 15.00% | $467,500,000 | $ 297,000 | $ 349,992,695 | $7,778 | $77,776,154 |

| | |
|---|---|
| PROMEDIO | $77,761,124 |
| DESV ESTANDAR | 21256.12 |
| COEF. VAR | 0.03% |
| LíMITE INFERIOR | $77,739,868 |
| LÍMITE SUPERIOR | $77,782,380 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | - | 0.00 | $ - | $ - |
| VALOR TOTAL CULTIVOS | | | | | $ - |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 215.00 | 0.00 | $ 565,000 | $ 121,475,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 121,475,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 0.72 | 0.00 | $ 77,761,124 | $ 56,299,053.85 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 56,299,054** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | - | $ - |
| B | m² | 215.00 | $ 121,475,000.00 |
| C | Ha | 0.72 | $ 56,299,053.85 |
| VALOR TOTAL INMUEBLE | | | **$ 177,774,054** |
| VALOR TOTAL ADOPTADO | | | **$ 177,775,000** |

# AVALUO No. X

**OFERTA No. 19** | **PUNTO DE INVESTIGACIÓN No. 11**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000007004200000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 5.12 | **$/ha** | $77,746,094 | |
| **Área Construida (m2)** | 80 | **$/m²** | $ 591,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 450,000,000 | |

**Registro Fotográfico**







## ESTUDIO DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 19**

| No. | Terr. (m²) | Terr. (ha) | Constr. (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 1000 | 0.10 | 180 | $ 195,000,000 | 10.00% | $175,500,000 | $ 679,000 | $ 17,661,887 | $17,662 | $176,618,870 |
| 18 | 7240 | 0.72 | 215 | $ 250,000,000 | 15.00% | $212,500,000 | $ 565,000 | $ 55,254,340 | $7,632 | $76,318,149 |
| 19 | 51200 | 5.12 | 80 | $ 450,000,000 | 1.00% | $445,500,000 | $ 591,000 | $ 398,060,000 | $7,775 | $77,746,094 |
| 26 | 45000 | 4.50 | 300 | $ 550,000,000 | 15.00% | $467,500,000 | $ 297,000 | $ 349,992,695 | $7,778 | $77,776,154 |

| | |
|---|---|
| PROMEDIO | $102,114,817 |
| DESV ESTANDAR | 49674027.94 |
| COEF. VAR | 48.65% |
| LíMITE INFERIOR | $52,440,789 |
| LÍMITE SUPERIOR | $151,788,845 |

## COMPARACIÓN DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 19**

| No. | Terr. (m²) | Terr. (ha) | Constr. (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | 7240 | 0.72 | 215 | $ 250,000,000 | 15.00% | $212,500,000 | $ 565,000 | $ 55,254,340 | $7,632 | $76,318,149 |
| 26 | 45000 | 4.50 | 300 | $ 550,000,000 | 15.00% | $467,500,000 | $ 297,000 | $ 349,992,695 | $7,778 | $77,776,154 |

| | |
|---|---|
| PROMEDIO | $77,047,152 |
| DESV ESTANDAR | 1030965.47 |
| COEF. VAR | 1.34% |
| LíMITE INFERIOR | $76,016,186 |
| LÍMITE SUPERIOR | $78,078,117 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 2.00 | 0.00 | $ 80,000 | $ 160,000.00 |
| **VALOR TOTAL CULTIVOS** | | | | | **$ 160,000.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 80.00 | 0.00 | $ 591,000 | $ 47,280,000.00 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 47,280,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 5.12 | 0.00 | $ 77,047,152 | $ 394,481,417.04 |
| **VALOR TOTAL CONSTRUCCIÓN** | | | | | **$ 394,481,417** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 2.00 | $ 160,000.00 |
| B | m² | 80.00 | $ 47,280,000.00 |
| C | Ha | 5.12 | $ 394,481,417.04 |
| **VALOR TOTAL INMUEBLE** | | | **$ 441,921,417** |
| **VALOR TOTAL ADOPTADO** | | | **$ 441,922,000** |

# AVALUO No. X

**OFERTA No. 26** | **PUNTO DE INVESTIGACIÓN No. 18**

| Información General del Predio | | | | Localización |
|---|---|---|---|---|
| **Departamento** | Cundinamarca | | | |
| **Municipio** | Fusagasugá | | | |
| **Vereda** | Aguadita | | | |
| **Numero Predial** | 25290000100000007002200000000 | | | |
| **Dirección** | | | | |
| **Área Terreno (Ha)** | 4.50 | **$/ha** | $77,776,154 | |
| **Área Construida (m2)** | 300 | **$/m²** | $ 297,000 | |
| **Destinación** | Agropecuario | **VALOR PEDIDO** | $ 550,000,000 | |

**Registro Fotográfico**










## ESTUDIO DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 26**

| No. | Terr. (m²) | Terr. (ha) | Constr. (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 10 | 1000 | 0.10 | 180 | $ 195,000,000 | 10.00% | $175,500,000 | $ 679,000 | $ 17,661,887 | $17,662 | $176,618,870 |
| 18 | 7240 | 0.72 | 215 | $ 250,000,000 | 15.00% | $212,500,000 | $ 565,000 | $ 55,254,340 | $7,632 | $76,318,149 |
| 19 | 51200 | 5.12 | 80 | $ 450,000,000 | 1.00% | $445,500,000 | $ 591,000 | $ 398,060,000 | $7,775 | $77,746,094 |
| 26 | 45000 | 4.50 | 300 | $ 550,000,000 | 15.00% | $467,500,000 | $ 297,000 | $ 349,992,695 | $7,778 | $77,776,154 |

| | |
|---|---|
| PROMEDIO | $102,114,817 |
| DESV ESTANDAR | 49674027.94 |
| COEF. VAR | 49% |
| LíMITE INFERIOR | $52,440,789 |
| LÍMITE SUPERIOR | $151,788,845 |

## COMPARACIÓN DE MERCADO

**VEREDA RESGUARDO- OFERTA No. 26**

| No. | Terr. (m²) | Terr. (ha) | Constr. (m²) | Valor Pedido | % Neg | Valor Depurado | Valor ($)/ Construcc. (m²) | Valor terreno | Valor ($)/ Terreno (m²) | Valor ($)/ Terreno (ha) |
|---|---|---|---|---|---|---|---|---|---|---|
| 18 | 7240 | 0.72 | 215 | $ 250,000,000 | 15.00% | $212,500,000 | $ 565,000 | $ 55,254,340 | $7,632 | $76,318,149 |
| 19 | 51200 | 5.12 | 80 | $ 450,000,000 | 1.00% | $445,500,000 | $ 591,000 | $ 398,060,000 | $7,775 | $77,746,094 |

| | |
|---|---|
| PROMEDIO | $77,032,121 |
| DESV ESTANDAR | 1009709.35 |
| COEF. VAR | 1.31% |
| LíMITE INFERIOR | $76,022,412 |
| LÍMITE SUPERIOR | $78,041,831 |

## LIQUIDACIÓN DEL AVALUO

**CULTIVOS**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| A | Ha | 2.50 | 0.00 | $ 11,362,922 | $ 28,407,305.00 |
| VALOR TOTAL CULTIVOS | | | | | **$ 28,407,305.00** |

**CONSTRUCCIÓN**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| B | m² | 300.00 | 0.00 | $ 297,000 | $ 89,100,000.00 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 89,100,000** |

**TERRENO**

| Item | Unidades | Área | Cant | Vlr Unit | Subtotal |
|---|---|---|---|---|---|
| C | Ha | 4.50 | 0.00 | $ 78,041,831 | $ 351,188,238.48 |
| VALOR TOTAL CONSTRUCCIÓN | | | | | **$ 351,188,238** |

**PUNTO DE INVESTIGACIÓN No. X**

| Item | Unidades | Área | Subtotal |
|---|---|---|---|
| A | Ha | 2.50 | $ 28,407,305.00 |
| B | m² | 300.00 | $ 89,100,000.00 |
| C | Ha | 4.50 | $ 351,188,238.48 |
| VALOR TOTAL INMUEBLE | | | **$ 468,695,543** |
| VALOR TOTAL ADOPTADO | | | **$ 468,696,000** |