**4. CRITERIO PER LA STIMA DEL VALORE ATTUALE DELL’AREA**

**4.1 TAVIANO**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** |
| **ZONA**  **OMOGENEAI FINI IMU** | **i.f.f.** | **VALORE AL**  **MC. DI**  **COSTRUZIONE**  **€/mc** | **COEFFICIENTE PER**  **CESSIONE DI**  **AREA** | **INDICE DI ZONA TERRITORIALE** | **INDICE MODALITA' ATTUATIVE** | **VALORE NETTO AL MC. DI**  **COSTRUZIONE**  **€/mc**  **3 x 4 x 5 x 6** | **VALORE**  **DELL’AREA**  **€/mq**  **2 x7** |
| **B1** | 3,00 | 37,85 | 1,00 | 1,00 | 1,00 | 37,85 | **114,00** |
| **B1.2** | 1,50 | 37,85 | 1,25 | 1,20 | 1,00 | 56,78 | **85,00** |
| **B2** | 1,25 | 53,23 | 1,00 | 1,20 | 1,00 | 63,88 | **80,00** |
| **B2S** | 1,25 | 53,23 | 0,60 | 0,75 | 0,50 | 11,98 | **15,00** |
| **C1.1 G** | 2,00 | 53,23 | 1,00 | 0,90 | 0,95 | 45,51 | **91,00** |
| **C1.1 SG** | 3,50 | 53,23 | 1,00 | 0,80 | 0,95 | 40,46 | **142,00** |
| **C1.1 Z** | 2,25 | 53,23 | 1,00 | 0,40 | 0,30 | 6,39 | **14,00** |
| **C** | 1,50 | 53,23 | 0,50 | 0,70 | 0,40 | 7,45 | **11,00** |
| **D1.1** |  |  |  |  |  |  | **9,00** |
| **D1.2** |  |  |  |  |  |  | **9,00** |
| **D2.1** | 2,00 | 27,75 | 1,00 | 1,05 | 1,00 | 29,14 | **58,00** |
| **D2.2** | 2,28 | 27,75 | 0,60 | 0,60 | 0,50 | 4,99 | **11,00** |
| **D3.1** |  |  |  |  |  |  | **10,00** |
| **D3.2** |  |  |  |  |  |  | **15,00** |
| **D4** |  |  |  |  |  |  | **4,00** |
| **Fc** |  |  |  |  |  |  | **2,00** |
| **F (a)** |  |  |  |  |  |  | **2,50** |
| **F (b)** |  |  |  |  |  |  | **2,50** |

**4.2 MANCAVERSA**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** |
| **ZONA**  **OMOGENEA**  **AI FINI IMU** | **i.f.f.** | **VALORE AL**  **MC. DI**  **COSTRUZIONE**  **€/mc** | **COEFFICIENTE PER**  **CESSIONE DI**  **AREA** | **INDICE DI ZONA TERRITORIALE** | **INDICE MODALITA' ATTUATIVE** | **VALORE NETTO AL MC. DI**  **COSTRUZIONE**  **€/mc**  **3 x 4 x 5 x 6** | **VALORE**  **DELL’AREA**  **€/mq**  **2 x 6** |
| **B3** | 1,5 | 111,69 | 1 | 0,65 | 0,8 | 58,08 | **87,00** |
| **C2.1M** | 1 | 111,69 | 1 | 0,8 | 0,8 | 71,48 | **72,00** |
| **C2.1V** | 1 | 111,69 | 1 | 1,35 | 1 | 150,78 | **151,00** |
| **Fm** |  |  |  |  |  |  | **2,50** |
| **B4** |  |  |  |  |  |  | **4,00** |