

ESTADÍSTICAS DE BIENES RAÍCES POR COMUNA DE LA REGIÓN DEL BIOBÍO
SEGUNDO SEMESTRE 2025
LOS MONTOS INFORMADOS SE ENCUENTRAN EN M\$ AL 01-07-2025

NOMBRE COMUNA	PREDIOS TOTALES							
	PREDIOS TOTALES	PREDIOS EXENTOS	PREDIOS AFECTOS	% PREDIOS EXENTOS	AVALLÚO TOTAL (M\$)	TOTAL AVALLÚO EXENTO (M\$)	CONTRIBUCIÓN TOTAL	
							M\$	%NACION
								%PAIS
ALTO BÍOBIÓ	1.709	1.395	314	82%	320.763.874	256.585.953	212.796	0,7%
ANTUCO	3.050	2.400	1.650	75%	123.739.053	67.529.906	164.121	0,2%
ARAUCO	17.310	14.112	3.198	82%	913.407.196	340.798.113	2.462.146	2,8%
CARIBÚ	16.370	12.582	3.888	76%	404.404.738	250.044.106	1.347.103	1,4%
CARTE	16.552	14.799	2.753	86%	486.961.470	308.869.474	198.662	0,7%
CHIGUAFANTE	31.613	23.622	7.991	75%	1.715.996.816	1.094.527.695	3.384.917	3,9%
CONCEPCIÓN	136.027	68.776	67.251	51%	9.171.170.989	5.127.440.181	21.421.435	24,4%
CORTULMO	4.711	3.569	1.142	76%	166.692.917	101.762.889	294.364	0,2%
CORONEL	49.425	44.684	4.741	90%	2.293.905.863	1.207.195.673	6.400.796	7,3%
CURANILAHUE	11.050	10.173	877	92%	434.100.129	168.864.081	704.146	0,8%
FLORDA	11.665	7.750	3.915	66%	282.188.589	151.081.502	402.389	0,5%
HUAPEN	33.051	30.637	2.414	93%	1.708.434.934	928.137.968	4.666.161	5,3%
HUALQUI	14.053	11.108	2.925	79%	358.938.107	241.330.086	484.229	0,6%
LAJA	12.050	10.597	1.453	88%	315.682.940	172.963.586	567.673	0,6%
LEBU	10.780	9.229	1.550	86%	383.115.888	242.894.626	563.697	0,6%
LOS ALAMOS	9.613	8.073	1.540	84%	349.738.372	166.954.122	542.807	0,6%
LOS ANGELES	103.715	74.872	28.843	72%	4.901.998.669	2.688.232.400	9.936.023	11,3%
LOTA	14.171	13.618	753	95%	380.795.160	255.383.619	494.988	0,6%
MALCHÉN	13.324	10.535	2.789	79%	900.071.614	281.669.986	1.502.614	1,7%
NACIMIENTO	14.969	12.463	2.106	86%	588.118.125	335.822.035	1.385.634	1,5%
NEGRETE	4.947	3.898	1.049	79%	178.272.706	97.142.715	213.325	0,2%
PENCO	16.366	14.580	1.786	89%	754.862.996	468.093.276	1.813.417	2,1%
QUILACO	3.638	2.613	1.025	72%	243.263.387	103.447.505	338.398	0,4%
QUILICO	4.440	3.088	1.352	79%	388.371.078	141.509.137	544.113	0,6%
SAN PEDRO DE LA PAZ	66.821	43.852	24.969	66%	4.309.833.809	2.477.608.139	11.123.977	12,7%
SAN ROSENDO	2.455	2.126	329	87%	53.637.402	16.756.236	39.315	0,0%
SANTA BARBARA	8.255	6.521	1.734	79%	430.804.395	187.033.131	595.735	0,7%
SANTA RÚA	13.029	10.614	2.415	81%	364.182.256	202.253.389	493.837	0,6%
TALCAHUANO	50.348	41.736	8.612	83%	4.960.739.221	2.825.749.405	11.810.358	13,5%
TRILUA	5.454	4.855	599	89%	163.765.819	108.489.382	131.060	0,1%
TOPEL	28.008	21.250	6.758	76%	3.045.266.037	1.631.555.399	2.364.109	2,7%
TUCAPEL	10.614	8.378	2.236	79%	440.279.479	268.297.969	493.077	0,6%
YUMBEL	20.655	16.682	3.973	81%	455.100.266	284.834.430	549.397	0,6%
TOTAL REGIÓN DEL BIOBÍO	762.707	564.697	198.010	74%	40.178.693.965	22.143.646.034	87.692.265	6,2%
Idioma:	8,1%	10,1%	5,2%		6,8%	7,0%		
TOTAL NACIONAL	9.407.339	5.568.576	3.838.763	59%	607.879.501.510	315.700.141.002	1.413.984.854	

Fuente: Rolos, semestrales de contribuciones de los predios indicados.

Notas:

- (1) Predios exentos: se refiere a aquellos predios que están totalmente exentos del pago del impuesto territorial.
(2) Predios afectos: se refiere a aquellos predios que están total o parcialmente afectos al pago del impuesto territorial.
(3) Avallúo total: considera la sumatoria de los avallúos de predios exentos como afectos al impuesto territorial.
(4) Total avallúo exento: este valor incluye la sumatoria de los avallúos exentos.
(5) Contribución neta: monto de la contribución sin considerar sobretasas (Rural 0,025% y/o a vitinos no edificados).
(6) Sobretasa 0,025% corresponde a sobretasa de beneficio fiscal aplicada para la serie no agrícola sobre la más alta de las tasas (ley 17.235 art.7°).
(7) Sobretasa a vitinos no edificados: corresponde a sobretasa a vitinos no edificados, propiedades abandonadas y pozos lacustres.
(8) Montos de contribuciones corresponden a montos semestrales.
(9) Los montos de las cuotas de aseo son determinadas por cada Municipio.

PREDIOS AGRÍCOLAS							
PREDIOS TOTALES AGRÍCOLAS	PREMIOS EVENTOS AGRÍCOLAS	PREMIOS AFECTOS AGRÍCOLAS	% PREMIOS EXENTOS	AVALLÚO TOTAL AGRÍCOLA (M\$)	TOTAL AVALLÚO EXENTO AGRÍCOLA (M\$)	CONTRIBUCIÓN TOTAL AGRÍCOLA (M\$)	
1.198	1.098	100	92%	279.938.507	246.895.987	65.824	
1.439	1.277	162	89%	80.681.128	39.439.131	82.504	
4.108	3.541	787	82%	254.501.272	92.206.246	324.315	
4.948	4.234	714	86%	273.185.652	77.854.739	388.405	
7.752	6.971	781	90%	264.628.198	148.638.808	239.869	
116	74	42	64%	14.283.281	9.746.303	9.071	
905	711	194	79%	48.397.509	17.240.025	60.162	
3.089	2.426	663	79%	121.120.402	69.587.439	304.944	
779	642	137	82%	57.215.973	14.682.896	85.077	
1.325	813	412	66%	252.256.730	32.240.901	439.956	
5.817	5.179	638	89%	175.446.207	94.722.241	180.542	
65	35	30	54%	9.482.268	2.341.535	14.264	
4.342	3.908	434	90%	116.592.690	60.486.629	111.412	
4.561	4.291	270	94%	108.077.909	45.287.887	126.496	
1.751	1.260	492	72%	156.477.525	46.336.043	224.295	
2.445	2.023	422	83%	197.882.699	54.144.399	287.452	
22.238	18.864	3.374	85%	957.318.606	383.834.548	1.144.872	
15	77	16	83%	36.771.664	1.489.646	70.564	
4.634	3.082	1.532	67%	704.262.170	155.525.476	1.096.774	
5.417	4.422	995	82%	259.218.427	110.576.389	296.637	
1.969	1.539	430	78%	107.538.807	42.134.764	130.231	
490	351	99	78%	23.991.818	9.799.756	28.361	
2.105	1.632	473	78%	211.166.370	83.485.117	255.288	
3.735	2.907	828	78%	323.701.807	96.025.070	487.225	
188	145	43	77%	18.752.014	4.138.046	29.048	
1.282	1.154	128	90%	31.086.188	16.112.724	29.887	
4.028	3.168	860	79%	342.540.086	127.351.629	480.234	
7.054	6.421	633	91%	209.661.695	94.863.763	228.262	
69	43	26	62%	17.122.320	10.389.131	13.446	
3.650	3.325	325	91%	126.650.919	76.193.347	100.854	
4.086	3.658	428	90%	136.311.589	59.257.405	153.865	
2.908	2.365	543	81%	269.342.611	125.893.817	268.787	
11.267	10.446	821	93%	239.724.300	124.978.679	228.872	
119.913	102.081	17.832	85%	6.420.695.198	2.561.357.988	7.707.333	
11,4%	12,2%	10,4%		11,1%	10,8%	11,3%	
1.008.908	837.914	170.994	83%	57.985.098.499	23.693.046.191	68.190.404	

PREDIOS NO AGRÍCOLAS							
PREMIOS TOTALES NO AGRÍCOLAS	PREMIOS EXENTOS NO AGRÍCOLAS	PREMIOS AFECTOS NO AGRÍCOLAS	% PREMIOS EXENTOS	AVALLÚO TOTAL NO AGRÍCOLA (M\$)	TOTAL AVALLÚO EXENTO NO AGRÍCOLA (M\$)	CONTRIBUCIÓN NETA NO AGRÍCOLA (M\$)	
511	297	214	58%	48.813.466	8.738.956	146.337	3,822
2.211	1.323	888	60%	43.057.925	28.110.775	74.907	1,705
12.982	10.571	2.411	81%	658.905.925	248.902.067	2.020.866	48.954
11.512	8.938	2.574	77%	132.809.076	77.198.767	790.867	19.294
8.820	7.398	1.422	84%	128.133.472	102.215.767	297.820	4.667
31.497	23.548	7.949	75%	1.701.713.535	1.084.781.342	2.950.980	39.512
135.122	68.061	67.057	50%	9.122.973.430	5.110.200.155	19.892.456	381.121
1.622	1.143	479	70%	44.572.514	12.141.429	65.782	1,337
48.646	44.042	4.604	91%	2.236.689.890	1.192.512.777	5.253.842	124.230
9.825	9.360	465	95%	181.843.399	136.623.180	224.324	5.478
5.948	5.271	2.277	44%	106.742.383	66.394.962	198.694	4.336
33.026	30.602	2.424	93%	1.698.952.666	925.796.433	4.127.203	94.198
9.691	7.200	2.491	74%	242.345.417	180.843.457	280.888	5.539
7.489	6.346	1.143	84%	206.975.032	127.585.739	410.793	9.558
8.038	7.860	1.078	88%	238.638.374	158.584.584	200.474	4.322
7.168	6.050	1.118	84%	151.856.364	119.879.723	199.973	57.212
81.477	56.028	25.449	69%	3.944.680.063	2.304.397.852	8.109.555	159.973
14.078	13.343	735	95%	324.034.497	251.893.973	351.600	9.364
8.710	7.453	1.257	86%	195.809.444	126.144.511	362.413	8.280
9.152	8.041	1.111	88%	328.899.698	145.245.646	931.600	22.492
2.978	2.399	619	79%	70.733.900	35.207.951	74.587	1.705
15.916	14.229	1.687	89%	730.871.179	464.293.560	1.427.224	31.575
1.533	981	552	64%	32.097.018	19.962.388	61.790	1.339
2.715	2.191	524	81%	46.449.271	46.154.267	79.713	1.807
66.633	45.707	24.926	63%	4.291.081.195	2.473.422.213	9.031.188	144.083
1.173	972	201	83%	22.551.214	20.843.512	8.742	197
4.227	3.351	874	79%	88.264.309	39.651.502	146.752	3.367
5.975	4.193	1.782	70%	154.520.540	107.899.526	228.014	4.940
50.279	41.693	8.586	83%	4.943.616.901	2.815.360.274	11.130.434	251.242
1.804	1.530	274	85%	37.114.900	32.296.234	25.200	5.559
23.952	17.592	6.360	73%	809.084.919	574.297.593	1.647.371	29.944
7.706	6.013	1.693	78%	179.936.868	142.404.152	175.413	3.813
9.388	6.236	3.152	66%	215.375.965	159.855.751	259.909	5.737
642.794	462.616	180.178	72%	33.757.074.767	19.582.288.046	71.200.611	1.435.456
1,7%	3,8%	4,9%		6,1%	6,7%	5,6%	12,0%
8.398.431	4.730.662	3.667.769	56%	549.894.403.012	292.007.094.812	1.261.652.608	22.828.808

TA	SUBRETASA 0,025% (M\$)	SUBRETASA A SITIOS NO EDIFICADOS (M\$)	CONTRIBUCION TOTAL NO AGRICOLA (M\$)	DERECHOS DE ASEO (M\$)
137	3.822	1.412	153.471	391
166	1.705	5.005	81.617	3.369
194	48.954	68.011	2.137.811	21.361
200	6.467	44.306	348.793	5.221
280	39.512	385.353	3.375.945	1.888
317	3.811	1.087.696	21.363.279	920.023
392	33.127	32.302	99.421	1.380
424	124.320	937.646	6.315.718	170.129
524	5.478	34.486	264.390	6.026
543	25.538	26.717	214.817	11.628
103	94.198	430.066	4.601.887	4.058
188	55.839	86.900	372.817	47.178
208	20.538	441.367	605.867	6.056
474	4.322	72.296	277.402	2.706
573	4.169	57.213	255.305	301
555	159.973	521.623	8.791.153	250.633
578	6.284	64.862	424.454	18.361
113	8.260	35.348	405.941	18.154
200	22.492	34.506	998.998	11.835
240	1.735	8.802	83.099	1.836
297	33.573	136.390	1.785.066	1.836
340	1.189	39.370	81.005	1.836
371	1.807	5.367	86.888	1.071
403	144.839	1.939.338	52.149.969	11.001
422	157	989	9.908	1.887
752	3.360	16.382	165.501	383
761	1.340	24.373	264.575	29.964
834	251.242	431.236	11.796.912	2.965.004
100	559	4.406	30.206	1.962
171	29.944	506.678	2.204.293	107.580
191	45.813	42.264	214.930	13.171
309	9.737	54.879	320.525	0
11	1.435.456	7.348.864	79.984.932	2.814.308
56	6.321	12.026	5.99	5.121
80	22.828.808	61.313.633	1.345.794.544	54.793.565