Simulazione a cura della Uil Servizio Politiche Territoriali su gli effetti della riforma degli estimi catastali

Confronto fra le attuali rendite catastali ed i valori di mercato

ESEMPI

CONFRONTO FRA ZONE (CENTRALE E PERIFERICA) NELLO STESSO COMUNE

Categoria A/2 Civile			Base Imponibile Attuale			Ipotesi Nuovo Valore			Indice di riequilibrio fra zone
Comune	Totale Unità	Zona	Vani Medi	Rendita Catastale Rivalutata (x 168)	Rapporto Rendita	m^2 medi	Valore 2013	Rapporto Valore	
Media Nazionale Ponderata		CENTRALE	5,88	€ 243.016	63%	119,00	€ 552.209	67%	**4,73%**
		PERIFERICA		€ 145.319	37%		€ 268.181	33%	
Roma	763.354	CENTRALE	5,48	€ 625.000	68%	108,56	€ 715.388	69%	**1,46%**
		PERIFERICA		€ 295.000	32%		€ 315.466	31%	
Milano	124.092	CENTRALE	7,03	€ 367.694	69%	140,56	€ 736.525	71%	**2,02%**
		PERIFERICA		€ 166.338	31%		€ 302.762	29%	
Napoli	178.933	CENTRALE	5,90	€ 154.317	53%	124,52	€ 547.703	71%	**17,94%**
		PERIFERICA		€ 137.987	47%		€ 226.627	29%	
Torino	99.884	CENTRALE	5,74	€ 257.495	53%	118,93	€ 366.025	53%	**0,24%**
		PERIFERICA		€ 231.269	47%		€ 325.640	47%	
Bari	42.424	CENTRALE	6,86	€ 207.969	57%	142,71	€ 276.151	58%	**1,40%**
		PERIFERICA		€ 156.689	43%		€ 196.489	42%	
Firenze	85.229	CENTRALE	5,83	€ 205.705	60%	114,23	€ 396.942	55%	**-4,84%**
		PERIFERICA		€ 137.943	40%		€ 324.464	45%	
Bologna	18.619	CENTRALE	7,09	€ 276.635	51%	156,81	€ 537.928	57%	**6,32%**
		PERIFERICA		€ 270.749	49%		€ 408.170	43%	
Genova	54.826	CENTRALE	6,54	€ 228.190	51%	124,58	€ 361.279	56%	**5,27%**
		PERIFERICA		€ 221.398	49%		€ 283.595	44%	
Venezia	30.417	CENTRALE	6,20	€ 277.548	74%	132,64	€ 629.912	72%	**-2,13%**
		PERIFERICA		€ 99.334	26%		€ 250.957	28%	
Catania	62.848	CENTRALE	6,61	€ 142.737	56%	142,79	€ 233.901	65%	**9,32%**
		PERIFERICA		€ 112.543	44%		€ 124.676	35%	

Categoria A/3 Economico			Base Imponibile Attuale			Ipotesi Nuovo Valore			Indice di riequilibrio fra zone
Comune	Totale Unità	Zona	Vani Medi	Rendita Catastale Rivalutata (x 168)	Rapporto Rendita	m^2 medi	Valore 2013	Rapporto Valore	
Media Nazionale Ponderata		CENTRALE	4,92	€ 147.311	60%	91,11	€ 373.391	65%	**4,99%**
		PERIFERICA		€ 99.121	40%		€ 203.152	35%	
Roma	361.281	CENTRALE	4,85	€ 171.184	66%	88,33	€ 582.122	69%	**3,51%**
		PERIFERICA		€ 88.613	34%		€ 256.699	31%	
Milano	490.081	CENTRALE	4,74	€ 196.778	66%	83,03	€ 435.096	71%	**5,08%**
		PERIFERICA		€ 102.325	34%		€ 178.854	29%	
Napoli	92.726	CENTRALE	5,24	€ 114.153	51%	100,56	€ 442.316	71%	**20,17%**
		PERIFERICA		€ 111.616	49%		€ 183.020	29%	
Torino	336.075	CENTRALE	4,39	€ 103.959	46%	83,88	€ 258.147	53%	**6,95%**
		PERIFERICA		€ 122.197	54%		€ 229.665	47%	
Bari	81.451	CENTRALE	5,19	€ 138.024	60%	100,79	€ 195.039	58%	**-1,39%**
		PERIFERICA		€ 92.735	40%		€ 138.776	42%	
Firenze	75.797	CENTRALE	5,20	€ 159.632	63%	98,95	€ 343.854	55%	**-8,22%**
		PERIFERICA		€ 92.759	37%		€ 281.070	45%	
Bologna	157.371	CENTRALE	5,02	€ 175.022	58%	92,94	€ 318.818	57%	**-1,48%**
		PERIFERICA		€ 125.016	42%		€ 241.913	43%	
Genova	191.199	CENTRALE	5,35	€ 144.304	56%	93,67	€ 271.652	56%	**-0,25%**
		PERIFERICA		€ 112.113	44%		€ 213.240	44%	
Venezia	84.298	CENTRALE	5,33	€ 134.381	67%	105,58	€ 501.389	72%	**4,14%**
		PERIFERICA		€ 65.088	33%		€ 199.753	28%	
Catania	62.408	CENTRALE	5,14	€ 64.042	55%	100,77	€ 165.067	65%	**10,68%**
		PERIFERICA		€ 53.368	45%		€ 87.985	35%	

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ESEMPI

CONFRONTO FRA EX CATEGORIE (A/2 E A/4) NELLA STESSA ZONA

ZONA CENTRALE		Base Imponibile Attuale			Ipotesi Nuovo Valore			Indice di riequilibrio fra categorie
Comune	Categoria	Vani Medi	Rendita Catastale Rivalutata (x 168)	*Rapporto Rendita*	m^2 medi	Valore 2013	*Rapporto Valore*	
Media Nazionale Ponderata	A/2	5,88	€ 243.016	*74%*	119,00	€ 552.209	*61%*	***12,87%***
	A/4	4,05	€ 84.031	*26%*	76,83	€ 346.575	*39%*	
Roma	A/2	5,48	€ 284.443	*69%*	108,56	€ 715.388	*58%*	***11,57%***
	A/4	4,15	€ 125.929	*31%*	79,43	€ 315.466	*42%*	
Milano	A/2	7,03	€ 367.694	*79%*	140,56	€ 736.525	*70%*	***9,48%***
	A/4	3,65	€ 96.890	*21%*	61,20	€ 320.687	*30%*	
Napoli	A/2	5,90	€ 154.317	*73%*	124,52	€ 547.703	*60%*	***13,45%***
	A/4	3,89	€ 56.365	*27%*	83,72	€ 368.254	*40%*	
Torino	A/2	5,74	€ 257.495	*84%*	118,93	€ 366.025	*64%*	***19,95%***
	A/4	3,32	€ 49.554	*16%*	67,15	€ 206.658	*36%*	
Bari	A/2	6,86	€ 207.969	*81%*	142,71	€ 276.151	*69%*	***12,03%***
	A/4	3,08	€ 47.373	*19%*	62,86	€ 121.642	*31%*	
Firenze	A/2	5,83	€ 205.705	*64%*	114,23	€ 396.942	*56%*	***8,56%***
	A/4	4,77	€ 114.894	*36%*	91,19	€ 316.893	*44%*	
Bologna	A/2	7,09	€ 276.635	*82%*	156,81	€ 537.928	*68%*	***13,44%***
	A/4	4,19	€ 62.625	*18%*	73,45	€ 251.973	*32%*	
Genova	A/2	6,54	€ 228.190	*77%*	124,58	€ 361.279	*60%*	***17,51%***
	A/4	4,91	€ 67.218	*23%*	83,96	€ 243.493	*40%*	
Venezia	A/2	6,20	€ 277.548	*78%*	132,64	€ 629.912	*58%*	***19,60%***
	A/4	4,78	€ 80.128	*22%*	96,07	€ 456.235	*42%*	
Catania	A/2	6,61	€ 142.737	*85%*	142,79	€ 233.901	*67%*	***17,26%***
	A/4	3,44	€ 25.740	*15%*	68,88	€ 112.831	*33%*	

ZONA PERIFERICA		Base Imponibile Attuale			Ipotesi Nuovo Valore			Indice di riequilibrio fra categorie
Comune	Categoria	Vani Medi	Rendita Catastale Rivalutata (x 168)	*Rapporto Rendita*	m^2 medi	Valore 2013	*Rapporto Valore*	
Media Nazionale Ponderata	A/2	5,88	€ 145.319	*72%*	119,00	€ 268.181	*61%*	***11,59%***
	A/4	4,05	€ 55.378	*28%*	76,83	€ 172.774	*39%*	
Roma	A/2	5,48	€ 134.257	*69%*	108,56	€ 315.466	*58%*	***11,23%***
	A/4	4,15	€ 60.377	*31%*	79,43	€ 230.815	*42%*	
Milano	A/2	7,03	€ 166.338	*72%*	140,56	€ 302.762	*70%*	***2,21%***
	A/4	3,65	€ 65.098	*28%*	61,20	€ 131.824	*30%*	
Napoli	A/2	5,90	€ 137.987	*74%*	124,52	€ 226.627	*60%*	***13,92%***
	A/4	3,89	€ 49.205	*26%*	83,72	€ 152.375	*40%*	
Torino	A/2	5,74	€ 231.269	*76%*	118,93	€ 325.640	*64%*	***12,45%***
	A/4	3,32	€ 71.578	*24%*	67,15	€ 183.857	*36%*	
Bari	A/2	6,86	€ 156.689	*81%*	142,71	€ 196.489	*69%*	***11,96%***
	A/4	3,08	€ 35.850	*19%*	62,86	€ 86.552	*31%*	
Firenze	A/2	5,83	€ 137.943	*70%*	114,23	€ 324.464	*56%*	***14,28%***
	A/4	4,77	€ 59.428	*30%*	91,19	€ 259.032	*44%*	
Bologna	A/2	7,09	€ 270.749	*84%*	156,81	€ 408.170	*68%*	***15,74%***
	A/4	4,19	€ 52.187	*16%*	73,45	€ 191.192	*32%*	
Genova	A/2	6,54	€ 221.398	*80%*	124,58	€ 283.595	*60%*	***20,66%***
	A/4	4,91	€ 53.978	*20%*	83,96	€ 191.136	*40%*	
Venezia	A/2	6,20	€ 99.334	*68%*	132,64	€ 250.957	*58%*	***10,38%***
	A/4	4,78	€ 45.938	*32%*	96,07	€ 181.764	*42%*	
Catania	A/2	6,61	€ 112.543	*81%*	142,79	€ 124.676	*67%*	***13,26%***
	A/4	3,44	€ 26.884	*19%*	68,88	€ 60.142	*33%*	

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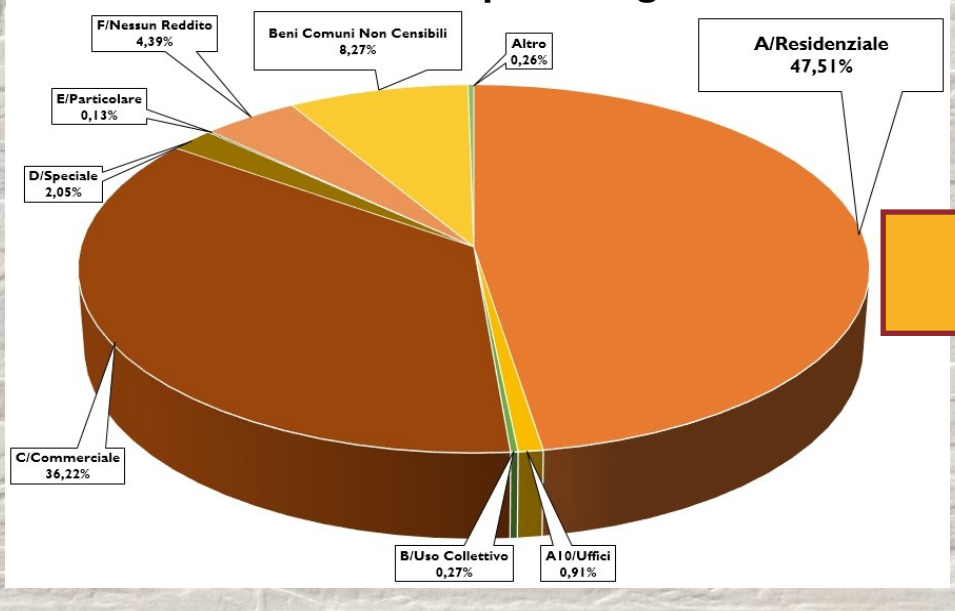
Unità Immobiliari Urbane per Categoria al 31 dic. 13



Totale Unità Immobiliari

72.850.650

con Rendita

63.440.433

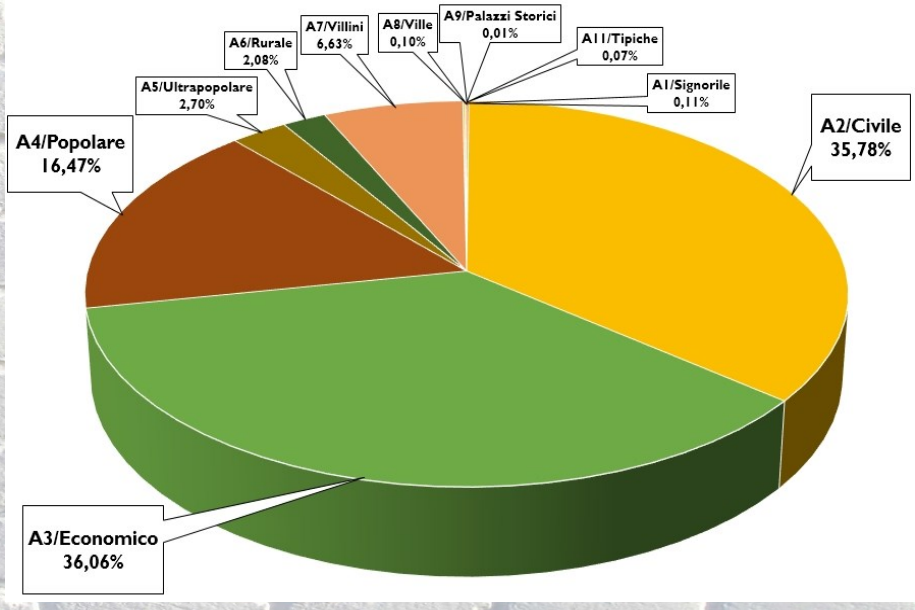
Totale Abitazioni

34.608.918

54,48% *delle unità con rendita*

38,55% *sul totale delle rendite*

Unità Immobiliari Urbane Residenziali al 31 dic. 13



A/2 Civile
+
A/3 Economico
+
A/4 Popolare
=
30.560.549
88,30%
delle unità Abitative

Ricerca e simulazioni a cura della Uil Servizio Politiche Territoriali effettuate sulla base dei dati presenti sul sito dell'Agenzia delle Entrate - Osservatorio del Mercato Immobiliare.

Presi in esame 19 Comuni Capoluogo di Provincia dei quali sono pubblicate le relative "Note Territoriali".

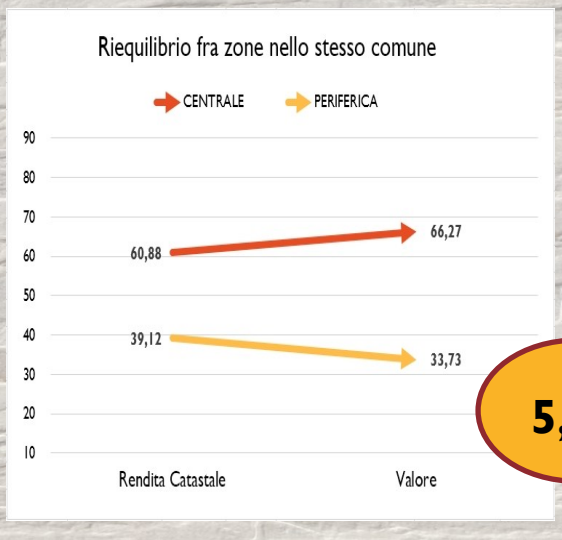
Riguardano 4.650.629 unità immobiliari abitative delle categorie A/2 Civile, A/3 Economico e A/4 Popolare che rappresentano il ***15,22*** % del totale nazionale.

La consistenza media nazionale di tali unità è di *5,13* vani e di *99,22* mq.

I dati risultanti dalla simulazione sono visualizzati con delle linee che indicano l'evoluzione da rendita a valore nel confronto fra zone (centrale e periferica) dello stesso comune e fra ex categorie (A/2 e A/4) nella stessa zona.

Il numero evidenziato rappresenta **l'indice di riequilibrio**, sostanzialmente la percentuale di scostamento (in più o in meno), considerando l'invarianza di gettito prevista dalla norma.

Media Nazionale Ponderata



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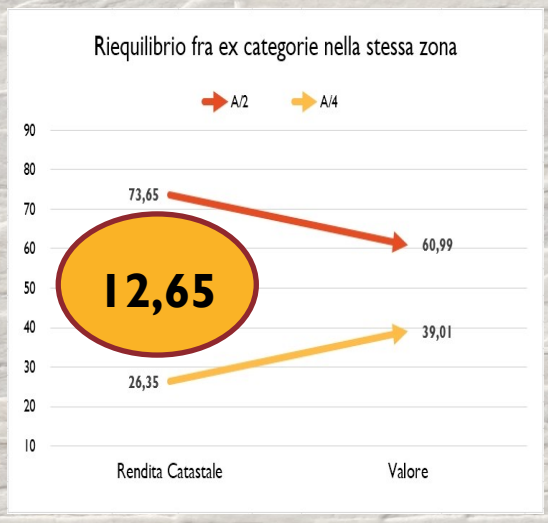
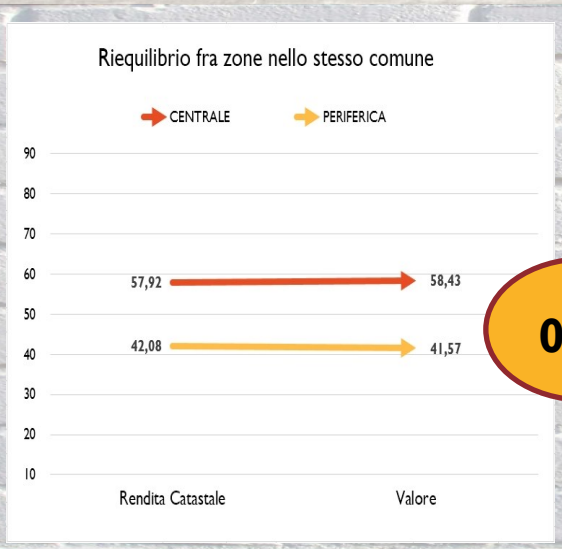


12,65

Bari



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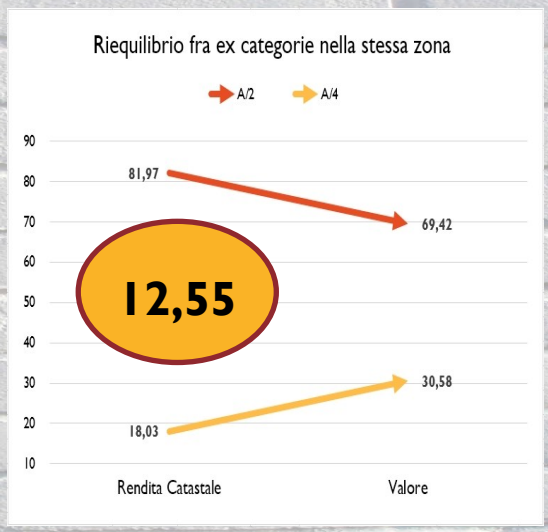

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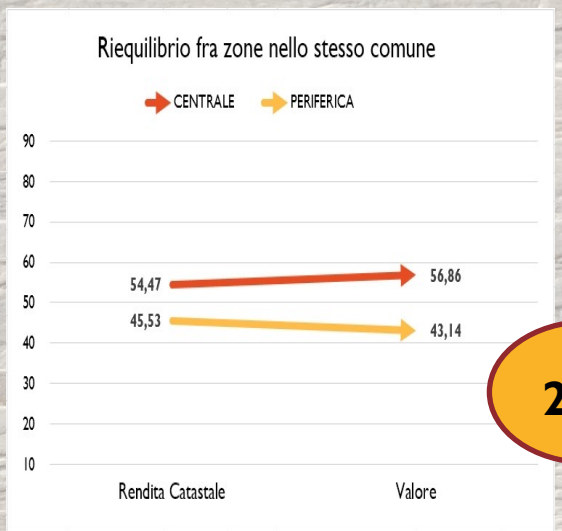
Bologna



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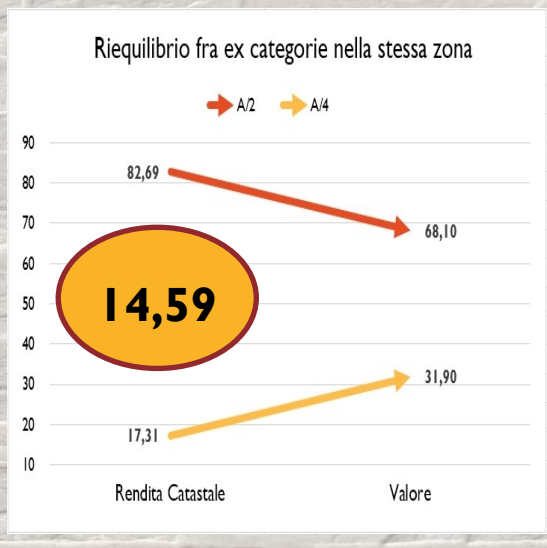
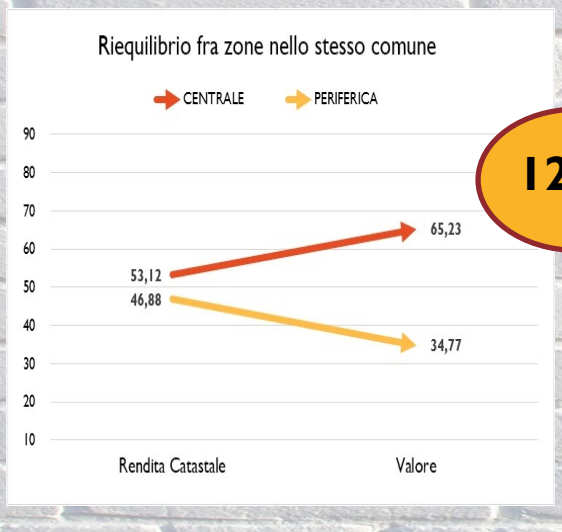


14,59

Catania



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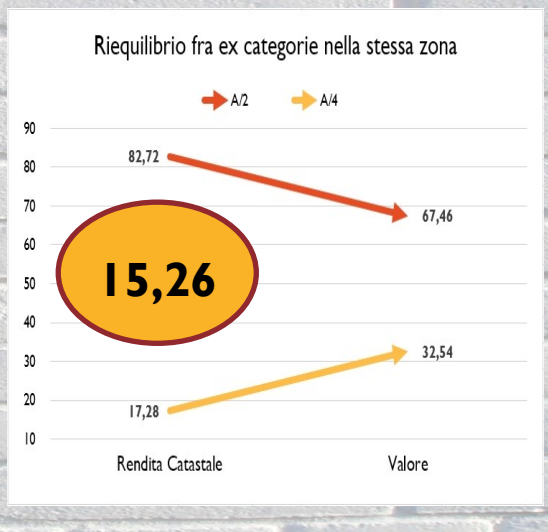

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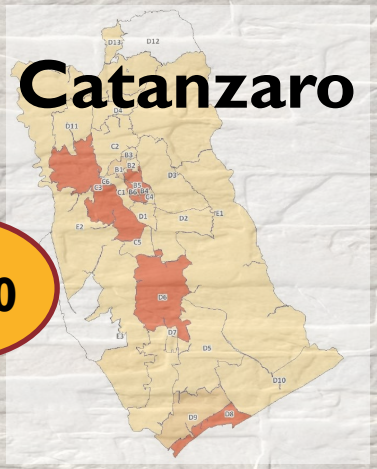
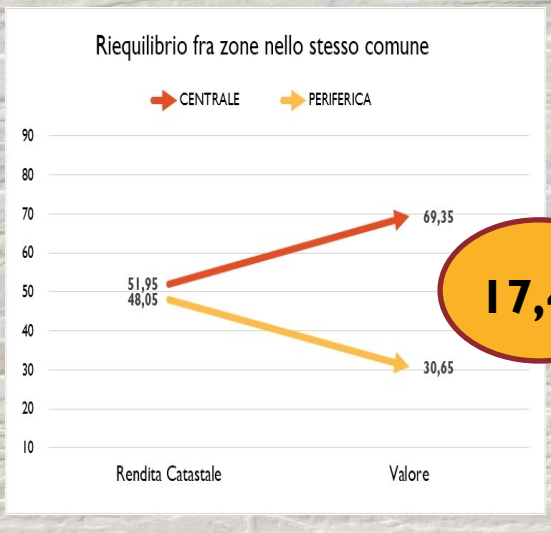
Catanzaro





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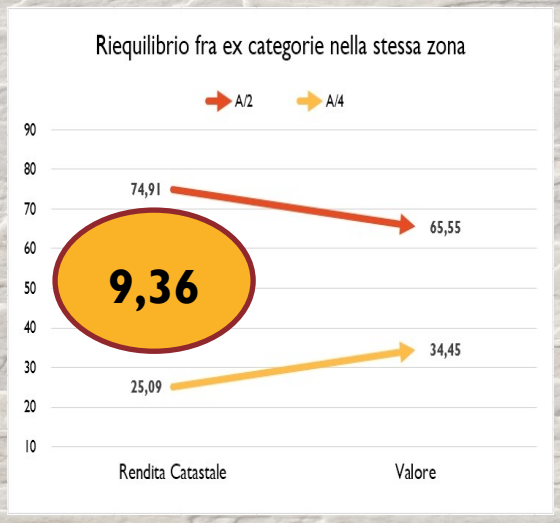

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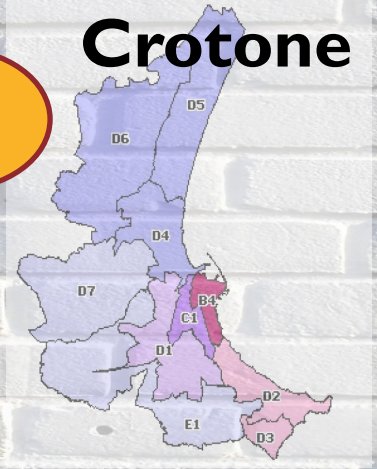
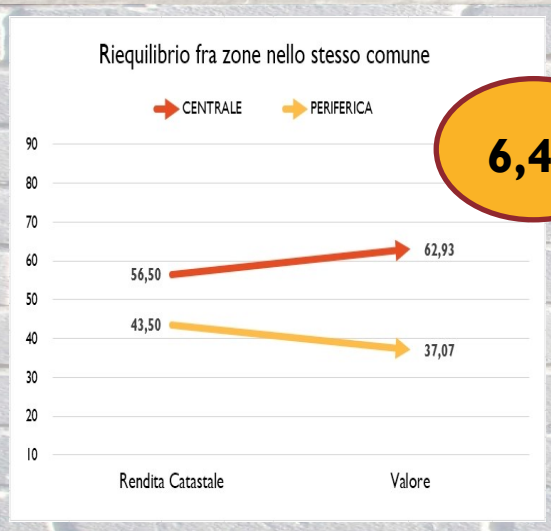
Crotone





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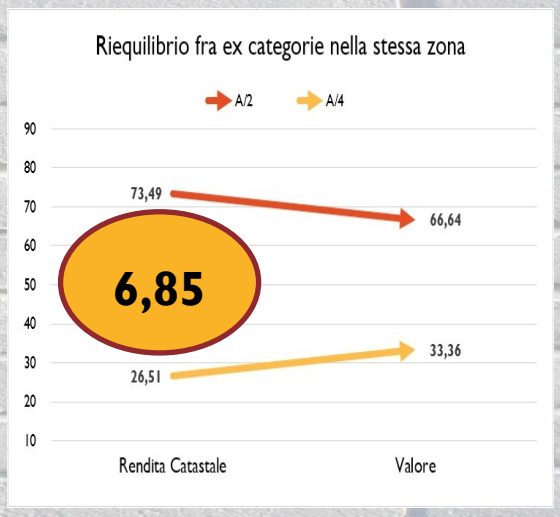

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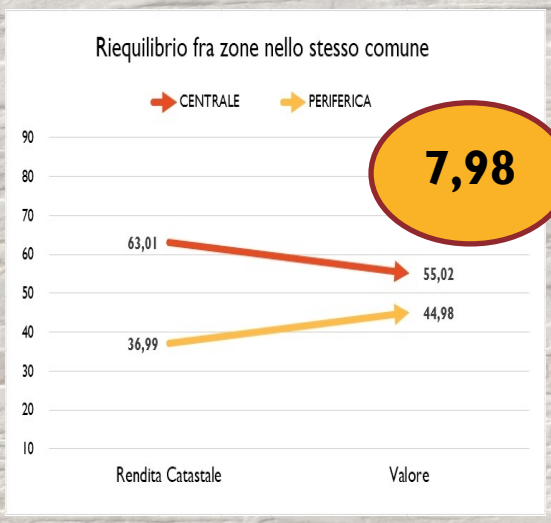
Firenze



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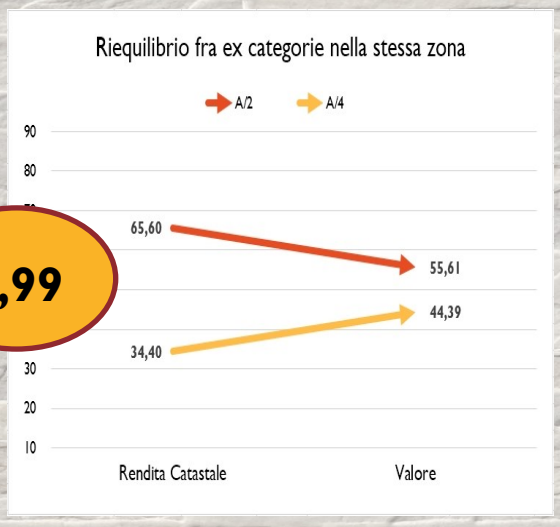

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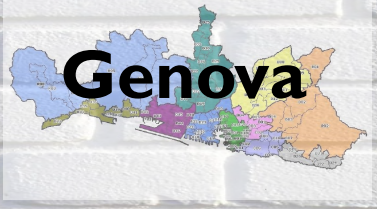
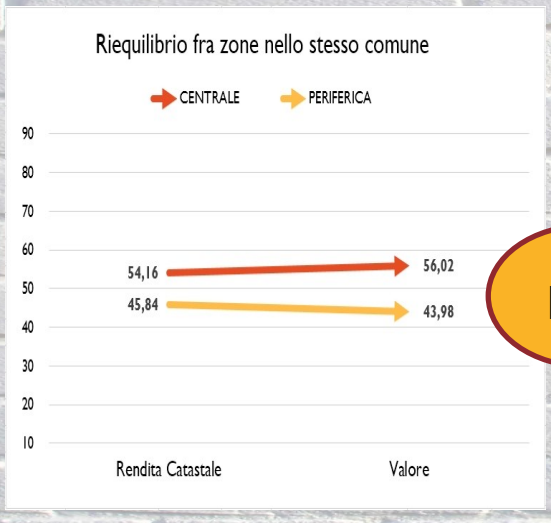
Genova





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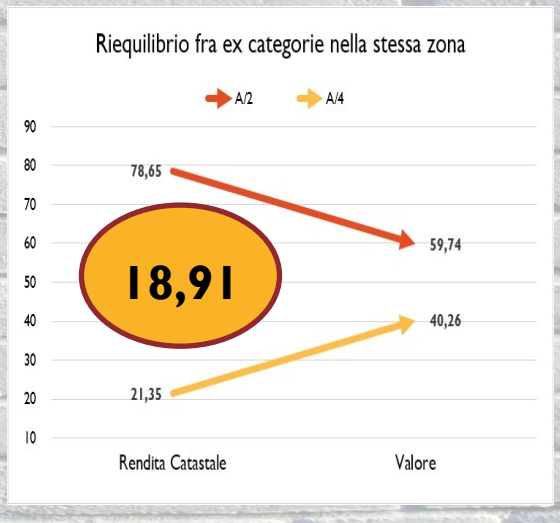
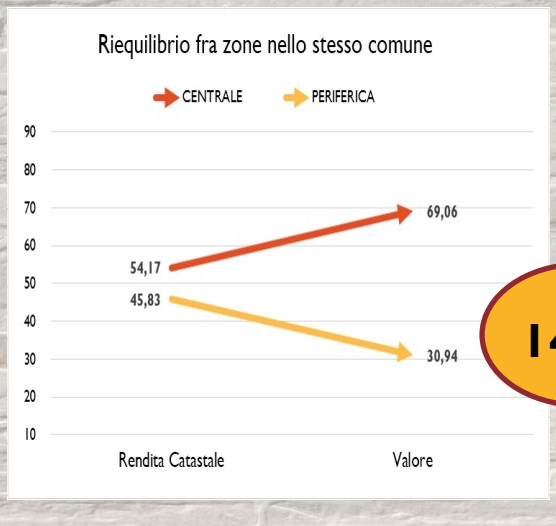


18,91

Mantova



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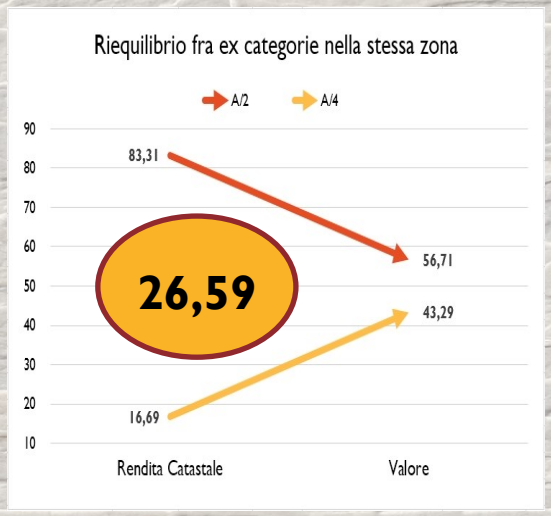
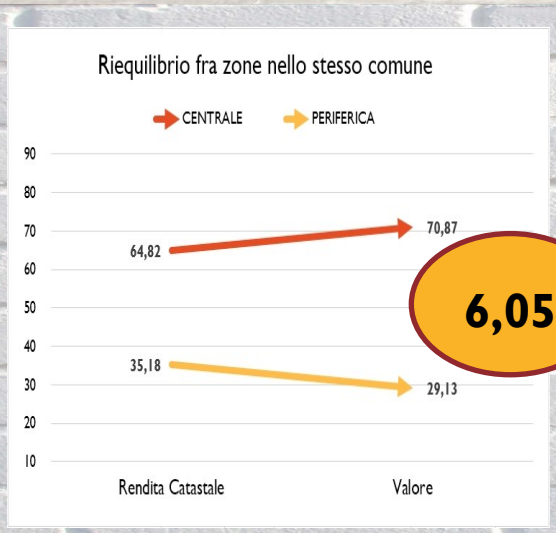


26,59

Milano



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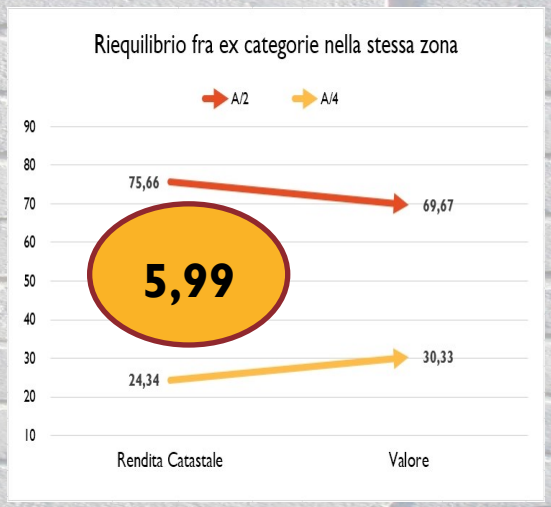
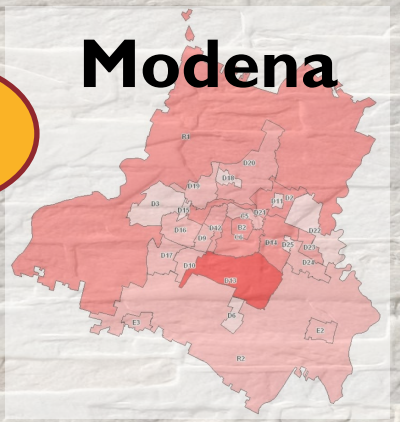
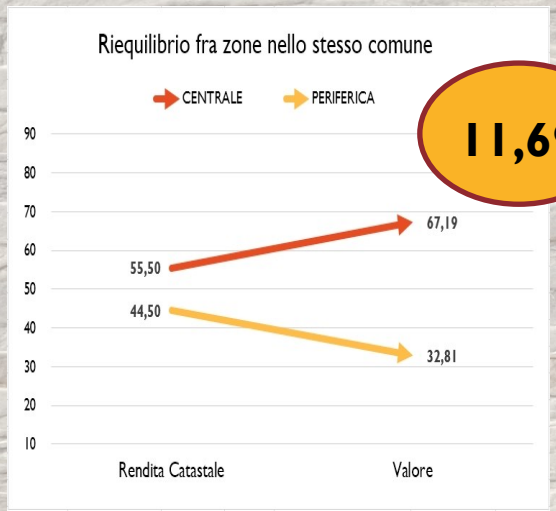


5,99

Modena





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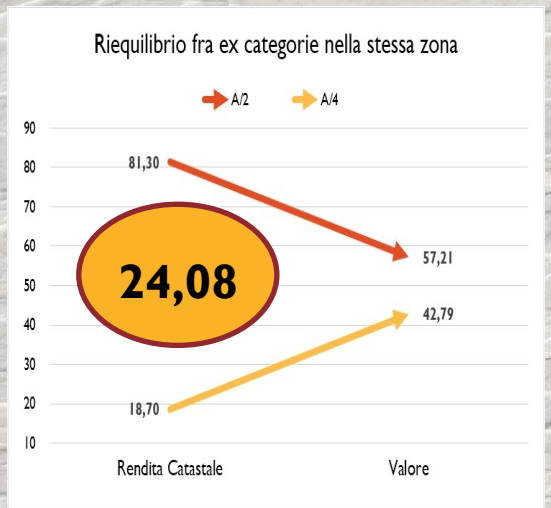

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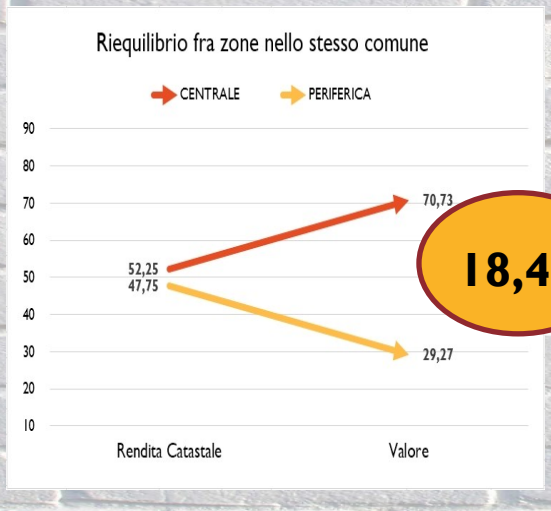
Napoli



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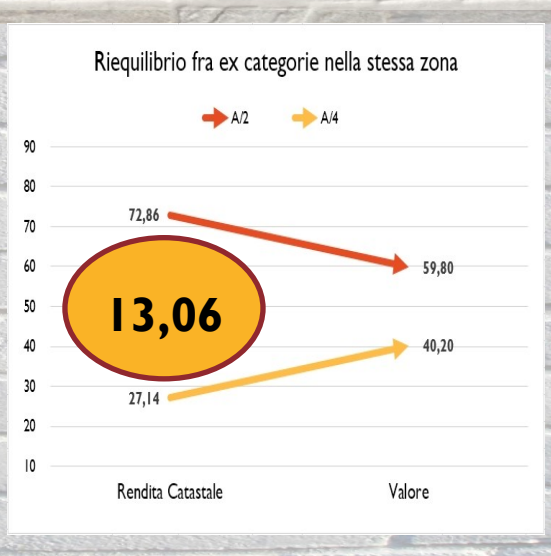

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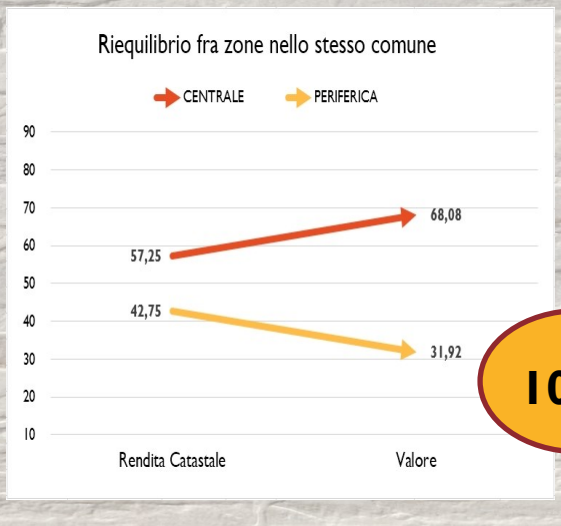
Padova



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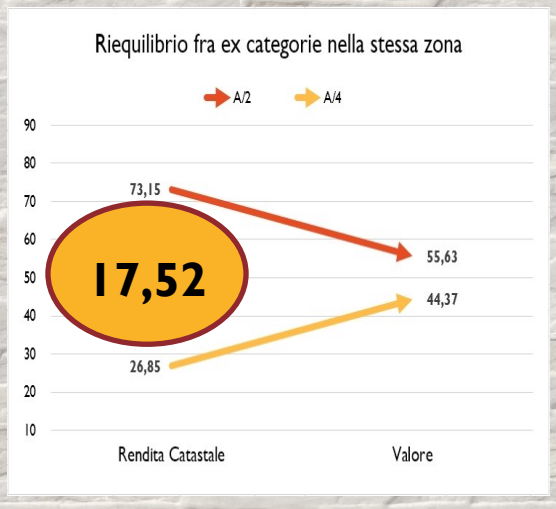

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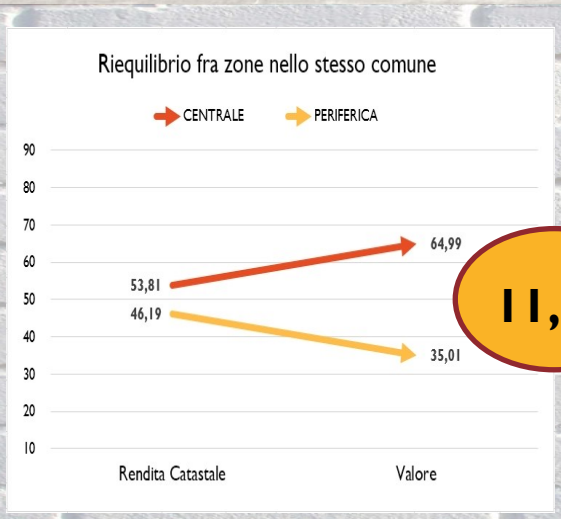
Pavia



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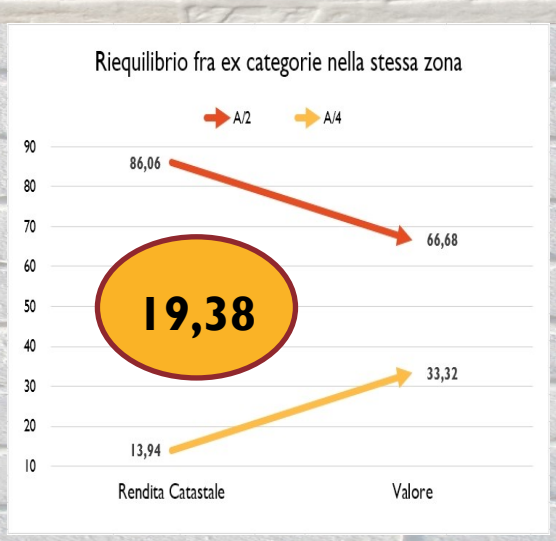

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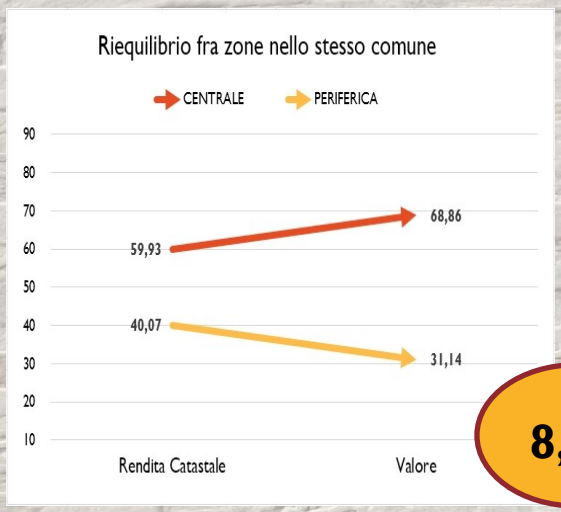
Perugia



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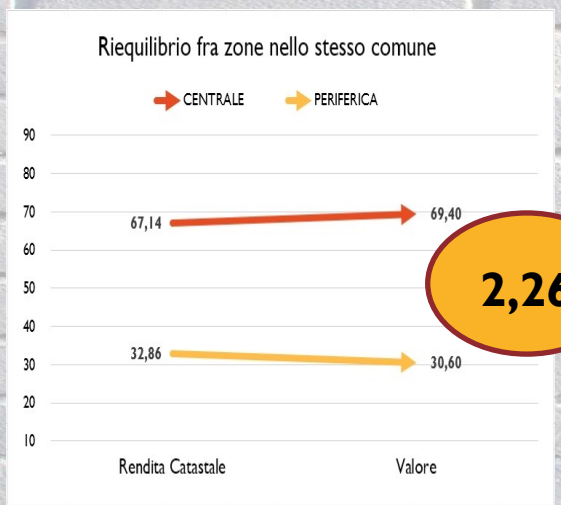
Roma



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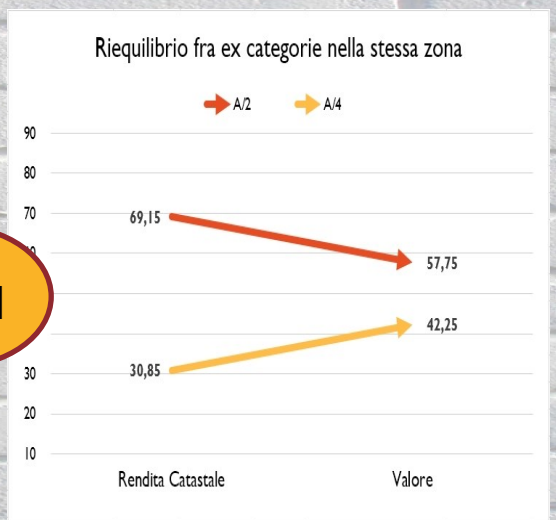
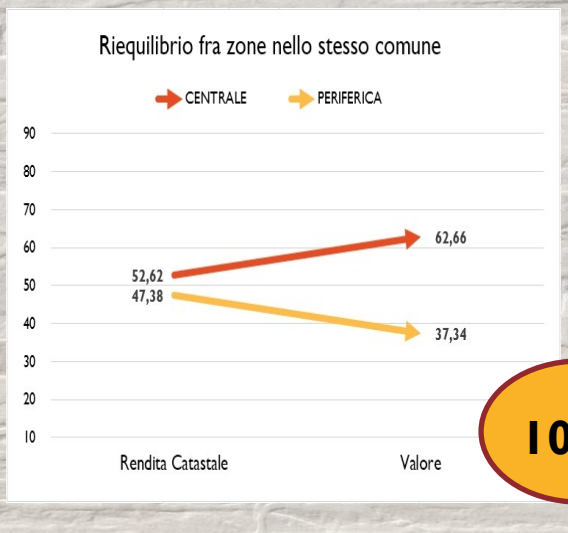


Salerno



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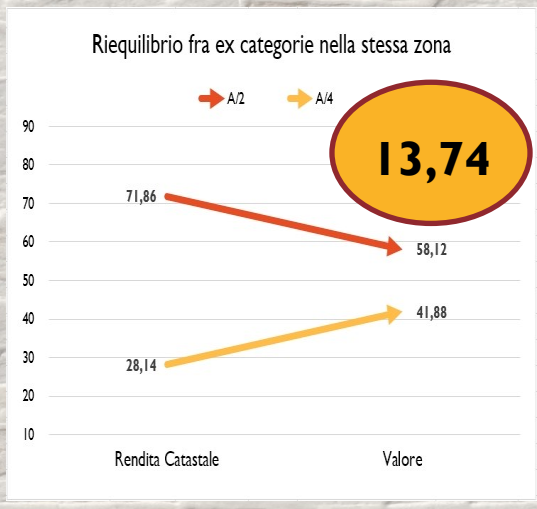

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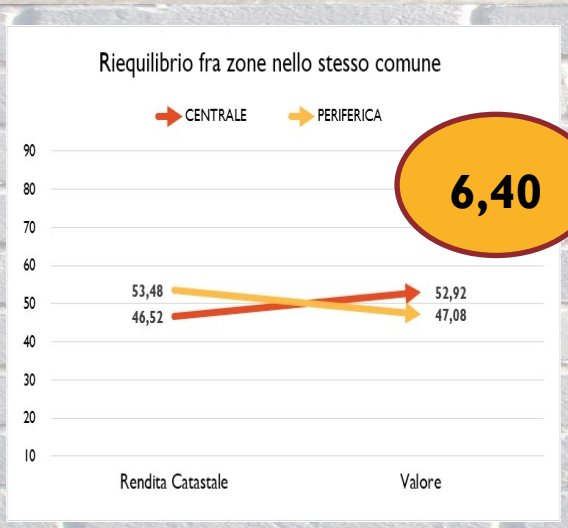
Torino



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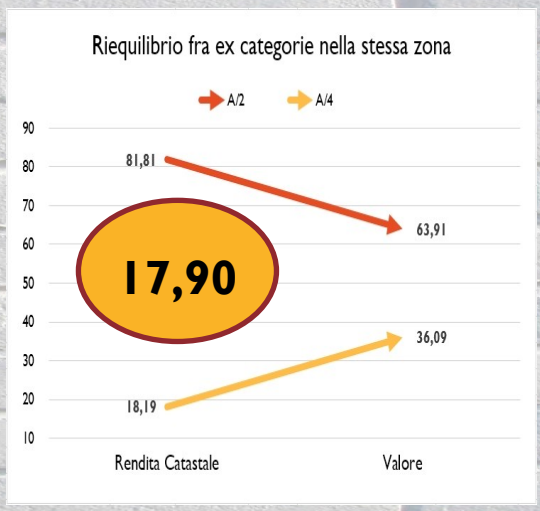

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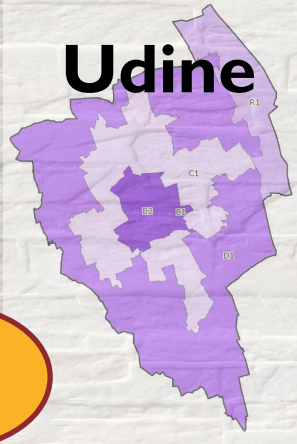
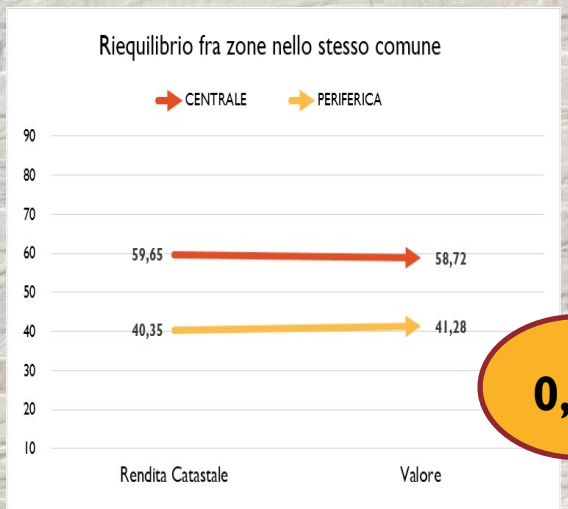
Udine





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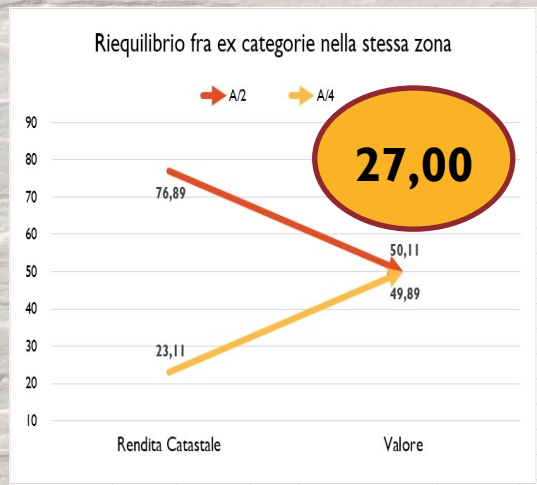

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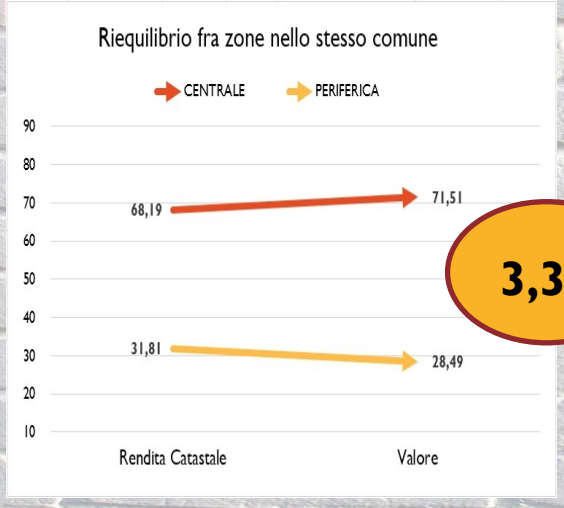
Venezia



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