

REPUBLIC OF THE PHILIPPINES  
PROVINCE OF ILOILO  
ILOILO CITY

SANGGUNIANG PANLALAWIGAN

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG PANLALAWIGAN NG ILOILO, HELD IN THE SESSION HALL OF THE PROVINCIAL CAPITOL, ILOILO CITY ON AUGUST 27, 2002.

PRESENT:

Hon. Roberto B. Armada  
Presiding Officer

Hon. Victorino G. Salcedo II,	Majority Floor Leader
Hon. Janette L. Garin,	Member
Hon. Bernardo B. Silla, Jr.,	Member
Hon. Romulo C. Cabana, Sr.,	Member
Hon. Cecilia H. Capadosa,	Member
Hon. Bienvenido P. Margarico,	Member
Hon. Vicente L. Ramirez,	Member
Hon. Henry O. Anotado,	Member
Hon. Romeo S. Palmares,	Member
Hon. Eric V. Barbosa, Sr.	Member
Hon. Igmedio S. Prado, Jr.,	Member (FSBM Pres.)
Hon. Angel B. Briones,	Member (Pres.Liga ng mga Brgy.)

ABSENT: NONE

PROVINCIAL ORDINANCE NO. 2002-045

**AN ORDINANCE UPDATING THE SCHEDULE OF MARKET VALUES FOR THE DIFFERENT KINDS AND CLASSES OF REAL PROPERTIES AND OTHER IMPROVEMENTS AND FIXING THE ASSESSMENT LEVELS OF REAL PROPERTY IN THE PROVINCE OF ILOILO EMBODIED FROM SECTIONS 1 TO 6 HEREOF PURSUANT TO THE PROVISIONS OF REPUBLIC ACT NO. 7160 AND ITS IMPLEMENTING RULES AND REGULATIONS THEREBY AMENDING PROVINCIAL TAX ORDINANCE NO. 96-003, SERIES OF 1996.**

"Presented for consideration of the Body is the report of the Committee on Ways and Means, relative to the proposed Schedule of Market Values for land and other improvements and fixing the assessment levels of real property thereby increasing their valuation and assessment to conform to the provisions of the Local Government Code of 1991 and its implementing rules and regulations as submitted by the Office of the Provincial Assessor;

**WHEREAS**, the Sangguniang Panlalawigan ng Iloilo together with the Provincial Assessor and Staff conducted several continuous Public Hearings on the subject matter and after twenty three (23) public hearings conducted in the different group of Municipalities all throughout the Province and considering the interactions and comments of the taxpayers, the Municipal and Barangay Officials, which was collated, and the same was referred to the Committee on Ways and Means. The Committee has come out with the recommendation of increasing the valuation of real properties and fixing the assessment levels of real properties as recommended by the Provincial Assessor and in effect increasing the taxation and revenue of the Province of Iloilo to take effect in January 1, 2003, considering the obligation of the Province of Iloilo to render basic services to its constituents, the high rise of prices, and the fact that no serious grounds were brought about to warrant the holding of assessment to a status quo;

**WHEREAS**, after proper and thorough deliberations of the subject matter, it was the consensus of the members to adopt the Schedule of Market Values for the different kinds and classes of real properties and fixing the assessment levels of real property, specifically Sections 1 to 6 hereof, as favorably recommended by the Committee on Ways and Means;

**NOW, THEREFORE**, on motion of the Hon. Victorino G. Salcedo II, which was duly seconded,

**BE IT ENACTED**, as it is hereby Enacted by the Sangguniang Panlalawigan in session assembled to enact the following Provincial Ordinance No. 2002-045 thereby amending Provincial Tax Ordinance No. 96-003, series of 1996, updating the schedule of market values for the different kinds and classes of real properties and other improvements and fixing the assessment levels of real property in the province of Iloilo embodied from Sections 1 to 6 hereof pursuant to the provisions of Republic Act No. 7160 and its implementing rules and regulations thereby amending Provincial Tax Ordinance No. 96-003, series of 1996, with the following sections, to wit, that:

**SECTION 1 - SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS**

PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS				
EFFECTIVE 2003				
ASSESSMENT ZONE I				
Guimbal, Igararas, Miag-ao, San Joaquin, Tigbauan and Tubungan				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	255,800.00	243,800.00	231,800.00	216,200.00
Rice Unirrigated	162,300.00	149,900.00	137,500.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	66,300.00	52,200.00	42,200.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	273,500.00	232,500.00	205,100.00	109,400.00
Fishpond: Tilapia	254,000.00	220,100.00	169,300.00	143,900.00
Fishpond: Lapu-Lapu	591,200.00	512,400.00	473,000.00	394,100.00
Fishpond: Crab Culture	-	-	-	-
In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	247,800.00	174,200.00	-
Nipa Land	44,900.00	-	-	-
Salt Bed	229,200.00	203,700.00	191,000.00	-
Pasture	20,000.00	-	-	-
Forest	19,600.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	70,100.00	-	-
Abaca	38,600.00	-	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	36,000.00	27,000.00	22,500.00	-
Ipil-Ipil Land	48,600.00	-	-	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	80,000.00	71,200.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	516,400.00	461,100.00	384,200.00	-
Prawn Pond, Semi-Intensive	345,400.00	308,400.00	231,300.00	-
Prawn Pond, Traditional	259,900.00	232,100.00	185,600.00	-
Sugar Land	250,000.00	225,000.00	175,000.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

*Victorino G. Salcedo II*

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PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS				
EFFECTIVE 2003				
ASSESSMENT ZONE II				
Alimodian, Cabatuan, Leon, Maasin, New Lucena, & Sta. Barbara				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	259,700.00	247,600.00	235,500.00	217,400.00
Rice Unirrigated	187,100.00	174,100.00	161,100.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	66,300.00	54,200.00	42,200.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	-	-	-	-
Fishpond: Tilapia	-	-	-	-
Fishpond: Lapu-Lapu	-	-	-	-
Fishpond: Crab Culture	-	-	-	-
In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	217,800.00	174,200.00	-
Nipa Land	-	-	-	-
Salt Bed	-	-	-	-
Pasture	20,000.00	-	-	-
Forest	19,600.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	70,100.00	-	-
Abaca	38,600.00	-	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	38,000.00	27,000.00	22,500.00	-
Ipil-Ipil Land	48,600.00	-	-	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	80,000.00	71,200.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	-	-	-	-
Prawn Pond, Semi-Intensive	-	-	-	-
Prawn Pond, Traditional	-	-	-	-
Sugar Land	250,000.00	225,000.00	175,000.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS				
EFFECTIVE 2003				
ASSESSMENT ZONE III				
Leganes, Oton, Pavia and San Miguel				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	297,900.00	285,200.00	272,500.00	253,500.00
Rice Unirrigated	194,700.00	181,500.00	168,400.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	64,300.00	52,600.00	40,900.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	345,000.00	293,300.00	258,800.00	138,000.00
Fishpond: Tilapia	254,000.00	220,100.00	169,300.00	143,900.00
Fishpond: Lapu-Lapu	591,200.00	512,400.00	473,000.00	394,100.00
Fishpond: Crab Culture	-	-	-	-

In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	217,800.00	174,200.00	-
Nipa Land	44,900.00	-	-	-
Salt Bed	273,000.00	245,700.00	232,100.00	-
Pasture	20,000.00	-	-	-
Forest	19,600.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	70,100.00	-	-
Abaca	38,600.00	-	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	36,000.00	27,000.00	22,500.00	-
Ipil-Ipil Land	48,600.00	-	-	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	80,000.00	71,200.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	516,400.00	461,100.00	384,200.00	-
Prawn Pond, Semi- Intensive	345,400.00	308,400.00	231,300.00	-
Prawn Pond, Traditional	259,900.00	232,100.00	185,600.00	-
Sugar Land	250,000.00	225,000.00	175,000.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

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PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS				
EFFECTIVE 2003				
ASSESSMENT ZONE IV				
Btac. Nuevo, Dingle, Dumangas, Mina, Pototan and Zarraga				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	313,100.00	300,200.00	287,300.00	257,500.00
Rice Unirrigated	212,000.00	198,500.00	185,000.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	64,300.00	52,600.00	40,900.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	345,000.00	293,300.00	258,800.00	138,000.00
Btac. Nuevo & Dumangas	482,300.00	410,000.00	361,700.00	192,900.00
Fishpond: Tilapia	254,000.00	220,100.00	169,300.00	143,900.00
Fishpond: Lapu-Lapu	591,200.00	512,400.00	473,000.00	394,100.00
Fishpond: Crab Culture				
Dumangas	343,600.00	309,200.00	274,900.00	240,500.00
In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	217,800.00	174,200.00	-
Nipa Land	44,900.00	-	-	-
Salt Bed	273,000.00	245,700.00	232,100.00	-
Pasture	20,000.00	-	-	-
Forest	19,600.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	70,100.00	-	-
Abaca	38,600.00	-	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	36,000.00	27,000.00	22,500.00	-
Ipil-Ipil Land	48,600.00	-	-	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	71,200.00	53,400.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	516,400.00	461,100.00	384,200.00	-
Prawn Pond, Semi- Intensive	345,400.00	308,400.00	231,300.00	-

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Prawn Pond, Traditional	259,900.00	232,100.00	185,600.00	-
Sugar Land: Pototan,				
Dumangas, Mina & Zarraga	266,300.00	239,700.00	186,400.00	-
Barotac Nuevo	331,700.00	298,500.00	232,200.00	-
Dingle	293,600.00	264,200.00	205,500.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS				
EFFECTIVE 2003				
ASSESSMENT ZONE V				
Badiangan, Bingawan, Calinog, Dueñas, Janiuy, Lambunao, & San Enrique				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	259,700.00	247,600.00	235,500.00	217,400.00
Rice Unirrigated	175,700.00	163,000.00	150,200.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	66,300.00	54,200.00	42,200.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	-	-	-	-
Fishpond: Tilapia	-	-	-	-
Fishpond: Lapu-Lapu	-	-	-	-
Fishpond: Crab Culture	-	-	-	-
In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	217,800.00	174,200.00	-
Nipa Land	-	-	-	-
Salt Bed	-	-	-	-
Pasture	20,000.00	-	-	-
Forest	19,600.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	70,100.00	-	-
Abaca	38,600.00	-	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	36,000.00	27,000.00	22,500.00	-
Iplil-Iplil Land	48,600.00	-	-	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	80,000.00	71,200.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	-	-	-	-
Prawn Pond, Semi- Intensive	-	-	-	-
Prawn Pond, Traditional	-	-	-	-
Sugar Land: Calinog,				
Lambunao & San Enrique	331,700.00	298,500.00	232,200.00	-
Dueñas, Bingawan,				
Janiuy & Badiangan	293,600.00	264,200.00	205,500.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

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PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS EFFECTIVE 2003				
ASSESSMENT ZONE VI Ajuy, Culasi-Ajuy, Anilao, Banate, Btac. Viejo, Sara & Estancia				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	259,700.00	247,600.00	235,500.00	217,400.00
Rice Unirrigated	175,700.00	163,000.00	150,200.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	66,300.00	54,200.00	42,200.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	287,600.00	244,500.00	215,700.00	115,000.00
Fishpond: Tilapia	254,000.00	220,100.00	169,300.00	143,900.00
Fishpond: Lapu-Lapu	591,200.00	512,400.00	473,000.00	394,100.00
Fishpond: Crab Culture	-	-	-	-
In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	217,800.00	174,200.00	-
Nipa Land	44,900.00	-	-	-
Salt Bed	273,000.00	245,700.00	232,100.00	-
Pasture	20,000.00	-	-	-
Forest	19,800.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	-	-	-
Abaca	38,600.00	70,100.00	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	36,000.00	27,000.00	22,500.00	-
Ipil-Ipil Land	36,000.00	27,000.00	22,500.00	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	80,000.00	71,200.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	516,400.00	461,100.00	384,200.00	-
Prawn Pond, Semi- Intensive	345,400.00	308,400.00	231,300.00	-
Prawn Pond, Traditional	259,900.00	232,100.00	185,600.00	-
Sugar Land	250,000.00	225,000.00	175,000.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

PROPOSED SCHEDULE OF MARKET VALUES FOR AGRICULTURAL LANDS EFFECTIVE 2003				
ASSESSMENT ZONE VII Balasan, Batad, Carles, Concepcion, Lemery, San Dionisio & San Rafael				
KINDS OF LAND	CLASSIFICATION			
	1	2	3	4
Rice Irrigated	261,600.00	249,500.00	237,400.00	218,000.00
Rice Unirrigated	169,700.00	157,100.00	144,600.00	-
Rice Upland	66,600.00	55,500.00	-	-
Corn Land	66,300.00	54,200.00	42,200.00	-
Coconut Land	76,900.00	69,200.00	61,500.00	-
Cotton Land	115,500.00	94,000.00	78,300.00	-
Tobacco Land	57,300.00	52,100.00	46,900.00	-
Bamboo Land	69,200.00	61,500.00	53,800.00	-
Fishpond: Bangus	287,600.00	244,500.00	215,700.00	115,000.00
Fishpond: Tilapia	254,000.00	220,100.00	169,300.00	143,900.00
Fishpond: Lapu-Lapu	591,200.00	512,400.00	473,000.00	394,100.00

Fishpond: Crab Culture	-	-	-	-
In-Land Fisheries: Tilapia	131,700.00	117,100.00	87,800.00	58,500.00
In-Land Fisheries: Hito	261,300.00	217,800.00	174,200.00	-
Nipa Land	44,900.00	-	-	-
Salt Bed	273,000.00	245,700.00	232,100.00	-
Pasture	20,000.00	-	-	-
Forest	19,600.00	-	-	-
Mangrove	27,500.00	-	-	-
Orchard	82,400.00	70,100.00	-	-
Abaca	38,600.00	-	-	-
Cogon Land	19,800.00	-	-	-
Sorghum	36,000.00	27,000.00	22,500.00	-
Ipil-ipil Land	48,600.00	-	-	-
Zacate	36,000.00	-	-	-
Kangkong	37,900.00	-	-	-
Mango Land	89,000.00	80,100.00	71,200.00	-
Pineapple Land	57,700.00	-	-	-
Prawn Pond, Intensive	516,400.00	461,100.00	384,200.00	-
Prawn Pond, Semi- Intensive	345,400.00	308,400.00	231,300.00	-
Prawn Pond, Traditional	259,900.00	232,100.00	185,600.00	-
Sugar Land	250,000.00	225,000.00	175,000.00	-
Banana Land	38,500.00	25,600.00	12,800.00	9,600.00
Cassava Land	61,800.00	59,700.00	57,700.00	-
Coffee	32,300.00	25,800.00	19,400.00	-
Horticulture	51,300.00	-	-	-
Poultry Farm (Broiler)	394,900.00	197,500.00	98,800.00	-
Mineral - White Clay	210,000.00	-	-	-
Mineral - Black Clay	273,000.00	-	-	-
Mineral - Limestone	260,000.00	-	-	-

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**SECTION 2 - SCHEDULE OF MARKET VALUES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS**

Municipalities	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	I-4	I-5
Ajuy	900	810	675	360	180	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Culasi, Ajuy	700	630	525	280	140	1,000	900	820	730	650	1,000	900	820	730	650
Alimodian	930	840	700	370	190	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Anilao	900	810	675	360	180	1,300	1,170	1,065	950	845	1,300	1,170	1,065	950	845
Badiangan	700	630	525	280	140	1,000	900	820	730	650	1,000	900	820	730	650
Balasan	1,000	900	750	400	200	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Banate	960	865	720	385	190	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Barotac Nuevo	1,100	990	825	440	220	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Barotac Viejo	900	810	675	360	180	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Batad	1,000	900	750	400	200	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Bingawan	700	630	525	280	140	1,000	900	820	730	650	1,000	900	820	730	650
Cabatuan	1,400	1,260	1,050	560	280	1,800	1,620	1,475	1,310	1,170	1,800	1,620	1,475	1,310	1,170
Calinog	1,200	1,080	900	480	240	1,600	1,440	1,310	1,170	1,040	1,600	1,440	1,310	1,170	1,040
Carles	600	540	450	270	120	1,000	900	820	730	650	1,000	900	820	730	650
Concepcion	700	630	525	280	140	1,100	990	900	800	715	1,100	990	900	800	715
Dingle	1,000	900	750	400	200	1,400	1,260	1,150	1,020	910	1,400	1,260	1,150	1,020	910
Dueñas	900	810	675	360	180	1,400	1,260	1,150	1,020	910	1,400	1,260	1,150	1,020	910
Dumangas	1,100	990	825	440	220	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Estancia	1,200	1,080	900	480	240	1,800	1,620	1,475	1,310	1,170	1,800	1,620	1,475	1,310	1,170
Guimbal	900	810	675	360	180	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Igaras	740	665	555	295	150	1,100	990	900	800	715	1,100	990	900	800	715
Janluay	1,200	1,080	900	480	240	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Lambunao	1,200	1,080	900	480	240	1,600	1,440	1,310	1,170	1,040	1,600	1,440	1,310	1,170	1,040
Leganes	1,500	1,300	1,125	600	300	1,800	1,620	1,475	1,310	1,170	1,800	1,620	1,475	1,310	1,170
Lemery	640	575	480	255	130	1,000	900	820	730	650	1,000	900	820	730	650
Leon	1,000	900	750	400	200	1,400	1,260	1,150	1,020	910	1,400	1,260	1,150	1,020	910

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Maasin	1,000	900	750	400	200	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Miag-ao	1,500	1,350	1,125	600	300	2,000	1,800	1,640	1,460	1,300	2,000	1,800	1,640	1,460	1,300
Mina	700	630	525	280	140	1,000	900	820	730	650	1,000	900	820	730	650
New Lucena	800	720	600	320	160	1,200	1,080	985	875	780	1,200	1,080	985	875	780
Oton	1,500	1,350	1,125	600	300	2,000	1,800	1,640	1,460	1,300	2,000	1,800	1,640	1,460	1,300
Pavia	1,500	1,350	1,125	600	300	2,200	1,980	1,800	1,600	1,430	2,200	1,980	1,800	1,600	1,430
Pototan	1,200	1,080	900	480	240	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
San Dionisio	730	650	540	290	145	1,200	1,080	985	875	780	1,200	1,080	985	875	780
San Enrique	830	745	620	330	165	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
San Joaquin	900	810	675	360	180	1,200	1,080	985	875	780	1,200	1,080	985	875	780
San Miguel	1,300	1,170	975	520	260	1,600	1,440	1,310	1,170	1,040	1,600	1,440	1,310	1,170	1,040
San Rafael	600	540	450	240	120	1,000	900	820	730	650	1,000	900	820	730	650
Sta. Barbara	1,500	1,350	1,125	600	300	1,800	1,620	1,475	1,310	1,170	1,800	1,620	1,475	1,310	1,170
Sara	1,000	900	750	400	200	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Tigbauan	900	810	675	360	180	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975
Tubungan	650	585	485	260	130	1,000	900	820	730	650	1,000	900	820	730	650
Zarraga	1,000	900	750	400	200	1,500	1,350	1,230	1,095	975	1,500	1,350	1,230	1,095	975

STANDARD DEPTH

MUNICIPALITY	RESIDENTIAL LAND	COMMERCIAL LAND
BAROTAC NUEVO	30 meters	30 meters
CALINOG	30 meters	20 meters
DUMANGAS	30 meters	20 meters
JANIUAY	30 meters	20 meters
MIAGAO	30 meters	20 meters
OTON	30 meters	20 meters
POTOTAN	30 meters	20 meters
SARA	30 meters	20 meters
TIGBAUAN	30 meters	20 meters
BANATE	25 meters	25 meters
ALIMODIAN	25 meters	20 meters
CABATUAN	25 meters	20 meters
DUENAS	25 meters	20 meters
ESTANCIA	25 meters	20 meters
LAMBUNAO	25 meters	20 meters
LEON	25 meters	20 meters
SANTA BARBARA	25 meters	20 meters
AJUY	25 meters	15 meters
ANILAO	25 meters	15 meters
BALASAN	25 meters	15 meters
BAROTAC VIEJO	25 meters	15 meters
CONCEPCION	25 meters	15 meters
DINGLE	25 meters	15 meters
GUIMBAL	25 meters	15 meters
PAVIA	25 meters	15 meters
SAN DIONISIO	25 meters	15 meters
SAN JOAQUIN	25 meters	15 meters
BADIANGAN	20 meters	20 meters
BATAD	20 meters	15 meters
CARLES	20 meters	15 meters
IGBARAS	20 meters	15 meters
LEGANES	20 meters	15 meters
LEMERY	20 meters	15 meters
MAASIN	20 meters	15 meters
MINA	20 meters	15 meters
NEW LUCENA	20 meters	15 meters
SAN ENRIQUE	20 meters	15 meters
SAN MIGUEL	20 meters	15 meters
TUBUNGAN	20 meters	15 meters
ZARRAGA	20 meters	10 meters
BINGAWAN	20 meters	10 meters
SAN RAFAEL	10 meters	10 meters
CULASI AJUY	10 meters	10 meters

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**SECTION 3 - SCHEDULE OF MARKET VALUES FOR BUILDINGS AND  
OTHER STRUCTURES AND MACHINERIES**

**3.1 TYPES AND SPECIFICATIONS OF BUILDINGS AND OTHER STRUCTURES**

**TYPE I - REINFORCED CONCRETE**

- A - Columns, beams, walls, floors and roofs all are reinforced concrete
- B - Same as "A" but walls are hollow blocks
- C - Same as "B" with G.I. roofing and the trusses and purlins are in steel bars

**TYPE II - MIXED CONCRETE**

- A - Columns, beams and flooring are in reinforced concrete. Walls are in CHB but wooden roof framing with corrugated G.I. roofing.
- B - Columns, beams and flooring are in reinforced concrete but walls and roof framing are wood and corrugated G.I. roofing.
- C - Column and beams are in reinforced concrete. Flooring, wall framing, trusses and purlins are in wood with corrugated G.I. roofing.
- D - Columns are reinforced concrete but the rest of the structural components are in wood with corrugated G.I. roofing.

**TYPE III - STRONG MATERIALS**

- A - Flooring are in reinforced concrete. The column, beams, girts, walls and roof framings are in the first group of lumber with corrugated G.I. roofing.
- B - Columns, girders, flooring, girts and roof framings are in the first group of lumber with plywood partition and corrugated G.I. roofing.
- C - Second group wooden structural framing, flooring, and with G. I. Roofing.
- D - Third group wooden structural framing, flooring, and with G. I. Roofing.
- E - Same as "D" but structural members are sub-standard

**TYPE IV - TEMPORARY AND MAKESHIFT STRUCTURES**

- A - All structural members are in log with bamboo walls and flooring and with nipa or cogon roofing.
- B - All structural components are in bamboos, with nipa or cogon roofing.

**3.2 KINDS OF BUILDINGS**

**1. One family Dwelling** – a detached building designed to be occupied exclusively by one family

**2. Two family Dwelling** – a detached building designed to be occupied exclusively by two families living independently of each other in their respective dwelling unit.

**3. Multiple Dwelling** – a building used as a house or residence of three or more families living independently from one another, each occupying one or more rooms as a single housekeeping unit.

**4. Accessoria or Row House** – a house of not more than two stories composed of a row of dwelling units entirely separate from one another by partly wall or walls and with independent entrance for each dwelling unit.

**5. Apartment House** – a house with apartment for five or more families living independently of one another and doing their cooking on the premises, but with one or more entrance common to the apartment.

**Apartment** – a room or suite of two or more rooms, designed and intended to be occupied by one family for living, sleeping and cooking purposes.

**6. Hotel** – a building with more than 15 sleeping rooms, usually occupied singly where transients are provided with temporary lodging, with or without meals, and no cooking facilities are provided in any individual suite.

**7. Boarding House** – a house containing not less than 15 sleeping rooms where lodging is provided with lodging and meals for a fixed sum paid monthly or weekly in accordance with their arrangement.

**8. Lodging House** – a building containing not less than 15 sleeping rooms where lodging is provided for a fixed compensation.

**9. Accessory Building** – a building subordinate to the main building on the same lot and used for purposes customarily incidental to those of the main building, such as servant's quarters, garage, pump house and laundry, etc.

**10. Office Building** – a building mainly used for stores and/or offices.

**11. Theater** – a building specially designed for the presentation of plays, operas, motion pictures, etc.



12. **Warehouse, Bodega, and Cold Storage** – a building used for deposit or storage.
13. **Supermarkets, Shopping Centers** – building used as food store (large) or store, specially a food store, operated in park or self-serve, cash-carry basis.
14. **Factory Building** – a building utilized for manufacturing goods on finished products, manufacturing plant.
15. **Recreational Building** – a building used for recreational purposes like a bowling or billiard hall, night club, clubhouse, etc.
16. **Saw Mill and Lumber Sheds** – a building utilized for sawing log with the use of machine.
17. **Gymnasium or Coliseum** – a building utilized for indoor sports activities.

### 3.3 AUXILIARY IMPROVEMENT OF THE BUILDING

Structures falling under one classification are not all exact replica of each other. It follows therefore that their values are not exactly equal, even if their area and classification may be the same.

To compensate for this difference in the value, the following are the set of adjustment factors to be added to the market value of the main structure.

#### 1.0 FOUNDATION: Building in excess of 3 stories add:

- 1.1 Type I - Foundation area x P2,000.00 x number of excess floor
- 1.2 Type II - Foundation area x P1,800.00 x number of excess floor
- 1.3 Filling - P217.00 per cu. m. for Type I, II, III

#### 2.0 FLOOR FINISHING:

- 2.1 Red Oxide - add P95.00 per sq. m. of the area to the market value of the main structure
- 2.2 Green Oxide - add P125.00 per sq. m. of the area to the market value of the main structure
- 2.3 Vinyl - add P100.00 - 122.00 per sq. m. of the area to the market value of the main structure
- 2.4 Wood Parquet:
  - 2.4.1 Lawaan - add P646.00 per sq. m. of the area to the market value of the main structure
  - 2.4.2 Narra - add P754.00 per sq. m. of the area to the market value of the main structure
- 2.5 Marble Tiles - add P500.00 - 700.00 per sq. m. of the area to the market value of the main structure
- 2.6 Crazy Cat Marble - add P300.00 - 400.00 per sq. m. of the area to the market value of the main structure

2.7 Pebbles:

- 2.7.1 Pebbles # 5 (1cm dia.) - add P70.00 per sq. m. of the area to the market value of the main structure
- 2.7.2 Pebbles # 10 (3 mm dia.) - add P150.00 - 200.00 per sq. m. of the area to the market value of the main structure.

2.8 Unglazed Tiles - add P162.00 - 203.00 per sq. m. of the area to the market value of the main structure

2.9 Glazed Color Tiles - add P203.00 - 284.00 per sq. m. of the area to the market value of the main structure.

3.0 WALLS AND PARTITIONS:

3.1 Double Wall Plywood - add P410.00 per sq. m. of the area to the market value of the main structure

3.2 Double Wall Danarra - add P540.00 per sq. m. of the area to the market value of the main structure

3.3 Pebbles:

3.3.1 Pebbles # 5 (1cm dia.) - add P70.00 per sq. m. of the area to the market value of the main structure

3.3.2 Pebbles # 10 (3 mm dia.) - add P150.00 - 200.00 per sq. m. of the area to the market value of the main structure

3.4 Ara-al Stone - add P200.00 - 250.00 per sq. m. of the area to the market value of the main structure.

3.5 Mactan Stone - add P400.00 - 500.00 per sq. m. of the area to the market value of the main structure.

3.6 Marble Chips - add P242.00 - 291.00 per sq. m. of the area to the market value of the main structure.

3.7 Bricks - add P162.00 - 189.00 per sq. m. of the area to the market value of the main structure.

3.8 Glazed Color Tiles - add P203.00 - 284.00 per sq. m. of the area to the market value of the main structure.

4.0 DOORS:

4.1 Flush Door - add P1,350.00 per unit to the market value of the main structure.

4.2 Lawaan Panel Door - add P3,200.00 per unit to the market value of the main structure.

4.3 Narra Panel Door - add P7,000.00 per unit to the market value of the main structure.

4.4 Glass Panel with Aluminum Frame - add P7,000.00 - 8,000.00 per sq. m. of the area to the market value of the main structure.

4.5 Steel Roll-Lap Door - add P1,500.00 - 1,800.00 per sq. m. of the area to the market value of the main structure.

5.0 CEILING:

5.1 Ordinary drop ceiling - add P340.00 per sq. m. of the area to the market value of the main structure.

5.2 T&G ceiling - add P646.00 - 861 per sq. m. of the area to the market value of the main structure.

5.3 Hardiflex ceiling - add P200.00 per sq. m. of the area to the market value of the main structure.

5.4 Acoustic ceiling - add P400.00 per sq. m. of the area to the market value of the main structure.

5.5 Special and complex finish - add P550.00 - 650 per sq. m. of the area to the market value of the main structure.

6.0 FENCE

6.1 CHB 4"THK - add P450 per sq. m. of the area to the market value of the main structure.

6.2 Steel Grill - add P860 - 1600 per sq. m. of the area to the market value of the main structure.

6.3 Interlink Wire - add P165 per sq. m. of the area to the market value of the main structure.

7.0 DECK ROOF

7.1 Covered - 35% - 40% of Base Unit Value

7.2 Open - 20% of Base Unit Value

8.0 CONCRETE PAVEMENT

8.1 Concrete - 0.10 Meter Thick - add 185 per sq. m. of the area to the market value of the main structure.

8.2 Concrete - 0.15 Meter Thick - add 270 per sq. m. of the area to the market value of the main structure.

8.3 Concrete - 0.20 Meter Thick - add 336 per sq. m. of the area to the market value of the main structure.

9.0 CARPORT - 30% of Base Unit Value

10.0 MEZZANINE - 60% of Base Unit Value

11.0 TERRACE:

11.1 Covered - 35% - 40% of Base Unit Value

11.2 Open - 20% of Base Unit Value

12.0 ROOFING:

12.1 Color Roof - add P300.00 - P400 per sq. m. of the area to the market value of the main structure.

12.2 Tile Roofing - add P360.00 - P480 per sq. m. of the area to the market value of the main structure.

13.0 BASEMENT:

13.1 Residential - 70% of Base Unit Value

13.2 High Rise Building - 20% of Base Unit Value

14.0 BALCONY - 45% OF Base Unit Value

15.0 WINDOWS:

15.1 Glass Jalousie - add P460.00 - per sq. m. of the area to the market value of the main structure.

15.2 Glass Jalousie with Steel Grill - add P1290.00 - P1500 per sq. m. of the area to the market value of the main structure.

- 15.3 Glass Panel With Aluminum Frame - add P3190.00 - P3640 per sq. m. of the area to the market value of the main structure.
- 16.0 PAINTING - add 2% of the market value of the main structure
- 17.0 SWIMMING POOL OR ELEVATED WATER TANK - P1655 PER CU.M.
- 18.0 EXTRA T & B
- 18.1 Ordinary finish with ordinary fixture - add P7000 per Unit
- 18.2 Special finish with special fixture - add P20000 per Unit
- 19.0 SECOND HAND MATERIALS - Deduct five to ten ( 5% - 10% ) percent
- 20.0 EXCESS HEIGHT
- 20.1 Residential and Commercial Bldg. - add 20% of the Base Value for every meter in excess of standard of three ( 3 ) meters.
- 20.2 Bodega and Factory - add 20% of the Base Value for every meter in excess of standard of 4.5 meters.

The excess height is applicable for buildings with two or more levels. It is the difference of appraisal height and standard height of the building. The appraisal height of the building measured from 0.30 meters (1 ft.) below the top of the first floor (ground level) to a point one half (1/2) the distance from the top of the ceiling joist to the ridge, if the building has a *gable roof* and/or to a point one third (1/3) the distance from the top of the ceiling joist to the ridge if the building has *hip roof*.

P

PROPOSED SCHEDULE OF BUILDING COST AS OF 2003  
PROVINCE OF ILOILO

DWELLING TYPE	ONE FAMILY RESIDENCE (1)	TWO FAMILY DWELLING (2) MULTIPLE DWELLING (3)	ACCESSORIA OR ROW HOUSE (4)	APARTMENT (5) BOARDING HOUSES (6) LODGING HOUSES AND MOTELS (7)	GARAGE, QUARTERS, LAUNDRY AND GUARD HOUSES (8)	SCHOOL BUILDINGS (9)	HOTELS, HOSPITALS, OFFICE BUILDINGS, BANKS, SHOPPING STORES, CONDOMINIUMS, THEATERS, CHURCHES AND ASSEMBLY HOUSES (10-11)	FACTORY, WAREHOUSE, BODEGA, STORAGE, INDUSTRIAL BUILDINGS AND HANGARS (12)	STORE & SERVICE SHOPS, OFFICE, RESTAURANTS & RESIDENTIAL BUILDINGS OR ANY COMBINATION (13)	GYMNASIUMS AND COLISEUMS (14)	PUBLIC MARKETS, SAW/RICE MILLS AND OR LUMBER SHED (15)	GASOLINE/FUEL REFILLING CANOPY (16)	RECREATION AND BOWLING LANES, CLUB HOUSES AND PELOTA COURTS (17)	PIG OR SWINE HOUSE (18)	POULTRY HOUSE (19)
I-A	6,290 - 6,490	6,450 - 6,650	5,880 - 6,080	6,270 - 6,470	2,750 - 2,950	6,390 - 6,590	7,320 - 7,520	5,960 - 6,160	6,130 - 6,330	5,080 - 5,280	4,960 - 5,160	5,420 - 5,620	4,950 - 5,150		
I-B	5,990 - 6,190	6,220 - 6,420	5,640 - 5,840	5,820 - 6,020	2,470 - 2,670	5,990 - 6,190	6,970 - 7,170	5,420 - 5,620	5,730 - 5,930	4,690 - 4,890	4,620 - 4,820	4,860 - 5,060	4,510 - 4,710		
I-C	5,680 - 5,880	5,970 - 6,170	5,420 - 5,620	5,690 - 5,890	2,130 - 2,330	5,590 - 5,790	6,620 - 6,820	5,060 - 5,260	5,400 - 5,600	4,330 - 4,530	4,290 - 4,490	4,340 - 4,540	4,130 - 4,330	4,360 - 4,560	
II-A	5,280 - 5,480	5,620 - 5,820	5,160 - 5,360	5,160 - 5,360	1,860 - 2,060	4,880 - 5,080	6,130 - 6,330	4,700 - 4,900	4,830 - 5,030	4,000 - 4,200	3,940 - 4,140	3,760 - 3,960	3,760 - 3,960	4,040 - 4,240	
II-B	4,970 - 5,170	5,000 - 5,200	4,910 - 5,110	4,830 - 5,030	1,580 - 1,780	4,290 - 4,490	5,750 - 5,950	4,260 - 4,460	4,490 - 4,690	3,680 - 3,880	3,570 - 3,770	3,410 - 3,610	3,410 - 3,610	3,720 - 3,920	
II-C	4,620 - 4,820	4,570 - 4,770	4,680 - 4,880	4,490 - 4,690	1,300 - 1,500	3,850 - 4,050	5,300 - 5,500	3,830 - 4,030	4,150 - 4,350	3,300 - 3,500	3,230 - 3,430	3,060 - 3,260	3,060 - 3,260	3,390 - 3,590	
II-D	4,130 - 4,330	4,280 - 4,480	4,410 - 4,610	4,170 - 4,370	1,040 - 1,240	3,330 - 3,530	4,980 - 5,180	3,520 - 3,720	3,780 - 3,980	2,960 - 3,160	2,880 - 3,080	2,750 - 2,950	2,750 - 2,950	2,970 - 3,170	
III-A	3,830 - 4,030	3,980 - 4,180	3,800 - 4,000	3,810 - 4,010	800 - 1,000	2,770 - 2,970	4,630 - 4,830	3,110 - 3,310	3,280 - 3,480	2,590 - 2,790	2,530 - 2,730	2,400 - 2,600	2,400 - 2,600		
III-B	3,470 - 3,670	3,540 - 3,740	3,560 - 3,760	3,530 - 3,730	570 - 770	2,490 - 2,690	4,170 - 4,370	2,740 - 2,940	2,820 - 3,020	2,260 - 2,460	2,220 - 2,420	2,100 - 2,300	2,100 - 2,300		
III-C	3,160 - 3,360	3,310 - 3,510	3,330 - 3,530	3,190 - 3,390	340 - 540	2,210 - 2,410	3,870 - 4,070	2,530 - 2,730	2,380 - 2,580	1,960 - 2,160	1,860 - 2,060	1,710 - 1,910	1,710 - 1,910		
III-D	2,910 - 3,110	3,070 - 3,270	3,110 - 3,310	2,880 - 3,080		2,030 - 2,230	3,520 - 3,720	1,880 - 2,080	1,820 - 2,020	1,590 - 1,790	1,570 - 1,770	1,490 - 1,690	1,490 - 1,690		
III-E	2,680 - 2,880	2,710 - 2,910	2,710 - 2,910	2,550 - 2,750		1,760 - 1,960	3,030 - 3,230	1,460 - 1,660	1,440 - 1,640	1,330 - 1,530	1,290 - 1,490				
IV-A	770 - 970														
IV-B	410 - 610														

P

**MACHINERIES:**

<u>ACTUAL USE</u>	<u>ASSESSMENT LEVEL</u>
Residential	50%
Agricultural	40%
Commercial	80%
Industrial	80%

**SPECIAL CLASSES:**

<u>ACTUAL USE</u>	<u>ASSESSMENT LEVEL</u>
Cultural	15%
Scientific	15%
Hospital	15%
Local Water District, Government-owned or controlled Corporations engaged in the supply and distribution of water and/or generation and transmission of electric power	10%

*[Handwritten signature]*

**SECTION 4 - ASSESSMENT LEVELS:**

**4.1 FOR BUILDINGS AND OTHER STRUCTURES:**

**4.1.1 RESIDENTIAL**

Fair Market Values	Assessment Level
P175,000.00 or less	0%
More than P175,000.00 but not exceeding P300,000.00	10%
More than P300,000.00 but not exceeding P500,000.00	20%
More than P500,000.00 but not exceeding P750,000.00	25%
More than P750,000.00 but not exceeding P1,000,000.00	30%
More than P1,000,000.00 but not exceeding P2,000,000.00	35%
More than P2,000,000.00 but not exceeding P5,000,000.00	40%
More than P5,000,000.00 but not exceeding P10,000,000.00	50%
More than P10,000,000.00	60%

*[Handwritten mark]*

**4.1.2 COMMERCIAL/INDUSTRIAL**

Fair Market Values	Assessment Level
P300,000.00 or less	30%
More than P300,000.00 but not exceeding P500,000.00	35%
More than P500,000.00 but not exceeding P750,000.00	40%
More than P750,000.00 but not exceeding P1,000,000.00	50%
More than P1,000,000.00 but not exceeding P2,000,000.00	60%
More than P2,000,000.00 but not exceeding P5,000,000.00	70%
More than P5,000,000.00 but not exceeding P10,000,000.00	75%
More than P10,000,000.00	80%

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*bn* *Paul J. Bell*

### BUILDING DEPRECIATION TABLE

Provincial Ordinance No. 2002-045  
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LIGHT MATERIALS (5%)	MIXED LIGHT & STRONG MATERIALS (5%)	WOOD FRAME (4%)	CONCRETE AND WOOD FRAME (3%)	CONCRETE (2%)
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Age Yrs.	Dep.	Good (Net)	Fair (Net)	Poor (Net)
1	8	92		
2	16	84	79	
3	24	76	71	66
4	32	68	63	58
5	40	60	55	50
6	48	52	47	42
7	56	44	39	34
8	64	36	31	26
9	72	28	23	18
10	80	20	15	10
11				Max.
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				

Dep.	Good (Net)	Fair (Net)	Poor (Net)
5	95		
10	90	85	
15	85	80	75
20	80	75	70
25	75	70	65
30	70	65	60
35	65	60	55
40	60	55	50
45	55	50	45
50	50	45	40
55	45	40	35
60	40	35	30
65	35	30	25
70	30	25	20
75	25	20	15
80	20	15	10

Dep.	Good (Net)	Fair (Net)	Poor (Net)
4	96		
8	92	87	
12	88	83	78
16	84	79	75
20	80	75	70
24	76	71	66
28	72	67	62
32	68	63	58
36	64	59	54
40	60	55	50
44	56	51	46
48	52	47	42
52	48	43	38
56	44	39	34
60	40	35	30
64	36	31	26
68	32	27	22
72	28	23	18
76	24	19	14

Dep.	Good (Net)	Fair (Net)	Poor (Net)
3	97		
6	94	89	
9	91	86	81
12	88	83	78
15	85	80	75
18	82	77	72
21	79	74	69
24	76	71	66
27	73	68	63
30	70	65	60
33	67	62	57
36	64	59	54
39	61	56	51
42	58	53	48
45	55	50	45
48	52	47	42
51	49	44	39
54	46	41	36
57	43	38	33
60	40	35	30
63	37	32	27
66	34	29	24
69	31	26	21
72	28	23	18
75	25	20	15

Dep.	Good (Net)	Fair (Net)	Poor (Net)
2	98		
4	96	91	
6	94	89	84
8	92	87	82
10	90	85	80
12	88	83	78
14	86	81	76
16	84	79	74
18	82	77	72
20	80	75	70
22	78	73	68
24	76	71	66
26	74	69	64
28	72	67	62
30	70	65	60
32	68	63	58
34	66	61	56
36	64	59	54
38	62	57	52
40	60	55	50
42	58	53	48
44	56	51	46
46	54	49	44
48	52	47	42
50	50	45	40
52	48	43	38
54	46	41	36
56	44	39	34
58	42	37	32
60	40	35	30
62	38	33	28
64	36	31	26
66	34	29	24
68	32	27	22
70	30	25	20

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### 3.4 ASSESSMENT OF MACHINERIES

"Machineries" embraces machines, equipments, mechanical contrivances, instruments, appliances, or apparatus which may or may not be attached, permanent or temporarily, to the real property. It includes the physical facilities of production, the installations and appurtenant service facilities, those which are mobile, self-powered and self-propelled, and those not permanently attached to the real property which are actually, directly, and exclusively used to meet the needs of the particular industry, business or activity and which by their very nature and purpose are designed for, or necessary to its manufacturing, mining, logging, commercial, industrial or agricultural purposes.

If the machinery is imported, the acquisition cost includes freight, insurance, bank and other charges, brokerage, arrastre and handling, duties and taxes, plus cost of inland transportation, handling and installation charges of the present site. The cost in foreign currency exchange rates as fixed by the Central Bank.

The market value of a brand-new machinery shall be the acquisition cost. In all other cases, the fair market value shall be determined by dividing the remaining economic life of the machinery by estimated economic life and multiplied by the replacement or reproduction cost.

For purpose of assessment, a depreciation allowance shall be made for machinery at the rate not exceeding five percent (5%) of the original cost of its replacement or reproduction cost, as the case may be, for each year of use: Provided, however, that the remaining value of all kinds of machinery shall be fixed at no less than twenty percent (20%) of its original, replacement or reproduction cost for as long as the machinery is useful and in operation.

Under Commonwealth Act No. 470 which repealed Act No. 3995 and all its amendments until the establishment of the New Society, the assessment of all machineries which are taxable are exempt during the first 5 years of its operation, however, under PD 464 now Republic Act 7160, only machinery of the new and preferred industry with certification from the Board of Investments (BOI) are exempted from realty tax during the first three (3) years of operation.

Under this sub-section, exemption is extended to machinery during the first three (3) years of operation

If the machinery is used and operated in a new and preferred industry.

If the industry is certified to as new and preferred by the Board of Investment.

If the machinery is used and operated for industrial, agricultural, manufacturing or mining purposes.

The exemption period of three (3) years shall begin from the year following the year of operation of the machinery and not from the year following the certification has been issued by the BOI.

Example:

If the machinery had started operation in 1980, for instance the period of three years shall be counted beginning from the year 1981 to 1983 and shall be declared taxable beginning 1984.

In the absence of a certification from the BOI, the machinery, though used and operated for industrial, agricultural, mining purposes, shall be listed, valued and assessed, and taxed in the name of the declared owner effective the year following the installation. For the basis of valuation the cost of machinery plus cost of installation from the basis of assessment.

For machineries that are purchased on local market the following data should be applied in computation:

$$MV = RC \frac{EL-NO}{EL}$$

Wherein:

- MV = Market Value
- RC = Replacement Cost
- EL = Economic Life
- NO = No. of years of Operation

**MACHINERIES**

MODEL/MADE	AMOUNT IN PESO/HP (as per 1997 schedule)	ECONOMIC LIFE
Japan	P 3,500.00 - P 4,500.00	10-20 years
Taiwan	P 3,000.00 - 4,500.00	10-20 years
China	P 3,250.00 - 4,250.00	10-20 years
United States	P 4,000.00 - 5,000.00	20-25 years
England	P 4,000.00 - 5,000.00	20-25 years
France	P 4,000.00 - 5,000.00	20-25 years
Scotland	P 4,000.00 - 5,000.00	20-25 years
Italy	P 3,500.00 - 4,500.00	20-25 years

**PESO/DOLLAR EXCHANGE RATE**

<u>YEAR</u>	<u>YEAR</u>
1967 - P 3.9152	1984 - 15.427
1968 - 3.9158	1985 - 19.027
1969 - 3.9191	1986 - 20.043
1970 - 6.0246	1987 - 20.720
1971 - 6.4317	1988 - 22.574
1972 - 6.6748	1989 - 26.795
1973 - 6.7562	1990 - 28.500
1974 - 6.7879	1991 - 27.479
1975 - 7.2479	1992 - 25.787
1976 - 7.4402	1993 - 25.035
1977 - 7.4026	1994 - 25.475
1978 - 7.3658	1995 - 26.098
1979 - 7.3776	1996 - 26.215
1980 - 7.5114	1997 - 25.470
1981 - 7.8997	1998 - 40.893
1982 - 8.5400	1999 - 39.089
1983 - 11.1126	2000- 44.1938
	2001 - 50.6438

**4.1.3 AGRICULTURAL AND TIMBERLAND**

Fair Market Values	Assessment Level	
	Agricultural	Timberland
P300,000.00 or less	25%	45%
More than P300,000.00 but not exceeding P500,000.00	30%	50%
More than P500,000.00 but not exceeding P750,000.00	35%	55%
More than P750,000.00 but not exceeding P1,000,000.00	40%	60%
More than P1,000,000.00 but not exceeding P2,000,000.00	45%	65%
More than P2,000,000.00	50%	70%

**4.2 FOR LANDS:**

Actual Use	Assessment Level
Residential	10%
Agricultural	30%
Commercial/Industrial	30%
Mineral	30%
Timberland	15%
Cultural	15%
Scientific	15%
Hospital	15%
Local Water Districts	10%
Government-owned or controlled Corporations engaged in the supply And distribution of water and/or Generation and transmission of electric Power	10%

**4.3 FOR MACHINERIES:**

Actual Use	Assessment Level
Residential	50%
Agricultural	40%
Commercial	80%
Industrial	80%

**SECTION 5. MISCELLANEOUS PROVISIONS**

**Sec. 5.1** - As a general rule, 100% base value per square meter for urban (Commercial, Industrial and Residential) lands shall be applied to all lands within the first strip on Commercial and Industrial Sections or zones fronting asphalted or concrete streets or roads, and no stripping for industrial lands.

**Sec. 5.2** - For low and sunken areas of the land, a reduction from the base value per square meter may be allowed equivalent to the cost of filling and compaction to bring the same or par with the adjoining developed lots; Provided, however, that such reduction shall in no case exceed 30% of the base value thereof.

**Sec. 5.3** - Corner influence value of 10% of the base value shall be added to the valuation of lots situated at the corner of two (2) streets or roads; Provided, however, that if the streets or roads have different base values, the highest base value or the value of 1<sup>st</sup> strip shall be used in the computation thereof.

**Sec. 5.4** - Vacant or idle lands shall be classified, valued and assessed like similar lands in the locality; Provided, however, that it shall be subject to additional 1 % value of the tax due of said property.

**Sec. 5.5** - In order to equalize values of lands in the Municipality/Province, or to minimize if not avoid great disparities in land values for taxation purposes and in order to approximate the stated purpose of the law, which is equality in the sharing of the tax burden, all lands which are contiguous or have access to urban areas even though not actually used for urban purposes, shall be properly considered as URBAN LANDS and shall initially be classified, valued and assessed as URBAN . The value to be applied shall be a percentage of the value corresponding to the stripping in which the property falls, for the full value thereof, as the case may be, depending on the condition of the property in accordance with the applicable schedule of values of the locality; Provided, however, that the percentage value shall not be lower than 70% of the applicable value per square meter. The assessment level to be applied to the market value thus derived shall be the assessment level for residential lands in order to arrive at the assessed or taxable value. The classification shall be applicable, but not limited, to lands adjacent to subdivisions, residential zones or built-up areas, commercial and government centers, industrial estates, religious and educational institutions, subdivided lots within approved subdivisions, regardless of the degree of development and whether they have been sold to individual buyers or not and lands, regardless of size, which are being planned to be used for urban purposes, are no longer planted to crops or being cultivated and in the stage of transition from rural to urban use; Provided, however, that the provisions of the Comprehensive Agrarian Reform (RA 6657) and existing Zoning Ordinance of the Municipality/Province are not violated.

**Sec. 5.6** - Buildings situated in commercial areas and zones, which are commercial in structure or design but of mixed uses, such as part commercial part residential, shall be classified and valued as commercial; Provided, however, that the appropriate assessment levels shall be applied to the computed market values of the different portions of the building according to their ACTUAL USE and the results shall be added together to arrive to the total assessed or taxable value of the building.

**Sec. 5.7** - All lands, buildings, machineries and other improvements actually, directly and exclusively used for Cultural, Scientific and Hospital purposes and those owned and used by the Local Water District Government-Owned or Controlled Corporations engaged in the supply and distribution of water and/or generation and transmission of electric power shall be classified as SPECIAL and their assessment levels shall be as fixed by an appropriate Ordinance but in no case shall such assessment levels be more than 15% for the first three (3) categories nor more than 10% for the other two categories; Provided, however, that all machineries and equipment that are actually directly and exclusively used by local water districts and Government-Owned or Controlled Corporations in the supply and distribution of water and/or generation and transmission of electric power as well as machinery and equipments used for pollution control and environmental protection shall be exempt from the real property tax both basic and additional.

**Sec. 5.8** - Real Property owned by the Republic of the Philippines, its instrumentalities or any of its political subdivisions, the beneficial use of which had been granted, for consideration or otherwise to a taxable person, shall be listed, valued and assessed for taxation purposes in the name of that person or of the possessor grantee or of the public entity if such property has been acquired or held for resale or lease.

**Sec. 5.9** - Roads or streets in urban subdivisions, unless already donated or turned over to the Local Government unit (Barangay or Municipality), shall be listed in the name of the subdivision owner and shall be valued on the basis of the cost of cementing, asphaltting or paving them with gravel and sand per square meter. The roads or streets shall be assessed at 20% of their total estimate cost.

**Sec. 5.10** - RURUBAN - shall refer to underdeveloped residential subdivision located more than 1 km. from the Poblacion who's area shall not exceed 1 hectare. It shall be valued 30% less than the market values of residential land located in their vicinity.

**Sec. 5.11** - Agricultural lands within the residential zone in the Poblacion shall be valued and assessed based on actual use.

**Sec. 5.12** - Interior residential lot with no access to road and in excess of stripping is computed 30% less of the total value of the lot.

**Sec. 5.13** - Stripping shall be applied to commercial and residential lands located in the Poblacion and in developed barangays.

**Sec. 5.14** - Land where poultry and piggery are constructed shall be valued as Residential and of the place where it is located using the assessment level of agricultural land.

**Sec. 5.15** - Residential and Commercial lands whose depth exceeds the standard depth shall be subject to Stripping in the following manner:

- I. For rectangular lot:**
- Strip 1 - 100%
  - Strip 2 - 80%
  - Strip 3 - 60%
  - Strip 4 - 40%

**II. For triangular lot:**

- a) Triangular lot with base on street:  
Compute as rectangular lot then take 2/3 of the resulting value.
- b) Triangular lot with apex on street:  
Compute as rectangular lot then take 1/3 of the resulting value.

**Sec. 5.16** - Adjustment in the certification fees and fees for certified true copies shall be made as follows:

1. Certification fee - P 50.00 per page
2. Certified true copy of Tax Declaration - P 50.00 per tax declaration
3. Certified true copy of Sketch Plan - P 75.00 per lot regardless of size

In addition, fees for verification of records and requests for inspection shall henceforth be collected with the following rates:

1. Verification fee - P 20.00 per request
2. Inspection fee - P 200.00 per request