Republic of the Philippines

City of Iriga

OFFICE OF THE CITY ASSESSOR

2015
SCHEDULE OF FAIR MARKET VALUES OF REAL PROPERTIES IN THE CITY OF IRIGA

In compliance with Section 212 and 219 of Republic Act (R.A.) 7160, otherwise known as the Local Government Code of 1991 and City Ordinance No. 2004-05, series of 1993, as basis for the re-classification, valuation and assessment of real properties in the City of Iriga for taxable year 2015-2017.

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I. DEFINITION OF TERMS

1. **Acquisition Cost** – generally refers to the cost of purchasing an item or property. In reference to Plant, Machinery and Equipment for newly – acquired machinery not yet depreciated and appraised within the year of its purchase, it refers to the actual cost of the machinery to its present owner, plus the cost of transportation, handling, and installation at the present site. The cost may also include freight and insurance charges, brokerage, customs duties and taxes.

2. Actual Use- refers to the purpose of which the property is principally or predominantly utilized by the person in possession thereof. For RPT purposes, Actual Use should not be construed as limiting factor in the basis for classifying and valuating the property, but as a determining factor in establishing the assessment level in order to set the taxable value.

3. Agricultural Lands – lands devoted principally to the planting of trees, raising of crops, livestock and poultry, dairying, salt making, inland fishing and similar aqua – cultural activities and other agricultural activities, (and is not classified as Mineral, Timber, Residential, Commercial and Industrial Land – *Implementing Rules and Regulations of the Local Government Code of 1991*)

4. Assessed Value - a value of which is based upon definitions contained within applicable laws relating to the assessment, rating, and/or taxation of property. It is the market Value of real property multiplied by the assessment level. It is synonymous to taxable value.

5. Assessment – is the act or process of estimating the value of a property, or proportion thereof subject to tax, including the discovery, listing, classification, and appraisal of properties.

6. Assessment Level – is the percentage applied to the market value to determine the taxable value of the property.

7. Buildings – are permanent structures adhered to the land, usually used for habitation, commercial and industrial purposes and for other various uses and not mere superimpositions on the land like 'barong-barong' or temporary fixtures.

8. Capitalization Factor / Capitalization Rate – any multiple or divisor used to convert income into capital value. It is the actual mathematical relationship between the annual financial return a property generates, and the capital value of that property. Generally expressed as a percentage. May be calculated on the gross or return, but should be specified as to which.

9. Cost Approach – one of the approaches to value commonly applied in Market Value estimates and many other valuation situations. Cost Approach is also known as 'Replacement Costs' or 'Reproduction Cost' less depreciation, and sometimes the 'Contractors Method'. Under this approach to value, the land is appraised as vacant. The land value is then added to the depreciated cost of the improvements to arrive at an indication of value. It is based on the "Principle of Substitution".

10. Crop (ping) Farms – agricultural properties used for growing commodities that typically planted and harvested within a twelve – month cycle. Properties used for annual crop production may grow more than one type of annual crop over the same period, and may or may not take use of irrigation to produce the crops. Some commodities are annual crops that may be left in the ground beyond a twelve-month cycle, per contract provisions or in circumstances where market conditions are unfavorable. These crops will last for more than one year after harvest but are considered less than permanent.

11. Depreciation – in the context of asset valuation, depreciation refers to the adjustments made to the cost of reproducing or replacing the asset to reflect physical deterioration and functional (technical) and economic (external) obsolescence in order to estimate the value of the asset in hypothetical exchange in the market when there is no direct sales evidence available.

12. Economic Life – is the estimated period over which a building or machinery is anticipated to be profitably utilized.

13. Ground Lease – usually long term lease or land wherein the lessee is permitted to improve or build on the land and to enjoy those benefits for the term of the lease.

14. Income (Capitalization) Approach – a comparative approach to value that considers income and expense data relating to the property being valued, and estimates capital value through a 'capitalization' process involving an expected rate of return on the funds employed. Capitalization relates income (usually net income) and a defined value type by converting an income amount into a value estimate.

15. Industrial Land – is land devoted principally to industrial activities as capital investment and is not classified as agricultural, commercial, timber, mineral or residential land.

16. Irrigated Land – lands used to produce crops or forage for livestock which require the application of water other than that from natural rainfall; also called irrigated crop(ping) farms or irrigated grazing land. Properties that lack a water source other than natural rainfall are referred to as dry land agricultural properties.

17. Land – the earth's surface. Theoretically, land can include the space beneath the surface which extends to the center of the earth, and the space above which extends to the sky. Valuation of land as if vacant, and of land and improvements to or on the land, is an economic concept. Whether vacant or improved, land is also referred to as real estate. The ownership of land and the rights attached to the ownership are subject to the laws of a particular country.

18. Land Use – refers to the manner of utilization of land, including its allocation, development and management.

19. Lease – a contract arrangement in which rights of use and possession are conveyed from a property's title owner (called the landlord, or lessor) in return for a promise by another (called a tenant or lessee) to pay rents as prescribed by the lease. In practice, the rights and duties of the parties can be complex, and are dependent upon the specified terms of their contract.

20. Machinery – machines, equipment, mechanical contrivances, instruments, appliances or apparatus which may or may not be attached permanently or temporarily to the real property. It Includes the physical facilities for the production, the installations and appurtenant service facilities, those which are mobile, self-powered or 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, without which such industry or facility cannot function. Note that machinery which is of a general-purpose use such as typewriters, computers, facsimile machines, refrigerators, display racks, drinks dispensing machines, microwave ovens etc. as well as hand tools are not considered machinery for RPT purposes.

21. Market Value – the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.

22. Mass Appraisal – the practice of appraising multiple properties as of a given date by a systematic and uniform application of appraisal methods and techniques, employing common data that allow for statistical review and analysis of results.

23. Memorial Park – are lands exclusively used as burial ground and developed for profit.

24. Real Estate – land and all things that are a natural part of the land, e.g., trees and minerals, as well as all things that are attached by people, e.g., buildings and site improvements. All permanent building attachments such as plumbing, heating and cooling systems; electrical wiring; and built-in items like elevators, or lifts, are also part of the real estate includes all attachments, both below and above the ground.

25. Real Property – all the rights, interest and benefits related to the ownership of real estate. Real Property is a legal concept distinct from real estate, which is a physical asset. There may also be potential limitations upon ownership rights to real property.

26. Reassessment – is the assigning of new assessed value to property, particularly real estate, as the result of a general, partial, or individual reappraisal of the property.

27. Replacement Cost (New) – a replacement cost estimate envisions constructing a structure of comparable utility, employing the design and materials that are currently used in the market. The current cost of a similar new item having the nearest equivalent utility as the item being appraised. The cost of replacing an asset with an equally satisfactory substitute asset; normally derived from the

28. Reproduction Cost (New) – the cost to create a virtual replica of the existing structure, employing the same design, features and style, and similar building materials. The current cost of an identical new item. Reproduction cost is likely to be greater than replacement cost.

29. Residential Land – is land principally devoted to habitation.

30. Sales Comparison Approach - a comparative approach to value that considers the sales of similar or substitute properties and related market data, and establishes a value estimate by processes involving comparison. In general, a property being valued (the subject property) is compared with sales of similar properties that have been transacted in the market. Listings and offering may also be considered.

31. Schedule of Market Values (SMV) – refers to a table of market values of real properties within a local government unit prepared by assessors pursuant to existing laws, rules and regulations. The SMV, as set out in the Philippine Valuation Standards, is synonymous to the Schedule of Fair Market Values (SFMV) referred to in the Local Government Unit Code.

32. Tax Mapping – is highly accurate method of field operations for identifying real property units, defining property boundaries, determining actual use, and discovering undeclared properties purposes.

33. Useful Life – is the period of time over which the property, with typical maintenance, may reasonably be expected to perform the function for which it was designed or intended.

34. Valuation Date/Date of Valuation – the date as of which the valuer's opinion of value applies. This date is often the date of inspection, but can be a date in the past (as in the case of RPT).

A valuation date can never be in the future as value relies on knowing the circumstances of the property and all factors influencing value at the date of valuation.

35. **Valuation Standards** – the Philippine Valuation Standards, unless otherwise specified.

36. **Zoning** – is the delineation/division of a city/municipality into functional zones where only specific land uses are allowed. It directs and regulates the use of all lands in the community in accordance with an approved or adopted land use plan for the city/municipality. It prescribes setback provisions, minimum lot sizes, building heights and bulk, and other matters.

I.a. RULES ON APPRAISAL/ASSESSMENT OF REAL PROPERTIES

1. Lands actually and principally used for residential, agricultural, commercial or industrial or mining purposes shall be classified and value according to this schedule of base market values and assessed at their corresponding assessment levels

2. Lands located in areas of mixed land uses, the predominant use of lands in that area shall govern the classification, valuation and assessment thereof.

3. As a general rule, 100% base value per square meter on residential lands shall be applied to within the first strip, fronting the asphalted or concreted roads or streets, land beyond the standard depth, that is 20 meters for residential, shall be valued 80% for the 2nd strip, 60% for the 3rd strip, 40% for the 4th strip, and 20% of the based value, fixed for the road or street thereof for the remaining area. Provided that the value per square meter for the last strip shall not be lower than the value per square meter of lots in the other street or of the interior lots as reflected in the schedule of base market value. The stripping Method shall not be applied on commercial and industrial properties, corner lots and lots within the subdivision, subdivision lots are not subject to stripping.

4. Interior lots in urban area shall be classified and valued according to the base market value in the locality where the property is located.

5. An abnormally low urban land, a reduction from the base unit value may be allowed in the amount to the cost of filling up of such land, provided that such deduction shall not exceed 30% of the value of the lot subject to appraisal, if it were normally filled or leveled.

6. A reduction of 10%, 20% and 30% shall be applied from base value fixed for land along gravel, earth or dirt, and proposed road,

7. Corner influence of 10% of the base unit value shall be added to the valuation of residential lots situated at the corner of the streets or roads. Provided, that if the streets or roads have different base unit value, the higher value shall be used in the computation thereof. Provided further, that an alley or callejon shall not be considered as a factor for the value adjustment thereof.

8. Vacant lands shall be classified, valued and assessed like similar lands in the locality, i.e. residential if in purely or predominantly residential areas; commercial if in a purely predominantly commercial area.

9. Open spaces and road lots used extensively for the benefit of the general public should be appraised and assessed the lowest rate applied to urban lands in the locality.

10. Agricultural lands convertible into urban subdivision shall be classified, valued and assessed as agricultural land until such time that they shall have been converted and developed into subdivisions but has not yet been actually developed for the purpose.

Agricultural lands duly approved as residential subdivisions and is under developing stage should be classified, valued and assessed as residential land. A maximum of 30% deduction is allowed until such time the lot is fully developed.

11. The following guides are recommended for location adjustment on values for agricultural lands:

A. Type of Roads

1. Provincial or National Roads - No deduction
2. For all weather Roads - 3% deduction
3. Along dirt Road - 6% deduction
4. For no road outlet - 9% deduction

B. Type of Location

Distance in Km. To:	a) All Weather Road	b) Local Trading Center (Poblacion)
0 to 1	0	+ 5%
over 1 to 3	2%	0%
over 3 to 6	4%	-2%
over 6 to 9	6%	-4%
over 9	8%	-6%

Distance of property from all-weather roads, railroad stations, landing places and from trading center or poblacion shall be measured from corner of the lot or parcel nearest to such road or center. All weather roads includes national, provincial, city and all other public roads traversable by trucks, cars and other forms of vehicle under any kind of weather.

12. Agricultural lands, more than one (1) hectare in area, suitable for cultivation, dairying, inland fishery, and other agricultural uses, one-half(1/2)of which remain uncultivated or unimproved by the owner of the property or person having legal interest therein shall be declared an idle land.

13. Lands other than agricultural, located in the city, more than one thousand (1,000) square meters in area one-half (1/2) of which remain unutilized or unimproved by the owner of the property or person having legal interest therein shall be declared an idle land.

14. Agricultural lands planted to permanent or perennial crops with at least fifty (50) trees to a hectare shall not be considered idle lands. Lands actually used for grazing purposes shall likewise not be considered idle lands.

15. Regardless of land area, residential lots in subdivisions which remain unutilized or unimproved by the owner of the property or by the subdivision shall be declared an idle land.

16. Road and streets, unless donated and turned over to the barangay or city, shall be listed in the name of the owner, and shall be valued one rate lower that the prevailing rate used in the locality where the property is located.

17. Unless already donated and turned-over to the government, roads and streets in urban subdivisions shall be listed separately as taxable in the name of the owner and shall be valued on the basis of the cost of cementing, asphalting and paving with gravel and sand, viz:

KIND	COST PER SQUARE METER
1. UNSURFACED (DIRT) ROAD	220
2. GRAVEL (SURFACED) ROAD	400
3. GRAVEL (FEEDER) ROAD,NEW	570
4. GRAVEL (SECONDARY) , NEW	680
5. ASPHALT (gravel to asphalt) RD	730
6. CONCRETE	
a. Gravel to concrete	850
b. Asphalt to concrete	1200

18. For Indindustrial Lands, since there is no representation for industrial properties in the City of Iriga due to few industrial sites, they shall be assessed based on the actual use of the property.

19. Residential land subdivisions are classified according to the degree or extent of development and facilities available regardless of location and distance from the trading center of the city.

20. For purposes of the assessment of buildings and other structures based on the approved unit construction cost, the City Assessor shall apply the graduated assessment books as provided.

21. The fair current market value of old buildings shall be computed on the basis of replacement cost less depreciation.

22. Replacement cost shall be computed on the basis of the schedule of building unit values which are reflective on the current cost of labor and building materials. Old buildings shall be valued as new and the corresponding allowable depreciation deducted to arrive at their current and fair market value.

23. Lands actually, directly and exclusively used for cultural or scientific purposes, located in residential, commercial or industrial areas shall be classified and valued as residential, commercial or industrial in accordance with the schedule of base market values determine on the basis of that schedule.

24. Lands owned by local water districts and government-owned or controlled corporations rendering essential public services in the supply and distribution of water and/or generation and transmission of electric power, located in residential, commercial or industrial areas shall, likewise, be classified and valued as residential, commercial or industrial in accordance with the schedule of base market values, and shall be assessed at ten percent (10%) of the market values.

25. If those special classes of lands are, however, located in areas of mixed land uses, such as residential with commercial or industrial, the predominant use of the lands in that area shall govern the classification and valuation of those special classes of land and shall be assessed at the corresponding levels of assessment.

26. Lands actually, directly and exclusively used for religious, charitable or educational purposes located in residential, commercial or industrial areas shall be classified, valued and assessed as residential commercial or industrial.

27. If those lands actually, directly and exclusively used for religious charitable or educational purposes are, however, located in an area of mixed land uses, such residential wit

GENERAL CLASSIFICATION OF COMMERCIAL

I. FIRST CLASS COMMERCIAL LANDS Php 17,000.00

a) Located along concrete road;
b) Where the highest trading activities of the city takes place;
c) Where high-grade commercial or business buildings are situated;
d) Where vehicular and pedestrian traffic flow are exceptionally busy;
e) Apparently commands the highest commercial land value in the city.

II. SECOND CLASS COMMERCIAL LANDS Php 15,000.00

a) Located along concrete road;
b) Where the highest trading, social or educational activities are considerably high;
c) Where all concrete commercial or business buildings are situated;
d) Where vehicular and pedestrian traffic flows are considerably busy, but fall short that of the First Class Commercial Lands;
e) Commands lesser value that of the First Class Commercial Lands.

III. THIRD CLASS COMMERCIAL LANDS Php. 13,000.00

a) Along concrete or asphalted road;
b) Where trading, social or educational activities are significantly less than the Second Class Commercial Lands;
c) Where average grade commercial or business buildings are situated;
d) Where vehicular and pedestrian traffic flow are fairly busy;
e) Commands lesser value than that of the 2nd Class Commercial Lands.

IV. FOURTH CLASS COMMERCIAL LANDS Php. 500.00

a) Located along concrete or asphalted road;
b) Where trading activities are significantly low but predominant;
c) Where medium grade commercial or business buildings are situated;
d) Where vehicular and pedestrian traffic flow are low, but fall short that of the Third
Class Commercial Lands;
e) Commands lesser value that of the Third Class Commercial Lands.

COMMECIAL LAND	Sub-Class	2006 Base Value	Sub-Class	2014 Base Value
Along the National Highway from San Miguel Bridge (Creek) to the Poblacion Area	C-1	10,000	C-1	17,000
Alfelor St.	C-2	8,000	C-2	15,000
Ortega St.	C-2	8,000	C-2	15,000
Pedro Lanuza St.	C-2	8,000	C-2	15,000
Along the National Highway From the Old City Hall to Iriga Central School	C-2	8,000	C-2	15,000
Rotary Road	C-2	8,000	C-2	15,000
Azucena St.	C-3	6,000	C-3	13,000
Gov. Crescine St.	C-3	6,000	C-3	13,000
Dama de Noche	C-3	6,000	C-3	13,000
Gonzales St.	C-3	6,000	C-3	13,000
Along the Railroad Track	C-3	6,000	C-3	13,000
Along the National Highway From San Miguel Bridge to Nabua Boundary	C-3	6,000	C-3	13,000
Along the National Highway From Iriga City School to intersection Elias Corporal St.	C-2	8,000	C-3	13,000
San Ramon Public Market			C-4	500

CLASSIFICATION OF RESIDENTIAL LANDS

RESIDENTIAL FIRST CLASS **₱ 4,100.00**

a.) Along national, provincial or city concrete roads.
b.) Where high grade apartments or residential buildings are predominantly situated.
c.) Where public utility transportation facilities are exceptionally regular towards major trading center.
d.) Next to a commercially classified land.
e.) Where water, electric and telephone facilities are available.
f.) Commands the highest residential land value in the city.
g.) Free from squatters

RESIDENTIAL SECOND CLASS **₱ 3,300.00**

a.) Along concrete road
b.) Where high grade apartments or residential buildings are predominantly situated.
c.) Where public utility transportation facilities are fairly regular towards major trading center.
d.) Where water, electric and telephone facilities are available.
e.) Commands lesser value than the first class residential lands.
f.) Free from squatters

RESIDENTIAL THIRD CLASS **₱ 2,900.00**

a.) Along concrete road
b.) Where average grade residential buildings are predominantly situated.
c.) Where public utility transportation facilities are fairly regular to the major trading center.
d.) Where water, electric and telephone facilities are available.
e.) Commands lesser value than the second class residential lands.

RESIDENTIAL FOURTH CLASS **₱ 2,3500.00**

a.) Along concrete road
b.) Where average grade residential buildings are predominantly situated.
c.) Where public utility transportation facilities are regular to the major trading center.
d.) Where water and electric facilities are available.
e.) Commands lesser value than the third class residential lands.

RESIDENTIAL FIFTH CLASS **₱ 1,900.00**

a.) Along concrete road
b.) Where average grade residential buildings are few and low grade residential buildings are predominantly situated.
c.) Where water and electric facilities are available.
d.) Commands lesser value than that of the fourth class residential lands.
e.) Located next to the fourth class residential lands.

RESIDENTIAL SIXTH CLASS **₱1300.00**

a.) Along all-weather road
b.) Where low grade residential houses are situated.
c.) Where water and electric facilities are available.
d.) Located next to a fifth class residential lands.
e.) Commands lesser value than the fifth class residential lands.

RESIDENTIAL SEVENTH CLASS **₱ 800.00**

a.) Along all-weather road
b.) Where houses are distantly situated from each other and mostly below average building are common.
c.) Where public utility transportation facilities are irregular towards city major trading center.
d.) Commands lesser value than the sixth class residential lands.
e.) Located next to a sixth class residential lands.

RESIDENTIAL EIGHT CLASS **₱ 350.00**

a.) Along all-weather road or land-locked area.
b.) Where below average houses are situated and the rest are predominantly made of light indigenous materials.
c.) Located next to the seventh class residential lands.
d.) Commands lesser value than the seventh class residential lands.
e.) Located in the most depressed areas of the barangay.

Schedule of Base Unit Market Values for Residential Lands

Barangay		Streets/Vicinity	2006 Base Value	Sub-Class	2014 Base Value	Sub-Class
Antipolo	**001**	Along Cordillera	150	R-4	200	R-8
		All Interior Areas	75	R-5	200	R-8
Cristo Rey	**002**	Along J. Martinez St. both sides from the Brgy. Boundary of San Ramon up to the Brgy. center	300	R-2	350	R-7
		Along J. Martinez St. after the Brgy. center	225	R-3	350	R-7
		Along J. Martinez St. near Mangatot Creek	150	R-4	200	R-8
		Along Daguma St. and all other streets.	225	R-3	350	R-7
		Along Daguma St. and all other streets near the Brgy. Boundary of Sta. Isabel	150	R-4	200	R-8
Del Rosario	**003**	Along T. Villanueva St. from the Brgy. Boundary of Santiago up to the junction of **B**angkal St.	750	R-1	1000	R-5
		Along T. Villanueva St. going to Daraga Bridge	600	R-2	1000	R-5
		Along T. Villanueva St. after Daraga Bridge up to the Brgy. Boundary of Sto. Niño	450	R-3	500	R-6
		Along Mampili/NATO Street going to the boundary of De Los Angeles, Buhi, Cam. Sur	300	R-4	350	R-7
		From the intersection of T. Villanueva St. and Bangkal St. to intersection of Agoho St.	600	R-2	1000	R-5
		Remaining Areas along Bangkal St. up to Barit River	450	R-3	500	R-6
		Along Agoho St.	450	R-3	500	R-6

		From the Intersection of T. Villanueva St. Along Initgitan street going to the Brgy. Boundary of Santiago.	450	R-3	500	R-6
		Along Mabacang St. going to Sta. Justina, Buhi, Cam. Sur	300	R-4	350	R-7
		All Interior Areas	150	R-5	200	R-8
Francia	**004**	Along the National Highway From San Miguel Brgy. Boundary to the Municipal Boundary of Nabua, Camarines Sur.	1,125	R-1	1,680	R-4
		Along Waling-Waling St. From the Brgy. Boundary of San Miguel.	900	R-2	1,000	R-5
		Along Waling-Waling St.	675	R-3	1,000	R-5
		Along Waling-Waling St. from the intersection of the Irrigation Road up to Nabua Municipal Boundary.	450	R-4	500	R-6
		Along Irrigation Service Road	450	R-4	500	R-6
		All Interior Lots	225	R-5	350	R-7
La Anunciacion	**005**	Along Sampaloc Street	600	R-2	1,000	R-5
		Along Ilang-ilang St.	600	R-2	1,000	R-5
		Along All other Streets	450	R-3	500	R-6
		All Interior Lots	300	R-4	350	R-7
La Medalla	**006**	Along Iligan Bay St. form the Brgy. Boundary of La Trinidad to Brgy. Boundary of Sto. Niño	450	R-3	500	R-6
		Along Gara Bay St.	450	R-3	500	R-6
		All other streets	300	R-4	350	R-7
		All Interior Lots	150	R-5	200	R-8
La Purisima	**007**	Poinsetia St.	1,125	R-1	1,680	R-4

		Ilang-ilang St.	1,125	R-1	1,680	R-4
		Ilang-ilang St.	900	R-2	1,000	R-5
		Mabunga St.	675	R-3	1,000	R-5
		Interior Areas	450	R-4	500	R-6
La Trinidad	**008**	Along Eulogio Mirando St. from San Vicente Sur Brgy. Boundary to San Antonio Brgy. Boundary	600	R-2	1,000	R-5
		From the Intersection of Eulogio Mirando St. up to La Trinidad Elementary School	600	R-2	1,000	R-5
		Along Homonhon Bay St. up to Sta. Cruz Sur Brgy. Boundary	450	R-3	500	R-6
		Along Tomas Villanueva St. up to Sto. Niño Brgy. Boundary	450	R-3	500	R-6
		Along all other streets	300	R-4	350	R-7
		All Interior Lots	150	R-5	200	R-8
Niño Jesus	**009**	Along the main road of the Barangay	225	R-3	350	R-7
		Along all other Streets	150	R-4	200	R-8
		All Interior Lots	75	R-5	200	R-8
Perpetual Help	**010**	Elias Corporal St. From San Agustin Brgy. Boundary to intersection of Serguelas St. and Acacia St.	600	R-2	1,000	R-5
		Sampaloc St.	600	R-2	1,000	R-5
		Guava St.	600	R-2	1,000	R-5
		Acacia St.	600	R-2	1,000	R-5
		All other streets	450	R-3	500	R-6
		All interior lots	300	R-4	350	R-7
Sagrada	**011**	Santiago Gonzales St. up to intersection of C. Dellera ST.	375	R-1	500	R-6 R-7

		S. Gonzales St. up to the intersection of Luhod-Luhod St.	300	R-2	350	R-7
		C. Dellera St.	225	R-3	350	
		All other St.	150	R-4	200	R-8
		All interior lots	75	R-5	200	R-8
Salvacion	**012**	Along Gov. Manuel Crescine St. up to the intersection of Maria Cristina St.	750	R-1	1,000	R-5
		Along Homonhon St.	600	R-2	1,000	R-5
		Along Homonhon St. up to La Trinidad Brgy. Boundary	450	R-3	500	R-6
		Along Gov. Manuel Cresine St. from the intersection of the Maria Cristina St. up to the Barangay Boundary of Masoli, Bato, Cam. Sur	450	R-3	500	R-6
		Along Maria Cristina St.	450	R-3	500	R-6
		Along Maria Cristina St. up to San Antonio Brgy. Boundary	450	R-3	500	R-6
		Along ragay Gulf St.	450	R-3	500	R-6
		All Interior Areas	300	R-4	350	R-7
Santiago	**013**	Along Guevara St. from Sta. Elena Brgy. Boundary up to Parish Church	900	R-2	1,000	R-5
		From the Parish Church up to Sta. Justina Brgy. Boundary	675	R-3	1,000	R-5
		Along T. Villanueva St. from the Intersection of Guevara St. up to the Brgy. boundary of Del Rosario	675	R-3	1,000	R-5
		Along Anangue St.	675	R-3	1,000	R-5
		Along Ipil St.	675	R-3	1,000	R-5
		Along Tanaywan St.	675	R-3	1,000	R-5

		Along Arangga St.	675	R-3	1,000	R-5
		Along Initgitan St. Along Narra St.	450	R-4	500	R-4
		Along Daol Balogo St.	675	R-3	1,000	R-5
		Along Daol Balogo St. lower portion	450	R-4	500	R-6
		Along Arangga and Anangue St. upper portion	450	R-4	500	R-6
		Along San Isidro-Santiago Road, Mabato St., San Judas St. and alon St.	225	R-5	350	R-7
		All Interior Areas	225	R-5	350	R-7
San Agustin	**014**	Along the National Highway	1,500	R-1	2,700	R-3
		Along Zircon 1 and Opal Sts.	1,200	R-2	1,680	R-4
		Along Zircon 11, Calcedonia, Arangita, Melow and Macopa Sts.	900	R-3	1,000	R-5
		Along Jasper St. from the National Highway To Rail-road Track	1,200	R-2	1,680	R-4
		All interior Areas	600	R-4	1,000	R-5
		All Areas along Waras River	300	R-5	350	R-7
San Andres	**015**	Along G. Camposano St. From Waras River to Igatol creek	225	R-3	350	R-7
		From Igatol Creek to Brgy. boundary of San Vicente Norte	150	R-4	200	R-8
		From the Intersection of G. Camposano St. and the road going to San Vicente Norte	150	R-4	200	R-8
		All Interior Areas	75	R-5	200	R-8
San Antonio	**016**	Eulogio Mirando St. From La Trinidad Barangay Boundary to	600	R-2	1,000	R-5

		the Intersection of Maria Cristina St.				
		From the Intersection of Maria Cristina St. up to the intersection of Baler Bay St.	450	R-3	500	R-6
		From the Intersection of Eulogio Mirando St. and Baler Bay St. to Agos River	150	R-5	200	R-8
		Maria Cristina St. From Salvacion Barangay Boundary. to Eulogio Mirando St.	450	R-3	500	R-6
		Along Baler Bay St.	150	R-5	200	R-8
		Along Ragay Gulf St.	450	R-3	500	R-6
		Interior Areas	150	R-5	200	R-8
San Francisco	**017**	Along Gov. Crescine St.	3,000	R-1	4,100	R-1
		Along Ilang-Ilang, Rose, Sunflower, Yellow Bell and Morning Glory Sts.	1,800	R-3	2,700	R-3
		Along Mayor Felix Monte St.	1,800	R-3	2,700	R-3
		Along Sampaguita St.	1,800	R-3	2,700	R-3
		Along Camia, Marigold and Gonzales Streets	2,400	R-2	3,650	R-2
		Interior lots along Balos River	600	R-5	1,000	R-5
		Along other roads near Balos River.	1,200	R-4	1,680	R-4
San Isidro	**018**	Along the National Highway From San Nicolas Brgy. Boundary to Elias Corporal St.	1,500	R-1	2,700	R-3
		Elias Corporal St. From the Intersection of Elias Corporal St. and Coral St. to the intersection of Calcidonia St.	1,200	R-2	1,680	R-4
		Elias Corporal St. from the intersection Calcedonia St. to Perpetual Help Brgy. Boundary	900	R-3	1,000	R-5

		Coral ST.	1,200	R-2	1,680	R-4
		Balintawak St.	1,200	R-2	1,680	R-4
		Sardonica St.	1,200	R-2	1,680	R-4
		Nakar St.	1,200	R-2	1,680	R-4
		Opal St.	1,200	R-2	1,680	R-4
		Diamante St.	1,200	R-2	1,680	R-4
		Calcidonia St.	900	R-3	1,000	R-5
		Elias Corporal St. to the Railroad Track	1,200	R-2	1,680	R-4
		Interior Areas	600	R-4	1,000	R-5
		Interior Areas near Perpetual Help Brgy. Boundary.	300	R-5	350	R-7
San Jose	**019**	Along the National Highway	1,500	R-1	2,700	R-3
		Champaca St.	1,500	R-1	2,700	R-3
		Syranga St.	1,500	R-1	2,700	R-3
		Perlas St. From the National Highway to its intersection of Champaca St.	1,500	R-1	2,700	R-3
		Remaining Portion Along Champaca St.	1,200	R-2	1,680	R-4
		Along Beryl St.	900	R-3	1,000	R-5
		Along Pillomas St.	900	R-3	1,000	R-5
		Along Rosa Blanca St.	1,200	R-2	1,680	R-4
		Along Paantal St.	1,200	R-2	1,680	R-4
		Interior Areas	600	R-4	1,000	R-5
San Juan	**020**	Z. Guevara St.	1,500	R-1	2,700	R-3
		Doña Trining St.	1,200	R-2	1,680	R-4

		Doña Leonila St.	1,200	R-2	1,680	R-4
		Doña Luz St.	1,200	R-2	1,680	R-4
		Doña Aurora St.	1,200	R-2	1,680	R-4
		Narra St.	1,200	R-2	1,680	R-4
		Lilac St.	1,200	R-2	1,680	R-4
		Carnation St.	1,200	R-2	1,680	R-4
		Molave St.	1,200	R-2	1,680	R-4
		Ampawan St.	900	R-3	1,000	R-5
		All other St.	900	R-3	1,000	R-5
		Interior Areas	600	R-4	1,000	R-5
		Interior Areas near the Timberland	300	R-5	500	R-6
San Miguel	**021**	Along the National Highway	3,000	R-1	4,100	R-1
		Dr. Santiago St.	3,000	R-1	4,100	R-1
		Violeta St.	3,000	R-1	4,100	R-1
		Mileguas St.	3,000	R-1	4,100	R-1
		Sampaguita St.	2,400	R-2	3,650	R-2
		Dahlia St.	2,400	R-2	3,650	R-2
		Sanggumay St.	2,400	R-2	3,650	R-2
		Waling St.	2,400	R-2	3,650	R-2
		Rosal St.	1,800	R-3	2,700	R-3
		Yellow Bell St.	1,800	R-3	2,700	R-3
		Champaca St.	1,800	R-3	2,700	R-3
		Galicia St.	1,800	R-3	2,700	R-3
		Syranga St.	1,200	R-4	1,680	R-4

San Nicolas	**022**	Along National Highway	1,500	R-1	2,700	R-3
		Narra St.	1,500	R-1	2,700	R-3
		Sapiro St.	1,200	R-2	1,680	R-4
		City homes Subdivision	1,200	R-2	1,680	R-4
		Nicoville Subdivision	1,500	R-1	2,700	R-3
		Bonneville Subdivision	1,500	R-1	2,700	R-3
		Crisolita St.	1,200	R-2	1,680	R-4
		Esmeralda St.	1,200	R-2	1,680	R-4
		Rubi St.	1,200	R-2	1,680	R-4
		Amatista St.	1,200	R-2	1,680	R-4
		Garnet St.	900	R-3	1,000	R-5
		All other Streets from the National Highway going to the lower portion of the barangay	1,200	R-2	1,680	R-4
		NIA Service Road	600	R-4	1,000	R-5
		San Isidro-Santiago Road	300	R-5	350	R-7
San Pedro	**023**	Along all streets	150	R-4	200	R-8
		Interior Area	75	R-5	200	R-8
San Ramon	**024**	Santiago Gonzales St.	300	R-2	350	R-7
		Bulusan St.	225	R-3	350	R-7
		Martinez St.	225	R-3	350	R-7
		Marivelles St.	225	R-3	350	R-7
		All Other Streets	150	R-4	200	R-8
		Interior Areas	75	R-5	200	R-8
San Rafael	**025**	J. Martinez St.	225	R-3	350	R-7
		All Other Streets	150	R-4	200	R-8

		Interior Areas	75	R-5	200	R-8
San Roque	**026**	Along the National Highway	3,000	R-1	4,100	R-1
		Z. Guevara ST.	3,000	R-1	4,100	R-1
		Zenia St.	2,400	R-2	3,650	R-2
		Makahiya St.	2,400	R-2	3,650	R-2
		Crisantimum St.	1,800	R-3	2,700	R-3
		All other streets at Villa San Antonio Subdivision	1,800	R-3	2,700	R-3
San Vicente Norte	**027**	G. Camposano St.	225	R-3	350	R-7
		All Other Streets	150	R-4	200	R-8
		Interior Areas	75	R-5	200	R-8
San Vicente Sur	**028**	Eulogio Mirando St. From Sta. Cruz Sur Brgy. Boundary to Irrigation Road	750	R-1	1,000	R-5
		From the Irrigation Road to the Brgy. Boundary of La Trinidad	600	R-2	1,000	R-5
		Subic Bay St.	600	R-2	1,000	R-5
		All Other Streets	450	R-3	500	R-6
		Interior Areas	300	R-4	350	R-7
Sta. Cruz Norte	**029**	Along San Andres-Sta. Cruz Norte Road	225	R-3	350	R-7
		Interior Areas	75	R-5	200	R-8
Sta. Cruz Sur	**030**	Gov. Crescine St.	1,125	R-1	1,680	R-4
		Remaining Portion of Gov. Crescine St. up to the Brgy. Boundary of Salvacion	900	R-2	1,000	R-5
		Eulogio Mirando St.	900	R-2	1,000	R-5
		Homonhon Bay St.	600	R-3	1,000	R-5
		Remaining Areas of Homonhon	450	R-4	500	R-6

		Bay St. up to La Trinidad Brgy. Boundary				
Sta. Elena	**031**	Z. Guevara St. From Sto. Domingo Brgy. Boundary to the intersection of Dao St.	1,1125	R-1	1,680	R-4
		From the Intersection of Dao St. to Santiago Brgy. Boundary	900	R-2	1,000	R-5
		Dao St. and Extension	900	R-2	1,000	R-5
		Dao St. and Dao Extension up to the Irrigation Service Road	675	R-3	1,000	R-5
		Remaining Areas of Dao St. and Dao Extension	450	R-4	500	R-6
		Jindalo St. up to the intersection of Lawaan St.	900	R-2	1,000	R-5
		Lawaan St.	675	R-3	1,000	R-5
		Jindalo St. up to the Intersection of Santiago – San Isidro Road	675	R-3	1,000	R-5
		Santiago –San Isidro Road	450	R-4	500	R-6
		Interior Areas	225	R-5	350	R-7
Sta. Isabel	**032**	Laguna St.	225	R-3	350	R-7
		All other Streets	150	R-4	200	R-8
		Interior Areas	75	R-5	200	R-8
Sta. Maria	**033**	Mariano A:anis St.	300	R-2	350	R-7
		Valeria Perez	225	R-3	350	R-7
		Mabasa St.	150	R-4	200	R-8
		La Tugma St.	150	R-4	200	R-8
		Libas St.	150	R-4	200	R-8
		Busay St.	150	R-4	200	R-8

		Banahaw St.	225	R-3	350	R-7
		Interior Areas	75	R-5	200	R-8
Sta. Teresita St.	**034**	Z. Guevara ST. From San Juan Brgy. Boundary to its intersection of Sampaloc St.	1,200	R-2	1,680	R-4
		From its intersection with Sampaloc St. up to the Brgy. Boundary of Sta. Elena	900	R-3	1,000	R-5
		Molave St.	900	R-3	1,000	R-5
		Minunga St.	900	R-3	1,000	R-5
		Doña Leonila ST.	1,200	R-2	1,680	R-4
		Badas ST.	1,200	R-2	1,680	R-4
		Mabunga St.	600	R-4	1,000	R-5
		Sampaloc St.	600	R-4	1,000	R-5
		Inorogan St.	600	R-4	1,000	R-5
		Victory St.	900	R-3	1,000	R-5
		Tanguile St.	600	R-4	1,000	R-5
		San Isidro – Santiago St.	300	R-5	350	R-7
		Interior Areas	300	R-5	350	R-7
Sto. Domingo	**035**	Z. Guevara St. From San Juan, Brgy. Boundary To its intersection of Sampaloc St.	1,200	R-2	1,680	R-4
		From its intersection with Sampaloc St. up to the Brgy. Boundary of Sta. Elena	900	R-3	1,000	R-5
		Molave St.	900	R-3	1,000	R-5
		Minunga St.	900	R-3	1,000	R-5
		Doña Leonila St.	1,200	R-2	1,680	R-4

		Badas St.	1,200	R-2	1,680	R-4
		Mabunga St.	600	R-4	1,000	R-5
		Sampaloc St.	600	R-4	1,000	R-5
		Inorogan St.	600	R-4	1,000	R-5
		Victory St.	900	R-3	1,000	R-5
		Tanguile St.	600	R-4	1,000	R-5
		San Isidro-Santiago St.	300	R-5	350	R-7
		Interior Areas	300	R-5	350	R-7
Sto. Niño	**036**	Tomas Villanueva ST. From La Trinidad Brgy. Boundary to Brgy. Chapel	600	R-2	1,000	R-5
		Remaining Portion of T. Villanueva St.	450	R-3	500	R-6
		Cateel St.	450	R-3	500	R-6
		Sabatan St.	300	R-4	350	R-7
		Balayan Bay St.	300	R-4	350	R-7
		Nato St.	300	R-4	350	R-7
		Interior Areas	150	R-5	200	R-8

	Table 36. Computation of Unit Market Value per Hectare for Riceland						
Class	Yield (cavans) x Sales Value (Php)			Hectare Value (php)	Rounded Off	/sq.m	Rounded Off
Value for Irrigated Rice land Based on production (Per Hectare)							
1st	165	x	17,787.90	2,935,004.25	2,935,000.00	293.50	290.00
2nd	145	x	17,787.90	2,579,246.16	2,579,200.00	257.92	260.00
3rd	85	x	17,787.90	1,511,971.89	1,512,000.00	151.20	150.00
4th	80	x	17,787.90	1,423,032.36	1,423,000.00	142.30	140.00
5th	75	x	17,787.90	1,334,092.84	1,334,100.00	133.41	130.00
6th	65	x	17,787.90	1,156,213.79	1,156,200.00	115.62	120.00
7th	60	x	17,787.90	1,067,274.27	1,067,300.00	106.73	110.00
8th	55	x	17,787.90	978,334.75	978,300.00	97.83	100.00
Value for Unirrigated Rice land Based on production (Per Hectare)							
1st	70	x	17,787.90	1,245,153.32	1,245,200.00	124.52	120.00
2nd	60	x	17,787.90	1,067,274.27	1,067,300.00	106.73	110.00
3rd	45	x	17,787.90	800,455.70	800,500.00	80.05	80.00
4th	40	x	17,787.90	711,516.18	711,500.00	71.15	70.00
5th	35	x	17,787.90	622,576.66	622,600.00	62.26	60.00
6th	30	x	17,787.90	533,637.14	533,600.00	53.36	50.00
7th	25	x	17,787.90	444,697.61	444,700.00	44.47	40.00
8th	20	x	17,787.90	355,758.09	355,800.00	35.58	40.00
Value for Upland Rice land Based on production (Per Hectare)							
1st	50	x	17,787.90	889,395.23	889,400.00	88.94	90.00
2nd	45	x	17,787.90	800,455.70	800,500.00	80.05	80.00
3rd	40	x	17,787.90	711,516.18	711,500.00	71.15	70.00
4th	35	x	17,787.90	622,576.66	622,600.00	62.26	60.00
5th	30	x	17,787.90	533,637.14	533,600.00	53.36	50.00
6th	25	x	17,787.90	444,697.61	444,700.00	44.47	40.00
7th	20	x	17,787.90	355,758.09	355,800.00	35.58	40.00
8th	15	x	17,787.90	266,818.57	266,800.00	26.68	30.00

Class	Yield (kg) x Sales Value (Php)			Hectare Value (php)	Rounded Off	**Unit Value**	Rounded Off
Value for Banana land Based on production (Per Hectare)							
1st	10,000	x	205.23	2,052,326	2,052,000	205.20	210.00
2nd	7,500	x	205.23	1,539,245	1,539,000	153.90	150.00
3rd	5,000	x	205.23	1,026,163	1,026,000	102.60	100.00
4th	4,000	x	205.23	820,931	821,000	82.10	80.00
5th	3,500	x	205.23	718,314	718,000	71.80	70.00
6th	3,000	x	205.23	615,698	616,000	61.60	60.00
7th	2,500	x	205.23	513,082	513,000	51.30	50.00
8th	2,000	x	205.23	410,465	410,000	41.00	40.00

Class	Yield (coconut) x Sales Value (Php)			Hectare Value (Php)	Rounded off	Unit Value	Rounded off
Value for Coconut Land based on production (Per Hectare)							
1st	7,400.00	x	348.42	2,578,341	2,578,300	257.83	260.00
2nd	6,000.00	x	348.42	2,090,547	2,090,500	209.05	210.00
3rd	4,500.00	x	348.42	1,567,910	1,567,900	156.79	160.00
4th	4,000.00	x	348.42	1,393,698	1,393,700	139.37	140.00
5th	3,500.00	x	348.42	1,219,486	1,219,500	121.95	120.00
6th	3,000.00	x	348.42	1,045,273	1,045,300	104.53	100.00
7th	2,500.00	x	348.42	871,061	871,100	87.11	90.00
8th	2,000.00	x	348.42	696,849	696,800	69.68	70.00

Class	Yield (sacks) x Sales Value (Php)			Hectare Value (php)	Rounded Off	UNIT VALUE	ROUNDED
Value for corn land Based on production (Per Hectare)							
1st	75	x	21,530.44	1,614,783	1,615,000	161.50	160.00
2nd	70	x	21,530.44	1,507,131	1,507,000	150.70	150.00
3rd	65	x	21,530.44	1,399,479	1,399,000	139.90	140.00
4th	55	x	21,530.44	1,184,174	1,184,000	118.40	120.00
5th	45	x	21,530.44	968,870	969,000	96.90	100.00
6th	35	x	21,530.44	753,566	754,000	75.40	80.00
7th	25	x	21,530.44	538,261	538,000	53.80	50.00
8th	15	x	21,530.44	322,957	323,000	32.30	30.00

Class	Yield (sacks) x Sales Value (Php)			Hectare Value (Php)	Rounded Off	/sq.m.	Rounded Off
Value for Coffee Land based on production (Per Hectare)							
1st Class	650	x	1828.08	1,188,255	1,188,300	118.83	120.00
2nd Class	500	x	1828.08	914,042	914,000	91.40	90.00
3rd Class	450	x	1828.08	822,638	822,600	82.26	80.00
4th Class	400	x	1828.08	731,234	731,200	73.12	70.00
5th Class	350	x	1828.08	639,830	639,800	63.98	60.00
6th Class	300	x	1828.08	548,425	548,400	54.84	50.00
7th Class	200	x	1828.08	365,617	365,600	36.56	40.00
8th Class	150	x	1828.08	274,213	274,200	27.42	30.00

Class	Yield (sacks) x Sales Value (Php)			Hectare Value (Php)	Rounded Off		Rounded Off
Value for Orchard Land based on production (Per Hectare)							
1st Class	3000	x	776.59	2,329,771	2,330,000	233.00	230
2nd Class	2600	x	776.59	2,019,135	2,019,000	201.90	200
3rd Class	2200	x	776.59	1,708,498	1,708,000	170.80	170
4th Class	1600	x	776.59	1,242,544	1,243,000	124.30	120
5th Class	1000	x	776.59	776,590	777,000	77.70	80
6th Class	800	x	776.59	621,272	621,000	62.10	60
7th Class	600	x	776.59	465,954	466,000	46.60	50
8th Class	400	x	776.59	310,636	311,000	31.10	30

Class	Yield (kg) x Sales Value (Php)			Hectare Value (php)	Rounded Off	/sq.m.	Rounded Off
Value for Sugar land Based on production (Per Hectare)							
1st	8,000	x	77.74	621,920	622,000	62.20	60
2nd	7,000	x	77.74	544,180	544,000	54.40	50
3rd	5,000	x	77.74	388,700	389,000	38.90	40
4th	4,000	x	77.74	310,960	311,000	31.10	30
5th	3,000	x	77.74	233,220	233,000	23.30	20

Class	Yield (kg) x Sales Value (Php)			Hectare Value Php)	Rounded Off	Unit Value
Value for Fishpond land Based on production (Per Hectare)						
1st	2,000	x	1,818.96	3,637,927	3,638,000	360
2nd	1,800	x	1,818.96	3,274,134	3,274,000	330
3rd	1,500	x	1,818.96	2,728,445	2,728,000	270
4th	1,300	x	1,818.96	2,364,653	2,365,000	240
5th	1,100	x	1,818.96	2,000,860	2,001,000	200
6th	900	x	1,818.96	1,637,067	1,637,000	160
7th	700	x	1,818.96	1,273,274	1,273,000	130
8th	600	x	1,818.96	1,091,378	1,091,000	110

Section 5.1 - CLASSIFICATION OF BUILDINGS AND OTHER IMPROVEMENTS.

CLASSIFICATION OF BUILDINGS AND OTHER IMPROVEMENTS.

Buildings shall be classified according to their use and construction characteristics and unit values established for each class and sub-class together with the set of addition and deduction factors.

Buildings shall be classified according to their characteristics as follows:

TYPE I TEMPORARY MAKESHIFT

Type I buildings shall be of wood construction. The structural elements may be any of the materials permitted as follows: Nipa Houses and similar will fall under this type.

TYPE II WOODEN MATERIALS

Type II buildings shall be of wood construction with protective fire-resistant materials and one hour fire resistive throughout: Except, that permanent non-bearing partitions may use fire retardant treated wood

within the framing assembly

TYPE III STRONG MATERIALS

Type III buildings shall be of masonry and wood construction. Structural elements may be any of the materials permitted by this code: Provided that the building shall be one-hour fire resistive throughout. Exterior wall shall be of incombustible fire-resistive construction.

A First Group wooden structural framings, walls on the first floor, and third group walls on the second floor, G.I. roofing and RC flooring on the first floor.

B First group wooden structural framings, CHB Walls, G.I. Roofing and RC flooring

C First group wooden posts, girders, girts, flooring, windows, walls and heads, third group floor joist and roof framing and sidings, and G.I. roofing

D Third group wooden structural framings, flooring, sidings, and G.I. roofing.

TYPE IV MIXED CONCRETE

Type IV buildings shall be of steel, iron, concrete, or masonry construction, walls, ceiling and permanent partitions shall be of incombustible fire-resistive construction: Except, that permanent non-bearing partitions of one-hour fire resistive construction may use fire-retardant treated within the framing assembly.

A Concrete Columns, beams, walls and flooring but wooden roof framing and G.I. roofing; even if walls are in CHB, kitchen and T & B are reinforce concrete.

B Concrete columns and beams but hollow blocks walls, wooden roof framing and G.I. roofing.

TYPE V

REINFORCED CONCRETE

Type of building shall be fire-resistive. The structural elements shall be of steel, iron, concrete, or masonry

construction. Walls, ceiling, and permanent partitions shall be incombustible fire-resistive construction.

A RC Columns, beams, walls and floors and Tegula or tile roofing.

B Same as "A" but walls are hollow blocks, RC Roofing

C Structural Steel or reinforced concrete columns, beams, CHB walls and permanent partitions, steel roof framing, GI roofing.

Section 5.2 - SPECIFICATIONS

SPECIFICATIONS

TYPE I TEMPORARY MAKESHIFT

Sheds, leans-to or barong-barong

TYPE II WOODEN MATERIALS

Columns, beams and floorings are 3rd group-wood, walls are plywood, floor-joist and trusses are coco/wood and G.I. Roof

TYPE III STRONG MATERIALS

A Columns and beams are all reinforced concrete, walls are CHB, 2nd floor flooring are reinforced concrete, and trusses are of 1st group-wood, and, G.I. roof.

B Columns and beams are all reinforced concrete, walls are CHB, 2nd floor are 1st group wood flooring & floor-joist are RC, trusses are 1st group-wood, and, G.I. roof.

C Columns, beams, walls and floorings are of 1st group-wood, floor-joist and trusses are of 3rd group-wood and, G.I. roofing

D All 3rd group wooden structural framing, flooring and sidings and, G.I. roof.

TYPE IV MIXED CONCRETE

A Columns, beams, walls, flooring & floor-joist are RC, with wooden Trusses and, G.I. roof.

B Same with A but walls are CHB.

TYPE V REINFORCED CONCRETE

A RC Columns, beams, walls and floors and Tegula or tile roofing.

B Same as “A” but walls are hollow blocks, RC roofing

Section 5.3 - KINDS OF BUILDINGS

KINDS OF BUILDINGS

1. One Family Dwelling	A detached building designed for or occupied exclusively by one family.
2. Two Family Dwelling	A detached building designed for or occupied exclusively by 2 families living independently in their respective dwelling units.
3. Multiple Dwelling	A building used as a house or residence of 3 or more families living independently form one another, each occupying one or more rooms as a single house-keeping unit.
4. Accessoria or row house	A house of not more than two stories composed of a row dwelling units entirely separated from one another partly by wall/s & with an independent entrance for each dwelling.
5. Apartment House	A house with apartment for 5 or more families living independently

	of one another and doing their cooking on the premises, but with one or more entrance common to apartment. Apartment - A room or suite of 2 or more rooms designed and intended for or occupied by one family for living, sleeping and cooking purposes.
6. Hotel/Pension House	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. Motel	A lodging place especially designed for motorist, characterized by separate outside entrances to individual sleeping accommodations and close-by parking.
8. Boarding House / Inns/ Hostel	A house containing not more than 15 sleeping rooms where boarders are provided with lodging and meals for a fixed sum paid by the month of week, in accordance with previous arrangement.
9. Lodging House	A building containing not more than 15 sleeping rooms where lodging is provided for a fixed compensation.
10. 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 servants, quarter,

	garage, pump house, laundry, etc.
11. Office Building	A building mainly used for stores and offices.
12. Theater	A building specially designed for preparation of plays, operas, motion pictures, etc.
13. Warehouse, Bodega	A building mainly used for deposit or storage.
14. Supermarkets, Shopping Centers	A building used as a market (large) or store especially a food store, operated in part or self-service, cash carry basis.
15. Factory Building	A building utilized for manufacturing goods or finished products, manufacturing plants.
16. Recreational Building	A building used for recreational purposes like bowling or billiard hall, nightclubs, etc.
17. Sheds	A building used to house the saws machine and at the same time used as a stock house for finished lumber products.
18. Gasoline Station Refilling area	A building used to or as station for motorist.

BASE UNIT COST FOR BUILDING

TYPES OF BUILDING	(1) One Family Dwelling Temporary/ Makeshift	(2) Two Family Dwelling, Multiple Dwelling, Row House, Town House, Duplex, Apartel, Apartment Building Boarding House, Lodging House, Convent, Funeral Parlor, Dormitory	(3) ACCESSORY BUILDING Garage Quarters Laundry House Annex Guard House	(4) BUILDINGS (Below 5 storey) Market, Shopping Center, Restaurant, Club House
TYPE V				
A	10,000	9,700	6,500	8,700
B	9,200	8,600	6,100	8,000
C	8,000	8,000	4,900	7,100
TYPE IV				
A	7,600	7,400	4,200	6,500
B	7,200	6,200	3,900	6,000
TYPE 111				
A	6,700	5,800	3,400	-
B	5,500	5,000	2,900	-
C	4,600	4,800	1,300	-
D	4,000	4,000	1,250	-
TYPE II	3,200	-	-	-
TYPE 1	2,900	-	-	-
TYPES OF BUILDING	**(5)** ASSEMBLY HOUSE Theater, Church, Chapel, Gymnasium Coliseum Convention Hall Pavilion	**(6)** Hotel Hospital Motel Bank Condominium Office Building	**(7)** SCHOOL BUILDING Multi-purpose Building	**(8)** INDUSTRIAL / RECREATIONAL BUILDING Factory, Warehouse, Storage, Bakery, Rice mill, Shop, Bowling Lanes, Pelota Court (covered), Cockpit Area, Basketball Court (covered)
TYPE V				
A	8,000	10,200	7,000	7,700
B	6,800	9,700	6,000	7,000
C	6,100	9,200	5,600	6,400
TYPE IV				
A	5,600	8,800	5,400	5,500

B	5,400	8,400	5,000	5,100
TYPE 111				
A	-	-	4,700	-
B	-	-	-	-
C	-	-	-	-
D	-	-	-	-
TYPE II	-	-	-	-
TYPE 1	-	-	-	-

TYPES OF BUILDING	**(9)** SHED Terminal Bay Area Car park	**(10)** GAS REFILLING STATION (Refilling Area)	**(11)** Swimming Pool Bathhouse	
TYPE V				
A	-	-	6,200	
B	-	-	-	
C	4,500	5,600	-	
TYPE IV		-		
A	4,300	-	-	
B	-		-	
TYPE 111				
A	-	-	-	
B	-	-	-	
C	-	-	-	
D	-	-	-	
TYPE II	-	-	-	
TYPE 1	-	-	-	

Section 7 – Addition & deduction factor.

SCHEDULE OF UNIT COST FOR EXTRA ITEMS AS COMPONENT PART OF THE BUILDING

1.	MEZZANINE	-50% BUCC	+ Finishing Cost
2.	PORCH	-40%	-do-
3.	BALCONY	-45%	-do-
4.	GARAGE	-45% BUCC	
5.	TERRACE a. Covered b. Open	 -40% BUCC -25%	 + Finishing Cost -do-

6.	DECK ROOF		
	a. Penthouse	-70%	-do-
	b. Covered	-60%	-do-
	c. Open	-30%	-do-
7.	BASEMENT		
	a. Residential	-100%	-do-
	b. High Rise Bldg.	-Plus 120%	-do-
8.	PAVEMENT		
	a. 4” thick Concrete	- 1,000.00	per square meter
	b. 6” thick Concrete	- 1,200.00	-do-
	c. 6” thick Heavy Conc.	- 1,400.00	-do-
	Asphalt		-do-
	a. 5/8” thick	-	-do-
	b. ½ “ thick	-	-do-
	c. 2 ½ “ thick	-	-do-
9.	FLOOR FINISHES		
	a. Marbles	-	per square meter
	b. Granulithic	-	-do-
	c. Wood Tiles	-	-do-
	d. Vinyl Tiles	-	-do-
	e. Unglazed Tiles	-	-do-
	f. Washout Pebbles	-	-do-
10.	WALLS FINISHES (Use a, b, c, of floor finishing as indicated above)		
	a. Double Walling,	-	-do-
	ordinary/Danarra	-	per square meter
	b. Ceramic Tiles	-	-do-
	c. Bricks		
11.	CEILING		
	a. Ordinary Plywood	-	per square meter
	b. Wooden Board	-	-do-
	c. Foam Insulator		
	1. ¼ “ thick	-	-do-
	2. ½ “ thick	-	-do-
	d. Acoustic	-	-do-
12.	FENCE		
	a. Wood	-	-do-
	b. 4” thick Concrete	- 1,800.00	-do-
	c. ¼ “ x 1 ½ “ x 1 ½ “ Steel	-	-do-
	Grilles	-	-do-
	d. ½ “ x 2” x 2” Steel Grilles		
13.	SPECIAL PANEL		
	a. Glass w/ Wooden Frame	-	per square meter
	b. Glass w/ Aluminum Frame	-	-do-
	c. Accordion Door Cover		
	1. metal	-	-do-

	2. stainless	- -do-
14.	HEIGHT a. Excess in Height 1. Commercial 2. Bodega & Factory b. Deficiency in Height 1. Residential & Commercial 2. Bodega & Factory	 - Add 20% of BUCC for every meter in excess of three (3) meters - Add 20% of BUCC for every meter in excess of three (3) meters -Deduct 20% of BUCC for every meter deficiency of 3 meters height. - Deduct 15% of BUCC for every meter deficiency of 4.5 meters height.
15.	CONCRETE GUTTER	- per square meter
16.	EXTRA T & B ORDINARY FINISH	- per unit
17.	PAINTING	-Add 10% of Bldg. Cost if painted.
18.	SECOND HAND MATERIALS	-Deduct 10% from Bldg. Cost if a 2nd hand material has been used.
19.	FOUNDATION	-Plus 1,300 per sq. m. basic BUCC.
20.	PILES	-500 per linear meter RC piles driven.

SCHEDULE OF PAVEMENT, FLOOR, SLAB

SPECIFICATION		COST PER SQ. M.
1	4” thick Concrete w/ 12 mm ↓ Temp. bars @ 0.4 m b.w.	P 1,000.00
2	6” thick Concrete w/ 12 mm ↓ Temp. bars @ 0.4 m b.w.	P 1,200.00
3	Tennis Court	
4	6” thick Heavy Conc. w/ 12 mm ↓ Temp. bars @ 0.4 b.w.	P 1,400.00
5	Asphalt 5/8” thick ½” thick 2 ½ “ thick	

FENCE

SPECIFICATION		COST PER SQ. M.
1	½ " x 2" x 2" bar steel grilles w RC Columns & Beams	
2	¼ " x 1 ½ " x 1 ½" bar steel grills w/ RC Columns & Beams	
3	4" thick CHB FENCE per sq. m. w/ RC Columns & Beams	P 1,800.00

Section 8. APPRAISAL AND ASSESSMENT OF MACHINERY

- *Definition of Machinery subject to tax*
- *Depreciation Allowance for Machinery*
- *Estimating Reproduction Cost* New (RCN)
- Economic Life of Machinery
- Dollar Exchange Rate

Machinery – Embraces machines, equipment, mechanical contrivances, instruments, appliances or apparatus, which may not be attached permanently or temporarily to the real property.

Physical facilities for production, installation and appurtenant service facilities, those which are mobile, self-powered, or self-propelled and those not permanently attached to the real property shall be classified as real property provided that:

1. They are actually, directly and exclusively used to meet the needs of the particular industry, business or activity; and
2. By their very nature and purpose are designated for or necessary to manufacturing, mining, logging, commercial, industrial, or agricultural purposes.

Machinery which are of general purposes use including but not limited to office equipment, typewriters, telephone equipment, breakable or easily damaged containers (glass or cartons), micro computers, fax, telex machines, cash dispenser, furniture and fixtures, freezers, refrigerators, display cases or racks, fruit juice or beverage automatic dispensing machine which are not directly and exclusively used to meet the needs of a particular industry, business or activity shall be considered within the definition of machinery under this rule.

RESIDENTIAL MACHINERY shall include machines, equipment, appliances or apparatus permanently attached to residential land and improvement or those immovable by destination. (Source: Art. 290 (o), IRR, R.A. 7160)

APPRAISAL AND ASSESSMENT OF MACHINERY (Sec. 224, RA 7160)

(a) The fair 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 and multiplied by the replacement or reproduction cost.

(b) If the machinery is imported, the acquisition cost includes freight, insurance, bank and other charges, brokerage, arrastre and handing, duties and taxes, plus cost of inland transportation, handling, and installation charges at the present site. The cost in foreign currency of imported machinery shall be converted to peso cost on the basis of foreign currency exchange rates as fixed by the Central Bank.

DEPRECIATION ALLOWANCE FOR MACHINERY (Sec. 225, RA 7160)

For purpose of assessment, a depreciation allowance shall be made for machinery at a rate not exceeding five percent (5%) of its original cost or its replacement or reproduction cost, as the case maybe, for each year of use: Provided, however, that the remaining value for all kinds of machinery shall be fixed at not less than twenty percent (20%) of such original, replacement, or reproduction cost for so long as the machinery is useful and in operation.

ESTIMATING REPRODUCTION COST-NEW (RCN) BY TRENDING AND/OR INDEXING

a. For imported Machinery:

$$RCN = \text{Original Cost} \times \frac{\text{Current Exchange Rate}}{\text{Exchange Rate of Acquisition Date}} \times \text{Trending Factor}$$

b. For locally Manufactured Machinery

$$RCN = \text{Original Cost} \times \text{Local Index}$$

APPRAISAL OF MACHINERY FOR TAX PURPOSES

$$RCN = OC \times \frac{FC2}{FC1} \times PI \times \frac{REL}{EL}$$

Where:
- RCN - Reproduction/Replacement Cost New
- OC - Original Cost (or Acquisition Cost)
- FC1 - Foreign currency Exchange Rate at time of Acquisition
- FC2 - Foreign currency exchange Rate during reassessment
- EL - Economic Life
- REL - Remaining Economic Life
- *PI - Price Index

* Optional, to be used only when information is available.

ECONOMIC LIFE OF MACHINERIES

(*Extracted from Book of Real Property Taxation of the Philippines)*

AGRICULTURE: On a composite basis, the average useful life in agricultural is 15 years.

The average useful life of some machinery and equipment used in agriculture as follows:

Engines	Diesel	15 years
	Gasoline	10 years
	Stationary Steam	20 years
Pumps	Centrifugal/Rotary	20 years
	Plingar	15 years
Furnaces	Evaporator, dry	15 years
	Heating Disk	15 years
Tanks	Concrete	50 years
	Steel	40 years
	Wood	20 years
Mills	Feed	15 years
	Grist	25 years

AIRLINE MANUFACTURING: The General useful life for machinery and equipment used in the construction of airplanes is approximately 15 years.

AUTOMOBILE ACCESSORIES: The overall life of machinery used in the manufacturing of automobile varies from 15 to 20 years.

AUTOMOBILE REPAIR SHOPS: The average composite life for automobile repair shops is approximately 10 years

BAKERY: Ovens – 20 years

BREWERY: The average useful life of machinery and equipment found in brewing companies is 20 years.

Blower System	15 yrs.	Vats	30 y
Beer Filter	20 yrs.	Compressors	20 y
Water Filter	25 yrs.	Condensers	15 y
Gas Heater	25 yrs.	Conveyors	20 y
Water Heater	25 yrs.	Cobblers	20 y
Interchangers	20 yrs.	Elevators	20 y
Tanks	30 yrs.	Piping	20 y
Extractors	15 yrs.	Pumps	15 y
Refrigeration System	20 yrs.	Collecting system	15 y

CANNED PRODUCTS: The average life for machinery used in canning products such as foods, fruits and vegetables, varies from 15 to 17 years.

CEMENT: The average life of machinery used in manufacturing cement varies from 20 to 25 years.

CEREALS: The average life of a

a) Cereal milling machinery is 25 years.
b) Machinery used in packing goods is from 10 to 20 years.

CHEMICALS: The estimated average lives of machinery and equipment used in manufacturing of:

Acid	: 15 years
Chromium products	: 15 years
Alkaline products	: 22 years
Aciline dyes	: 20 years
Atmospheric Nitrogen	: 15 years
Carbide & Carbon Products	: 15 years
Soaps	: 20 years
Coal tax Products	: 20 years
Electro Chemicals	: 17 years
Oxygen Products	: 18 years
Pharmaceuticals	: 20 years

CLAY PRODUCTS: The average composite life of machinery and equipment used in the manufacture of bricks, China pottery varies from 15 to 20 years.

COFFEE, TEA AND SPICES: The life of the machinery and equipment used in the manufacturing coffee and spices is 17 years

CONFECTIONS: The equipment used in manufacturing confection has an average life of 15 years.

PAPER CONTAINER: The composite life of machinery in cottonseed oil industry is approximately 25 years

COTTONSEED OIL: The average life of machinery used in cottonseed oil industry is approximately 25 years.

DAIRY PRODUCTS: The average life of machinery used in

a. Pasteurizing and bottling of dairy products is 15 years.
b. Milk products are 20 years.

DISTILLING: The average life of various machinery used in distillery industry are as follows:

Bottling machinery	: 13 years
Controls, electric	: 15 years
Laboratory	: 15 years
Piping	: 20 years
Tanks	: 22 years
Pumps	: 15 years

GLASS MANUFACTURING: The complete life of machinery used in making glass container is 15 years

HOTELS: The average life of machineries and equipment used in hotels is 12 years

ICE & REFRIGERATION: The general average life of machinery used in ice industry is 20 years.

IRON & STEEL INDUSTRY: The overall life of machinery and equipment used in iron and steel industry is 25 years.

LAUNDRIES: The composite life of laundry machinery is 14 years

LEATHER MANUFACTURING INDUSTRY: The average life of shoemaking is 15 years.

LUMBER & WOOD PRODUCTS: The average life of sawmill machinery & equipment varies from 20 to 25 years

METAL PRODUCTS & PROCESSES: The composite lives of machinery & equipment used in manufacturing metal equipment used in the following principal industries are as follows:

Agricultural equipment	20-25 yrs.
Aluminum wares	20-25 yrs.
Automobiles	15-20 yrs.
Bearings	14-20 yrs.
Broilers	20-25 yrs.
Brass/Copper Stamping/Casting	15-20 yrs.
Business machines	15-20 yrs.
Cans	20-25 yrs.
Chains	20-25 yrs.
Electrical equipment	17-20 yrs.
Engines and turbines	20-25 yrs.
Firearms	18-20 yrs.
Hardware	25-28 yrs.
Heating	20-25 yrs.
Ice and Refrigeration	17-20 yrs.
Machine Tools	17-29 yrs.
Pipes	20-25 yrs.
Machinery	20-28 yrs.
Plumbing	15-20 yrs.
Refrigeration (household app.)	10-15 yrs.
Sewing machines	14-18 yrs.
Scales	20-25 yrs.
Ships	20-25 yrs.
Tractors	12-20 yrs.
Wheels (Auto)	12-20 yrs.

OIL AND GAS:	Pipe, gas distribution lines	50 years
	Casing	20 years
	Light equipment, gas and air	10 years
	Pumps, filling station	10 years
	Storage tanks:	
	Horizontal Cylindrical	30 years
	Underground	20 years
	Vacuum Plants	15 years
	Refinery	25 years
	Boilers	30 years
	Pumping equipment	33 years

PACKING PRODUCTS: The average life of packing machinery and equipment is between 17 to 20 years.

PAINTS & VARNISHES: The overall life of machinery used in paints and varnish industry is 20 years

POWER GENERATIONS & ELECTRICAL EQUIPMENT: The composite life of steam power and generating equipment ranges from 20 to 25 years

PRINTING & PUBLISHING: The composite life of machinery used in publishing companies is 17 years.

STEAM PRODUCTION:	Boiler Plants equipment	28 years
	Engines & generators	30 years
	Turbo-Generator Units	30 years
	Power Plants equipment	28 years
HYDRAULIC PRODUCTION:	Turbines & Generators	35 years
	Power plant equipment	35 years
TRANSMISSION EQUIPMENT:	Station equipment	28 years
	Powers	50 years
GAS PRODUCTION PLANT:	Boiler Plant equipment	30 years
	Power equipment	40 years
	Production equipment	33 years

MEDIA PRODUCTION & TELEGRAPHY: The overall life for radiobroadcasting & telegraphy equipment is 10 years.

TELEPHONE COMPANIES:	Central Office equipment	24 years
	Station Apparatus	6 years

ICE PLANTS: The average life of machinery used in ice plants is 22 years

PULP, PAPER & PAPER BOARD:	Pulp machinery & equipment	20 years
	Paper mill machinery	22 years

RUBBER GOODS: The average composite life of machinery used in the

manufacture of rubber goods is 17 years

SOFT DRINKS: The composite life of machinery used in soft drinks companies is from 13 to 15 years

SUGAR REFINERY: a) The average life of machinery used in sugar plants varies from 40 to 45 years
b) The average life of machinery used in sugar refinery varies from 28-30 years

TEXTILES: The composite life of machinery used in
a) Spinning and weaving cotton, wool & silk is 25 years
b) Knitting is 15 years
c) Rayon Manufacturing is 16 years.

TOBACCO PRODUCTS: The average life of machinery and equipment used in manufacturing tobacco products varies from 15 to 20 years.

Cash Dispenser machine: The average life of Machinery and equipment used as cash dispenser by banks and other financial enterprise is 5 to 10 years.

Computers: The Average life of machinery used in Schools, net café, call centers and the likes is from 5 to 10 years.

Reverse Osmosis Machines: The average life of machinery and equipment used in water refilling stations varies from 10 to 15 years.

Section 9. - MISCELANNEOUS PROVISIONS

28. As a general rule, 100% base value per square meter shall be applied to all lands within the first strip fronting the asphalted or concreted roads or streets; land beyond the standard depth, that is 20 meters for residential land and 30 meters for commercial land, shall be valued 80% for the 2nd strip, 60% for the 3rd strip, 40% for the 4th strip, and 20% of the based value, fixed for the road or street thereof for the remaining area. Provided that the value per square meter for the last strip shall not be lower than the value per square meter of lots in the other street or of the interior lots as reflected in the schedule of base market value. The stripping Method shall not be applied on commercial and industrial properties, corner lots, and lots within the subdivision; subdivision lots are not subject to stripping.

29. For lands located in areas of mixed land uses, the predominant use of lands in that area shall govern the classification, valuation, and assessment thereof.

30. For abnormally low urban lands, a reduction from the base unit market value may be allowed in the amount due to the cost of filling up of such land, provided that such deduction shall not exceed 30% of the value of the lot subject to appraisal if it were normally at filled or leveled.

31. Value adjustment based on factors not specified in this Schedule of Market Values (SMV), such as but not limited to shape, topography, and blighted status of the lands that affect the value of the property being assessed shall be applied.

32. Corner Influence of 10% for Residential Land & 20% for Commercial Land shall be added to lots situated at the corner of the streets or roads. Provided, that if the streets or roads have different unit value, the higher value shall be used in the computation thereof. An alley or callejon shall not be considered for the adjustment thereof.

33. Open spaces and road lots used extensively for the benefit of the general public shall be appraised and assessed at the lowest rate applied to urban lands in the locality.
34. For roads and streets in urban subdivision, unless donated or turned over to the barangay or city, shall be listed in the name of the subdivision owner, and shall be valued on the basis of the cost of cementing, asphalting, or paving them with gravel and sand per square meter.

35. Agricultural lands convertible into urban subdivision shall be classified, valued and assessed as agricultural land; until such time that they shall have been converted and developed into subdivisions but has not yet been actually developed for the purpose. Agricultural lands duly approved as residential subdivisions and is under developing stage, should be classified, valued and assessed as residential land. A maximum of 30% deduction is allowed until such time the lot is fully developed

36. To arrive at a final value for Agricultural Lands, the total base market value shall be multiplied by the percentage of adjustments as follows:

A. Type of Roads
   1. Along Provincial or National Roads - 0% deduction
   2. For all weather Roads - 3%
   3. Along dirt Road - 6%
   4. For no road outlet - 9%

Type of Location	a) All Weather Road	b)Central Business District
Distance in Km. To:		
0 to 1	0	+ 5%
over 1 to 3	2%	0%
over 3 to 6	4%	-2%
over 6 to 9	6%	-4%
over 9	8%	-6%

B. Distance of property from all-weather roads, railroad stations, landing places and from central business district shall be measured from corner of the lot or parcel nearest to such road or center. All weather roads includes national, provincial, city and all other public roads traversable by trucks, cars and other forms of vehicle under any kind of weather.

C. **T**he distance in kilometers from Central Business District of every Barangay of the City of Iriga are as follows:

Number & Name of Barangay		Distance
1	ANTIPOLO	14.70
2	CRISTO REY	11.90
3	DEL ROSARIO	5.13
4	FRANCIA	1.53
5	LA ANUNCIACION	3.70
6	LA MEDALLA	5.02
7	LA PURISIMA	1.87
8	LA TRINIDAD	3.99
9	NIÑO JESUS	10.84
10	PERPETUAL HELP	5.40
11	SAGRADA	12.70
12	SALVACION	4.52
13	SANTIAGO	4.81
14	SAN AGUSTIN	3.32
15	SAN ANDRES	7.73
16	SAN ANTONIO	4.88
17	SAN FRANCISCO	0.60
18	SAN ISIDRO	2.56
19	SAN JOSE	1.49
20	SAN JUAN	0.81
21	SAN MIGUEL	0.62
22	SAN NICOLAS	1.18
23	SAN PEDRO	9.78
24	SAN RAMON	13.67
25	SAN RAFAEL	12.23
26	SAN ROQUE	0.51
27	SAN VICENTE NORTE	9.83
28	SAN VICENTE SUR	2.61
29	STA. CRUZ NORTE	9.70
30	STA. CRUZ SUR	2.13
31	STA. ELENA	3.28
32	SAN ROQUE	0.51
33	STA. MARIA	7.89
34	STA. TERESITA	6.65
35	STO. DOMINGO	1.89
36	STO. NIÑO	4.94

37. Building shall be generally classified and valued in accordance with the structural designs for which they were intended regardless of their actual use. Individual property adjustment pursuant to this approved Schedule of Market Values (SMV) shall be enforced consistently.

38. In case of buildings, machineries & other structures already covered by existing assessment, the Reproduction / Replacement Cost New Less Depreciation (RCNLD) approach shall be applied.

39. The appraisal of Machinery for tax purposes shall be based on its actual cost to the owner when it was acquired which shall include the acquisition cost plus the cost of freight. Insurance, bank and other charges, brokerage arrastre and handling, duties & taxes (if imported). The Cost of inland transportation, handling and installation charges at the present site shall be likewise included.

40. For purposes of assessment, a depreciation allowance shall be made for Machinery at a rate not exceeding five (5%) percent of its original cost or its replacement or reproduction cost , as the case maybe, for each year of use: Provided, however, that the remaining value for all kinds of machinery shall be fixed at not less than twenty (20%) percent of such original , replacement or reproduction cost for as long as the machinery is useful and in operation.

41. Industrial land shall be valued per square meter at one rate higher than the prevailing schedule of base unit market value where the property is located regardless of their size and distance to roads and streets.

42. Mineral Lands, whether or not covered by lease or any other form of tenurial arrangement, shall be appraised on the basis of its annual quarry production expressed in cubic meters. The unit value per cubic meter shall be determined in consultation with the Bureau of Mines, Provincial Environment, and Natural Resources Office – Local Government Unit (PENRO-LGU), or any other pertinent agency, as the case may be.

43. Special Classes of Real Properties – All lands, buildings and other improvements thereon actually, directly and exclusively used for hospital, cultural scientific purposes, and those owned and used by local water districts, and government-owned or controlled corporations rendering essential public services in the supply and distribution of water and/or generation and transmission of electric power shall be classified as special. These shall be valued like similar properties in the locality but shall be assessed based on levels to be determined by the Sangguniang Panlunsod without prejudice to the Local Government Code of 1991.

44. If those special classes of lands are, however, located in areas of mixed land uses, such as residential with commercial or industrial, the predominant use of the lands in that area shall govern the classification and valuation of those special classes of land and shall be assessed at the corresponding levels of assessment.

45. Exempt Real Property– The following are exempt from payment of real property tax:

a) Real property owned by the Republic of the Philippines or any of its political subdivisions, except when the beneficial use thereof has been granted, for some consideration or otherwise, to taxable person;

b) Charitable institutions, churches, personages or convents appurtenant thereto, mosques, non-profit or religious cemeteries and all lands, buildings and improvements actually, directly and exclusively used for religious, charitable or educational purposes;

c) All machinery's and equipment that are actually, directly and exclusively used by local water districts and government-owned or controlled corporations engaged in the supply and distribution of water and/or generations and transmission of electric power;

d) All real properties owned by duly registered cooperatives as provided under Republic Act Number 9520 (Cooperative Code of the Philippines) as amended.

e) Machinery and equipment used for pollution control and environment protection.

46. Lands actually, directly and exclusively used for religious charitable or educational purposes are, however, located in an area of mixed land uses, such as residential with commercial or industrial, the predominant use of the lands in that area shall govern the classification, valuation and assessment of those lands used for religious, charitable or educational purposes.

47. Lots located at outlying barangays that are used primarily as trading center and secondarily as residential shall be valued at one rate higher than the prevailing rate used in the area.

48. Residential land subdivisions are appraised and valued according to the degree or extent of development and facilities regardless of its location from the trading center of the city. The Base Unit Market Value of the subdivision shall not under any circumstance be less than the adjoining land classified in accordance with the herein stated criteria.

49. The fair current market value of old buildings shall be computed on the basis of replacement cost less depreciation. Replacement Cost shall be computed on the basis of the schedule of building unit value which is reflective of the current cost of labor and building materials. Undeclared old buildings shall be valued as new and corresponding allowable depreciation shall be deducted to arrive at their current and fair market value.

50. If those lands actually, directly and exclusively used for religious charitable or educational purposes are, however, located in an area of mixed land uses, such as residential with commercial or industrial, the predominant use of the lands in

that area shall govern the classification, valuation and assessment of those lands used for religious, charitable or educational purposes.

51. The City Assessor may classify value and assess real property independently of the schedule in cases where such real property is not specifically included in the approved Schedule of Fair Market Values in accordance with existing laws, rules, and regulations.

52. As a general rule, the classification, appraisal and assessment of real property for taxation purposes shall be governed by the provisions of Republic Act 7160 and its Implementing Rules & Regulation and other existing laws & rules issued by the Department of Finance through the Bureau of Local Government Finance and the Sanguniang Panlungsod.

Section 10 – Applicability of the Schedule

Real Property shall be valued for taxation purposes on the basis of this Schedule of Market Value prepared for the City of Iriga. As far as properly applicable, such schedule shall be controlling, except where the property to be assessed is not of the same kind as classified in this schedule, or where the value is not fixed. The same shall be valued at its market value independent of this schedule.

Section 11 - ASSESSMENT LEVELS

For purposes of this General Revision of Real Property Assessment & Classification, the Assessment Level to be applied to the Market Value of Lands to determine the Assessed Value in the City of Iriga , shall be as follows:

1. On Lands:

Classification	2004 (Assessment Levels)	Proposed Assessment Levels
Residential	15%	10 %
Commercial	40%	15 %
Agricultural	30%	20 %
Industrial	40%	20 %
Mineral	50%	50 %

2. On Machineries:

Classification	2004 Assessment Level	Proposed Assessment Levels
Residential	50%	20%
Agricultural	40%	20%
Commercial	80%	50%
Industrial	80%	50%

3. On Special Classes of Real Property:

Actual Use	Assessment Level	Proposed Assessment Levels
Cultural	15 %	10 %
Scientific	15 %	10 %
Hospital	15 %	10 %
Local Water District	10 %	10 %
Government Owned or Controlled Corporation (GOCC) engaged in the supply and distribution of water and/or generation and transmission of electric power	10%	10%

4. On Buildings:

1.Residential		Assessment Levels	
Fair Market Value		**2004**	**Proposed Assessment Levels**
Over	**Not Over**		
00.00	**50,000.00**	**0%**	**0%**
50,000.00	**175,000.00**	**0%**	**05%**
175,000.00	**300,000.00**	**10%**	**10%**
300,000.00	**500,000.00**	**20%**	**15%**
500,000.00	**750,000.00**	**25%**	**20%**
5750,000.00	**1,000,000.00**	**30%**	**25%**

1,000,000.00	2,000,000.00	35%	30%
2,000,000.00	5,000,000.00	40%	35%
5,000,000.00	10,000,000.00	50%	40%
10,000,000.00		60%	50%
2. Agricultural			
Over	Not Over		
	300,000.00	15%	15%
300,000.00	500,000.00	20%	20%
500,000.00	750,000.00	25%	25%
750,000.00	1,000,000.00	30%	30%
1,000,000.00	2,000,000.00	45%	45%
2,000,000.00		50%	50%
3. Commercial / Industrial			
Over	Not Over		
	300,000.00	30%	15%
300,000.00	500,000.00	35%	20%
500,000.00	750,000.00	40%	25%
750,000.00	1,000,000.00	50%	30%
1,000,000.00	2,000,000.00	60%	45%
2,000,000.00	5,000,000.00	70%	50%
5,000,000.00	10,000,000.00	75%	60%
10,000,000.00		80%	70%

Section 12 – Repealing Claus - All ordinances , rules & regulations or any part thereof contrary to or inconsistent with the provisions of this ordinance are hereby repealed, amended and/or modified accordingly.

Section 13 – Separability Clause - If for any reason or reasons, any part or provision of this ordinance is held invalid or unconstitutional , other parts or portions hereof which are not declared so or affected thereof shall continue to be in full force and in effect.

Section 14 – Effectivity – This ordinance shall take effect upon its approval and THREE (3) consecutive publications in newspaper of local circulation.

ENACTED._____

Honorable	Honorable
Honorable	Honorable
Honorable	Honorable
Honorable	Honorable
Honorable	Honorable

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

_____
Secretary to the Sanguniang Panlungsod

City Vice-Mayor and Presiding Officer

APPROVED:

RONALD FELIX Y. ALFELOR
City Mayor