# PROPOSED SCHEDULE OF MARKET VALUES OF REAL PROPERTIES IN THE ISLAND GARDEN CITY OF SAMAL IN COMPLIANCE WITH SECTION 219 OF RA 7160 (LOCAL GOVERNMENT CODE OF 1991) AND SECTION 19 OF RA 12001, OTHERWISE KNOWN AS THE REAL PROPERTY VALUATION REFORM ACT OF 2024 (RPVARA)

PROPOSED SMV 2026

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## I. SCHEDULE OF BASE UNIT MARKET VALUES FOR RESIDENTIAL, COMMERCIAL / INDUSTRIAL LANDS BY LOCATION/VICINITY

### RESIDENTIAL LANDS – BABAK DISTRICT

| LOCATION (AVENUE/STREET/SUBDIVISION) | VICINITY/BARANGAY/DISTRICT | CY 2023 | | CY 2026 | |
|---|---|---|---|---|---|
| | | MARKET VALUE PER SQ.M. | SUB CLASS | MARKET VALUE PER SQ.M. | SUB CLASS |
| 1) SITIO KAIMITO | Along Barangay Road | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| | All Inner Lots | ₱1,180.00 | R3 | ₱2,200.00 | R9 |
| 2) PUROK 1 & 2 OF BARANGAY VILLARICA | All Inner Lots | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| 3) PUROK 3 & 4 OF BARANGAY VILLARICA | All Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 4) SUBDIVISIONS | Carmel Subdivision | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| | VGHOAI, HUABEE, BHAI, SUNRISE, PALMERA Subd., Rainbow Breeze | ₱1,430.00 | R2 | ₱2,200.00 | R9 |
| | Back of NVNHS | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | Super Island | ₱1,430.00 | R2 | ₱2,200.00 | R9 |
| | Along Barangay Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| 5) SITIO LIBUDAN | Along Barangay Road | ₱1,430.00 | R2 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,180.00 | R3 | ₱3,000.00 | R8 |
| 6) SITIO KABUKIRAN | Along Barangay Road | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| | All Inner Lots | ₱1,180.00 | R3 | ₱2,200.00 | R9 |
| 7) PUROK 6 & 7 OF BARANGAY VILLARICA | Along National/City Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | Along Barangay Road | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| | All Inner Lots | ₱1,180.00 | R3 | ₱2,200.00 | R9 |

### RESIDENTIAL LANDS – SAMAL DISTRICT

| LOCATION (AVENUE/STREET/SUBDIVISION) | VICINITY/BARANGAY/DISTRICT | CY 2023 | | CY 2026 | |
|---|---|---|---|---|---|
| | | MARKET VALUE PER SQ.M. | SUB CLASS | MARKET VALUE PER SQ.M. | SUB CLASS |
| 1) MAGSAYSAY STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 2) SERGIO OSMEÑA STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 3) APOLINARIO MABINI STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 4) B.M. CAL STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 5) JOSE P. RIZAL STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 6) SUBDIVISIONS | SIMC Subdivision | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| | PHOI Subdivision | ₱1,430.00 | R2 | ₱2,200.00 | R9 |
| | KIMURA Subdivision | ₱1,430.00 | R2 | ₱3,000.00 | R8 |

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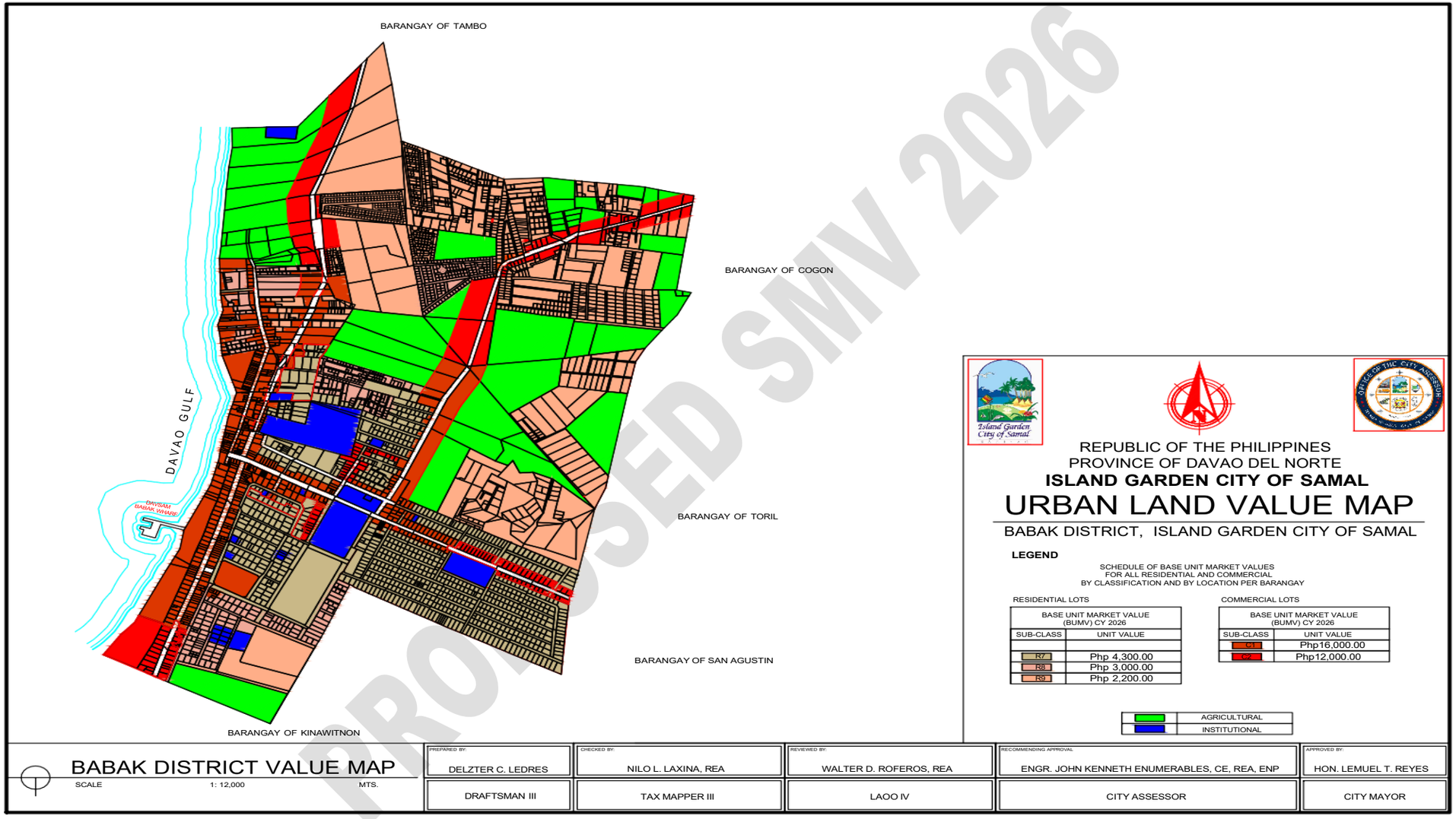
BARANGAY OF TAMBO
BARANGAY OF COGON
BARANGAY OF TORIL
BARANGAY OF SAN AGUSTIN
BARANGAY OF KINAWITNON
DAVAO GULF
DAYRAM BABAK WHARF
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REPUBLIC OF THE PHILIPPINES
PROVINCE OF DAVAO DEL NORTE
ISLAND GARDEN CITY OF SAMAL
URBAN LAND VALUE MAP
BABAK DISTRICT, ISLAND GARDEN CITY OF SAMAL
LEGEND
SCHEDULE OF BASE UNIT MARKET VALUES
FOR ALL RESIDENTIAL AND COMMERCIAL
BY CLASSIFICATION AND BY LOCATION PER BARANGAY
RESIDENTIAL LOTS
BASE UNIT MARKET VALUE (BUMV) CY 2026
SUB-CLASS
UNIT VALUE
R7
Php 4,300.00
R8
Php 3,000.00
R9
Php 2,200.00
COMMERCIAL LOTS
BASE UNIT MARKET VALUE (BUMV) CY 2026
SUB-CLASS
UNIT VALUE
C1
Php16,000.00
C2
Php12,000.00
AGRICULTURAL
INSTITUTIONAL
BABAK DISTRICT VALUE MAP
SCALE
1: 12,000
MTS.
PREPARED BY:
DELZTER C. LEDRES
DRAFTSMAN III
CHECKED BY:
NILO L. LAXINA, REA
TAX MAPPER III
REVIEWED BY:
WALTER D. ROFEROS, REA
LAOO IV
RECOMMENDING APPROVAL
ENGR. JOHN KENNETH ENUMERABLES, CE, REA, ENP
CITY ASSESSOR
APPROVED BY:
HON. LEMUEL T. REYES
CITY MAYOR

## RESIDENTIAL LANDS – KAPUTIAN DISTRICT

| LOCATION (AVENUE/STREET/SUBDIVISION) | VICINITY/BARANGAY/DISTRICT | CY 2023 | | CY 2026 MARKET | |
|---|---|---|---|---|---|
| | | MARKET VALUE PER SQ.M. | SUB CLASS | VALUE PER SQ.M. | SUB CLASS |
| 1) DATU BUDAS STREET | Corner Magsaysay Street to CHO Kaputian District | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| 2) ANGCATCHAY STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 3) DEL CAMPO STREET | Along Road | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | All Inner Lots | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| 4) NATIONAL HIGHWAY | From SIMC Kaputian Branch to Sabang Creek | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | Sabang Creek to Km. 16 | ₱1,430.00 | R2 | ₱3,000.00 | R8 |
| | All Inner Lots | ₱1,180.00 | R3 | ₱2,200.00 | R9 |
| 5) CITY ROAD GOING TO BRGY. LIBERTAD | From Holy Infant Gasoline Station to Sitio Solid Rock | ₱1,660.00 | R1 | ₱4,300.00 | R7 |
| | From Sitio Solid Rock to Purok Mansanitas | ₱1,180.00 | R3 | ₱2,200.00 | R9 |
| | All Inner Lots | ₱1,180.00 | R3 | ₱2,200.00 | R9 |
| 6) SUBDIVISION | KAFORHOMA Subdivision | ₱1,180.00 | R3 | ₱2,200.00 | R9 |

## COMMERCIAL LANDS – BABAK DISTRICT

| LOCATION AVENUE/STREET/SUBDIVISION | VICINITY/BARANGAY/DISTRICT | CY 2023 | | CY 2026 | |
|---|---|---|---|---|---|
| | | MARKET VALUE PER SQ.M. | SUB CLASS | MARKET VALUE PER SQ.M. | SUB CLASS |
| 1.) NATIONAL HIGHWAY | From Babak Public Market to Montaño Funeral Parlor | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | From Babak Public Market to Babox | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | From Babak Public Market to JRP Refilling Station | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | From Babak Public Market to Baywalk | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | From JRP Refilling Stationto Island Hills Resort | ₱2,510.00 | C2 | ₱11,300.00 | C2 |
| 2.) BARANGAY ROAD | From Babak Public Market to Precious Garden Resort | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | Back of Mercury | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | Along Beachline (20m) | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| 3.) SITIO KAIMITO | From Kaimito Street to Brgy. Miranda Hall | ₱2,510.00 | C2 | ₱13,500.00 | C1 |
| | From Aznebo Restaurant to Pacquiao Property | ₱2,510.00 | C2 | ₱11,300.00 | C2 |
| | From Babak Multi-Purpose Gym to Little Zion | ₱2,510.00 | C2 | ₱13,500.00 | C1 |
| | From Little Zion to JV Gasoline Station | ₱1,670.00 | C3 | ₱11,300.00 | C2 |
| | From JV Gasoline Station to Samal Memorial Garden | ₱1,190.00 | C4 | ₱11,300.00 | C2 |

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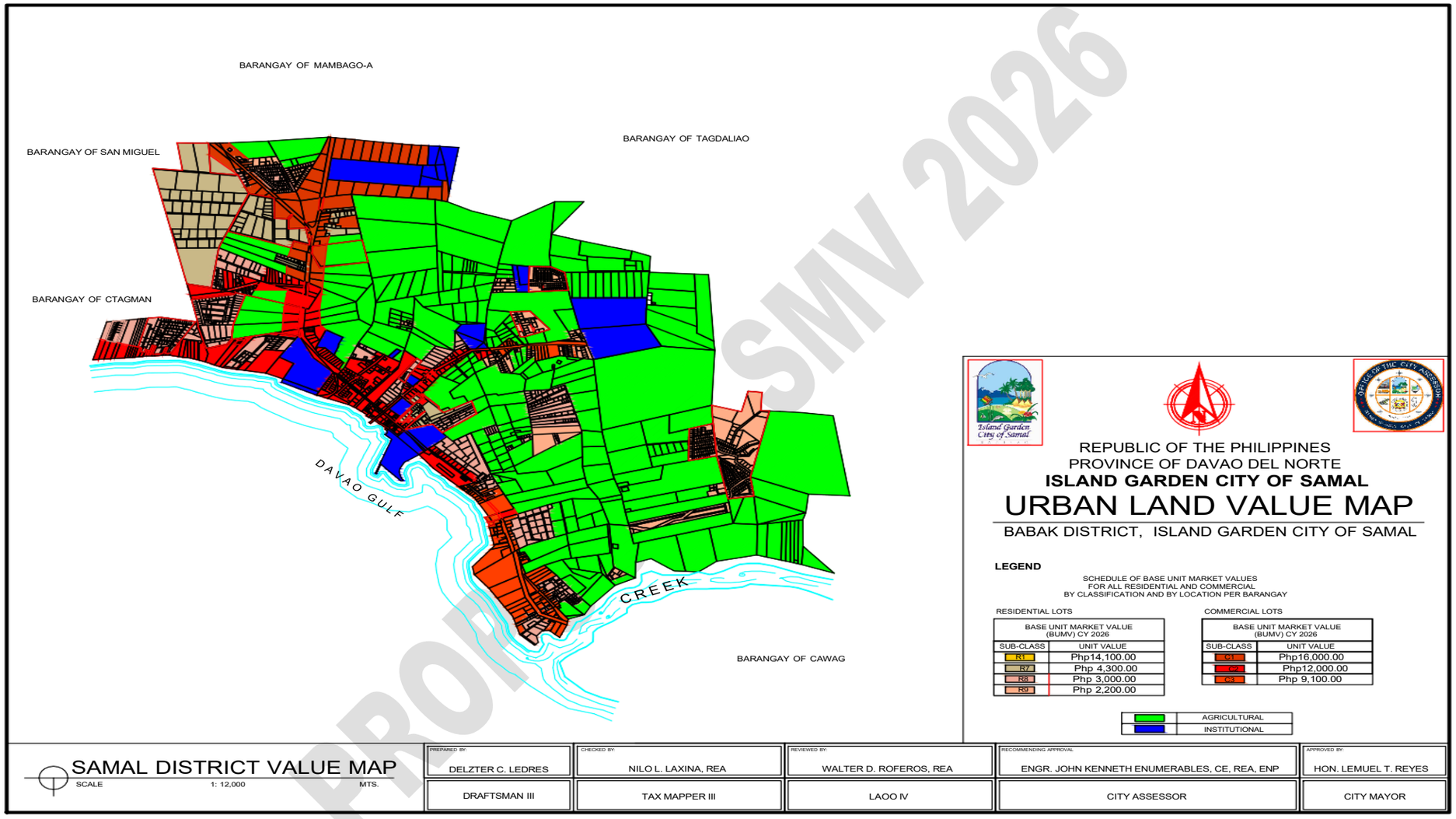


REPUBLIC OF THE PHILIPPINES
PROVINCE OF DAVAO DEL NORTE
**ISLAND GARDEN CITY OF SAMAL**

# URBAN LAND VALUE MAP

BABAK DISTRICT, ISLAND GARDEN CITY OF SAMAL

**LEGEND**

SCHEDULE OF BASE UNIT MARKET VALUES
FOR ALL RESIDENTIAL AND COMMERCIAL
BY CLASSIFICATION AND BY LOCATION PER BARANGAY

RESIDENTIAL LOTS

| BASE UNIT MARKET VALUE (BUMV) CY 2026 | |
|---|---|
| SUB-CLASS | UNIT VALUE |
| R1 | Php14,100.00 |
| R7 | Php 4,300.00 |
| R8 | Php 3,000.00 |
| R9 | Php 2,200.00 |

COMMERCIAL LOTS

| BASE UNIT MARKET VALUE (BUMV) CY 2026 | |
|---|---|
| SUB-CLASS | UNIT VALUE |
| C1 | Php16,000.00 |
| C2 | Php12,000.00 |
| C3 | Php 9,100.00 |

| | |
|---|---|
| | AGRICULTURAL |
| | INSTITUTIONAL |

SAMAL DISTRICT VALUE MAP
SCALE 1: 12,000 MTS.

| PREPARED BY: | CHECKED BY: | REVIEWED BY: | RECOMMENDING APPROVAL | APPROVED BY: |
|---|---|---|---|---|
| DELZTER C. LEDRES | NILO L. LAXINA, REA | WALTER D. ROFEROS, REA | ENGR. JOHN KENNETH ENUMERABLES, CE, REA, ENP | HON. LEMUEL T. REYES |
| DRAFTSMAN III | TAX MAPPER III | LAOO IV | CITY ASSESSOR | CITY MAYOR |

PROPOSED SMV 2026

## COMMERCIAL LANDS – SAMAL DISTRICT

| LOCATION AVENUE/STREET/SUBDIVISION | VICINITY/BARANGAY/DISTRICT | CY 2023 | | CY 2026 | |
|---|---|---|---|---|---|
| | | MARKET VALUE PER SQ.M. | SUB CLASS | MARKET VALUE PER SQ.M. | SUB CLASS |
| 1.) A. REYES STREET | Public Market Proper | ₱4,050.00 | C1 | ₱11,300.00 | C2 |
| 2.) S.B. OBENZA STREET | All Lots | ₱4,050.00 | C1 | ₱11,300.00 | C2 |
| | Obenza Street to Island Garden City of Samal New City Hall | ₱4,050.00 | C1 | ₱11,300.00 | C2 |
| 3.) LAXINA STREET | All Lots | ₱4,050.00 | C1 | ₱11,300.00 | C2 |
| 4.) NATIONAL HIGHWAY | From Sitio Maag to SIMC Gasoline Station | ₱4,050.00 | C1 | ₱11,300.00 | C2 |
| | From Laxina Creek to Binoling Bridge | ₱2,510.00 | C2 | ₱10,000.00 | C3 |
| 5.) DATU TAGANIOG STREET | From corner S.B. Obenza Street to SICC | ₱2,510.00 | C2 | ₱11,300.00 | C2 |

## COMMERCIAL LANDS – KAPUTIAN DISTRICT

| LOCATION AVENUE/STREET/SUBDIVISION | VICINITY/BARANGAY/DISTRICT | CY 2023 | | CY 2026 | |
|---|---|---|---|---|---|
| | | MARKET VALUE PER SQ.M. | SUB CLASS | MARKET VALUE PER SQ.M. | SUB CLASS |
| 1.) MAGSAYSAY STREET | From corner Piscones Street to Kaputian Beach Park | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | From Kaputian Beach Park to Red Parrot Inn | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| 2.) NATIONAL HIGHWAY | From corner Piscones Street to Holy Infant Gasoline Station | ₱4,050.00 | C1 | ₱13,500.00 | C1 |
| | From Holy Infant Gasoline Station to Red Parrot Inn | ₱2,510.00 | C2 | ₱13,500.00 | C1 |
| | From corner Piscones Street to Sabang Creek | ₱1,670.00 | C3 | ₱13,500.00 | C1 |

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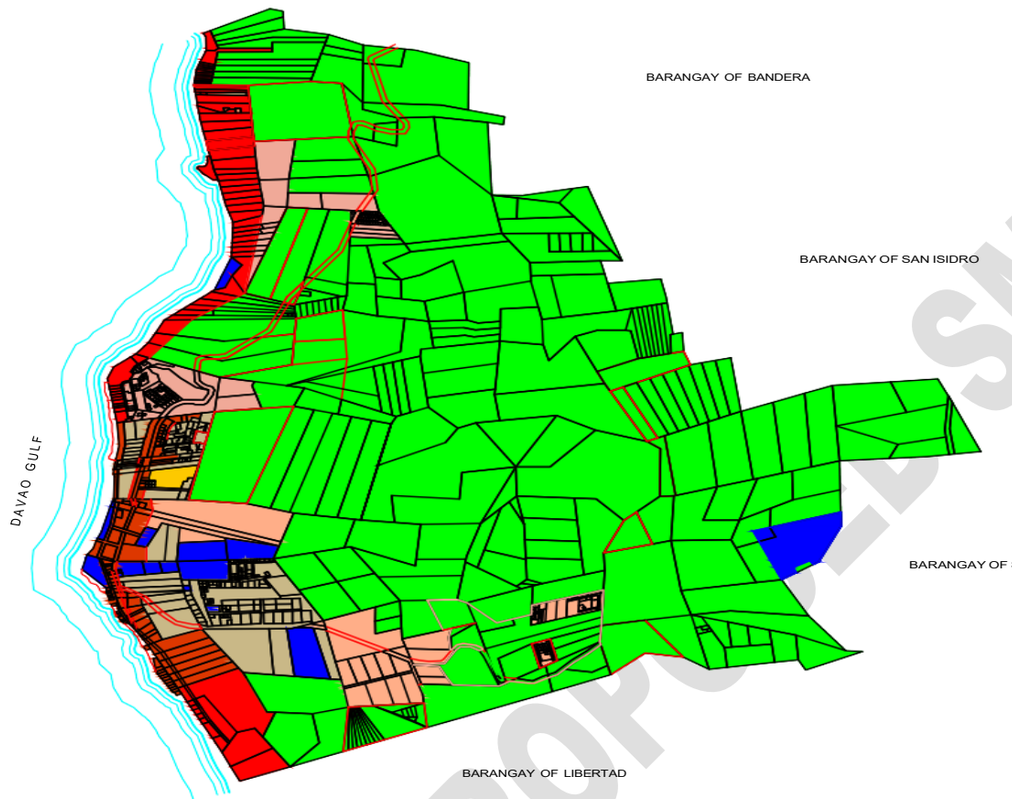


REPUBLIC OF THE PHILIPPINES
PROVINCE OF DAVAO DEL NORTE
**ISLAND GARDEN CITY OF SAMAL**

# URBAN LAND VALUE MAP

BABAK DISTRICT, ISLAND GARDEN CITY OF SAMAL

**LEGEND**

SCHEDULE OF BASE UNIT MARKET VALUES
FOR ALL RESIDENTIAL AND COMMERCIAL
BY CLASSIFICATION AND BY LOCATION PER BARANGAY

RESIDENTIAL LOTS

| BASE UNIT MARKET VALUE (BUMV) CY 2026 | |
|---|---|
| SUB-CLASS | UNIT VALUE |
| R1 | Php14,100.00 |
| R7 | Php 4,300.00 |
| R8 | Php 3,000.00 |
| R9 | Php 2,200.00 |

COMMERCIAL LOTS

| BASE UNIT MARKET VALUE (BUMV) CY 2026 | |
|---|---|
| SUB-CLASS | UNIT VALUE |
| C1 | Php16,000.00 |
| C2 | Php12,000.00 |

| | |
|---|---|
| | AGRICULTURAL |
| | INSTITUTIONAL |

KAPUTIAN DISTRICT VALUE MAP

SCALE 1: 15,000 MTS.

| PREPARED BY: | CHECKED BY: | REVIEWED BY: | RECOMMENDING APPROVAL | APPROVED BY: |
|---|---|---|---|---|
| DELZTER C. LEDRES | NILO L. LAXINA, REA | WALTER D. ROFEROS, REA | ENGR. JOHN KENNETH ENUMERABLES, CE, REA, ENP | HON. LEMUEL T. REYES |
| DRAFTSMAN III | TAX MAPPER III | LAOO IV | CITY ASSESSOR | CITY MAYOR |

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## A. SUB-CLASSIFICATION CRITERIA FOR URBAN LANDS

### 1. RESIDENTIAL LANDS

**1ST Class**

a) Located in exclusive, high-end subdivisions nearest the shoreline**,** generally within 0–500 meters from the coast**;**
b) Fully developed with high-cost land development and complete, premium amenities, such as landscaped open spaces, recreational parks, themed pathways, clubhouses, and similar high-end facilities;
c) Existing improvements (houses, condominiums, rowhouses, apartments) are predominantly high-cost grade, built either by the developer or homeowners;
d) Includes resort-type residential subdivisions integrated into or forming part of a beach or resort estate developed and owned by a developer-company;
e) Highly accessible and proximate to Central Business Districts (CBDs)**,** with public transportation, communication facilities, and major community developments readily available;
f) Commands the highest residential lot values due to prime coastal location, luxury development, and extensive amenities;
g) Basic utilities such as water and electricity, as well as WiFi and mobile phone services, are readily available. The subdivision is likewise provided with well-planned infrastructure utilities, including wide concrete road networks with curbs and gutters, storm drainage systems, canals, and other flood-control facilities**, ensuring efficient surface water disposal and protection against flooding.

**2nd Class**

a) Located in high-end subdivisions at a moderate distance from the shoreline**,** generally beyond 500 meters but within 1,000 meters from the coast**;**
b) Fully developed with high-cost land development and complete amenities, including clubhouses, landscaped open spaces, recreational parks, themed pathways, and/or scenic or overlooking views;
c) Improvements are mostly high-cost grade**,** constructed by either the developer or homeowners;
d) Generally proximate to CBDs**,** with good access to public transportation, communication facilities, and urban services;
e) Commands very high residential lot values, slightly lower than 1st Class, owing to excellent development but with less direct coastal advantage;
f) Basic utilities such as water and electricity, including WiFi and mobile phone services, are readily available. The subdivision is equipped with adequate infrastructure utilities, such as concrete or asphalted main roads with secondary concrete roads, drainage systems, canals, and related flood-control facilities, appropriate to its level of development.

**3rd Class**

a) Located in high-end subdivisions farthest from the shoreline, typically beyond 1,000 meters from the coast;
b) Fully developed with quality amenities such as clubhouses, recreational parks, landscaped open spaces, and themed pathways, but generally fewer or less luxurious than 1st and 2nd Class subdivisions;
c) Existing improvements (houses, rowhouses, apartments) are mostly high-cost grade;
d) Still proximate to CBDs, with public transportation and communication facilities available, though generally less advantageous than higher classes;
e) Commands high residential lot values**,** but lower than 2nd Class**,** reflecting its inland location and comparatively reduced level of amenities;
f) Basic utilities such as water and electricity, including WiFi and mobile phone services, are readily available. The subdivision is equipped with adequate infrastructure utilities, such as concrete or asphalted main roads with secondary concrete roads, drainage systems, canals, and related flood-control facilities, appropriate to its level of development.

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**4th Class**

a) Located in medium-end subdivisions, within 3–5 kilometers from the CBD or in immediately adjoining urban barangays;
b) Fully developed with medium-cost land development and amenities such as modest clubhouses, recreational parks, landscaped open spaces, and/or themed pathways;
c) Improvements (houses and/or rowhouses) are mostly medium-cost grade**;**
d) Accessible by public transportation, with basic community facilities and communication services available;
e) Residential lot values are moderate**,** lower than 3rd Class subdivisions due to reduced development cost and amenity level;
f) Basic utilities such as water and electricity, including WiFi and mobile phone services, are readily available. The subdivision is equipped with adequate infrastructure utilities, such as concrete or asphalted main roads with secondary concrete roads, drainage systems, canals, and related flood-control facilities, appropriate to its level of development.

**5th Class**

a) Located in medium-end subdivisions, within 5–8 kilometers from the CBDs or along established secondary urban roads;
b) Fully developed with basic to modest amenities, such as small parks and open spaces, with limited common facilities;
c) Existing improvements (houses and/or rowhouses) are mostly average-cost grade;
d) Served by public transportation, with basic community developments and communication facilities present;
e) Commands slightly lower residential lot values compared to 4th Class subdivisions due to simpler land development and amenities;
f) Basic utilities such as water and electricity, including WiFi and mobile phone services, are readily available. The subdivision is equipped with adequate infrastructure utilities, such as concrete or asphalted main roads with secondary concrete roads, drainage systems, canals, and related flood-control facilities, appropriate to its level of development.

**6th Class**

a) Located in low-cost subdivisions, generally 8–15 kilometers from the CBDs, often in developing or peri-urban barangays;
b) Fully developed but with minimal amenities, generally limited to cemented road networks and basic open spaces;
c) Existing improvements (houses and/or rowhouses) are mostly average-cost grade, reflecting affordable housing development;
d) Accessible by public transportation, with basic community services and communication facilities available;
e) Commands the lowest residential lot values among subdivision classes due to low-cost land development and limited amenities;
f) Basic utilities such as water and electricity, including WiFi and mobile phone services, are readily available. The subdivision is equipped with adequate infrastructure utilities, such as concrete or asphalted main roads with secondary concrete roads, drainage systems, canals, and related flood-control facilities, appropriate to its level of development.

**7th Class**

a) Located along national roads or city roads within the Central Business District (CBD) of the city;
b) Areas where residential buildings of mixed cost grades (low- to average-cost) are predominantly situated, with emerging or incidental commercial influence;
c) Commands higher values than other non-subdivision residential lots within the CBD due to direct road frontage and accessibility, but lower than subdivision residential lots;
d) Public transportation facilities are readily available;
e) Basic utilities such as water and electricity, cemented road pavement, roadside drainage, WiFi, and mobile phone services are readily available.

**8th Class**

a) Located behind city or national roads (second lots) or fronting cemented secondary roads within the CBD;
b) Residential buildings of diversified cost grades (low-cost to average-cost) are predominantly situated;

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c) Commands lower values than 7th Class lots due to reduced frontage and visibility;
d) Transportation facilities are readily available;
e) Water, electricity, cemented access roads, drainage facilities, WiFi, and mobile phone services are readily available.

**9th Class**

a) Residential lots located at the innermost portions of the CBD, including those along cemented tertiary roads or narrow all-weather roads;
b) Predominantly residential areas with low-cost to average-cost housing;
c) Commands lower values than 8th Class lots due to interior location, narrower roads, and limited access;
d) Basic utilities such as water and electricity are generally available; WiFi and mobile phone services are available.

**10th Class**

a) Lots fronting national or city roads approximately 5–10 kilometers from the CBD, where commercial or business developments are minimal or not yet substantial;
b) Residential buildings of diversified cost grades (low-cost to average-cost) are predominantly situated;
c) Public transportation facilities are available;
d) Basic utilities such as water and electricity, cemented road pavement, drainage facilities, and mobile phone services are generally available.

**11th Class**

a) Located either along national or city roads approximately 11-15 kilometers from the CBD or along cemented secondary roads approximately 5-10 kilometers from the CBD;
b) Predominantly residential areas with low-cost to average-cost housing**;**
c) Transportation facilities are available;
d) Basic utilities such as water and electricity are generally available.

**12th Class**

a) Lots located either along national or city roads approximately 16–20 kilometers from the CBD, or Along cemented secondary roads approximately 11–15 kilometers from the CBD;
b) Predominantly residential with low-cost to average-cost housing;
c) Transportation facilities are intermittently available;
d) Basic utilities such as water and electricity are generally available, though reliability may vary.

**13th Class**

a) Lots fronting cemented tertiary roads approximately 5–10 kilometers from the CBD;
b) Residential buildings of low-cost to average-cost grades are predominantly situated;
c) Commands lower values than 10th–12th Class lots due to inferior road hierarchy;
d) Transportation facilities are available; water and electricity are generally available. WiFi and mobile phone services are limited or not readily available.

**14th Class**

a) Lots located in interior areas or along narrow all-weather roads approximately 5–15 kilometers from the CBD;
b) Predominantly residential with low-cost to average-cost housing**;**
c) Commands significantly lower values compared with lots fronting cemented roads;
d) Transportation facilities are intermittent. Water and electricity services are limited or not readily available.

**15th Class**

a) Residential lots located in remote interior areas or along basic all-weather roads approximately 16–20 kilometers from the CBD;
b) Areas where low-cost residential structures predominantly exist;
c) Transportation facilities are intermittent. Basic utilities such as water and electricity are generally not available.

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## 2. COMMERCIAL / INDUSTRIAL LANDS

**1ST Class**

a) Located within the core area of the Central Business District (CBD) or within an 800-meter radius from the principal public market, transport terminal, or recognized commercial center of a district;
b) Areas where the highest level of trading, social, financial, and educational activities of the city or district take place;
c) Dominated by diversified, medium- to high-cost grade commercial and mixed-use buildings;
d) Areas with very heavy vehicular and pedestrian traffic flow;
e) Fully accessible and serviced by public utilities, such as electricity, water, drainage, telecommunications, and public transportation;
f) Areas that command the highest commercial land values within the city or district.01
g) Resorts: High-end resorts

**2nd Class**

a) Located along national highways or major city roads extending beyond the 800-meter radius of the CBD core;
b) Situated within established commercial strips adjacent to major public facilities, transport routes, or waterfront commercial areas;
c) Areas where commercial activity remains high but less intense than those in the CBD core;
d) Characterized by average- to medium-cost grade commercial buildings;
e) Areas with consistently busy vehicular and pedestrian traffic, supported by regular public utility services.
f) Resorts: Medium- to high-cost resorts

**3rd Class**

a) Located along primary city roads, coastal roads, or major barangay roads within or near CBDs;
b) Areas with active but moderate commercial activity, such as retail stores, service shops, lodging houses, and small business centers;
c) Dominated by low- to average-cost grade commercial buildings;
d) With moderate vehicular and pedestrian traffic flow;
e) With access to basic public utilities and public transportation.
f) Resorts: Average-cost resorts

**4th Class**

a) Located along city road, circumferential road, provincial road within the barangay;
b) Areas where commercial activity is developing or supplementary to major trading centers;
c) Dominated by low- to average-cost grade commercial buildings;
d) With fair vehicular and pedestrian traffic flow;
e) Adequately served by basic public utilities.
f) Resorts: Local resorts along secondary roads

**5th Class**

a) Located within barangay commercial centers or along cemented secondary roads;
b) Areas where commercial activities cater mainly to local or neighborhood demand;
c) Dominated by low- to average-cost grade commercial buildings;
d) With considerable but localized vehicular and pedestrian traffic;
e) Accessible by public utility vehicles and basic infrastructure;
f) Resorts: Resorts accessible by cemented tertiary roads, supported by basic utilities

**6th Class**

a) Located within barangay proper or neighborhood commercial areas;
b) Areas where commercial activity is limited and primarily community-based;
c) Dominated by low-cost grade commercial structures;

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d) With fair to light vehicular and pedestrian traffic flow;
e) With access to basic utilities, though less intensive than CBD areas.
f) Resorts within barangay centers or poblacion areas, catering to local/regional tourism, with adequate access to basic utilities

**7th Class**

a) Located along major city roads approximately 5–10 kilometers away from any recognized CBD;
b) Areas with scattered or emerging commercial establishments;
c) Dominated by low- to average-cost grade commercial buildings;
d) Where business activity is limited and less organized;
e) With light vehicular and pedestrian traffic flow.
f) Resorts: Beach or inland resorts along these roads, regular access to public transport and utilities

**8th Class**

a) Located along major city roads approximately 11–15 kilometers away from the CBDs;
b) Areas with sparse commercial development;
c) Dominated by low-cost grade commercial buildings;
d) Where commercial activity is minimal;
e) With light vehicular and pedestrian traffic flow.
f) Resorts: Resorts 11–15 km from CBDs, moderate tourism activity, basic utilities

**9th Class**

a) Located along major city roads approximately 16–20 kilometers away from the CBDs;
b) Areas with very limited commercial activity;
c) Dominated by low-cost grade commercial buildings;
d) Where commercial use is incidental rather than concentrated;
e) With light vehicular and pedestrian traffic flow.
f) Resorts: Resorts 16–20 km from CBDs, limited surrounding development

**10th Class**

a) Located along cemented secondary roads approximately 5–10 kilometers away from the CBDs;
b) Areas with small-scale and localized trading activities;
c) Dominated by low-cost grade commercial buildings;
d) With light vehicular and pedestrian traffic flow.
e) Resorts: Resorts along secondary roads, local tourism

**11th Class**

a) Located along cemented secondary roads approximately 11–15 kilometers away from the CBDs;
b) Areas with very limited trading, social, or service activities;
c) Dominated by low-cost grade commercial buildings;
d) With light vehicular and pedestrian traffic flow.
e) Resorts: Resorts along secondary roads, light commercial/tourism activity

**12th Class**

a) Located along cemented secondary roads approximately 16–20 kilometers away from the CBDs;
b) Areas with isolated or occasional commercial use;
c) Dominated by low-cost grade commercial buildings;
d) With very light vehicular and pedestrian traffic flow.
e) Resorts: Resorts in remote areas, accessible via secondary/tertiary roads, limited utilities, seasonal activity

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## B. SCHEDULE OF MARKET VALUES FOR URBAN LANDS BY CLASS

### 1. RESIDENTIAL

| RESIDENTIAL LANDS | BASE UNIT MARKET VALUE (BUMV) CY 2023 | | BASE UNIT MARKET VALUE (BUMV) CY 2026 | |
|---|---|---|---|---|
| | SUB-CLASS | UNIT VALUE | SUB-CLASS | UNIT VALUE |
| a.) HIGH END SUBDIVISION | RH1 | ₱6,600.00 | R1 | ₱14,100.00 |
| | RH2 | ₱5,400.00 | R2 | ₱11,500.00 |
| | RH3 | ₱4,900.00 | R3 | ₱9,300.00 |
| | RH4 | ₱4,400.00 | R4 | ₱8,000.00 |
| | RH5 | ₱3,600.00 | R5 | ₱6,900.00 |
| b.) POBLACION/BARANGAY | R1 | ₱1,660.00 | R6 | ₱5,800.00 |
| | R2 | ₱1,430.00 | R7 | ₱4,300.00 |
| | R3 | ₱1,180.00 | R8 | ₱3,000.00 |
| | R4 | ₱850.00 | R9 | ₱2,200.00 |
| | R5 | ₱730.00 | R10 | ₱1,600.00 |
| | R6 | ₱550.00 | R11 | ₱1,200.00 |
| | R7 | ₱350.00 | R12 | ₱900.00 |
| | | | R13 | ₱600.00 |
| | | | R14 | ₱500.00 |
| | | | R15 | ₱400.00 |

### 2. COMMERCIAL/INDUSTRIAL

| COMMERCIAL LANDS | BASE UNIT MARKET VALUE (BUMV) CY 2023 | | BASE UNIT MARKET VALUE (BUMV) CY 2026 | |
|---|---|---|---|---|
| | SUB-CLASS | UNIT VALUE | SUB-CLASS | UNIT VALUE |
| | C1 | ₱4,050.00 | C1 | ₱13,500.00 |
| | C2 | ₱2,510.00 | C2 | ₱11,300.00 |
| | C3 | ₱1,670.00 | C3 | ₱10,000.00 |
| | C4 | ₱1,190.00 | C4 | ₱8,400.00 |
| | C5 | ₱760.00 | C5 | ₱7,300.00 |
| | C6 | ₱470.00 | C6 | ₱6,400.00 |
| | C7 | ₱360.00 | C7 | ₱5,600.00 |
| | | | C8 | ₱4,500.00 |
| | | | C9 | ₱3,200.00 |
| | | | C10 | ₱2,200.00 |
| | | | C11 | ₱1,700.00 |
| | | | C12 | ₱1,200.00 |

## II. SCHEDULE OF MARKET VALUE FOR AGRICULTURAL LANDS BY CLASS

| CLASS AND BASE UNIT MARKET VALUE (Per Hectare) | | | | | | |
|---|---|---|---|---|---|---|
| | 1st CLASS | | 2nd CLASS | | 3rd CLASS | |
| | 2023 | 2026 | 2023 | 2026 | 2023 | 2026 |
| BANANA LOCAL | 296,000 | 531,000 | 237,000 | 478,000 | 189,000 | 425,000 |
| CACAO | 233,000 | 484,000 | 194,000 | 454,000 | 165,000 | 424,000 |
| CALAMANSI | 169,000 | 521,000 | 141,000 | 495,000 | 113,000 | 469,000 |
| COCONUT | 243,000 | 687,000 | 217,000 | 618,000 | 193,000 | 549,000 |
| COFFEE | 234,000 | 509,000 | 176,000 | 433,000 | 117,000 | 382,000 |
| CORN | - | 397,000 | - | 373,000 | - | 348,000 |
| DURIAN | 478,000 | 623,000 | 410,000 | 580,000 | 342,000 | 499,000 |
| FISHPOND | 442,000 | 704,000 | 368,000 | 667,000 | 294,000 | 630,000 |
| FISHPOND INLAND | 311,000 | 614,000 | 276,000 | 576,000 | 262,000 | 537,000 |
| GEMELINA/TREE FARM | 389,000 | 507,000 | 324,000 | 431,000 | 259,000 | 355,000 |
| GRAPES | - | 1,032,000 | - | 877,000 | - | 745,000 |
| LANZONES | 355,000 | 507,000 | 300,000 | 456,000 | 255,000 | 406,000 |
| MANGO | 486,000 | 800,000 | 389,000 | 640,000 | 304,000 | 480,000 |
| MANGOSTEEN | 487,000 | 598,000 | 410,000 | 479,000 | 333,000 | 420,000 |
| ORCHARD | 402,000 | 523,000 | 334,000 | 451,000 | 284,000 | 388,000 |

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| | | | | | | |
|---|---|---|---|---|---|---|
| **POMELO** | 453,000 | 568,000 | 386,000 | 499,000 | 326,000 | 458,000 |
| **RAMBUTAN** | 352,000 | 502,000 | 299,000 | 450,000 | 256,000 | 386,000 |
| **RICELAND WITH IRRIGATION** | 279,000 | 516,000 | 264,000 | 489,000 | 186,000 | 462,000 |
| **RICELAND W/O IRRIGATION** | 217,000 | 505,000 | 202,000 | 477,000 | 186,000 | 449,000 |
| **ROOT CROPS** | 128,000 | 395,000 | 109,000 | 355,000 | 93,000 | 316,000 |
| **RUBBER** | 229,000 | 692,000 | 191,000 | 593,000 | 166,000 | 494,000 |
| **BRUSHLAND** | 55,000 | 75,000 | - | - | - | - |

## A. PRODUCTIVITY CLASSIFICATIONS

**(1) Banana Local**

1st Class – Lands capable of producing up to 12,800 kilograms of banana annually per hectare
2nd Class – Lands capable of producing up to 11,520 kilograms of banana annually per hectare
3rd Class – Lands capable of producing up to 10,240 kilograms of banana annually per hectare

**(2) Cacao**

1st Class – Lands capable of producing up to 1,600 kilograms of cacao annually per hectare
2nd Class – Lands capable of producing up to 1,500 kilograms of cacao annually per hectare
3rd Class – Lands capable of producing up to 1,400 kilograms of cacao annually per hectare

**(3) Calamansi**

1st Class – Lands capable of producing up to 700 kilograms of calamansi annually per hectare
2nd Class – Lands capable of producing up to 665 kilograms of calamansi annually per hectare
3rd Class – Lands capable of producing up to 630 kilograms of calamansi annually per hectare

**(4) Coconut**

1st Class – Lands capable of producing up to 10,340 kilograms of coconut annually per hectare
2nd Class – Lands capable of producing up to 9,306 kilograms of coconut annually per hectare
3rd Class – Lands capable of producing up to 8,272 kilograms of coconut annually per hectare

**(5) Coffee**

1st Class – Lands capable of producing up to 2,900 kilograms of coffee annually per hectare
2nd Class – Lands capable of producing up to 2,465 kilograms of coffee annually per hectare
3rd Class – Lands capable of producing up to 2,175 kilograms of coffee annually per hectare

**(6) Corn**

1st Class – Lands capable of producing up to 9,000 kilograms of corn annually per hectare
2nd Class – Lands capable of producing up to 8,450 kilograms of corn annually per hectare
3rd Class – Lands capable of producing up to 7,900 kilograms of corn annually per hectare

**(7) Durian**

1st Class – Lands capable of producing up to 9,420 kilograms of durian annually per hectare
2nd Class – Lands capable of producing up to 8,761 kilograms of durian annually per hectare

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3rd Class – Lands capable of producing up to 7,536 kilograms of durian annually per hectare

**(8) Fishpond (Bangus)**

1st Class – Lands capable of producing up to 1,520 kilograms of bangus annually per hectare
2nd Class – Lands capable of producing up to 1,440 kilograms of bangus annually per hectare
3rd Class – Lands capable of producing up to 1,360 kilograms of bangus annually per hectare

**(9) Fishpond (Bangus Garungan - Inland)**

1st Class – Lands capable of producing up to 72,000 kilograms of bangus garungan annually per hectare
2nd Class – Lands capable of producing up to 67,500 kilograms of bangus garungan annually per hectare
3rd Class – Lands capable of producing up to 63,000 kilograms of bangus garungan annually per hectare

**(10) Gemelina (Tree Farm)**

1st Class – Lands capable of producing up to 175,000 kilograms of gemelina annually per hectare
2nd Class – Lands capable of producing up to 148,750 kilograms of gemelina annually per hectare
3rd Class – Lands capable of producing up to 122,500 kilograms of gemelina annually per hectare

**(11) Grapes**

1st Class – Lands capable of producing up to 5,715 kilograms of grapes annually per hectare
2nd Class – Lands capable of producing up to 4,857 kilograms of grapes annually per hectare
3rd Class – Lands capable of producing up to 4,128 kilograms of grapes annually per hectare

**(12) Lanzones**

1st Class – Lands capable of producing up to 6,500 kilograms of lanzones annually per hectare
2nd Class – Lands capable of producing up to 5,850 kilograms of lanzones annually per hectare
3rd Class – Lands capable of producing up to 5,200 kilograms of lanzones annually per hectare

**(13) Mango**

1st Class – Lands capable of producing up to 4,000 kilograms of mango annually per hectare
2nd Class – Lands capable of producing up to 3,200 kilograms of mango annually per hectare
3rd Class – Lands capable of producing up to 2,400 kilograms of mango annually per hectare

**(14) Mangosteen**

1st Class – Lands capable of producing up to 4,550 kilograms of mangosteen annually per hectare
2nd Class – Lands capable of producing up to 3,650 kilograms of mangosteen annually per hectare
3rd Class – Lands capable of producing up to 3,200 kilograms of mangosteen annually per hectare

**(15) Orchard**

1st Class – Lands capable of producing up to 4,265 kilograms of fruits annually per hectare
2nd Class – Lands capable of producing up to 3,685 kilograms of fruits annually per hectare
3rd Class – Lands capable of producing up to 3,165 kilograms of fruits annually per hectare

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**(16) Pomelo**

1st Class – Lands capable of producing up to 6,825 kilograms of pomelo annually per hectare
2nd Class – Lands capable of producing up to 6,000 kilograms of pomelo annually per hectare
3rd Class – Lands capable of producing up to 5,500 kilograms of pomelo annually per hectare

**(17) Rambutan**

1st Class – Lands capable of producing up to 7,800 kilograms of rambutan annually per hectare
2nd Class – Lands capable of producing up to 7,000 kilograms of rambutan annually per hectare
3rd Class – Lands capable of producing up to 6,000 kilograms of rambutan annually per hectare

**(18) Riceland (Irrigated)**

1st Class – Lands capable of producing up to 190 kilograms of rice annually per hectare
2nd Class – Lands capable of producing up to 180 kilograms of rice annually per hectare
3rd Class – Lands capable of producing up to 170 kilograms of rice annually per hectare

**(19) Riceland (Unirrigated)**

1st Class – Lands capable of producing up to 180 kilograms of rice annually per hectare
2nd Class – Lands capable of producing up to 170 kilograms of rice annually per hectare
3rd Class – Lands capable of producing up to 160 kilograms of rice annually per hectare

**(20) Rootcrops**

1st Class – Lands capable of producing up to 15,000 kilograms of rootcrops annually per hectare
2nd Class – Lands capable of producing up to 13,500 kilograms of rootcrops annually per hectare
3rd Class – Lands capable of producing up to 12,000 kilograms of rootcrops annually per hectare

**(21) Rubber**

1st Class – Lands capable of producing up to 6,000 kilograms of rubber annually per hectare
2nd Class – Lands capable of producing up to 5,140 kilograms of rubber annually per hectare
3rd Class – Lands capable of producing up to 4,285 kilograms of rubber annually per hectare

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## III. SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDINGS

| TYPE OF BUILDING | ONE FAMILY DWELLING (TEMPORARY MAKESHIFT) | BOARDING HOUSE, LODGING HOUSE, CONVENT, FUNERAL PARLOR, DORMITORY COTTAGE | ACCESSORY BUILDING, GARAGE, QUARTERS, LAUNDRY HOUSE, ANNEX GUARDHOUSE | TWO FAMILY DWELLING, MULTIPLE DWELLING, ROWHOUSE, TOWNHOUSE, DULEX, APARTEL, APARTMENT BUILDING | BUILDING (BELOW 5-STOREY) MARKET, SHOPPING CENTER, RESTAURANT, BANK, OFFICE, CLUBHOUSE, OFFICE BUILDING | ASSEMBLY HOUSE, THEATRE, CHURCH, GYMNASIUM, COLISEUM, CONVENTION HALL, PAVILLION | HOTEL, HOSPITAL, MOTEL |
|---|---|---|---|---|---|---|---|
| **TYPE I** | 2,600 | 2,600 | 1,400 | | 2,800 | | 3,100 |
| | | | | | | | |
| **TYPE II** | | | | | | | |
| **A** | 3,800 | 3,600 | 1,800 | 3,000 | 4,000 | | 3,700 |
| **B** | 3,500 | 3,200 | | | 3,500 | | |
| **C** | 3,000 | 2,900 | | | 3,100 | | |
| | | | | | | | |
| **TYPE III** | | | | | | | |
| **A** | 7,500 | 6,500 | 2,800 | 5,800 | 8,000 | 5,000 | 6,200 |
| **B** | 6,500 | 5,600 | 2,500 | 5,000 | 7,000 | 4,500 | 5,400 |
| **C** | 5,300 | 5,000 | 2,100 | 4,000 | 5,500 | 3,800 | 4,700 |
| | | | | | | | |
| **TYPE IV** | | | | | | | |
| **A** | 11,500 | 9,000 | 4,500 | 9,500 | 12,500 | 8,500 | 9,000 |
| **B** | 10,000 | 8,000 | 3,600 | 8,500 | 10,500 | 7,000 | 7,200 |
| **C** | 9,000 | 7,000 | 3,200 | 7,000 | 9,500 | 6,000 | 6,800 |
| | | | | | | | |
| **TYPE V** | | | | | | | |
| **A** | 18,000 | 16,500 | 8,000 | 17,500 | 21,500 | 13,500 | 17,000 |
| **B** | 16,200 | 15,000 | 7,000 | 14,000 | 17,500 | 12,000 | 14,000 |
| **C** | 14,500 | 13,500 | 5,500 | 11,000 | 14,000 | 9,500 | 11,000 |

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| TYPE OF BUILDING | SCHOOL MULTIPURPOSE BUILDING | INDUSTRIAL BLDG. FACTORY, WAREHOUSE, STORAGE, BAKERY, RICE MILL | RECREATION CENTER, BOWLING LANES, PELOTA COURT (COVERED), COCKPIT AREA, BASKETBALL COURT (COVERED) | SHED TERMINAL, BAY AREA CAR PARK | GAS REFILLING STATION (REFILLING AREA) | SWIMMING POOL, BATHHOUSE | CONDOMINIUM |
|---|---|---|---|---|---|---|---|
| **TYPE I** | | | 2,000 | | | | |
| | | | | | | | |
| **TYPE II** | 3,750 | 2,600 | 2,700 | | | | |
| | | | | | | | |
| **TYPE III** | | | | | | | |
| **A** | 9,000 | 5,400 | 5,000 | | | | |
| **B** | 6,900 | 4,300 | 4,000 | | | | |
| **C** | 5,250 | 3,460 | 3,000 | | | | |
| | | | | | | | |
| **TYPE IV** | | | | | | | |
| **A** | 15,000 | 7,500 | 7,000 | 4,500 | 5,000 | 5,500 | 16,000 |
| **B** | 11,250 | 6,500 | 6,500 | 3,500 | 4,500 | 5,000 | 14,000 |
| **C** | 10,500 | 6,000 | 6,000 | 2,500 | 3,500 | | 12,000 |
| | | | | | | | |
| **TYPE V** | | | | | | | |
| **A** | 25,000 | 14,000 | 10,000 | 8,000 | 8,500 | 9,000 | 25,000 |
| **B** | 20,000 | 12,000 | 9,000 | 6,700 | 7,000 | 8,000 | 21,500 |
| **C** | 15,000 | 10,000 | 8,000 | 5,500 | 6,000 | 6,500 | 17,500 |

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## A. TYPES OF CONSTRUCTION

| TYPES | DESCRIPTION | ECONOMIC LIFE |
|---|---|---|
| Type I | **Wooden Materials, Sound Lumber & Native Materials (Rigid and Solid structure)** | 20 Years |
| | Building shall be of wood construction. The structural elements may be any of the materials permitted as follows: Wooden houses and similar falling under this type. | |
| Type II | **Wooden Materials – Standard Structural Members** | 25 Years |
| | Building shall be of wood construction with protective fire-resistant materials and one-hour fire resistive throughout: Provided, that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly. Range shall be from II-A to II-C with their corresponding RCNs. | |
| Type III | **Concrete with Sound Lumber Materials** | 30 Years |
| | Buildings shall be of masonry and wood construction. Structural elements may be any of the materials permitted by the said National Building Code:<br><br>Provided, that the building shall be one-hour fire resistive throughout. Exterior shall be of incombustible fire-resistive construction.<br><br>Third group wooden structural framing, floorings and sidings, and G.I. roofing, but structural members are sub-standard.<br><br>Third group wooden post, girders, girts, windowsills and head, apitong floor joists and roof framing, tanguile floorings and sidings and G.I. roofing.<br><br>First group wooden post, girders, girts, windowsills and head, apitong floor joists and roof framing, tanguile floorings, and sidings, and G.I. roofing.<br><br>First group wooden structural framings, floorings and walls on the first floor, and tanguile walls on the second floor and G.I. roofing.<br><br>First group wooden structural framings, walls and G.I. roofing.<br><br>Range of Reproduction Cost New shall be from III-A to III-C as stipulated in matrix form. (see previous pages) | |

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| | | |
|---|---|---|
| Type IV | **Reinforced Concrete but Wooden Floor Joist** | 35 Years |
| | Buildings shall be of steel, iron, concrete, or masonry construction. Walls, ceiling and permanent partitions shall be of incombustible fire resistive construction: Provided, that permanent non-bearing partitions of one-hour fire resistive construction may use fire-retardant treated wood within the framing assembly. Range shall be from IV-A to IV-C with their corresponding RCNs.<br><br>a) Concrete columns, beams and walls – but wooden floor joists, flooring and roof framings and G.I. roofing; even if walls are in CHB, kitchen and T & B are reinforced concrete slabs;<br><br>b) Concrete columns and beams – but hollow block walls and G.I. roofing or long span coloroof.<br><br>c) Concrete walls with steel and/or analok framing windows (French, awning, sliding). | |

| | | |
|---|---|---|
| Type V | **Reinforced Concrete (Incombustible Fire Resistive Construction)** | 40 Years |
| | Buildings shall be fire-resistive. The structural elements shall be of steel, iron, concrete, or masonry construction. Walls, ceiling and permanent partitions shall be of incombustible fire-resistive construction. Range shall be from V-A to V-C with their corresponding RCNs.<br><br>a) Structural steel and reinforced concrete columns and beams;<br><br>b) Columns, beams, walls, floors and roofs all reinforced concrete;<br><br>c) Walls are reinforced concrete hollow blocks, wall panel (concrete or insulated WPVC or any strong and fire-resistant walls (new technology materials);<br><br>d) Steel framed and/or analok framing windows (French, awning, sliding windows).<br><br>e) Steel framed ceiling with pre-painted and insulated roofing. | |

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## B. EXTRA ITEMS AS COMPONENT PARTS OF BUILDINGS

| EXTRA ITEMS AS COMPONENT PARTS OF THE BUILDINGS | |
|---|---|
| **ITEM** | **PERCENTAGE OF THE REPRODUCTION COST NEW** |
| 1. Carport | 30% of BUCC plus additional cost for finishing |
| 2. Mezzanine | 60% of BUCC plus additional cost for finishing |
| 3. Porch | 40% of BUCC plus additional cost for finishing |
| 4. Balcony | 45% of BUCC plus additional cost for finishing |
| 5. Garage | 45% of BUCC plus additional cost for finishing |
| 6. Dirty Kitchen | 40% of BUCC plus additional cost for finishing |
| 7. Terrace | |
| Covered | 45% of BUCC |
| Open | 35% of BUCC |
| 8. Roof Deck | |
| Penthouse | 70% of BUCC |
| Covered | 60% of BUCC |
| Open | 30% of BUCC |
| 9. Basement | |
| Residential | 70% of BUCC |
| High Rise Bldg. plus | 20% of BUCC |
| **ITEM** | **COST PER SQ.M.** |
| 10. Pavements / Basketball Court / Roads | |
| Concrete : | |
| 10 cm. thick | ₱450.00 |
| 15 cm. thick | ₱600.00 |
| 20 cm. thick | ₱750.00 |
| Asphalt : | |
| 1 course | ₱200.00 |
| 2 courses | ₱350.00 |
| 3 courses | ₱500.00 |

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| EXTRA ITEMS AS COMPONENT PARTS OF THE BUILDINGS | |
|---|---|
| **ITEM** | **COST PER SQ.M.** |
| 11. Floor Finishings | |
| a. Marble slabs | ₱1,200.00 |
| b. Marble tiles | ₱1,000.00 |
| c. Crazy Cut Marbles | ₱600.00 |
| d. Granolithic | ₱600.00 |
| e. Narra | ₱600.00 |
| f. Yakal | ₱500.00 |
| g. Narra/Fancy Woods | ₱500.00 |
| h. Ordinary Wood Tiles | ₱500.00 |
| i. Vinyl Tiles | ₱320.00 |
| j. Wash-out pebbles | ₱250.00 |
| k. Unglazed White Tiles | ₱300.00 |
| l. Glazed White Tiles | ₱350.00 |
| m. Rubber Tiles | ₱300.00 |
| n. Marble Tiles | ₱250.00 |
| o. Cement Tiles | ₱200.00 |
| p. Granite | ₱350.00 |
| q. Glazed Colored Tiles | ₱300.00 |
| 12. Walling | |
| a. Use the same rate of the finishings in a, b, c, & i above | |
| b. Double walling (Ordinary plywood) | ₱500.00 |
| c. Double walling (Narra paneling) | ₱600.00 |
| d. Glazed White Tiles | ₱600.00 |
| e. Glazed Color Tiles | ₱700.00 |
| f. Fancy Tiles | ₱650.00 |
| g. Synthetic Rubble | ₱650.00 |
| h. Bricks | ₱1,000.00 |
| 13. Ceiling: (below concrete floor – multistorey) | |
| a. Ordinary Plywood | ₱400.00 |
| b. Luminous | ₱900.00 |
| c. Acoustic | ₱700.00 |
| d. Special Finish | ₱1,000.00 |

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| EXTRA ITEMS AS COMPONENT PARTS OF THE BUILDINGS | |
|---|---|
| **ITEM** | **COST PER SQ.M.** |
| 14. Special Roofings | |
| a. Asphalt Roofing Tiles | ₱500.00 |
| b. Ceramic Roofing Tiles | ₱500.00 |
| c. Placa Romana | ₱400.00 |
| d. Asbestos | ₱400.00 |
| e. Econospan Roof System | ₱400.00 |
| f. Cement Bonded Board | ₱400.00 |
| **ITEM** | **ADDITIONAL COST** |
| 15. Excess Heights:<br>a. Residential and Commercial | Add 20% of Base Value for every meter in excess of 3 meters |
| b. Bodega and Factory | Add 15% of Base Value for every meter in excess of 4.5 meters |
| **ITEM** | **COST PER UNIT** |
| 16. Extra T & B | |
| A. Floor Area of 3 sq.m. more or less | |
| a. Ordinary Finish | ₱5,000.00 |
| b. Special Finish | ₱8,000.00 |
| B. Floor Area of more than 3 sq.m. | |
| a. Ordinary Finish | ₱8,600.00 |
| b. Special Finish | ₱12,000.00 |
| c. Flush Type w/ Fixtures (Special Finish) | ₱20,000.00 |
| 17. Foundation | ₱500.00<br>- multiply to total area (use floor area of 1st & 2nd floor) |
| 18. Piles | ₱900.00<br>- per linear meter of piles driven |
| 19. Painting | -If the building is painted, deduct 10% of the base unit value |
| 20. Second-Hand Materials | -If the building has used second hand materials, deduct 15-20% |
| 21. Wharf or Pier per square meter | |
| a. Concrete | ₱9,500.00 |
| b. Timber/Lumber | ₱6,500.00 |
| 22. Dikes/Barriers per linear meter | ₱5,8500.00 |
| 23. Reservoir per cubic meter | ₱4,200.00 |
| 24. Swimming Pool | |
| a. Standard | ₱4,200.00/Sqm |
| b. Riprap | ₱1,800.00/Sqm |

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## C. SCHEDULE OF DEPRECIATION

| NO. OF YEARS | | BUILDING CLASSIFICATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Bldg. Age | I | II-A | II-B | III-A | III-B | IV-A | IV-B | V-A | V-B |
| | | (%) | (%) | (%) | (%) | (%) | (%) | (%) | (%) | (%) |
| Estimated Economic Life | | 15 | 20 | 18 | 30 | 25 | 40 | 38 | 50 | 45 |
| 1st 3 years of GR | 1 | 6.7 | 5.0 | 5.0 | 3.3 | 4.0 | 2.5 | 2.6 | 2.0 | 2.2 |
| | 2 | 13.3 | 10.0 | 11.1 | 6.7 | 8.0 | 5.0 | 5.3 | 4.0 | 4.4 |
| | 3 | 20.0 | 15.0 | 16.7 | 10.0 | 12.0 | 7.5 | 7.9 | 6.0 | 6.7 |
| 2nd 3 years of GR | 4 | 26.7 | 20.0 | 22.2 | 13.3 | 16.0 | 10.0 | 10.5 | 8.0 | 8.9 |
| | 5 | 33.3 | 25.0 | 27.8 | 16.7 | 20.0 | 12.5 | 13.2 | 10.0 | 11.1 |
| | 6 | 40.0 | 30.0 | 33.3 | 20.0 | 24.0 | 15.0 | 15.8 | 12.0 | 13.3 |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 3rd 3 years of GR | 7 | 46.7 | 35.0 | 38.9 | 23.3 | 28.0 | 17.5 | 18.4 | 14.0 | 15.6 |
| | 8 | 53.3 | 40.0 | 44.4 | 26.7 | 32.0 | 20.0 | 21.1 | 16.0 | 17.8 |
| | 9 | 60.0 | 45.0 | 50.0 | 30.0 | 36.0 | 22.5 | 23.7 | 18.0 | 20.0 |
| 4th 3 years of GR | 10 | 66.7 | 50.0 | 55.6 | 33.3 | 40.0 | 25.0 | 26.3 | 20.0 | 22.2 |
| | 11 | 73.3 | 55.0 | 61.1 | 36.7 | 44.0 | 27.5 | 28.9 | 22.0 | 24.4 |
| | 12 | 80.0 | 60.0 | 66.7 | 40.0 | 48.0 | 30.0 | 31.6 | 24.0 | 26.7 |
| 5th 3 years of GR | 13 | 86.7 | 65.0 | 72.2 | 43.3 | 52.0 | 32.5 | 34.2 | 26.0 | 28.9 |
| | 14 | 93.3 | 70.0 | 77.8 | 46.7 | 56.0 | 35.0 | 36.8 | 28.0 | 31.1 |
| | 15 | | 75.0 | 83.3 | 50.0 | 60.0 | 37.5 | 39.5 | 30.0 | 33.3 |
| | 16 | | 80.0 | 88.9 | 53.3 | 64.0 | 40.0 | 42.1 | 32.0 | 35.6 |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 6th 3 years of GR | 17 | | 85.0 | | 56.7 | 68.0 | 42.5 | 44.7 | 34.0 | 37.8 |
| | 18 | | | | 60.0 | 72.0 | 45.0 | 47.4 | 36.0 | 40.0 |
| | 19 | | | | 63.3 | 76.0 | 47.5 | 50.0 | 38.0 | 42.2 |
| | 20 | | | | 66.7 | 80.0 | 50.0 | 52.6 | 40.0 | 44.4 |
| After 20 years of GR | 21 | | | | 70.0 | 71.5 | 52.5 | 55.3 | 42.0 | 46.7 |
| | 22 | | | | 73.3 | 74 | 55.0 | 57.9 | 44.0 | 48.9 |
| | 23 | | | | 76.7 | 76.5 | 57.5 | 60.5 | 46.0 | 51.1 |
| | 24 | | | | | 79 | 60.0 | 63.2 | 48.0 | 53.3 |
| | 25 | | | | | 80 | 62.5 | 65.8 | 50.0 | 55.6 |
| | | | | | | | | | | |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **26** | | | | | | **65.0** | **68.4** | **52.0** | **57.8** |
| | **27** | | | | | | | | **54.0** | **60** |
| | **28** | | | | | | | | **56.0** | **62.2** |
| | **29** | | | | | | | | **58.0** | **64.4** |
| | **30** | | | | | | | | **60.0** | |
| | **31** | | | | | | | | | |
| | **32** | | | | | | | | | |
| | **33** | | | | | | | | | |
| | **34** | | | | | | | | | |
| | **35** | | | | | | | | | |
| | | | | | | | | | | |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **36** | | | | | | | | | |
| | **37** | | | | | | | | | |
| | **38** | | | | | | | | | |
| | **39** | | | | | | | | | |
| | **40** | | | | | | | | | |
| | **41** | | | | | | | | | |
| | **42** | | | | | | | | | |
| | **43** | | | | | | | | | |
| | **44** | | | | | | | | | |
| | **45** | | | | | | | | | |
| | | | | | | | | | | |

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| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | **46** | | | | | | | | | |
| | **47** | | | | | | | | | |
| | **48** | | | | | | | | | |
| | **49** | | | | | | | | | |
| | **50** | | | | | | | | | |
| | **Estimated Residual Value (%)** | **10** | **15** | **12** | **25** | **20** | **35** | **33** | **40** | **37** |

Computation:

Building Age / Economic Life, e.g. Seventeen (17) building age of Type II divided by its estimated economic life (17 / 20 = 0.8500 or 85.0%).

Note that estimated residual value for this type of building is 17%, therefore depreciation rate may be fixed at 83.0%.

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## IV. MISCELLANEOUS PROVISIONS

**A.** As a general rule, the classification, appraisal and assessment of real property for taxation purposes, shall be governed by the provisions of Republic Act No. 7160 and Republic Act No. 12001 and their Implementing Rules and Regulations, and Local Assessment Regulations issued by the Department of Finance, through the Bureau of Local Government Finance and the Sangguniang Panlungsod.

**B. Declaration of Real Property by the Assessor.** Any person, natural or juridical, by whom real property is required to be declared under the preceding Sections, refuses or fails for any reason to make such declaration within the time prescribed, the City Assessor shall himself declare the property in the name of the defaulting owner, if known, or against an unknown owner, as the case may be, and shall assess the property for taxation in accordance with the provision of the Local Government Code of 1991. No oath shall be required of a declaration thus made by the City Assessor.

**C. Rules in the Appraisal of Real Property**

**1. Appraisal of Urban Lands**

a. Corner influence of 10% of the base unit value shall be added to residential lots and 20% to commercial 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. An alley or Callejon shall not be considered for the adjustment thereof.

b. Subdivision lots are not subject to stripping.

c. Roads or streets in urban subdivisions, unless already donated or turned over to the barangay or city, shall be listed in the name of the owner and shall be valued on the basis of the actual condition.

d. Lots with an area of one thousand (1,000) square meters and below shall be classified and valued as residential subject to existing zoning regulations and approved land use plans.

**2. Appraisal of Agricultural Lands**

a. The unit base value per hectare prescribed in the SMV is multiplied by the area of the agricultural land to arrive at the market value for the different kinds and sub-classes of agricultural lands. Apparently, the kind of plants and trees determine the classification and value of the agricultural land. The aggregate value arrived at is subject to applicable adjustments expressed in percentage, to wit:

(1) Type of Road

| | |
|---|---|
| Provincial or national road | No deduction |
| For all-weather roads | 3% deduction |
| Along dirt roads | 6% deduction |
| For no road outlet | 9% deduction |

(2) Location

| Distance in km to: | All weather roads | 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% |

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The distance of a property from all-weather roads, landing places along seacoasts and from a trading center or población shall be measured from the corner of the lot or parcel nearest to such road or center.

All weather roads include national, provincial, city and all other public roads traversable by trucks, cars and other forms of vehicles under any kind of weather.

b. Agricultural land convertible into residential subdivisions or commercial land shall be classified and valued as agricultural until such time that they shall also apply to lands already approved by proper authorities as subdivisions but have not yet been actually developed for the purpose.

**D. Appraisal of Buildings**

a. For the appraisal of buildings and other structures, the Schedule of Base Unit Construction Cost (SBUCC) shall be used. The SBUCC refers to the base unit construction cost of buildings per square meter including the additional/deduction items as may be determined by the assessor. However, buildings and other structures not included in the SBUCC shall be appraised based on the actual cost.

b. In case of a multi-storey building used both for residential and commercial purposes, the same shall be classified and valued in accordance with the type of building or construction provided in the approved building plan or permit.

c. In case of buildings, machinery, and other structures already covered by the existing assessment, the Reproduction/Replacement Cost less Depreciation (RCNLD) approach shall be applied.

d. Non-operational commercial building shall be assessed as residential or actual use shall be applied.

e. Depreciation of buildings shall be based on the Table of Depreciation. (See attached GR Form No. 11)

**E. Appraisal of Machinery and Equipment**

a. The appraisal of machinery for tax purposes shall be based on its actual cost to the owner. To support the actual cost, the declared value or sworn statement from the owner or responsible officer, in case of a corporation, shall be secured to form as an integral part of the appraisal report or Field Appraisal and Assessment Sheet (FAAS).

b. For imported brand new machinery, the market value shall be based on its acquisition cost, which is the actual cost to the owner when the same is not yet depreciated or appraised within the year of its purchase, plus the costs of freight, insurance, bank and other charges, brokerage, arrastre and handling, duties and taxes, plus the costs of inland transportation, handling and installation charges at the present site. The cost in foreign currency shall be converted to peso cost on the basis of the foreign currency exchange rates when such machinery was actually purchased as fixed by the Bangko Sentral ng Pilipinas (BSP).

c. By the expressed provision of the Local Government Code, the acquisition cost of the machinery shall be based on the actual cost to the owner when it was acquired. The cost in foreign currency shall be converted to peso cost based on the foreign exchange rate then prevailing when the same was acquired.

d. In all other cases, the cost in foreign currency of imported machinery shall be converted to peso equivalent based on exchange rates fixed

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by the BSP at the time of acquisition and apply a depreciation allowance of not exceeding 5% per year.

FORMULA:

RCN: = OC x FC2 x REL
FC1 x 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

**F. Depreciation Allowance for Machineries.** The following are the policies to be observed for the Depreciation Allowance for Machineries, to wit:

a. For purpose of assessment a depreciation allowance shall be made for machinery at a rate not exceeding 5% of its original cost or its replacement cost. As the case maybe for each year for use in order to arrive at the depreciated cost.

b. Used machineries shall be valued to its depreciated costs, provided that the remaining value of useful and operational machineries shall not be less than twenty percent (20%) of the replacement or reproduction cost.

c. Machineries which are no longer operational on the company business due to physical deterioration functional or economic obsolesce or total stoppage of business operation, whether said machineries are still useful o or not, may be temporarily exempted for real property taxes, provided that the registered owner shall report the same within 30 days from cessation of business operation and shall file a written request for tax exemption before the end of each taxable year. However, if the business re-operates of which machineries are still useful, the temporary exemption from payment of real property taxes shall be reverted to taxable.

**G. Appraisal of Special Purpose properties**

a. Special purpose properties such as golf course, memorial parks, cemeteries, hospitals, schools, malls, shopping centers, gasoline stations and condominiums, are properties which are designed, constructed and developed for a specific use or purpose. By its very nature the type of property is rarely offered for sale in the open market as part of a going concern. Due to its special design and function, conversion of special purpose properties to other types of development or application is generally not economically feasible.

b. In valuing special purpose properties, such as golf course, memorial park/cemetery, hospital, school, gasoline station, mall, and condominium, the appraiser shall be guided with the provisions in Section 8, Chapter IV of the Local Assessment Regulation (LAR) 1-04 issued by the Bureau of Local Government Finance – Department of Finance (BLGF-DOF).

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## H. Appraisal of Electric Cooperative Properties

All real properties of electric cooperatives not registered with the Cooperative Development Authority (CDA) are taxable and in nowhere it is exempt per provision of Section 234 of the Local Government Code.

H.1 Classification and assessment of the said properties

a. Classified as machinery – it's being connected to a power generating unit

b. Assessed as eighty percent (80%) of its actual market value

H. 2 Classification:

a. Low voltage – less than one thousand (1,000) volts, use for connection between a residential or small commercial consumer and the utility.

b. Medium Voltage (Distribution) – between one thousand kilovolts (1,000 kV) and to about thirty-three kilovolts (33 kV), used for distribution in urban or rural areas.

c. High voltage (Sub transmission if thirty-three (33)- one hundred ffteen kilovolts (115kV) and transmission if 115 kV +) – between thirty-three kilovolts (33 kV) and about two hundred thirty kilovolts (230 kV), used for sub-transmission and transmission of bulk quantities of electric power and connection to very large consumers.

d. Extra High Voltage (Transmission) – over two hundred thirty kilovolts (230 kV), up to about eight hundred kilovolts (800 kV), used for long distance, very high- power transmission.

e. Ultra-High Voltage – higher than eight hundred kilovolts (800 kV).

## I. Rules in the Assessment of Real Property

All real properties, whether taxable or exempt, shall be appraised based on the applicable Schedule of Market Values for lands and Base Unit Construction Cost prepared by the City Assessor.

Real property shall be classified, valued and assessed based on its actual use regardless of where located, whoever owns it, and whoever uses it. Actual use refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

Actual use is the determining factor in applying the appropriate percentage or level of assessment to the market value of the property computed based on the Schedule of Market Values for land or the Schedule of Base Unit Construction Costs for buildings and improvements and should not be construed as a criterion for the classification and valuation of real property.

### 1. Assessment of Lands

a. Lands actually and principally used for residential, agricultural, commercial, industrial or mineral purposes, shall be classified and valued according to the schedule of unit base market values and assessed at their corresponding levels of assessment.

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b. Lands 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 thereof. If the predominant use is residential, all lands in that area shall be classified as residential; if the predominant use is commercial or industrial, all lands in that area shall be classified as such.

c. A lot or parcel of land classified and appraised as commercial or industrial occupied by a building used both for residential and commercial or industrial purposes shall be assessed on the basis of the predominant use of the building or buildings. If the predominant use of the building is residential, the assessment level fixed thereon for residential land shall be applied on the market value of the lot or parcel determined on the basis of the schedule of base market values; if industrial or commercial, the assessment level for industrial or commercial shall be applied on the basis of the schedule of base market values.

d. Vacant lands shall be assessed like similar lands in the locality.

e. Lands actually, directly and exclusively used for religious, charitable or educational purposes located in residential or commercial areas shall be assessed as residential or commercial, as the case may be. 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, the predominant use of the lands in that area shall govern the classification of those lands used for religious, charitable or educational purposes. However, if those lands are occupied by a building used both for educational, residential, or commercial, the area of land occupied by the building and its premises shall be assessed as residential or commercial as the case may be.

f. Reclassification of Lands to Other Uses

1. Land converted into other uses, e.g., agricultural to residential, residential to commercial, made known to the assessor in writing by the owner shall be inspected for confirmation of the actual condition/use of the property;

2. An Inspection Report of the actual condition of the property and the recommendation thereof shall be rendered by the responsible personnel. Such report shall be submitted within five (5) working days after inspection in accordance with the policy as may be prescribed by the City Assessor;

3. Among others, the report may contain information regarding tangible land improvement, e.g., land leveling and compaction, construction of road networks, drainage and other relevant land amenities;

4. A duly approved Zoning Ordinance also serves as basis in the reclassification of lands;

5. Sworn statement declaring the true value and classification by the owner; and,

6. Pursuant to BLGF Memorandum Circular No. 02-2016, the guidelines on the proper implementation of reclassification and reassessment of agricultural lands to any other uses for real

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property taxation purposes shall be strictly observed in all cases.

**2. Assessment of Buildings and Other Improvements**

a. Buildings used exclusively for residential purposes shall be classified and valued in accordance with the schedule of base unit construction cost, and shall be assessed by applying the corresponding assessment levels fixed by ordinances of the Sangguniang Panlungsod.

b. A multi-storey building used both for residential and commercial or industrial and any other purposes shall be classified and valued in accordance with the type of building or construction provided in the approved building plan or permit and shall be assessed on the basis of its actual use.

c. Churches, parsonages, convents, mosques and buildings and other improvements used actually, directly and exclusively for religious, charitable or educational purposes shall be classified and valued in accordance with the schedule of base unit construction cost, if applicable, otherwise on the basis of their replacement cost as of the year of appraisal, and shall be assessed as residential on the basis of their depreciated values.

d. Buildings and other improvements owned by the Republic of the Philippines or any of its political subdivisions shall be classified, valued and assessed like similar buildings and improvements in the locality.

e. If the buildings and improvements are of a kind not covered by the schedule of base unit construction cost, they shall be valued at their fair market value at the time of appraisal and shall be assessed like similar buildings and improvements in the locality.

**J. Assessment of Real Property Subject to Back Taxes**

Real property declared for the first time shall be assessed for taxes for the period during which it would have been liable but in no case for more than ten (10) years prior to the date of initial assessment: Provided, however, that such taxes shall be computed on the basis of the applicable schedule of values in force during the corresponding period.

If such taxes are paid on or before the end of the quarter following the date the notice of assessment was received by the owner or his representative, no interest for delinquency shall be imposed thereon; otherwise, such taxes shall be subject to an interest at the rate of two percent (2%) per month or a fraction thereof from the date of the receipt of the assessment until such taxes are fully paid.

**K. Private Cemetery**

The total area covered or utilized as private cemetery will be treated with the following conditions:

a. Seventy percent (70%) of the total area utilized as private cemetery is classified as commercial, subject to annual validation with yearly report as to,

- The sold-out lot/property
- Sold-out property with buried individual

b. Thirty percent (30%) of the total area for open parks, canal, alley, chapel, parking lot, and etc.

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## L. Road Classification

L.1 From Agricultural to Commercial

L.2 From Residential to Commercial

In the event of a property classified as Roads which is duly segregated and supported by an approved plan/sketch plan from a government agency/entity/Department of Public Works and Highways (DPWH), the said property falls under the classification of commercial (one step lower of the schedule) on which adjacent properties are developed/improved with commercial properties or the said “road” is passable by buses, Public Utility Jeepney (PUJ) or other means of transportation and the like. As such, reclassification and reassessment are solely for taxation purposes pursuant to Section 217 of Republic Act No. 7160 and should not be construed as conversion as contemplated under Republic Act No. 6657.

## M. Reclassification and Reassessment

The reclassification and reassessment of real property assessment is made solely for the real property taxation purposes pursuant to Sec. 217 of R.A No. 7160 and should not be construed as conversion as contemplated under RA No. 6657 per issuance of BLGF circular No. 02-2016 dated January 19, 2016 and BLGF Central Office Memorandum Circular No. 32-2015 Dated December 28, 2015 respectively.

## N. Exemption from Real Property Tax

The following are exempted 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 consideration or otherwise, to a taxable person;

b. Charitable institutions, churches, parsonages 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 machineries and equipment that are actually, directly, and exclusively used to local water districts and government owned or controlled corporations engaged in the supply and distribution of water/and or generation and transmission of electric power.

d. All real property owned by duly registered cooperatives as provided for under RA No. 6938; and

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

Except as provided herein, any exemption from payment of real property previously or presently enjoyed, by all persons whether natural or juridical, including all government-owned or controlled corporations are hereby drawn up the effectivity of this Code.

## O. Applicability Clause

The real property in the Island Garden City of Samal shall be valued, for taxation purposes, on the basis of this Schedule of Market Values. 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 in this ordinance. The same shall be valued at its market value independent of said schedule.

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