

SCHEDULE OF MARKET VALUES (SMV)

OF THE

PROVINCE OF ILOILO

Prepared by the Office of the Provincial Assessor

headed by

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Provincial Assessor

PRC License No. 0001682

A. MARKET VALUES FOR LANDS:

A.1 URBAN LANDS:

A.1.a. RESIDENTIAL

MUNICIPALITY	R - 1	R - 2	R - 3	R - 4	R - 5	R - 6
	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.
AJUY	5,200	4,300	3,400	2,800	2,100	1,600
ALIMODIAN	5,500	4,100	3,300	2,400	1,500	1,100
ANILAO	4,100	3,600	2,800	2,100	1,500	1,100
BADIANGAN	4,300	3,400	2,700	2,000	1,300	900
BALASAN	6,100	4,800	3,900	3,100	2,100	1,500
BANATE	6,100	5,300	4,500	3,700	2,500	1,500
BAROTAC NUEVO	6,900	5,700	4,500	3,700	2,700	2,000
BAROTAC VIEJO	5,500	4,500	3,700	3,300	2,300	1,400
BATAD	4,800	3,700	3,000	2,300	1,600	1,200
BINGAWAN	4,500	3,400	2,700	1,800	1,200	900
CABATUAN	7,800	6,400	5,000	3,600	2,200	1,500
CALINOG	7,400	6,400	5,500	4,500	2,700	1,600
CARLES	3,900	3,100	2,400	2,000	1,400	1,000
CONCEPCION	5,200	4,200	3,200	2,300	1,600	1,300
DINGLE	5,000	4,300	3,600	2,700	1,600	1,100
DUENAS	5,000	4,300	3,600	3,100	2,000	1,200
DUMANGAS	7,800	6,400	5,000	3,700	2,700	1,900
ESTANCIA	7,300	5,500	4,500	3,500	2,800	2,200
GUIMBAL	6,100	5,000	3,800	2,400	1,600	1,100
IGBARAS	4,100	3,000	2,100	1,600	1,200	800
JANIUAY	7,100	5,800	4,800	3,700	2,500	1,600
LAMBUNAO	6,400	5,500	4,800	3,900	2,500	1,500
LEGANES	8,400	7,300	6,000	5,000	3,300	2,100
LEMERY	4,100	3,300	2,700	2,000	1,400	1,200
LEON	5,800	4,500	3,400	2,800	1,800	1,200
MAASIN	5,300	4,100	3,300	2,700	1,800	1,300
MIAGAO	7,400	5,800	4,300	2,600	1,400	1,000
MINA	5,000	4,300	3,400	2,300	1,400	1,000
NEW LUCENA	5,000	3,700	3,000	2,300	1,600	1,200
OTON	9,500	7,400	5,500	4,100	3,000	2,100
PAVIA	9,800	8,000	6,900	5,500	3,600	2,300
POTOTAN	8,000	6,600	5,500	4,500	3,200	2,200
SAN DIONISIO	4,100	3,100	2,500	2,000	1,500	1,300
SAN ENRIQUE	4,500	3,600	2,700	2,100	1,400	1,000
SAN JOAQUIN	7,800	6,400	4,800	3,400	2,200	1,400
SAN MIGUEL	7,800	6,100	4,500	3,400	2,200	1,400
SAN RAFAEL	3,100	2,500	2,000	1,500	1,200	900
SANTA BARBARA	9,300	7,600	6,000	3,900	2,500	1,800
SARA	7,100	5,300	4,300	3,300	2,300	1,700
TIGBAUAN	6,700	5,500	4,100	2,700	1,800	1,300
TUBUNGAN	3,300	2,500	2,000	1,500	1,200	900
ZARRAGA	5,100	4,200	3,200	2,600	1,800	1,200

A.1.b. COMMERCIAL

MUNICIPALITY	C - 1	C - 2	C - 3	C - 4	C - 5	C - 6
	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.
AJUY	7,100	6,100	5,300	4,300	3,400	2,500
ALIMODIAN	6,600	5,500	4,500	3,700	2,800	2,000
ANILAO	6,000	5,000	4,100	3,400	2,600	2,100
BADIANGAN	4,800	4,100	3,600	3,000	2,300	1,900
BALASAN	8,400	6,600	5,200	4,200	3,500	3,000
BANATE	7,800	6,400	5,000	4,100	3,300	2,500
BAROTAC NUEVO	7,600	6,300	5,200	4,100	3,400	2,800
BAROTAC VIEJO	8,000	7,300	6,000	4,900	3,800	3,000
BATAD	6,100	5,300	4,500	3,900	3,300	2,700
BINGAWAN	4,800	4,100	3,400	2,700	2,100	1,600
CABATUAN	10,200	8,400	7,300	6,300	4,500	3,200
CALINOG	9,700	8,400	7,300	6,000	4,000	3,000
CARLES	5,500	4,800	3,600	2,700	2,100	1,600
CONCEPCION	7,300	6,200	5,300	4,300	3,100	2,300
DINGLE	7,300	5,700	4,500	3,700	2,800	2,100
DUENAS	6,900	6,000	5,200	4,500	3,700	2,600
DUMANGAS	9,800	8,000	6,900	5,700	4,100	3,200
ESTANCIA	10,300	8,900	7,300	6,000	5,000	3,900
GUIMBAL	7,800	6,400	5,300	4,300	3,300	2,500
IGBARAS	6,500	5,400	4,400	3,800	2,700	1,700
JANIUAY	8,400	7,300	6,300	5,200	3,600	2,500
LAMBUNAO	8,400	7,600	6,300	5,000	3,700	2,500
LEGANES	12,000	9,800	8,000	6,300	5,200	4,100
LEMERY	5,700	5,000	4,300	3,700	2,700	1,900
LEON	8,000	6,900	6,000	4,700	3,400	2,500
MAASIN	7,600	6,000	5,000	3,900	2,800	2,000
MIAGAO	9,500	8,200	7,100	5,800	4,100	2,800
MINA	6,000	5,000	4,300	3,700	2,800	2,000
NEW LUCENA	6,400	5,300	4,300	3,400	2,800	2,000
OTON	12,600	10,300	8,100	6,300	5,500	4,500
PAVIA	13,300	10,900	9,000	7,100	6,100	5,300
POTOTAN	9,500	7,800	6,400	4,800	3,600	2,800
SAN DIONISIO	5,700	4,700	4,300	3,900	2,900	2,100
SAN ENRIQUE	6,400	5,500	4,800	4,100	3,100	2,300
SAN JOAQUIN	9,700	8,800	7,700	6,000	4,400	3,300
SAN MIGUEL	10,200	8,400	7,300	6,000	4,400	3,300
SAN RAFAEL	5,000	4,300	3,600	2,700	1,900	1,500
SANTA BARBARA	12,300	9,700	8,300	7,500	5,900	4,400
SARA	9,800	8,400	6,900	5,500	4,100	2,600
TIGBAUAN	8,800	7,300	6,000	4,700	3,600	2,900
TUBUNGAN	5,200	4,300	3,400	2,800	2,300	1,800
ZARRAGA	7,000	6,000	5,200	4,500	3,500	2,600

A.1.b. INDUSTRIAL

MUNICIPALITY	I-1	I-2	I-3	I-4	I-5	I-6
	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.	UNIT VALUE per sq.m.
AJUY	7,400	5,800	4,500	3,600	3,000	2,400
ALIMODIAN	7,400	5,800	4,500	3,600	3,000	2,400
ANILAO	7,400	5,800	4,500	3,600	3,000	2,400
BADIANGAN	7,400	5,800	4,500	3,600	3,000	2,400
BALASAN	7,400	5,800	4,500	3,600	3,000	2,400
BANATE	7,400	5,800	4,500	3,600	3,000	2,400
BAROTAC NUEVO	7,400	5,800	4,500	3,600	3,000	2,400
BAROTAC VIEJO	7,400	5,800	4,500	3,600	3,000	2,400
BATAD	7,400	5,800	4,500	3,600	3,000	2,400
BINGAWAN	7,400	5,800	4,500	3,600	3,000	2,400
CABATUAN	7,400	5,800	4,500	3,600	3,000	2,400
CALINOG	7,400	5,800	4,500	3,600	3,000	2,400
CARLES	7,400	5,800	4,500	3,600	3,000	2,400
CONCEPCION	7,400	5,800	4,500	3,600	3,000	2,400
DINGLE	7,400	5,800	4,500	3,600	3,000	2,400
DUENAS	7,400	5,800	4,500	3,600	3,000	2,400
DUMANGAS	7,400	5,800	4,500	3,600	3,000	2,400
ESTANCIA	7,400	5,800	4,500	3,600	3,000	2,400
GUIMBAL	7,400	5,800	4,500	3,600	3,000	2,400
IGBARAS	7,400	5,800	4,500	3,600	3,000	2,400
JANIUAY	7,400	5,800	4,500	3,600	3,000	2,400
LAMBUNAO	7,400	5,800	4,500	3,600	3,000	2,400
LEGANES	10,300	9,300	7,300	5,500	3,900	2,900
LEMERY	7,400	5,800	4,500	3,600	3,000	2,400
LEON	7,400	5,800	4,500	3,600	3,000	2,400
MAASIN	7,400	5,800	4,500	3,600	3,000	2,400
MIAGAO	7,400	5,800	4,500	3,600	3,000	2,400
MINA	7,400	5,800	4,500	3,600	3,000	2,400
NEW LUCENA	7,400	5,800	4,500	3,600	3,000	2,400
OTON	10,300	9,300	7,300	5,500	3,900	2,900
PAVIA	10,300	9,300	7,300	5,500	3,900	2,900
POTOTAN	7,400	5,800	4,500	3,600	3,000	2,400
SAN DIONISIO	7,400	5,800	4,500	3,600	3,000	2,400
SAN ENRIQUE	7,400	5,800	4,500	3,600	3,000	2,400
SAN JOAQUIN	7,400	5,800	4,500	3,600	3,000	2,400
SAN MIGUEL	10,300	9,300	7,300	5,500	3,900	2,900
SAN RAFAEL	7,400	5,800	4,500	3,600	3,000	2,400
SANTA BARBARA	10,300	9,300	7,300	5,500	3,900	2,900
SARA	7,400	5,800	4,500	3,600	3,000	2,400
TIGBAUAN	7,400	5,800	4,500	3,600	3,000	2,400
TUBUNGAN	7,400	5,800	4,500	3,600	3,000	2,400
ZARRAGA	7,400	5,800	4,500	3,600	3,000	2,400

A.1.c. RESIDENTIAL SUBDIVISIONS (RS)

MUNICIPALITY	NAME OF SUBDIVISION	CLASSIFICATION RS	UNIT VALUE per sq.m.
AJUY	YAPSON VILLE	16	3,300
ANILAO	LETICIA HOMES	17	2,700
BALASAN	ALEXIS L. GANZON	17	2,700
	CONSUELO GANZON	14	4,100
	JOSEFA DE LOS SANTOS	14	4,100
	JOCELYN G. ABDALLAH ET.AL.	16	3,300
	TERESA GURREA	12	5,000
BAROTAC NUEVO	GOLEZ	14	4,100
	HACIENDA FIAMETA I	15	3,700
	HACIENDA FIAMETA II	15	3,700
	LINDZVILLE	15	3,700
	RANCHO FIAMETA	13	4,500
	VILLA CHRISTIE	14	4,100
BAROTAC VIEJO	BALLEZA	16	3,300
	TRINIDAD VILLAGE	16	3,300
BATAD	AMANTILLO	17	2,700
	BAÑEZ	18	2,300
	ELEAZAR	15	3,700
	JALECO	16	3,300
CABATUAN	ZACARIAS	11	5,500
	EMILVILLE	11	5,500
CALINOG	ANA CAMILLE I	11	5,500
	ANA CAMILLE II	11	5,500
	ANA CAMILLE III	11	5,500
	CARLO REYES	11	5,500
	HERMINIA CELO	11	5,500
	IRIS CARREON I & II	11	5,500
	IRIS	11	5,500
	JALANDONI	11	5,500
	LADY CARMEL	11	5,500
	PERPETUAL HELP	11	5,500
	SALVADOR CELO (Formerly MARY IMMACULATE)	10	6,100
	ST. VINCENT	10	6,100
DINGLE	HERMONT VILLAGE	13	4,500
	DAYOT	13	4,500
	PADOHINOG	12	5,000
DUEÑAS	LANCE COUNTRY HOMES	16	3,300
	FREDERICK CATALAN	16	3,300
DUMANGAS	DUMANGAS COUNTRY VILLAGE	12	5,000
	CHRISTINE VILLE	13	4,500
ESTANCIA	PATERNA	13	4,500
JANIUAY	TIRADOR ESTAMPADOR	14	4,100
	VILLA LUCIA (ECONOMY)	17	2,700

MUNICIPALITY	NAME OF SUBDIVISION	CLASSIFICATION RS	UNIT VALUE per sq.m.
LAMBUNAO	DOÑA CONCESA VILLAGE	12	5,000
	LOBERIZA	14	4,100
	LAS VILLAS DE LAS ROSAS	13	4,500
LEGANES	ALJ	10	6,100
	CITTA DE CINZIA	7	8,200
	DECA HOMES	7	8,200
	GLENVILLE	12	5,000
	M.G. JARDELEZA	14	4,100
	MANUELA GREENVILLE	13	4,500
	PARK PLACE	6	9,000
	SAN VICENTE	14	4,100
	STA. ROSA NORTH	12	5,000
	STONE GATE	9	6,700
	VELA ANANDA	7	8,200
	VILLA AMELIA	13	4,500
	VILLA FELIZA	7	8,200
	VILLA LEGANES	13	4,500
LEMERY	LEMERYVILLE	17	2,700
MAASIN	VILLA MEREDITH	16	3,300
	CONFESOR	14	4,100
	BALAGTAS	16	3,300
MINA	ROYAL GRAINS	11	5,500
OTON	EMERALD ESTATE	8	7,400
	FLORVEL	12	5,000
	KAUSWAGAN VILLAGE	14	4,100
	KRYSTELVILLE	10	6,100
	LESSANDRA GROOVE	9	6,700
	LUMINA	10	6,100
	MARY IMMACULATE VILLAGE	11	5,500
	SAVANNAH COURTYARDS OF THE CREST	3	12,000
	SAVANNAH CREST A	3	12,000
	SAVANNAH CREST B	3	12,000
	SAVANNAH C-ANNEX	4	10,900
	SAVANNAH CREST D	4	10,900
	SAVANNAH GLEN A	8	7,400
	SAVANNAH GLEN B	8	7,400
	SAVANNAH GLEN C	8	7,400
	SAVANNAH GLEN D	8	7,400
	SAVANNAH GLEN E	8	7,400
	SAVANNAH GLEN F	8	7,400
	SAVANNAH JEWELS OF GLADES	6	9,000
	SAVANNAH ORCHARD B	6	9,000
	SAVANNAH ORCHARD C	6	9,000
	SAVANNAH ORCHARD D	6	9,000
	SAVANNAH TRAILS A	6	9,000
	SAVANNAH TRAILS B	6	9,000
	SAVANNAH TRAILS C	6	9,000
	SAVANNAH TRAILS D	6	9,000
	STA. FELOMINA	14	4,100
	STO. NIÑO	11	5,500
	UPV	14	4,100
	VILLA CHRISTINA	11	5,500

MUNICIPALITY	NAME OF SUBDIVISION	CLASSIFICATION RS	UNIT VALUE per sq.m.
PAVIA	AVIDA	4	10,900
	CENTRO VERDE RESIDENCES	4	10,900
	CPU CENTENNIAL	7	8,200
	CPU HERITAGE	14	4,100
	CPU SLO	12	5,000
	DECA HOMES	8	7,400
	DON JULIO	8	7,400
	EON CENTENNIAL	7	8,200
	GREEN MEADOWS	4	10,900
	LESSANDRA	6	9,000
	MONTICELLO VILLAS	6	9,000
	PARC REGENCY	5	9,900
	PROVIDENCE	6	9,000
	VICTORIA HOMES	11	5,500
	VILLA JUANITA	11	5,500
WEST VILLE	12	5,000	
POTOTAN	AMELIA	12	5,000
	CANDELARIA DAYOT	12	5,000
	ELLENVILLE	13	4,500
	STERLING HOMES	12	5,000
	VIDA GRANDE	13	4,500
	VILLA CECILIA PHASE I & II	13	4,500
	VILLA CECILIA PHASE III & IV	12	5,000
	VILLA TRINIDAD I & II	12	5,000
	VILLA SAN ANTONIO	12	5,000
VILLA SAN JOSE	12	5,000	
SAN MIGUEL	AMAIA SCAPES	4	10,900
	BELLA VITA	7	8,200
	VILLA SAN MANUEL	9	6,700

MUNICIPALITY	NAME OF SUBDIVISION	CLASSIFICATION RS	UNIT VALUE per sq.m.
SANTA BARBARA	ANGEL'S POINT	7	8,200
	CRESTWOOD	14	4,100
	DECA HOMES	8	7,400
	FAIRVILLE PHASE I	8	7,400
	FAIRVILLE PHASE II	9	6,700
	FAIRVILLE PHASE III (MARIETTA HOMES)	8	7,400
	PASEO DE SANTA BARBARA	6	9,000
	PRIMA VERA DE SANTA BARBARA	6	9,000
	SANTA BARBARA HEIGHTS PHASE I & II	2	13,900
	SANTA BARBARA HEIGHTS PHASE III	1	17,000
	SANTA BARBARA HOMES	9	6,700
	SISON'S VILLE	9	6,700
	SUMA VILLE	10	6,100
	VILLA FRANCISCA	10	6,100
	VILLA SEGUNDINA	9	6,700
	WILLY'S VILLE	9	6,700
	WVSU		15
LUMAIA		14	4,100
TIGBAUAN	LAS CONCHAS DEL MAR	7	8,200
	UPEHCO	12	5,000
	VILLA STO. DOMINGO	9	6,700
ZARRAGA	AFPMBAI	13	4,500
	HACIENDA FE	15	3,700
	HACIENDA STA. ANA	13	4,500
	HAPPY HOMES	14	4,100
	LACSON	16	3,300
	MARAVILLA	17	2,700
SAINTSVILLE		12	5,000
	VILLA CARMELA	16	3,300

A.2. AGRICULTURAL LAND:

ASSESSMENT ZONE I				
Guimbal, Igaras, Miagao, San Joaquin, Tigbauan and Tubungan				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1 st Class	2 nd Class	3 rd Class	4 th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)	591,800	544,680	446,040	377,160
Fish Pond (Lapu-lapu)	887,100	804,630	686,350	649,880
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove	109,100			
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)	949,300	903,060	801,350	745,690
Prawn Pond (Semi-Intensive)	841,100	820,340	759,240	687,350
Prawn Pond (Traditional)	739,100	707,360	650,050	585,890
Rice Land (Irrigated)	666,100	614,750	538,430	485,700
Rice Land (Unirrigated)	372,800	343,210	304,750	
Rice Upland	344,000	272,330		
Salt Bed	506,700	459,960	401,640	
Sorghum Land	271,900	231,100	166,530	
Sugar Land	665,400	613,650	527,390	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

ASSESSMENT ZONE II				
Alimodian, Cabatuan, Leon, Maasin and New Lucena				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1st Class	2nd Class	3rd Class	4th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)				
Fish Pond (Lapu-lapu)				
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove				
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)				
Prawn Pond (Semi-Intensive)				
Prawn Pond (Traditional)				
Rice Land (Irrigated)	777,400	725,570	636,500	566,850
Rice Land (Unirrigated)	422,000	410,030	353,160	
Rice Upland	407,800	322,840		
Salt Bed				
Sorghum Land	271,900	231,100	166,530	
Sugar Land	664,600	612,910	561,220	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

ASSESSMENT ZONE III				
Leganes, Oton, Pavia, San Miguel and Santa Barbara				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1st Class	2nd Class	3rd Class	4th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)	742,500	683,380	591,050	528,200
Fish Pond (Lapu-lapu)	887,100	804,630	686,350	649,880
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove	109,100			
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)	949,300	903,060	801,350	745,690
Prawn Pond (Semi-Intensive)	841,100	820,340	759,240	687,350
Prawn Pond (Traditional)	739,100	707,360	650,050	585,890
Rice Land (Irrigated)	768,200	716,730	613,020	513,160
Rice Land (Unirrigated)	447,400	414,560	351,920	
Rice Upland	341,700	270,510		
Salt Bed	527,900	479,200	418,440	
Sorghum Land	271,900	231,100	166,530	
Sugar Land	668,700	616,690	530,010	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

ASSESSMENT ZONE IV				
Barotac Nuevo, Dingle, Dumangas, Mina, Pototan and Zarraga				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1st Class	2nd Class	3rd Class	4th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)	742,500	683,380	591,050	528,200
Fish Pond (Lapu-lapu)	887,100	804,630	686,350	649,880
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove	109,100			
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)	949,300	903,060	801,350	745,690
Prawn Pond (Semi-Intensive)	841,100	820,340	759,240	687,350
Prawn Pond (Traditional)	739,100	707,360	650,050	585,890
Rice Land (Irrigated)	856,200	791,130	696,950	585,640
Rice Land (Unirrigated)	546,700	514,810	454,670	
Rice Upland	424,800	374,530		
Salt Bed	527,900	479,200	418,440	
Sorghum Land	271,900	231,100	166,530	
Sugar Land	773,700	706,650	616,380	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

ASSESSMENT ZONE V				
Badiangan, Bingawan, Calinog, Dueñas, Janiuay, Lambunao and San Enrique				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1st Class	2nd Class	3rd Class	4th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)				
Fish Pond (Lapu-lapu)				
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove				
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)				
Prawn Pond (Semi-Intensive)				
Prawn Pond (Traditional)				
Rice Land (Irrigated)	698,000	661,700	581,430	511,630
Rice Land (Unirrigated)	397,400	362,150	326,900	
Rice Upland	335,500	265,600		
Salt Bed				
Sorghum Land	271,900	231,100	166,530	
Sugar Land	754,200	688,840	600,850	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

ASSESSMENT ZONE VI				
Ajuy, Anilao, Banate, Barotac Viejo, Sara and Estancia				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1st Class	2nd Class	3rd Class	4th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)	645,800	616,590	555,930	467,090
Fish Pond (Lapu-lapu)	887,100	804,630	686,350	649,880
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove	109,100			
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)	949,300	903,060	801,350	745,690
Prawn Pond (Semi-Intensive)	841,100	820,340	759,240	687,350
Prawn Pond (Traditional)	739,100	707,360	650,050	585,890
Rice Land (Irrigated)	701,900	655,110	550,600	489,770
Rice Land (Unirrigated)	392,500	357,610	322,720	
Rice Upland	339,400	268,690		
Salt Bed	527,900	479,200	418,440	
Sorghum Land	271,900	231,100	166,530	
Sugar Land	631,900	582,750	500,840	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

ASSESSMENT ZONE VII				
Balasan, Batad, Carles, Concepcion, Lemery, San Dionisio and San Rafael				
Kind of Land	Class and Base Unit Market Value (Per Hectare)			
	1st Class	2nd Class	3rd Class	4th Class
Abaca Land	139,800			
Bamboo Land	229,600	191,230	132,560	
Banana Land: Cardava/Saba (pp of not more than 625/has)	330,700	287,450	213,690	162,810
Banana Land: (Sweet Banana with pp more than 956 and Cardava/Saba with pp more than 626 and 1,200 for lacatan)	776,800	707,980	584,580	529,920
Banana Land: Sweet Banana (pp of not more than 955)	387,300	359,110	315,620	269,650
Cacao Land	313,700	282,230	219,490	
Cassava Land and other Root Crops	241,500	217,340	193,180	
Citrus Land	448,800	403,910	330,300	
Coconut Land	239,900	215,110	171,320	
Coffee Land	276,100	250,150	215,170	
Cogon Land	125,800			
Corn Land	244,300	228,490	204,060	
Cotton Land	222,500	199,990	160,250	
Dairy Farm Land	698,400	680,910	568,130	472,770
Dragon Fruit Farm	763,500	671,820	580,140	
Fish Pond (Bangus)	645,800	616,590	555,930	467,090
Fish Pond (Lapu-lapu)	887,100	804,630	686,350	649,880
Fish Pond (Tilapia)	665,300	615,320	515,510	415,700
Forest Land	178,600			
Game Fowl Breeding and Cock Farm	852,500	797,090	658,560	571,180
Gmelina Land	521,500	456,980	330,640	
Ginger Land	514,100	450,820	387,530	
Horticulture	256,100			
Inland Fisheries (Hito Culture)	634,600	581,610	459,980	391,130
Inland Fisheries (Tilapia Culture)	516,300	478,770	419,070	353,250
Ipil-ipil Land	274,100			
Kangkong Land	176,500			
Mahogany Land	850,900	744,530	531,810	
Mango Land	584,800	526,260	409,300	
Mangrove	109,100			
Nipa Land	186,100			
Orchard	400,100	351,330	302,550	
Papaya Land Commercial Plantation (pp of not less than 1,100 hills/ha)	665,500	595,900	506,060	485,810
Papaya Land Traditional (pp of 1,099 hills/ha or less)	434,300	395,210	336,770	274,450
Pasture Land	251,700			
Pineapple Land	332,900	281,610	230,330	
Poultry Farm	1,065,500	985,580	852,400	799,120
Prawn Pond (Intensive)	949,300	903,060	801,350	745,690
Prawn Pond (Semi-Intensive)	841,100	820,340	759,240	687,350
Prawn Pond (Traditional)	739,100	707,360	650,050	585,890
Rice Land (Irrigated)	690,710	651,330	554,390	454,420
Rice Land (Unirrigated)	391,700	363,290	334,880	
Rice Upland	365,700	289,510		
Salt Bed	527,900	479,200	418,440	
Sorghum Land	271,900	231,100	166,530	
Sugar Land	620,100	571,300	490,910	
Swine Farm Land	981,200	916,130	748,290	645,010
Tobacco Land	239,700	209,080	174,220	
Zacate	139,300			

A.3. TIMBERLAND:

Timberlands owned by the Republic of the Philippines or its political subdivisions, but granted beneficial use for consideration or otherwise to taxable persons, are subject to real property tax. These lands will be valued and assessed to the beneficial user based on the market value of the timber and the annual allowable cut as per the Timberland Lease Agreement (TLA).

A.4. MINERAL LAND:

The value of mineral land is based on the projected net earnings, which fluctuate annually due to factors like commodity type, market cycles, production rates, and costs. For real property taxation purposes, the value is calculated as the present value of the allowable yearly extraction of mineral reserves.

A.5. LAND VALUE MAP (See Annex “A”)

B. BUILDINGS AND OTHER STRUCTURES

B.1. PROPOSED SCHEDULE OF BUILDING COST AS OF 2026

TYPE & SPECIFICATION OF BUILDINGS & OTHER STRUCTURES	DWELLING TYPE	SINGLE-DETACHED ONE FAMILY RESIDENCE (1)	DUPLEX (2) SINGLE-ATTACHED RESIDENTIAL (3)	ACCESSORIA OR ROW HOUSE (4)	APARTMENT (5) BOARDING HOUSES (6) LODGING HOUSES & MOTELS (7)	GARAGE, QUARTERS & GUARD HOUSES (8)	SCHOOL BUILDINGS (9)
MAKESHIFT STRUCTURES	TYPE I-A	1,600					
	TYPE I-B	2,600					
SEMI-STRONG MATERIALS	TYPE II-A	6,800	6,100	5,300	6,200		
	TYPE II-B	7,500	6,800	6,600	7,500		
	TYPE II-C	8,700	8,000	7,200	8,600	5,400	
STRONG MATERIALS	TYPE III-A	9,100	8,500	7,400	9,500	5,900	
	TYPE III-B	9,800	8,900	7,900	9,900	6,200	
	TYPE III-C	10,100	9,200	8,200	10,400	6,600	7,700
MIXED CONCRETE	TYPE IV-A	10,500	9,700	8,500	10,800	6,900	8,100
	TYPE IV-B	10,800	10,000	8,800	11,100	7,200	8,800
	TYPE IV-C	11,100	10,200	9,100	11,400	7,500	9,400
REINFORCED CONCRETE	TYPE V-A	11,500	10,600	9,400	12,000	7,800	9,600
	TYPE V-B	11,800	11,000	9,700	12,300	8,100	9,900
	TYPE V-C	13,200	12,300	9,900	13,400	8,600	10,400

TYPE & SPECIFICATION OF BUILDINGS & OTHER STRUCTURES	DWELLING TYPE	HOTELS, HOSPITALS, OFFICE BUILDINGS, CONDOMINIUMS (10-11)	FACTORY, WAREHOUSE, STORAGE, INDUSTRIAL BUILDINGS, SUPERMARKETS, HOME DEPOTS (12)	STORE & OFFICE, RETAIL STORES, SERVICE SHOPS, RESTAURANTS (13)	GYMNASIUMS AND COLISEUMS (CLOSED) (14)	PUBLIC MARKETS, SAW/RICE MILLS AND OR LUMBER SHED (OPEN SIDES) (15)
MAKESHIFT STRUCTURES	TYPE I-A					
	TYPE I-B					
SEMI-STRONG MATERIALS	TYPE II-A	7,800	6,500	4,000	5,200	5,000
	TYPE II-B	8,700	6,900	4,700	5,900	5,700
	TYPE II-C	9,000	7,200	5,500	6,200	6,000
STRONG MATERIALS	TYPE III-A	9,700	7,700	6,100	6,400	6,300
	TYPE III-B	10,000	8,100	6,400	6,800	6,300
	TYPE III-C	10,900	8,600	7,300	7,100	6,300
MIXED CONCRETE	TYPE IV-A	11,700	9,000	7,900	7,700	6,600
	TYPE IV-B	11,900	9,300	8,200	8,000	6,600
	TYPE IV-C	12,200	9,700	8,600	8,600	6,600
REINFORCED CONCRETE	TYPE V-A	12,600	9,900	8,900	8,900	6,600
	TYPE V-B	13,100	10,300	9,500	9,200	6,900
	TYPE V-C	14,400	10,700	10,500	9,500	6,900

TYPE & SPECIFICATION OF BUILDINGS & OTHER STRUCTURES	DWELLING TYPE	GASOLINE/ FUEL REFILLING CANOPY (16)	RECREATION AND BOWLING LANES, CLUB HOUSES (17)	PIG OR SWINE HOUSE (18)	POULTRY HOUSE (19)	SHOPPING MALL (20)	THEATER, CHURCHES AND ASSEMBLE HOUSES (21)
MAKESHIFT STRUCTURES	TYPE I-A						
	TYPE I-B				1,100		
SEMI-STRONG MATERIALS	TYPE II-A				1,700		4,400
	TYPE II-B		7,400		2,300		6,600
	TYPE II-C		7,700		2,800		6,900
STRONG MATERIALS	TYPE III-A		8,100		3,300		7,100
	TYPE III-B		8,300		4,000		7,300
	TYPE III-C		8,600	6,200	4,300		7,900
MIXED CONCRETE	TYPE IV-A		8,900	6,700	4,700	14,600	8,200
	TYPE IV-B		9,100	7,200	5,100	14,900	8,500
	TYPE IV-C		9,400	7,500	5,500	15,200	8,800
REINFORCED CONCRETE	TYPE V-A	9,000	9,700	7,700	6,000	15,500	9,100
	TYPE V-B	9,300	10,000		6,200	15,900	9,400
	TYPE V-C	9,300	10,400			16,400	10,600

B.2. SCHEDULE OF UNIT COST FOR EXTRA ITEMS (As Component Part of Buildings)

1) FOUNDATION: Building in excess of three (3) storey adds:

- a) Type V – Foundation area x 1,610.00 x No. of excess floors
- b) Piles – (Concrete, steel or Timber) - Php 2,810.00 per lineal meter

2) FLOORING:

- | | | |
|---|-----|----------------|
| a) Epoxy Painted Flooring | Php | 390.00/sq.m. |
| b) Vinyl Floor Tiles | Php | 440.00/sq.m. |
| c) Pebble Wash Out Flooring | Php | 400.00/sq.m. |
| d) Ceramic Floor Tiles | Php | 790.00/sq.m. |
| e) Wooden Laminated Flooring | Php | 1,080.00/sq.m. |
| f) Granite Floor Tiles (Common Type) | Php | 890.00/sq.m. |
| g) Marble Flooring | Php | 6,200.00/sq.m. |
| h) Granite Slab Flooring (Primary Type) | Php | 5,070.00/sq.m. |
| i) Wooden Planks Flooring | Php | 660.00/sq.m. |
| j) Engineered Wood Planks Flooring | Php | 6,250.00/sq.m. |

3) WALLS AND PARTITIONS

a)	Water-Based/Acrylic Painted Wall	Php	160.00/sq.m.
b)	Vinyl Tiles	Php	430.00/sq.m.
c)	Pebble Wash Out Wall	Php	400.00/sq.m.
d)	Ceramic Wall Tiles	Php	930.00/sq.m.
e)	Wooden Laminated Wall	Php	1,080.00/sq.m.
f)	Granite Wall Tiles (Common Type)	Php	840.00/sq.m.
g)	Marble Wall	Php	6,190.00/sq.m.
h)	Granite Slab (Primary Type)	Php	5,040.00/sq.m.
i)	Wooden Planks T&G Wall	Php	650.00/sq.m.
j)	Wall paper (other similar materials)	Php	590.00/sq.m.
k)	Decorative Brick/Stone wall finish	Php	2,860.00/sq.m.

4) PAINTING

Painting – for completely painted buildings, painting shall be generally appraised at 2% of the computed market value of the building core. Accordingly, where a building is partially painted, painting shall be appraised in proportion to the actual percentage thereof that has been painted (2% x building core x % actually painted).

5) FENCE

1.	CHB 6"		
	a.1 Unplastered/Not Painted	Php	1,010.00/sq.m.
	a.2 Plastered/Not Painted	Php	1,190.00/sq.m.
2.	CHB 4"		
	1. Unplastered/Not Painted	Php	700.00/sq.m.
	2. Plastered/Not Painted	Php	880.00/sq.m.
3.	Cyclone Wire on G.I. Framing and the like	Php	410.00/sq.m.
4.	Angle Bar on Tubular Framing and the like	Php	1,380.00/sq.m.
5.	Steel Matting (and other similar materials)	Php	940.00/sq.m.

6) CEILING

		<u>Plain Ceiling</u> (per sq.m.)	<u>with drop</u> <u>Ceiling/Lighting Cove</u> (Per sq.m.)
a.	Ordinary Plywood on Wooden Framing		
	a.1 Not Painted	Php 620.00/sq.m.	Php 750.00/sq.m.
	a.2 Painted	Php 780.00/sq.m.	Php 940.00/sq.m.
b.	Hardiflex Lite (3.8mm) on Metal Framing		
	b.1 Not Painted	Php 500.00/sq.m.	Php 600.00/sq.m.
	b.2 Painted	Php 660.00/sq.m.	Php 800.00/sq.m.
c.	Gypsum Board (4.5mm) on Metal Framing		
	c.1 Not Painted	Php 560.00/sq.m.	Php 690.00/sq.m.
	c.2 Painted	Php 730.00/sq.m.	Php 880.00/sq.m.
d.	Acoustic Board on Tee Runner		
	d.1 Prepainted	Php 980.00/sq.m.	
e.	Pre painted GI (Metal Clad) Ceiling on Metal framing		
	e.1 Prepainted	Php 830.00/sq.m.	
f.	T & G Wood Ceiling on Wooden Framing		
		Php 1,430.00/sq.m.	

7) HEIGHT

a. EXCESS IN HEIGHT - is the excess in measurement of the actual height from the standard height

a.1 Excess height : add 20% of Base Unit Construction Cost (BUCC) multiplied by the floor area for every meter in excess of the standard height or a fraction thereof.

Column #	Standard Height
1 to 11, 13, 18, 19	3.0m
17, 20	4.0m
16	4.5m

a.2 Excess in height for column # 12, 14, 15, 21 6.0m

additional % of BUCC multiplied by the floor area for every meter in excess of the standard height or a fraction thereof

a.2.1	For structures with excess in height equal to or less than 1 meter	20%
a.2.2	For structures with excess in height more than 1 meter:	
a.2.2.1	Floor areas equal to or less than 1,000 sq.m.	17%
a.2.2.2	Floor areas more than 1,000 sq.m. up to 1,500 sq.m.	15%
a.2.2.3	Floor areas more than 1,500 sq.m. up to 2,000 sq.m.	13%
a.2.2.4	Floor areas more than 2,000 sq.m. up to 2,500 sq.m.	11%
a.2.2.5	Floor areas more than 2,500 sq.m. up to 3,000 sq.m.	9%
a.2.2.6	Floor areas more than 3,000 sq.m.	7%

b. ACTUAL HEIGHT – refers to the height measured between floor finished floor lines of two adjacent floor levels. For a one-storey building, the actual height is measured from the finished floor lane at the ground floor to the top of roof beam.

c. STANDARD HEIGHT – refers to the standard measurement between two adjacent floor levels specific to the kind, classification and use of the structure. For a one-storey building, the standard height is measured from the finished floor line at the ground floor to the top of the roof beam.

8) ATRIUM/OPEN SPACE – for portion of the building where there is an open space or similar to atrium, the area shall be appraised at 5% of BUCC x area per square meter height or a fraction thereof.

9) PAVEMENT

a. Paver Blocks	Php	2,430.00/sq.m.
b. Overlay 4" thick Asphalt Compacted	Php	1,480.00/sq.m.

10) ATTIC – 20% of BUCC x area

11) CARPORT/GARAGE/PASSAGEWAY/DRIVEWAY

a. Open	Php	770.00/sq.m.
b. Covered (G.I. Roof)	Php	1,670.00/sq.m.

12) CONCRETE ROOF DECK			
a.	Open	-	20% of BUCC x area
b.	Covered	-	30% of BUCC x area
13) MEZZANINE – 60% of Base Unit Construction Cost x area			
14) TERRACE/BALCONY			
a.	Open	-	45% of Base Unit Construction Cost x area
b.	Covered	-	60% of Base Unit Construction Cost x area
15) ROOFING			
a.	Prepainted Rib Type Long Span Roofing		add 210.00/sq.m. x surface area
b.	Prepainted Tile Type Long Span Roofing		add 340.00/sq.m. x surface area
c.	Prepainted Concrete Tiles 45 x 45		add 900.00/sq.m. x surface area
d.	Asphalt Shingles		add 1,130.00/sq.m. x surface area
e.	Polycarbonate Roof		add 440.00/sq.m. x surface area
16) BASEMENT - 70% of Base Unit Construction Cost x area			
17) PORCH/LANAI/PATIO - 30% of Base Unit Construction Cost x area			
18) EXTRA TOILET AND BATH (in excess of 1:1 ratio for Rooms and Bathrooms)			
a.	Ordinary Finish T & B	Php	13,030.00/unit
b.	Special Finish T & B	Php	22,960.00/unit
c. Additional to T & B:			
	Ordinary Bath Tub	Php	15,000.00/set
	Bath Tub with Jacuzzi	Php	58,361.00/set
	Wall Mounted Urinal	Php	3,320.00/set
19) WINDOWS			
	Steel Casement Glass Window	Php	2,500.00/sq.m.
	Anodized/Analok Aluminum Glass Window	Php	3,300.00/sq.m.
	Powder Coated Glass Window	Php	3,300.00/sq.m.
	Jalousie Windows	Php	1,400.00/sq.m.
	Timber-framed Glass Window	Php	2,690.00/sq.m.
	PVC-framed Glass Window	Php	5,380.00/sq.m.
20) FIXED GLASS PANEL			
	Fixed Glass on Steel Frame	Php	1,700.00/sq.m.
	Fixed Glass on Anodized/Analok Aluminum Frame	Php	2,675.00/sq.m.
	Fixed Glass on Powder Coated Frame	Php	2,700.00/sq.m.
	Frameless Fixed Glass Panel	Php	5,100.00/sq.m.
21) MASONRY LINED CANAL			
a.	Less than 1 meter Depth	Php	1,320.00/sq.m.
b.	More than 1 meter Depth	Php	1,610.00/sq.m.
22) REINFORCED CONCRETE PAVEMENT			
a.	100 mm thick	Php	790.00/sq.m.
b.	150 mm thick	Php	1,050.00/sq.m.
c.	200 mm thick	Php	1,300.00/sq.m.

23) DOORS

a. Ordinary Flush Door	Php	2,500.00/unit
b. Mahogany Panel Door	Php	6,500.00/unit
c. Lawaan Panel Door	Php	4,500.00/unit
d. Narra Panel Door	Php	20,500.00/unit
e. Glass Door with Aluminum Frame	Php	4,095.00/sq.m.
f. Frameless Glass Door	Php	5,100.00/sq.m.
g. Timber-Framed Glass Door	Php	2,690.00/sq.m.
h. Steel Roll-Up Door	Php	2,600.00/sq.m.
i. PVC Door	Php	1,900.00/sq.m.
j. Steel Door	Php	7,500.00/sq.m.
k. Large Built-Up Steel Door	Php	2,400.00/sq.m.

24) ROADS

Portland Cement Concrete Pavement (PCCP 12")	Php	2,080.00/sq.m.
Portland Cement Concrete Pavement (PCCP 9")	Php	1,710.00/sq.m.
Portland Cement Concrete Pavement (PCCP 6")	Php	1,330.00/sq.m.
Asphalt Pavement – 2" thick standard	Php	9,180.00/sq.m.
Aggregate Base Course (300 mm thick) Area = 670 sq.m.	Php	470.00/sq.m.
Aggregate Base Course (150 mm thick): Pathwalks	Php	260.00/sq.m.

25) SWIMMING POOL

4 to 6 ft. Depth (Average)	Php	5,190.00/sq.m.
2 to 4 ft. Depth (Average)	Php	4,340.00/sq.m.
2 ft. and below Depth (Average)	Php	3,880.00/sq.m.

26) ELEVATED WATER TANK

Reinforced Concrete		
- With Capacity of 10 cu.m. or less	Php	13,210.00/cu.m.
- With Capacity more than 10 cu.m. but not more than 30 cu.m.	Php	9,250.00/cu.m.
- With Capacity more than 30 cu.m. but not more than 80 cu.m.	Php	6,940.00/cu.m.
- With Capacity 80 cu.m. and over	Php	5,210.00/cu.m.
Stainless Steel		
- With Capacity of 5 cu.m. or less	Php	16,000.00/cu.m.
- With Capacity more than 5 cu.m. but not more than 12 cu.m.	Php	12,800.00/cu.m.
- With Capacity more than 12 cu.m. but not more than 25 cu.m.	Php	9,600.00/cu.m.
- With Capacity 25 cu.m. and over	Php	7,200.00/cu.m.
Galvanized Iron (G.I.)		
- With Capacity of 10 cu.m. or less	Php	8,200.00/cu.m.
- With Capacity more than 10 cu.m. but not more than 30 cu.m.	Php	6,560.00/cu.m.
- With Capacity more than 30 cu.m. but not more than 80 cu.m.	Php	5,250.00/cu.m.
- With Capacity 80 cu.m. and over	Php	4,200.00/cu.m.
Plastic/PE		
- With Capacity of 5 cu.m. or less	Php	11,200.00/cu.m.
- With Capacity more than 5 cu.m. but not more than 12 cu.m.	Php	8,960.00/cu.m.
- With Capacity more than 12 cu.m. but not more than 25 cu.m.	Php	6,720.00/cu.m.
- With Capacity 25 cu.m. and over	Php	4,710.00/cu.m.

27) WATER TANK STAND

Reinforced Concrete	Php	12,040.00/L.M. Height
Structural Steel	Php	14,840.00/L.M. Height

28) CISTERN TANK

Reinforced Concrete	Php	3,970.00/cu.m.
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29) COTTAGES/SHED – OPEN TYPE

Type 1 - All frames made of bamboo on earth flooring and GI roofing	Php	790.00/sq.m.
Type 2 - All frames made of bamboo on concrete flooring and GI roofing	Php	1,300.00/sq.m.
Type 3 - All frames made of mixed wood/bamboo with bamboo flooring and GI/Nipa roofing	Php	1,490.00/sq.m.
Type 4 - All frames made of steel including trusses with concrete flooring and GI roofing	Php	1,810.00/sq.m.

30) PRE-FABRICATED MODULAR HOUSES

1 unit prefab modular houses complete with foundation	Php	10,540.00/sq.m.
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C. PROVISIONS ON THE VALUATION OF MACHINERY

1. The market value of brand-new machinery is its acquisition cost. For other machinery, the market value is calculated by dividing the remaining economic life by the estimated life, then multiplying the replacement or reproduction cost.
2. If the machinery is imported, the acquisition cost includes freight, insurance, bank and other charges, brokerage, arrastre and handling, duties and taxes, inland transportation, handling and installation at the current site. Foreign currency costs are converted to pesos using Central Bank exchange rates.

For purposes of assessment, a five percent (5%) annual is applied to the original cost or its replacement/reproduction cost. The machinery's remaining value will not go below twenty percent (20%) of the original replacement, or reproduction cost while it is in use.

D. SCHEDULE OF DEPRECIATION FOR BUILDINGS AND OTHER IMPROVEMENTS

TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
TEMPORARY AND MAKESHIFT STRUCTURE	SEMI-STRONG MATERIALS	STRONG MATERIALS	MIXED CONCRETE	REINFORCED CONCRETE

Age		Coastal Brgys.		Coastal Brgys.		Coastal Brgys.		Coastal Brgys.		Coastal Brgys.
Yrs.	Dep.	Dep.	Dep	Dep.	Dep	Dep.	Dep.	Dep.	Dep.	Dep.
1	8	8.5	5	5.5	4	4.5	3	3.5	2	2.5
2	16	17	10	11	8	9	6	7	4	5
3	24	25.5	15	16.5	12	13.5	9	10.5	6	7.5
4	32	34	20	22	16	18	12	14	8	10
5	40	42.5	25	27.5	20	22.5	15	17.5	10	12.5
6	48	51	30	33	24	27	18	21	12	15
7	56	59.5	35	38.5	28	31.5	21	24.5	14	17.5
8	64	68	40	44	32	36	24	28	16	20
9	72	76.5	45	49.5	36	40.5	27	31.5	18	22.5
10	80	80	50	55	40	45	30	35	20	25
11			55	60.5	44	49.5	33	38.5	22	27.5
12			60	66	48	54	36	42	24	30
13			65	71.5	52	58.5	39	45.5	26	32.5
14			70	77	56	63	42	49	28	35
15			75	80	60	67.5	45	52.5	30	37.5
16			80	80	64	72	48	56	32	40
17					68	76.5	51	59.5	34	42.5
18					72	80	54	63	36	45
19					76	80	57	66.5	38	47.5
20					80	80	60	70	40	50
21							63	73.5	42	52.5
22							66	77	44	55
23							69	80	46	57.5
24							72	80	48	60
25							75	80	50	62.5
26							78	80	52	65
27							80	80	54	67.5
28									56	70
29									58	72.5
30									60	75
31									62	77.5
32									64	80
33									66	80
34									68	80
35									70	80
36									72	80
37									74	80
38									76	80
39									78	80
40									80	80

E. MISCELLANEOUS PROVISIONS:

E.1 FOR LANDS:

1. If a property is not listed or valued in the schedule, it will be appraised at its current market value, as determined by the Provincial/City/Municipal Assessor, following the Philippine Valuation Standards.
2. As a general rule, a 100% base value per square meter for rectangular residential lands shall be applied for the first strip (standard depth), 80% of the base value to the 2nd strip, 60% to the 3rd strip and 40% to the 4th strip and 20% of the base value fixed for the remaining area. Provided, however that in case the parcel of land abuts two streets or roads on two sides with different unit base value, the stripping and valuation thereof shall be based on the principal street or road with the higher base value. Provided further that the value resulting from the 4th strip shall not be lower than the lowest rate in the vicinity.
3. Stripping shall be applied only on residential sections or zones in the poblacion and in developed barangays fronting asphalted or concrete streets or roads. No stripping shall be applied to commercial and industrial lands, subdivision lots and corner lots of residential lands.
4. A corner influence of 10% of the base value shall be added to the valuation of lots situated at the corner of two streets or roads. However, in cases where the streets or roads have different values, the higher value shall be considered in the computation. Provided further that an alley or callejon shall not be considered as a factor for the value adjustment hereof.
5. For low and sunken areas of the land, a reduction from the base value per square meter may be allowed equivalent to the cost of filling and compaction to bring the same at par with the adjoining developed lots, provided such reduction shall in no case exceed 30% of the base value thereof.
6. Land actually and principally used for residential, commercial or industrial purpose shall be classified and valued according to the Schedule of Unit Base Market Values and assessed at their corresponding levels of assessment which shall be fixed through an ordinance by the Sanggunian Panlalawigan of the Province of Iloilo.
7. Predominantly agricultural land with portions used for commercial and/or residential and/or industrial shall be classified as agricultural and each portion shall be value based on its actual use similar to the values of commercial, residential and/or industrial within the area. The assessment levels to be applied shall be applied shall be similar to the assessment levels of their actual use.
8. Vacant lands located in a purely residential area shall be classified as residential. If such land is located in a purely commercial area, the same shall be classified as commercial.
9. Land used exclusively for recreational purposes located in a residential, commercial or industrial area shall be valued as commercial in accordance with the Schedule of Market Values.
10. Roads or streets in urban subdivision, unless already donated or turned over to the barangay or municipality, shall be listed in the name of the subdivision owner and shall be valued on the basis of the estimated cost of cementing, asphaltting or paving them with gravel and sand per square meter which shall be established by the Provincial/Municipal Assessor and shall be assessed at thirty percent (30%) of its estimated cost, subject however to the approval of the Sanggunian. If the same is actually opened and used by the public, the said road or street may be exempted from taxation.
11. As a general rule, a 100% base value per square meter for rectangular residential lands shall be applied for the first strip (standard depth), 80% of the base value to the 2nd strip, 60% to the 3rd strip and 40% to the 4th strip and 20% of the base value fixed for the remaining area. Provided, however that in case the parcel of land abuts two streets or roads on two sides with different unit base value, the stripping and valuation thereof shall be based on the principal street or road with the higher base value. Provided further that the value resulting from the 4th strip shall not be lower than the lowest rate in the vicinity.

12. The following standard depth are to be used to apply the stripping method for residential lots:

MUNICIPALITY	RESIDENTIAL LAND
Barotac Nuevo	30 meters
Calinog	30 meters
Dumangas	30 meters
Janiuay	30 meters
Miagao	30 meters
Oton	30 meters
Pototan	30 meters
Sara	30 meters
Tigbauan	30 meters
Ajuy	25 meters
Alimodian	25 meters
Anilao	25 meters
Badiangan	25 meters
Balasan	25 meters
Banate	25 meters
Btac. Viejo	25 meters
Batad	25 meters
Bingawan	25 meters
Cabatuan	25 meters
Carles	25 meters
Concepcion	25 meters
Dingle	25 meters
Dueñas	25 meters
Estancia	25 meters
Guimbal	25 meters
Igbaras	25 meters
Lambunao	25 meters
Leganes	25 meters
Lemery	25 meters
Leon	25 meters
Maasin	25 meters
Mina	25 meters
New Lucena	25 meters
Pavia	25 meters
San Dionisio	25 meters
San Enrique	25 meters
San Joaquin	25 meters
San Miguel	25 meters
San Rafael	25 meters
Santa Barbara	25 meters
Tubungan	25 meters
Zarraga	25 meters

13. Lands adversely affected by bridges, overpass and underpasses and similar structures may be allowed a 20% deduction from the base value.
14. To find the value of a triangular lots provided in Chapter IV, Section 2d of the Manual on Real Property Appraisal and Assessment Operations or LAR 1-04 shall be observed.
15. The market value of “blighted lands” may be determined by applying any or a combination of the following adjustment factors:
- a) Low or sunken area easily flooded by high tides or occasional rains ---- (-20%)
 - b) Congestion or inaccessibility of the area even by non-motorized pedicabs or animal driven vehicles ----- (-10%)
 - c) Unsanitary or squalid condition of the area due to lack of basic supply facilities such as water supply and solid waste disposal system, streetlights, etc. ----- (- 20%)

Provided however, such reduction/adjustment shall in no case exceed 30% of the market value of such land area.

16. Residential Land Subdivisions are classified according to the degree or extent of development and facilities, regardless of location from the trading center of the municipality. Therefore, their respective schedule of base market value shall be independently established based from the sales analysis of the lots therein. The unit market value for subdivision lots shall not, under any circumstance, be less than adjoining lands classified in accordance with the above criteria for sub-classification.
17. As far as applicable, this Schedule of Market Values shall be controlling, unless the property to be assessed is of a kind not classified in this schedule or of any kind for which a value is not herein fixed, in which case it shall be valued at its current and fair market value independently of this schedule by applying the assessment prescribed to similar class of property either within the same area or elsewhere in the province.
18. 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. Republic Act No. 7160 has no specific provisions on the valuation and assessment of plants and trees. Apparently, the kind of plants and trees determine the classification and value of agricultural land. The aggregate value arrived at is subject to the applicable adjustments expressed in percentage for (a) Type of road along /nearest the property and (b) location of property, such as distance from the public road from the nearest Poblacion or nearest Trading Center.
19. Agricultural lands convertible into residential subdivisions or industrial lands shall be classified and valued as agricultural until such time that they shall have been actually converted and developed into such. This rule shall also apply to lands already approved by proper authorities as subdivision but have not yet been actually developed for the purpose.
20. As soon as the portion of the subdivision is finally divided, converted and developed into a residential lot, the same shall be valued like similar lots in the locality. Portions of the subdivisions not yet developed and converted into residential, commercial or industrial lot shall remain to be classified and valued as agricultural. (Refer to BLGF Memorandum Circular 32-2015 dated 28 December 2015, relative to the subject matter).
21. Predominantly agricultural land with portions used for commercial and/or residential and/or industrial shall be classified as agricultural and each portion shall be valued based on its actual use similar to the values of commercial, residential and/or industrial within the area. The assessment levels to be applied shall be similar to the assessment levels of their actual uses.
22. The computation of values begins with the determination of the area, productivity and sub-class or sub-classes of an agricultural land. In the case of a parcel of land utilized or planted to various agricultural crops, such as, rice, corn, coconut, etc., (if practicable, the boundaries between each sub-class shall be plotted or sketched on the map) and the corresponding area thereof be determined. Each area so determined shall be multiplied by the applicable unit base value. The resulting values for each sub-class so computed are summed up to obtain the total base market value of the parcel. To arrive at a final value, the total base market value is multiplied by the adjustment percentage value.
23. The following are the percentage of adjustment for the valuation of agricultural lands.

a. Type of Road

TYPE OF ROAD	% ADJUSTMENT
Provincial or National Road	No deduction
For all Weather Roads	3% deduction
Along Dirt Road	6% deduction
For no Road Outlet	9% deduction

b. Location

Distance to (in kms,)	All Weather Road (%)	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

24. The distance of a property from all-weather roads, railroads stations, landing places along sea coast and from a trading center or poblacion shall be measured from corner of the lot or parcel nearest to such roads or centers.

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

25. Values of improvement such as plants and trees shall be considered in the preparation of the Schedule of Market Values for agricultural lands. This is supported by the decided case entitled "Manila Railroad Company vs. Aguilar" (35 Phil. 118), where the Supreme Court ruled that:

"when the land preferably intended for the raising of a given crop or for the planting of trees of a certain kind, although these or the crop be deemed improvements to the land they shall not be appraised apart from the land as they are integral part thereof and their value is inherent or forms part of that land. However, if it shall be proven that the ownership of the land is different from that of the improvement, a separate valuation and assessment shall be made in the name of their respective owners."

26. Foreshore land shall be valued and assessed like any other adjoining regular properties in the locality.
27. Reclaimed lands are lands which form part of an existing body of water and reclaimed by filling up with soil, boulders and other materials that will create a new parcel of land attached to the existing property owned by the private individual, company or of the Republic of the Philippines. Such land shall be compact and habitable. Reclaimed land shall be valued and assessed like any other adjoining regular properties in the locality.

E.2 BUILDINGS AND OTHER STRUCTURES:

1. The appraisal of buildings and other structures shall be in accordance with the approved Schedule of Base Unit Construction Cost (SBUCC) for buildings, which is an integral part of the Schedule of Fair Market Values including the additional items as may be determined by the assessors. It should conform with the structural designs, types and other amenities in accordance with Section 401 of RA 1096, otherwise known as the National Building Code of the Philippines and Chapter 3 Section 5D.2 of the Manual on Real Property Appraisal and Assessment Operations.
2. In case of a two (2) story building used both for residential and commercial or industrial purposes, the same shall be classified and valued in accordance with the Schedule of Base Unit Construction Cost and shall be appraised on the basis of the principal or predominant use of such building.
3. Residential buildings located in a commercial area and used for commercial purposes shall be valued applying the SBUCC for residential and assessed based on its actual use.
4. Real property officially designated by a government-chartered body as having cultural or historic importance because of its association with a historic event or period, with an architectural style, or with the nation's heritage shall be appraised independently making use of applicable approaches to value.
5. Buildings and 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. 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 market value at the time of appraisal and shall be assessed like similar buildings and improvements in the locality.
6. For buildings and other structures constructed in low lying or perennially flooded localities and in areas where adverse social and economic activities prevail, a deduction of 15% may be subtracted from the unit base

construction cost of the type of building being appraised. This is to compensate for such difference in value of the similar types of buildings constructed in ideal and highly developed environment.

7. In the assessment of a condominium building, the roof deck, its foundation and its structural components shall form part of the common area. The common areas as well as the saleable areas form an integral part of the buildings. The value of the common area shall be added to the value of the saleable area, which shall produce the market value of the condominium building. The segregated condominium units which have been issued Condominium Certificates of Title (CCT) shall be assessed using the "weighted average method" wherein the total market value of the whole condominium building shall be distributed proportionately to the saleable units based on the unit area indicated in the CCT. This shall also be applicable in the assessment of townhouses and apartments with individual TCTs/CCTs. Any improvement introduced later by unit buyers, owners or developers of condominium units, apartment units or townhouses, shall be assessed independently using the SBUCC for additional components and "extras" as guide for appraisal/assessment. The assessed value of the additional component of a unit shall then be added to the unit's original assessed value.
8. Parking spaces not sold to respective unit owners in the building shall be considered as included in the common areas, therefore assessed and declared in the name of the developer-owner or Condominium Corporation or Association, as the case may be, for taxation purposes. No separate tax declaration shall be issued for the purpose of declaring for taxation purposes individual parking areas situated within a condominium building.
9. Deduction for accrued yearly depreciation shall be allowed and applied correspondingly to old buildings using as guide the Schedule of Depreciation for Buildings. However, issuance of tax declarations for this purpose may be made only once every three years, where the aggregate yearly depreciation rates for these years will be computed and covered accordingly. However, Depreciation may be applied in between general revisions using the SBUCC for buildings, for as long as there is a written request from the property owner or any person having legal interest on the property or his/her authorized representative.
10. This Schedule of Unit Values shall be controlling but when the building or structure to be appraised is not covered by this schedule, it shall be appraised at its current and fair market value independent of this schedule and assessed for taxation purposes at the prescribed assessment level based on the actual use of the property.
11. Auxiliary improvements such as fences, pavements, etc. which may be considered appurtenances of the main structure shall be appraised independently, and the value/s thereof shall be added to the value of the main structure.
12. The Provincial Assessor or the Municipal Assessors in the 42 municipalities of the province of Iloilo may eliminate from the assessment roll of taxable properties such properties which have been destroyed or have suffered permanent loss of value by reason of storm, flood, fire or other calamity; or being exempt properties that have been improperly included in the roll.
13. This General Revision shall cover assessment of lands, buildings and other improvements and machineries.
14. Buildings and other structures subject for assessment or reassessment must be valued in accordance with the current SBUCC.
15. The loss in value or depreciation due to physical, functional or economic obsolescence may be considered in one application, or a combination of two or all of the three methods depending upon the building condition.
16. Since depreciation is definite to occur in any man-made structure due to use, degree of maintenance, changing economic conditions and several obtaining factors, the rule on Reproduction Cost New Less Depreciation (RCNLD) must be consistently applied every time a reappraisal is made.

E.3 MACHINERIES

1. In case of doubt as to the declared value of the machinery as indicated in the sworn declaration of the owner, confirmation may be made by securing documents from the Bureau of Customs (BOC), Bureau of Internal Revenue (BIR), Securities and Exchange Commission (SEC) and other agencies of the government.
2. Transmission Lines, Transmission Towers, Cell Sites and the like shall be assessed like all other machineries and taxes thereon shall be paid to the local government unit where they are constructed. Transmission lines including the posts shall be appraised on the basis of its total value using the cost or income approach and the total market value shall also be apportioned or pro-rated between the local government units where these lines traverse.
3. Submerged pipe line for natural gas, water, etc., shall be appraised on the basis of the cost or income approach, the total market value thereof shall be apportioned or pro-rated between the local government units they traverse.

4. Reservoirs, dams, tailing ponds, piers and wharves shall be appraised on the basis of the cost approach. Provided, however, that the cost of piling on ports must be given additional consideration.
5. The following Peso/Dollar Average Exchange Rate shall be observed:

Year	Average Exchange Rate
1993	25.035
1994	25.475
1995	26.098
1996	26.215
1997	25.470
1998	40.893
1999	39.089
2000	44.1938
2001	50.6438
2002	51.6036
2003	54.2033
2004	56.0399
2005	55.0855
2006	51.3143
2007	46.1484
2008	44.4746
2009	47.6372
2010	45.1097
2011	43.3131
2012	42.2288
2013	42.4462
2014	44.3592
2015	45.5028
2016	47.4925
2017	49.4900
2018	52.6614
2019	51.7958
2020	49.6241
2021	49.2546
2022	54.4778
2023	55.6304
2024	57.2907
2025	57.5051

E.3 SPECIAL PURPOSE PROPERTIES

1. Special purpose properties shall be appraised like similar properties in the locality. These are rarely sold in the market except by way of sale by the business or entity of which it is part, due to the uniqueness arising from its specialized nature and design, size, configuration.

Special purpose properties as enumerated in the Manual on Real Property Appraisal and Assessment Operations under Section 8C(1-7) include golf courses, memorial parks and cemeteries, schools, gasoline station, shopping malls, quarries and extractive industry.

On the other hand, special classes of real property refer to all lands, buildings, machineries and other improvements actually, directly and exclusively used for cultural, scientific, hospital, local water district, and Government Owned or Controlled Corporations (GOCC's) engaged in the supply and/or generation and transmission of electric power.

2. In valuing special purpose properties, it is the Appraiser's/Assessor's responsibility to gather pertinent data and information and develop sound reasoning from the market to support conclusions of value. While all the appraisal methods can be considered, the Cost Approach to value is commonly applied in the appraisal of special purpose properties.

3. The valuation of a golf course, like any other property, requires consideration of each of the three (3) approaches to value. However, because of the very nature of the special land development the Cost Approach is considered applicable. Golf courses are rarely placed in the market for sale. For this reason and because of lack of the comparable market, the market data approach is not applicable at least for the valuation of the land in its raw nature.
4. The Cost approach to value is generally used in the appraisal of hospitals. Land is appraised as if vacant by the use of the Market Data approach. The value of the land is based on sales and asking prices of similar lands within the vicinity of the property.

To value the buildings and other land improvements, as well as the laboratory and hospital equipment, the cost of reproduction, new, is first estimated, based on how much similar properties in brand new condition, can be constructed or acquired. Depreciation resulting from wear and tear and physical and economic obsolescence is then deducted to arrive at the current market value of the improvements and the value of land added to indicate the value of the hospital.

5. Hospital beds are fixtures considered as part of the building. Hospital equipment are considered as hospital machinery. However, these items of property will not necessarily follow the economic life of the building.
6. The appraisal of schools, colleges and universities is similar to the procedure in appraising hospitals. The Cost approach is used in valuing these properties.

Classroom desks, chairs, tables and blackboard and other similar illustration boards are considered as part of the school building. Cost of Reproduction New is estimated based on current building construction costs and prices of similar furniture in brand new condition, and depreciation deducted based on the respective economic life of the properties, and value of land using the market data approach added to arrive at the value of the school.

7. Gasoline stations are usually owned by the oil company selling the gasoline and other oil products. The land is more often leased by the oil company on a medium to long term basis. All improvements on the land are owned, installed and constructed by the oil company. The standard improvements on a typical gas station consist of transfer pumps, underground tanks, service facilities including car lifts and the building.
8. For the improvements, the basis for valuing the equipment, including transfer pumps and underground tanks, is the cost of acquiring and installing similar facilities in brand new condition, and depreciated based on current condition of the property. The costs of these facilities can be obtained from the records of the oil company itself if the traditional sources of information like the manufacturer's local representatives or distributors are not available.

E.4 SPECIAL CLASSES OF REAL PROPERTIES

1. Lands actually, directly and exclusively used for cultural, scientific or hospital purposes, located in residential, commercial or industrial area shall be classified and valued as residential, commercial or industrial in accordance with the Schedule of Base Market Values.
2. Lands actually, directly and exclusively used for religious, charitable or educational purposes located in residential, commercial or industrial area, although EXEMPT from taxes shall be classified, valued and assessed as residential, commercial or industrial. However, the exemption shall not be extended to lands and buildings held for investments, even though the income derived thereon be devoted to religious, charitable or educational purposes (Joint Local Treasury Assessment Reg. 1-88 dated May 4, 1988 of the Department of Finance).
3. 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 shall be classified and valued as residential, commercial or industrial in accordance with the Schedule of Base Market Values.
4. If the special classes of lands are however located in areas of mixed uses, such as residential with commercial or industrial, the predominant use of the land in that area shall govern the classification and valuation of the special classes of lands and shall be assessed at the corresponding levels of assessment.
5. Lands owned by the Republic of the Philippine, its instrumentalities and political subdivisions, the beneficial use of which had been granted, for consideration or otherwise to a taxable person, shall be listed, valued and assessed in the name of the possessor, grantee or the public entity if such property has been acquired or held for resale or lease.

6. Lands owned and exclusively used for residential purposes such as townhouses, subdivisions, villages and the like, with amenities and exclusive privileges for property owners shall be valued independently from the surrounding community based on the prevailing fair market values thereon.

F. EFFECTIVITY

This Schedule of Market Values (SMV) takes effect fifteen (15) days after publication by the Department of Finance in the Official Gazette or on its website, and on the local government unit’s website, plus posting in two (2) conspicuous public places in the Provincial Capitol and City/Municipal Hall.

**SCHEDULE OF PUBLIC CONSULTATION
FOR THE PROPOSED 2026 SCHEDULE OF MARKET VALUES**

DATE : MARCH 24, 2026			DATE : MARCH 25, 2026		
TIME : 9:30 A.M.			TIME : 9:30 A.M.		
VENUE : ILOILO GRAND HOTEL IZNART STREET, ILOILO CITY			VENUE : ILOILO GRAND HOTEL IZNART STREET, ILOILO CITY		
MUNICIPALITIES:			MUNICIPALITIES:		
	1	ALIMODIAN		1	AJUY
	2	BAROTAC NUEVO		2	ANILAO
	3	CABATUAN		3	BADIANGAN
	4	DINGLE		4	BALASAN
	5	DUMANGAS		5	BANATE
	6	GUIMBAL		6	BAROTAC VIEJO
	7	IGBARAS		7	BATAD
	8	LEGANES		8	BINGAWAN
	9	LEON		9	CALINOG
	10	MAASIN		10	CARLES
	11	MIAGAO		11	CONCEPCION
	12	MINA		12	DUEÑAS
	13	NEW LUCENA		13	ESTANCIA
	14	OTON		14	JANIUAY
	15	PAVIA		15	LAMBUNAO
	16	POTOTAN		16	LEMERY
	17	SAN JOAQUIN		17	SAN DIONISIO
	18	SAN MIGUEL		18	SAN ENRIQUE
	19	SANTA BARBARA		19	SAN RAFAEL
	20	TIGBAUAN		20	SARA
	21	TUBUNGAN			
	22	ZARRAGA			

ATTENDEES/PARTICIPANTS	
1. NATIONAL GOVERNMENT AGENCIES:	
• Bureau of Internal Revenue	
• Land Bank	
• BLGF, Region VI	
• DILG	
• LRA	
• DENR	
• DPWH	
2. LOCAL GOVERNMENT UNITS (LGUs):	
• Provincial Government	
• City/Municipal Government	
• Office of the Provincial/Municipal Assessors	
• Office of the Provincial/Municipal Treasurers	
• Sanggunian/Provincial/Municipal Council	
3. PROPERTY OWNERS	
• Residential Property Owners	
• Commercial Property Owners	
• Industrial Property Owners	
• Agricultural Property Owners	
• Institutional Property Owners (schools, hospitals, churches)	
4. REAL ESTATE DEVELOPERS	
• Subdivision developers	
• Real Estate Brokers and Salespersons	
• Appraisers and Valuers	
• Banks and Financial Institutions	
• Housing Cooperatives	
5. AGRICULTURAL AND SPECIAL PROPERTY SECTIONS	
• Farmers and Agrarian Beneficiaries	
• Plantation Owners	
6. BUSINESS AND INDUSTRY GROUP	
• Chamber of Commerce	
• Business Associations	
7. FINANCIAL INSTITUTIONS	
• Government Banks	
• Private Banks	
• Rural Banks	
• Lending Institutions	



OFFICE OF THE PROVINCIAL ASSESSOR

G/F Provincial Capitol, Bonifacio Drive, Iloilo City

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assessors.iloiloprovince@gmail.com

MoRProGRes



Movement for a Robust, Progressive,
Globally-Competitive and Resilient
Province of Iloilo

Dear Sir/Madam:

Warm greetings!

The Office of the Provincial Assessor respectfully invites your good office to attend the Public Consultation on the Proposed 2026 Schedule of Market Values (SMV) for real property assessment in the Province of Iloilo in accordance to Section 15 of Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act (RPVARA) Law.

The Public Consultation will be held at the Iloilo Grand Hotel, Iznart St., Iloilo City on _____ at 9:30 A.M.

The activity aims to present the Proposed 2026 Schedule of Market Values of the Province of Iloilo and to solicit comments, inputs and recommendations from the stakeholders prior to its finalization and submission for approval by the Secretary of the Department of Finance.

In this regard, may we kindly request your office to designate a representative to attend and to confirm participation for proper coordination. You may contact Ms. Karissa Lou P. Cabaluna at telephone number (033) 328-7902 for confirmation and further details.

We look forward to your valued participation in this important undertaking.

Thank you very much.

Very truly yours,

REMA E. CALDERON, DM, REA
Provincial Assessor



OFFICE OF THE PROVINCIAL ASSESSOR

G/F Provincial Capitol, Bonifacio Drive, Iloilo City

Contact Nos. (033) 328 7902 / 328 7906

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In this regard, you are cordially invited to attend the said Public Consultation to be held at the Iloilo Grand Hotel, Iznart St., Iloilo City on _____ at 9:30 A.M.

The consultation aims to present the Proposed 2026 Schedule of Market Values of the Province of Iloilo and to provide stakeholders the opportunity to raise comments, recommendations and other relevant inputs prior to its submission and approval by the Secretary of the Department of Finance.

Your presence and active participation will be highly appreciated.

Very truly yours,

REMA E. CALDERON, DM, REA
Provincial Assessor