

DRAFT ORDINANCE NO.1272-15
Series of 2017

***AN ORDINANCE PRESCRIBING THE REVISED SCHEDULE OF FAIR
MARKET VALUES OF LANDS AND BASIC UNIT CONSTRUCTION
COSTS FOR BUILDING AND OTHER SRUCTURES ON NEW
CONSTRUCTIONS/IMPROVEMENTS FOR THE REVISION OF REAL
PROPERTY ASSESSMENTS, PURSUANT TO THE PROVISIONS OF
THE LOCAL GOVERNMENT CODE (R.A.7160) AND ITS
IMPLEMENTING RULES AND REGULATIONS.***

WHEREAS, Section 201 Republic Act No.7160, otherwise known as the Local Government Code of 1991, provides that "All Real Property, whether taxable or exempt, shall be appraised at current and fair market value prevailing in the locality where the property is situated".

WHEREAS, Section 219, of the same Code provides that: "That Provincial, City or Municipal Assessor shall Undertake a General Revision of Real Property Assessments within two (2) years after the effectivity of the Code and Every Three (3) Years Thereafter";

WHEREAS, Section 212, of the same Code, provides that: "before any general revision of property assessment is made pursuant to the provisions of this title, there shall be prepared schedule of fair market values by the provincial, city and the municipal assessors of the municipalities within the Metropolitan Manila Area and the different classes of real property situated in their respective local government units and enactment by ordinance of the Sanggunian concerned";

WHEREAS, the last General Revision of Fair Market Values for Land and Schedule of Values of Buildings and other improvements was in the year 2002, as per City Ordinance No.563-02, Series of 2002 enacted on September 18, 2002;

WHEREAS, in view of the tremendous increase of the fair market values of real properties in the City of Las Piñas, particularly in the newly developed residential and commercial areas, the existing real property valuation approved in 2002 has become outdated and no longer reflective of the prevailing market value, and there is now a need to amend the existing schedule as mandated by the Local Government Code of 1991;

WHEREAS, in compliance with the foregoing provision, the City Assessor has prepared the schedule of Fair Market Values for Land and Schedule of Values of Buildings and other Improvements and other classes of real property located within the jurisdiction of Las Piñas City pursuant to Local Assessment Regulations No. 1-92 issued by the Department of Finance;

WHEREAS, the City of Las Piñas, being widely known as the Cleanest and Greenest, the Most Outstanding and Fastest growing City, the demand, pressure and obligation to continue and further improve the delivery of basic services in education,

health, social services, public order and safety, environment protection, infrastructure, disaster risk reduction, and other similar services, compels the revision of property market values;

WHEREAS, the City Assessor of Las Piñas has prepared a Schedule of Fair Market Values for all Lands and Schedule of Values of Buildings and other improvements for new Constructions/Improvements and this was compared with, discussed and finally agreed upon with other City and Municipal Assessors of Parañaque, Makati, Muntinlupa, Pasay, Manila, Quezon City, Caloocan City, Las Piñas, Taguig and Pateros, and a resolution was subsequently submitted to the City for enactment of an Ordinance;

WHEREAS, on August 26, 2016 during the Executive-Legislative Agenda meeting, the Honorable City Mayor Imelda T. Aguilar included in her Executive Agenda the Revision of Fair Market Values of Real Property as one of her priority measures for the term 2016-2019.

NOW, THEREFORE:

BE IT ORDAINED, as it is HEREBY ORDAINED by the Sangguniang Panlungsod of Las Piñas, in session assembled, that:

ARTICLE I
SCOPE OF ORDINANCE

SECTION 1. SCOPE. This Ordinance shall prescribe the Schedule of Fair Market Values for Lands and Basic Unit Construction Cost for Buildings and other Structures located in Las Piñas City, to be used as the basis for the Classifications, Approval and General Revision of Real Property Assessment as mandated by Section 219 of RA 7160.

ARTICLE II
SCHEDULE OF FAIR MARKET VALUES

SECTION 2. REVISION OF SCHEDULE OF FAIR MARKET VALUES. The Schedule of Fair Market Values for all Lands and Basic Unit Construction Cost for Buildings and other structures on new Constructions/Improvements whether for residential, commercial and industrial uses in the Las Piñas City jointly prepared by the City Assessors of Parañaque, Makati, Pasay, Manila, Quezon City, Caloocan City, Taguig, Pateros and Las Piñas City pursuant to Presidential Decree No.921 in relation to Section 212 of RA 7160, is hereby ADOPTED and APPROVED, in the manner as follows:

2.a) LANDS

PROPOSED

Location , Avenue, Street, etc.		2003 Unit Value per sq. meter	2015 Unit Value per sq. meter	Sub- Classi- fication
1	Coastal Road	6,000	10,000	C-1
2	All lots along Zapote-Alabang Road including from Maricielo Villas (DMCI) to Zapote Bridge (National Road)	5,000	10,000	C-1

1	Portofino (Commercial Area) Daanghari	NEW	8,000	C-2
2	Versailles Subd. (Commercial Area) Daanghari	NEW	8,000	C-2
3	Alabang West, Daanghari	NEW	8,000	C-2
4	Enclave, Daanghari	NEW	8,000	C-2
5	C-5 Road (Parañaque Boundary to Pulanglupa Uno) up to Coastal Road	NEW	8,000	C-2
1	All lots along Naga Road	1500/C4	6,000	C-3
2	BF Resort Village (BF Resort Drive)	NEW	6,000	C-3
3	BF Resort Village (Gloria Diaz St. & Vatican Drive)	NEW	6,000	C-3
4	J. Aguilar Ave. to Tiongkiao St., Martinville Subd.	2,000	6,000	C-3
5	Marcos Alvarez Ave.	2,000	6,000	C-3
6	Rose Avenue and Pilar Aguirre Ave., Pilar Village	1,500	6,000	C-3
1	Verdant Avenue, Verdant Acres Subd.,	1,000	5,000	C-4
2	Pilar Road., St. Joseph Subd. (Almanza Uno)	1,000	5,000	C-4
3	From Maricielo Villas (DMCI) to Manuyo Uno - P'que Boundary (National Road- Fr. Diego Cera Ave.)	1,500	5,000	C-4
1	Alabang West	NEW	6,000	R-1
2	Ayala Sonera	3,000	6,000	R-1
3	Enclave Daang-Hari	NEW	6,000	R-1
4	Portofino Heights, South, Courtyard, Amore	NEW	6,000	R-1
5	Versailles Subd.	NEW	6,000	R-1
1	Aguilar Compound (BF Resort)	1,500	3,000	R-2
2	Auburn Subd.	1,500	3,000	R-2
3	BF Exec. VI	1,500	3,000	R-2
4	BF Int'l.-Ph. 4 & 5 / Metrocor Southgate	1,500	3,000	R-2
5	BF Resort Village	1,500	3,000	R-2
6	Camella Rio, BF Resort (Prinza)	1,500	3,000	R-2
7	Chardale Homes (BFRV)	1,500	3,000	R-2
8	Citadella Subd.	1,500	3,000	R-2
9	DonnaVille Subd.	1,500	3,000	R-2
10	ET Homes Naga	1,500	3,000	R-2
11	Fronterra Subd. (BFRV)	1,500	3,000	R-2
12	Heritage Homes (BFRV Ph.2)	1,500	3,000	R-2
13	La Segovia Subd (BFRV)	1,500	3,000	R-2
14	Las Piñas Royale Village	1,500	3,000	R-2
15	Manuela I & II	1,500	3,000	R-2
16	Merida Homes	1,500	3,000	R-2
17	Philamlife Village	1,500	3,000	R-2
18	Pilar Executive	1,500	3,000	R-2
19	Pilar Village I, III, IV & V	1,500	3,000	R-2
20	Southland Subd. / Estate	1,500	3,000	R-2
21	Southville Pilar Village	1,500	3,000	R-2
22	URCI Townhomes	1,500	3,000	R-2
23	Venezia Homes (B.F. Resort)	1,500	3,000	R-2
24	Veraville Executive Townhomes	1,500	3,000	R-2
25	Veraville Townhomes Philam	1,500	3,000	R-2
26	Veraville Townhomes Villa Grande	1,500	3,000	R-2
27	Veraville Townhomes Villa Grande Classic	1,500	3,000	R-2

28	Veraville Townhomes Villa Grande Royale	1,500	3,000	R-2
29	Villa Felisa Subd.	1,500	3,000	R-2
30	Woodridge Subd.	1,500	3,000	R-2
1	BF Almanza	1,300	2,300	R-3
2	BF Martinville Portion / Woodsrow	1,300	2,300	R-3
3	Camella Townhomes	1,300	2,300	R-3
4	Casimiro Townhomes	1,300	2,300	R-3
5	Casimiro Village I, II, III	1,300	2,300	R-3
6	DBP Almanza	1,300	2,300	R-3
7	Doña Purisima / Caseria Mariposa	1,300	2,300	R-3
8	Emapalico Homes	1,300	2,300	R-3
9	Las Piñas Village	1,300	2,300	R-3
10	Meritville Subd. Pulanglupa	1,300	2,300	R-3
11	Monark Subd.	1,300	2,300	R-3
12	Moonwalk Village	1,300	2,300	R-3
13	Pilar Village II	1,300	2,300	R-3
14	Tierra Hermosa Phase 2	1,300	2,300	R-3
15	Veraville Richmond	1,300	2,300	R-3
16	Veraville Townhomes Manuela III / III-A	1,300	2,300	R-3
17	Villa Celina Subd.	1,300	2,300	R-3
18	Villa Jacinta Subd.	1,300	2,300	R-3
1	Azalea Homes	1,100	1,900	R-4
2	Bermuda Country	1,100	1,900	R-4
3	Camella Classic (Teresa Park)	1,100	1,900	R-4
4	Camella III, ABC & IV	1,100	1,900	R-4
5	Canaynay Court Subd.	1,100	1,900	R-4
6	Centraza Village	1,100	1,900	R-4
7	Citihomes Manuyo	1,100	1,900	R-4
8	Citi-lite / Metropolitan Classic Homes	1,100	1,900	R-4
9	Doña Matilde Subd.	1,100	1,900	R-4
10	Facoma Road	1,100	1,900	R-4
11	Fesan Court Subd.	1,100	1,900	R-4
12	Francel Subd.	1,100	1,900	R-4
13	Gatchalian Subd.	1,100	1,900	R-4
14	Greenview Subd.	1,100	1,900	R-4
15	Manila Garden Village	1,100	1,900	R-4
16	Manuela III, IV, V	1,100	1,900	R-4
17	Olivarez & Guevarra Subd. Manuyo	1,100	1,900	R-4
18	Sta. Cecilia Village	1,100	1,900	R-4
19	Teresa Park Subd.	1,100	1,900	R-4
20	Tuazon Subd.	1,100	1,900	R-4
21	VAA - BF International	1,100	1,900	R-4
22	VAA Homes II (Sta. Cecilia)	1,100	1,900	R-4
23	VAA Homes III	1,100	1,900	R-4
24	Veraville I & I-A	1,100	1,900	R-4
25	Villa Fidela / Villa Eusebia	1,100	1,900	R-4
1	2nd Reyville Subd.	1,000	1,700	R-5
2	Agro Homes Subd.	1,000	1,700	R-5
3	Aguilar Compound (PLDT)	1,000	1,700	R-5
4	Angela Village	1,000	1,700	R-5

5	Bautista Compound Talon	1,000	1,700	R-5
6	Belisario Subd.	1,000	1,700	R-5
7	Camella Homes I & II	1,000	1,700	R-5
8	Country Homes Subd.	1,000	1,700	R-5
9	Doña Cristeta Subd.	1,000	1,700	R-5
10	Doña Julita Subd.	1,000	1,700	R-5
11	Doña Paz Subd.	1,000	1,700	R-5
12	Ecotrend Subd.	1,000	1,700	R-5
13	Equitable Village	1,000	1,700	R-5
14	Golden Gate Subd.	1,000	1,700	R-5
15	Goodyear Park Subd.	1,000	1,700	R-5
16	Happyville Subd.	1,000	1,700	R-5
17	Holy Family Subd.	1,000	1,700	R-5
18	Infinite Executive Homes (Zapote)	1,000	1,700	R-5
19	Jeanette Gardens I & II	1,000	1,700	R-5
20	Jarn Compound Marcos Alvarez	1,000	1,700	R-5
21	Manila Times Village	1,000	1,700	R-5
22	Mapayapa Village	1,000	1,700	R-5
23	Metrocor Subd. Marcos Alvarez	1,000	1,700	R-5
24	Mother Earth Subd.	1,000	1,700	R-5
25	Pag-ibig sa Las Piñas Talon	1,000	1,700	R-5
26	Pamplona Park Subd.	1,000	1,700	R-5
27	Perpetual Village/F.E. De Castro Subd.	1,000	1,700	R-5
28	Rainbow Village	1,000	1,700	R-5
29	Remarville Subd.	1,000	1,700	R-5
30	Royal South Subd.	1,000	1,700	R-5
31	San Antonio Valley 17 Talon	1,000	1,700	R-5
32	San Beda Subd.	1,000	1,700	R-5
33	San Francisco del Monte Almanza	1,000	1,700	R-5
34	Santos Homes	1,000	1,700	R-5
35	Santos Village	1,000	1,700	R-5
36	St. Joseph Subd. Almanza	1,000	1,700	R-5
37	St. Michael Subd.	1,000	1,700	R-5
38	Sta. Cristina Subd.	1,000	1,700	R-5
39	Sterlinglife Homes	1,000	1,700	R-5
40	Talon Village	1,000	1,700	R-5
41	T.S. Cruz Subd.	800	1,700	R-5
42	Veraville Greenlane	1,000	1,700	R-5
43	Veraville Townhomes Alegria	1,000	1,700	R-5
44	Veraville Townhomes Belcrest	1,000	1,700	R-5
45	Veraville Homes III & III-A Talon	1,000	1,700	R-5
46	Veraville Townhomes Classic, Fremont Talon	1,000	1,700	R-5
47	Veraville Townhomes I & II	1,000	1,700	R-5
48	Veraville Townhomes III / III-A Pamplona	1,000	1,700	R-5
49	Verdant Acres Subd.	1,000	1,700	R-5
50	Vergonville Subd.	1,000	1,700	R-5
51	Vista Riva II Pulanglupa	1,000	1,700	R-5
52	Villa Luningning Subd.	1,000	1,700	R-5
1	Admiral Park Subd.	800	1,400	R-6
2	Airmens Village	800	1,400	R-6
3	Aristocrat Subd.	800	1,400	R-6
4	Arrow Textile Subd.	800	1,400	R-6

5	Balagtas St.	800	1,400	R-6
6	Bayani Subd.	800	1,400	R-6
7	Burgos St.	800	1,400	R-6
8	Camella III-D, VI	800	1,400	R-6
9	Carmencita Village	800	1,400	R-6
10	Castillo Park Subd.	800	1,400	R-6
11	Chardale Homes (Admiral)	800	1,400	R-6
12	Crismarcel Subd.	800	1,400	R-6
13	DBP Pulanglupa	800	1,400	R-6
14	Del Nor Subd.	800	1,400	R-6
15	Dela Cruz Compound (Goldengate Subd.)	800	1,400	R-6
16	Dela Cruz Compound Talon	800	1,400	R-6
17	Doña Josefa Subd.	800	1,400	R-6
18	Doña Leoncia Subd.	800	1,400	R-6
19	ET Homes (Greymarville)	800	1,400	R-6
20	GM Homes Brgy Hall	800	1,400	R-6
21	Golden Acres Subd.	800	1,400	R-6
22	Gomez St.	800	1,400	R-6
23	Gonzales Compd., Talon	800	1,400	R-6
24	Great Plain Subd.	800	1,400	R-6
25	Greymarville Subd.	800	1,400	R-6
26	Guinto Park Subd.	800	1,400	R-6
27	Hansuyin Subd.	800	1,400	R-6
28	Ibayo ng Naga (St. Joseph Subd.)	800	1,400	R-6
29	Kaunlaran Subd. Pamplona	800	1,400	R-6
30	Mangahan/Inang Maria/Bondoc Compd. Pamplona	800	1,400	R-6
31	Manila Doctors Village	800	1,400	R-6
32	Manuela Homes (Greenvally)/Christianville	800	1,400	R-6
33	Martinville Subd.	800	1,400	R-6
34	Mayuga Compound / GM Homes Almanza	800	1,400	R-6
35	Medina Compound / Lazo Compd. Almanza	800	1,400	R-6
36	Mikesell Subd.	800	1,400	R-6
37	Paraiso Subd.	800	1,400	R-6
38	Paramount Subd.	800	1,400	R-6
39	Patricia Homes	800	1,400	R-6
40	Pelayo Subd.	800	1,400	R-6
41	Philips Park Subd.	800	1,400	R-6
42	San Antonio Valley 7 Pulanglupa	800	1,400	R-6
43	San Francisco St.	800	1,400	R-6
44	San Jose St.	800	1,400	R-6
45	Sihanouk Subd.	800	1,400	R-6
46	Soldiers Hills Subd.	800	1,400	R-6
47	South Rich Golden Acres Subd.	800	1,400	R-6
48	St. Joseph Compound Pamplona	800	1,400	R-6
49	St. Joseph Subd. Pulanglupa	800	1,400	R-6
50	St. Louie Subd. (Admiral)	800	1,400	R-6
51	St. Mary's Subd.	800	1,400	R-6
52	Sta. Scholastica Subd.	800	1,400	R-6
53	Villa Isabelita Subd.	800	1,400	R-6
54	Villanueva Compound Almanza	800	1,400	R-6
55	Zamora St. (Hilabel)	800	1,400	R-6
1	Balite St.	500	850	R-7

2	Bernabe Compound	500	850	R-7
3	Buencamino Subd.	500	850	R-7
4	CAA Compound	500	850	R-7
5	Christian Habitat Talon	500	850	R-7
6	Culasi/Tungtong/Dalig	500	850	R-7
7	EMMAUS / Sto. Niño	500	850	R-7
8	Evergreen Homes Tramo	500	850	R-7
9	St. Mary Compd. / San Isidro Compd. Almanza Uno	500	850	R-7
10	Gabriel Compound	500	850	R-7
11	Gloria Compound	500	850	R-7
12	Habitat Pulanglupa	500	850	R-7
13	Ledonio Subd.	500	850	R-7
14	Lopez Compound Manuyo	500	850	R-7
15	Lozada Compound (Naga Road)	500	850	R-7
16	Madrigal Compound Manuyo	500	850	R-7
17	Medina Compound (Everlasting)	500	850	R-7
18	Medina Compound Talon	500	850	R-7
19	Miranda Compound	500	850	R-7
20	MRR - Tramo Lines	500	850	R-7
21	Orchard Pulanglupa	500	850	R-7
22	Sultana Compound	500	850	R-7
23	Villa Pangarap	500	850	R-7

INDUSTRIAL LAND

All values applicable to commercial lands shall also apply to all industrial lands.

AGRICULTURAL LAND

All agricultural lands shall be valued from P 200/sq. meter to P 400.00/sq. meter.

IDLE LAND

Idle lands as defined under R.A. No. 7160 shall be subject to 5% additional tax.

STANDARD DEPTH

- (1) For Residential Lands = 20 meters
- (2) For Commercial/Industrial Lands = 30 meters

CORNER INFLUENCE

- (1) For Residential Lands = 10%
- (2) For Commercial/Industrial Lands = 10%

2.b) BUILDINGS AND OTHER STRUCTURES. Schedule of Base Unit Construction cost for Building and other Structures (Including Classification of Building/Structures and Type of Construction).

1. RESIDENTIAL CONDOMINIUM				2. COMMERCIAL CONDOMINIUM			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	10,700-11,000	V-A	15,000.00	I - A	10,200-10,500	V-A	14,000.00
I - B	10,000-10,300	V-B	14,700.00	I - B	9,500 - 9,800	V-B	13,700.00
I - C	9,300 - 9,600	V-C	14,300.00	I - C	8,800 - 9,100	V-C	13,300.00
II - A	8,400 - 8,700	IV-A	13,900.00	II - A	7,900 - 8,200	IV-A	12,900.00
II - B	7,700 - 8,000	IV-B	12,000.00	II - B	7,200 - 7,500	IV-B	12,500.00
II - C	7,000 - 7,300	IV-C	11,500.00	II - C	6,500 - 6,800	IV-C	12,000.00
III - A		III - A	10,000.00	III - A		III - A	11,000.00
III - B		III - B		III - B		III - B	
III - C		III - C		III - C		III - C	
II - A		II - A		II - A		II - A	

3. HOTEL				4. CONVENTION HALL 4a. AUDITORIUM 4b. CLUBHOUSE 4c. THEATER			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	10,000-10,300	V-A	13,000.00	I - A	9,800 - 10,100	V-A	12,750.00
I - B	9,300 - 9,600	V-B	12,700.00	I - B	9,100 - 9,400	V-B	12,500.00
I - C	8,600 - 8,900	V-C	12,300.00	I - C	8,400 - 8,700	V-C	12,250.00
II - A	7,700 - 8,000	IV-A	11,900.00	II - A	7,500 - 7,800	IV-A	11,750.00
II - B	7,000 - 7,300	IV-B	11,500.00	II - B	6,800 - 7,100	IV-B	11,500.00
II - C	6,300 - 6,600	IV-C	11,000.00	II - C	6,100 - 6,400	IV-C	11,000.00
III - A		III - A	10,000.00	III - A		III - A	10,000.00
III - B		III - B	9,000.00	III - B		III - B	9,000.00
III - C		III - C		III - C		III - C	
II - A		II - A		II - A		II - A	

5. HOSPITAL				6a. APARTELLE 6b. APARTMENT BUILDING			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	9,600 - 9,900	V-A	12,500.00	I - A	9,400 - 9,700	V-A	12,750.00
I - B	8,900 - 9,200	V-B	12,250.00	I - B	8,700 - 9,000	V-B	12,500.00
I - C	8,200 - 8,500	V-C	11,750.00	I - C	8,000 - 8,300	V-C	12,250.00
II - A	7,300 - 7,600	IV-A	11,500.00	II - A	7,100 - 7,400	IV-A	11,250.00
II - B	6,600 - 6,900	IV-B	11,250.00	II - B	6,400 - 6,700	IV-B	10,750.00
II - C	5,900 - 6,200	IV-C	10,750.00	II - C	5,700 - 6,000	IV-C	10,500.00
III - A		III - A	10,500.00	III - A		III - A	10,250.00
III - B		III - B	9,000.00	III - B		III - B	8,750.00
III - C		III - C	8,000.00	III - C		III - C	7,500.00
II - A		II - A		II - A		II - A	

7. OFFICE BLDG. 7a. BANKS				8. CATHEDRAL 8a. CHURCH 8b. CHAPEL			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	9,100 - 9,400	V-A	11,250.00	I - A	8,800 - 9,100	V-A	11,000.00
I - B	8,400 - 8,700	V-B	10,500.00	I - B	8,100 - 8,400	V-B	10,750.00
I - C	7,700 - 8,000	V-C	10,250.00	I - C	7,400 - 7,700	V-C	10,500.00
II - A	6,800 - 7,100	IV-A	10,000.00	II - A	6,500 - 6,800	IV-A	10,000.00
II - B	6,100 - 6,400	IV-B	9,750.00	II - B	5,800 - 6,100	IV-B	9,750.00
II - C	5,400 - 5,700	IV-C	9,500.00	II - C	5,100 - 5,400	IV-C	9,500.00
III - A	4,700 - 5,000	III - A	9,000.00	III - A	4,400 - 4,700	III - A	9,250.00
III - B		III - B	8,500.00	III - B	3,700 - 4,000	III - B	8,000.00
III - C		III - C	7,500.00	III - C	3,000 - 3,300	III - C	7,000.00
II - A		II - A		II - A		II - A	

9.RESTAURANT				10. FUNERAL PARLOR			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	8,400 - 8,700	V-A	10,750.00	I - A	7,900 - 8,200	V-A	10,250.00
I - B	7,700 - 8,000	V-B	10,500.00	I - B	7,200 - 7,300	V-B	10,000.00
I - C	7,000 - 7,300	V-C	10,250.00	I - C	6,500 - 6,800	V-C	9,750.00
II - A	6,100 - 6,400	IV-A	10,000.00	II - A	5,600 - 5,900	IV-A	9,000.00
II - B	5,400 - 5,700	IV-B	9,750.00	II - B	4,900 - 5,200	IV-B	8,750.00
II - C	4,700 - 5,000	IV-C	9,500.00	II - C	4,200 - 4,500	IV-C	8,500.00
III - A	4,000 - 4,300	III - A	9,000.00	III - A	3,500 - 3,800	III - A	8,000.00
III - B	3,300 - 3,600	III - B	8,500.00	III - B	2,800 - 3,100	III - B	7,500.00
III - C	2,600 - 2,900	III - C	7,000.00	III - C		III - C	7,000.00
II - A	1,900 - 2,200	II - A	6,000.00	II - A		II - A	

11. SCHOOLS				12. ONE FAMILY DWELLING			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	7,700 - 8,000	V-A	10,500.00	I - A	7,600 - 7,900	V-A	10,000.00
I - B	7,000 - 7,300	V-B	10,250.00	I - B	6,900 - 7,200	V-B	9,750.00
I - C	6,300 - 6,600	V-C	10,000.00	I - C	6,200 - 6,500	V-C	9,500.00
II - A	5,400 - 5,700	IV-A	9,750.00	II - A	5,300 - 5,600	IV-A	9,250.00
II - B	4,700 - 5,000	IV-B	9,500.00	II - B	4,600 - 4,900	IV-B	9,000.00
II - C	4,000 - 4,300	IV-C	9,250.00	II - C	3,900 - 4,200	IV-C	8,750.00
III - A	3,300 - 3,600	III - A	8,750.00	III - A	3,200 - 3,500	III - A	8,500.00
III - B	2,600 - 2,900	III - B	7,000.00	III - B	2,500 - 2,800	III - B	8,250.00
III - C	1,900 - 2,200	III - C	6,000.00	III - C	1,800 - 2,100	III - C	7,000.00
II - A		II - A		II - A	1,100 - 1,400	II - A	6,000.00

13. GASOLINE STATION				14. DUPLEX TOWNHOUSE			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	7,500 - 7,800	V-A	9,750.00	I - A	7,300 - 7,600	V-A	9,500.00
I - B	6,800 - 7,100	V-B	9,500.00	I - B	6,600 - 6,900	V-B	9,250.00
I - C	6,100 - 6,400	V-C	9,250.00	I - C	5,900 - 6,200	V-C	9,000.00
II - A	5,200 - 5,500	IV-A	9,000.00	II - A	5,100 - 5,400	IV-A	8,750.00
II - B	4,500 - 4,800	IV-B	8,750.00	II - B	4,400 - 4,700	IV-B	8,500.00
II - C	3,800 - 4,100	IV-C	8,500.00	II - C	3,700 - 4,000	IV-C	8,250.00
III - A		III - A	8,250.00	III - A	3,100 - 3,400	III - A	8,000.00
III - B		III - B	7,000.00	III - B	2,400 - 2,700	III - B	6,500.00
III - C		III - C	6,000.00	III - C	1,700 - 2,000	III - C	5,000.00
II - A		II - A		II - A		II - A	

15. CARPARK BUILDING				16. SUPERMARKET SHOPPING BUILDING			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	7,200 - 7,500	V-A	9,250.00	I - A	7,100 - 7,400	V-A	9,000.00
I - B	6,500 - 6,800	V-B	9,000.00	I - B	6,400 - 6,700	V-B	8,750.00
I - C	5,800 - 6,100	V-C	8,750.00	I - C	5,700 - 6,000	V-C	8,500.00
II - A	5,000 - 5,300	IV-A	8,500.00	II - A	4,900 - 5,200	IV-A	8,250.00
II - B	4,300 - 4,600	IV-B	8,250.00	II - B	4,200 - 4,500	IV-B	7,750.00
II - C	3,600 - 3,900	IV-C	8,000.00	II - C	3,500 - 3,800	IV-C	7,500.00
III - A		III - A	7,750.00	III - A	3,000 - 3,300	III - A	7,000.00
III - B		III - B	6,500.00	III - B	2,300 - 2,600	III - B	6,000.00
III - C		III - C		III - C	1,600 - 1,900	III - C	5,000.00
II - A		II - A		II - A		II - A	

17. MOTEL				18. ACCESSORIA OR ROWHOUSE			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	7,000 - 7,300	V-A	8,750.00	I - A	6,900 - 7,200	V-A	8,750.00
I - B	6,300 - 6,600	V-B	8,500.00	I - B	6,200 - 6,500	V-B	8,500.00
I - C	5,600 - 5,900	V-C	8,250.00	I - C	5,500 - 5,800	V-C	8,250.00
II - A	4,800 - 5,100	IV-A	7,750.00	II - A	4,700 - 5,000	IV-A	7,750.00
II - B	4,100 - 4,400	IV-B	7,500.00	II - B	4,000 - 4,300	IV-B	7,500.00
II - C	3,400 - 3,700	IV-C	7,250.00	II - C	3,300 - 3,600	IV-C	7,250.00
III - A	2,900 - 3,200	III - A	7,000.00	III - A	2,800 - 3,100	III - A	7,000.00
III - B		III - B	6,000.00	III - B	2,200 - 2,500	III - B	6,000.00

III - C		III - C	5,000.00	III - C	1,700 - 1,900	III - C	5,000.00
II - A		II - A		II - A		II - A	

19. COLD STORAGE				20. GYMNASIUM 20a. RECREATIONAL BUILDING 20b. COCKPIT			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	6,800 - 7,100	V-A	8,500.00	I - A	6,700 - 7,000	V-A	8,250.00
I - B	6,100 - 6,400	V-B	8,250.00	I - B	6,000 - 6,300	V-B	8,000.00
I - C	5,400 - 5,700	V-C	8,000.00	I - C	5,300 - 5,600	V-C	7,750.00
II - A	4,600 - 4,900	IV-A	7,750.00	II - A	4,500 - 4,800	IV-A	7,500.00
II - B	3,900 - 4,200	IV-B	7,500.00	II - B	3,800 - 4,100	IV-B	7,250.00
II - C	3,200 - 3,500	IV-C	7,250.00	II - C	3,100 - 3,400	IV-C	7,000.00
III - A		III - A	7,000.00	III - A	2,600 - 2,800	III - A	6,750.00
III - B		III - B	6,000.00	III - B	2,100 - 2,300	III - B	5,500.00
III - C		III - C	5,000.00	III - C	1,700 - 1,900	III - C	5,000.00
II - A		II - A		II - A		II - A	

21. BOARDING HOUSE 21a. CONVENT 21b. DORMITORY				22. HANGAR 22a. INDUSTRIAL BUILDING			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	6,600 - 6,900	V-A	8,000.00	I - A	6,500 - 6,800	V-A	7,750.00
I - B	5,900 - 6,200	V-B	7,750.00	I - B	5,800 - 6,100	V-B	7,500.00
I - C	5,200 - 5,500	V-C	7,500.00	I - C	5,100 - 5,400	V-C	7,250.00
II - A	4,400 - 4,700	IV-A	7,250.00	II - A	4,300 - 4,600	IV-A	7,000.00
II - B	3,700 - 4,000	IV-B	7,000.00	II - B	3,600 - 3,900	IV-B	6,750.00
II - C	3,000 - 3,300	IV-C	6,750.00	II - C	2,900 - 3,200	IV-C	6,500.00
III - A	2,500 - 2,700	III - A	6,500.00	III - A	2,400 - 2,600	III - A	6,250.00
III - B	2,100 - 2,300	III - B	5,500.00	III - B	2,000 - 2,200	III - B	5,250.00
III - C	1,700 - 1,900	III - C	4,500.00	III - C	1,600 - 1,800	III - C	4,500.00
II - A		II - A		II - A		II - A	

23. ACCESSORY BLDG. LAUNDRY GUARDHOUSE SERVANT'S QTR.				24. MARKET			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	6,200 - 6,500	V-A	7,500.00	I - A	6,100 - 6,400	V-A	7,250.00
I - B	5,500 - 5,800	V-B	7,250.00	I - B	5,400 - 5,700	V-B	7,000.00
I - C	4,800 - 5,100	V-C	7,000.00	I - C	4,700 - 5,000	V-C	6,750.00
II - A	4,000 - 4,300	IV-A	6,750.00	II - A	3,900 - 4,200	IV-A	6,500.00

II - B	3,300 - 3,600	IV-B	6,500.00	II - B	3,200 - 3,500	IV-B	6,250.00
II - C	2,600 - 2,900	IV-C	6,250.00	II - C	2,500 - 2,800	IV-C	6,000.00
III - A	2,000 - 2,200	III - A	6,000.00	III - A	1,900 - 2,100	III - A	5,750.00
III - B	1,600 - 1,800	III - B	5,000.00	III - B	1,500 - 1,700	III - B	5,000.00
III - C	1,200 - 1,400	III - C	4,250.00	III - C	1,100 - 1,300	III - C	4,000.00
II - A		II - A		II - A		II - A	
25. FACTORY				26. WAREHOUSE			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	5,700 - 6,000	V-A	8,000.00	I - A	5,500 - 5,800	V-A	7,750.00
I - B	5,000 - 5,300	V-B	7,750.00	I - B	4,800 - 5,100	V-B	7,500.00
I - C	4,300 - 4,600	V-C	7,500.00	I - C	4,100 - 4,400	V-C	7,250.00
II - A	3,500 - 3,800	IV-A	7,250.00	II - A	3,300 - 3,600	IV-A	7,000.00
II - B	2,800 - 3,100	IV-B	7,000.00	II - B	2,600 - 2,900	IV-B	6,750.00
II - C	2,100 - 2,400	IV-C	6,750.00	II - C	1,900 - 2,200	IV-C	6,500.00
III - A	1,600 - 1,800	III - A	6,500.00	III - A	1,500 - 1,700	III - A	6,250.00
III - B	1,200 - 1,400	III - B	6,250.00	III - B	1,100 - 1,300	III - B	6,000.00
III - C	800 - 1,000	III - C	6,000.00	III - C	700 - 900	III - C	5,750.00
II - A		III - D		II - A		II - A	

27. OPEN SHED				28. SWIMMING POOL PER CUBIC METER			
TYPE	2003	TYPE	2017	TYPE	2003	TYPE	2017
I - A	4,400 - 4,600	V-A	6,750.00	I - A	4,000 - 4,500	V-A	5,500.00
I - B	3,900 - 4,100	V-B	6,250.00	I - B		V-B	
I - C	3,400 - 3,600	V-C	6,000.00	I - C		V-C	
II - A	2,800 - 3,000	IV-A	5,750.00	II - A		IV-A	
II - B	2,300 - 2,500	IV-B	5,500.00	II - B		IV-B	
II - C	1,800 - 2,000	IV-C	5,250.00	II - C		IV-C	
III - A	1,400 - 1,600	III - A	5,000.00	III - A		III - A	
III - B	1,000 - 1,200	III - B	4,750.00	III - B		III - B	
III - C	600 - 800	III - C	4,500.00	III - C		III - C	
II - A		II - A		II - A		II - A	

2.c) SCHEDULE OF DEPRECIATION OF BUILDINGS AND OTHER STRUCTURES

Owners or administrator of buildings and other structures shall be entitled to depreciation allowance in its current and fair market value in accordance with the following schedule, provided however that no further reduction shall be allowed when the residual value has been arrived at.

SCHEDULE OF DEPRECIATION

	V-C	V-B	V-A	IV-C	IV-B	IV-A	III-C	III-B	III-A
1st 5 yrs	1.80%	2.00%	2.20%	2.40%	2.40%	2.80%	3.00%	4.00%	4.00%

2nd 5 yrs	1.40%	1.80%	2.00%	2.20%	2.20%	2.40%	2.50%	3.50%	3.60%
3rd 5 yrs	1.20%	1.50%	1.70%	2.00%	2.00%	2.00%	2.50%	3.00%	3.20%
4th 5 yrs	1.00%	1.20%	1.30%	1.70%	1.70%	1.80%	2.00%	2.50%	3.00%
After 20 yrs	1.00%	1.00%	1.10%	1.40%	1.40%	1.60%	2.00%	2.00%	2.50%
Residual Value	40.00%	40.00%	37.00%	35.00%	33.00%	32.00%	30.00%	28.00%	20.00%

WHEN HIGHER RATES OF DEPRECIATION CAN BE ALLOWED- in excess of the above rate of annual depreciation, bigger rate may be granted for extraordinary cause, if properly presented and described as in the case of the following:

1. Damaged due to catastrophe (earthquake, fire, deluge);
2. Heavily damaged due to pest (termite and the like);
3. Established defects of constructions; and
4. Obsolescence.

2.d) SCHEDULE OF UNIT COST AND FACTORS OF ADJUSTMENT FOR ADDITIONAL COMPONENT AND EXTRA ITEMS FOR BUILDINGS

Extra Items as Component Parts of the Building. The computation of extra items which shall be considered as component part of the building is hereby set forth as follows:

- | | | |
|----|---------------------------|---|
| 1. | Carport | 30% of Base Unit Construction Cost/sq.m |
| 2. | Mezzanine | 60% of Base Unit Construction Cost/sq.m |
| 3. | Porch | 40% of Base Unit Construction Cost/sq.m |
| 4. | Balcony | 45% of Base Unit Construction Cost/sq.m |
| 5. | Garage | 45% of Base Unit Construction Cost/sq.m |
| 6. | Terrace | |
| | Covered | 35-45% of Base Unit Construction Cost/sq.m |
| | Open/Lanai | 25%-35% of Base Unit Construction Cost/sq.m |
| 7. | Common Area (Condominium) | 60% of Base Unit Construction Cost/sq.m |
| 8. | Roofdeck | |
| | Penthouse | 60%-80% of bBase Unit Construction Cost/sq.m |
| | Covered | 45% of Base Unit Construction Cost/sq.m |
| | Open | 30% of Base Unit Construction Cost/sq.m |
| 9. | Basement | |
| | Residential | 70% of Base Unit Construction Cost/sq.m |
| | Commercial | 90% of Base Unit Construction Cost/sq.m |
| | High Rise Building | Plus 20% of Base Unit Construction Cost/sq.m
in excess of 5 floors |

10. Pavement		
Tennis Court		P 400 -800 per sq m.
Concrete		
10cm		250 per sq m.
15cm		350 per sq m.
20cm		500 per sq m.
Asphalt		
1 Course		200 per sq m.
2 Course		300 per sq m.
3 Course		500 per sq m.
Golf Course		1,000,000.00 per hole
Championship Course		16m – 20m / hole
Ordinary Course		5m – 15m/hole

*Use of cost and/or income approach

11. Floor Finishes

Marble Slabs	P 750-1,000 per sq m.
Marble Tiles	600-800 per sq m.
Crazy Cut Marbles	600 per sq m.
Granolithic	500 per sq m.
Narra	600 per sq m.
Yakal	500 per sq m.
Narra Fancy Wood Tiles	600 per sq m.
Ordinary Wood Tiles	400 per sq m.
Vinyl Tiles	300 per sq m.
Wash-Out Pebbles	250 per sq m.
Unglazed Tiles	400 per sq m.
Vigan Tiles	400 per sq m.
Granite Tiles	500 per sq m.
Granite Slabs	1,500 per sq m.

12. Walling

Marble Slabs	P 750-1,000 per sq m.
Marble Tiles	600-800 per sq m.
Crazy Cut Marbles	600 per sq m.
Granolithic	500 per sq m.
Narra	600 per sq m.
Yakal	500 per sq m.
Double Walling	
Ordinary Plywood	300 per sq m.
Narra Panelling	410 per sq m.
Glazed White Tiles	350 per sq m.

	Glazed Color Tiles	270 per sq m.
	Fancy Tiles	290 per sq m.
	Synthetic Rubble	160 per sq m.
	Bricks	240 per sq m.
	Wall Paper	
	Local	200 per LM
	Imported	300 per LM
13.	Special Panel	
	Glass with Wooden Frame	400 per sq m.
	Glass with Aluminum Frame	500 per sq m.
14.	Ceiling	
	Ordinary Plywood	100 per sq m.
	Luminous Ceiling	350 per sq m.
	Acoustic	300 per sq m.
	Special Finish	350 per sq m.
	Insulation	400 per sq m.
15.	Concrete Gutter-Stainless	500 per sq.m.
16.	Roof Tiles	15% of Base Unit Construction Cost/sq.m.
17.	Fence	
	Wood	P 150 per sq.m.
	Concrete	
	10 cm thick	250 per sq.m.
	15 cm thick	350 per sq.m.
	20 cm thick	500 per sq.m.
	Reinforced Concrete	600 per sq.m.
	Steel Grills	750 per sq.m.
	Interlink Wire	200 per sq.m.
	Wall Scape	500 per sq.m.
18.	Excess Heights	
	Residential & Commercial	Add 20%of base unit value for every meter in excess of three (3) meters
	Bodega & Factory	Add 15%of base unit value for every meter in excess of four point five (4.5) meters
19.	Extra Toilet & bath, Ordinary Finish	20,000 per unit
20.	Seismic Provision	300 x TFA excluding 1st and 2nd floors
21.	Foundation	300-500 x total floor area less 1st & 2nd floors
22.	Piles	750 per linear meters of piles driven
23.	Painting	if the bldg. is not painted deduct 10% of the basic rate

- | | |
|---------------------------------|--|
| 24. Second Hand Materials | if the bldg. has used second-hand materials deduct 5-10% |
| 25. Construction Administration | Add not exceeding 15% of the total |
26. The Schedule of Market Values for Buildings herein attached is for structural members only.
27. In cases of buildings and other structures with luxurious finish not herein specified, the computation shall be based on the actual cost.
28. Helipad, Heliport and Hangar shall be computed on the basis of its actual construction cost.

ARTICLE III

CRITERIA AND GENERAL PROVISIONS

SECTION 3. SUB-CLASSIFICATION CRITERIA

3.a) RESIDENTIAL LANDS

R-1 FIRST CLASS RESIDENTIAL LAND

1. Ideal for first class and high grade residential houses, townhouses or apartments are predominantly located
2. Wherein the land area is typically big in sizes with well secured perimeter fence and exclusively used of the vicinity.
3. With well-maintained wide all weather concrete roads complete with curbs and gutters, catch basins, manhole and underground drainage.
4. Where water, electricity, cable tv and telephone facilities are available.
5. Free from informal settlers.
6. Commands the highest residential land value in the city.

R-2 SECOND CLASS RESIDENTIAL LAND

1. Also ideal residential land areas in the City where high grade residential houses, townhouses, or apartments are predominantly located.
2. Strategically located towards the trading, commercial, business centers in the city.
3. With well-maintained wide all weather concrete roads complete with curbs and gutters, catch basins, manhole and underground drainage.
4. Free of informal settlers.
5. Where water, electricity, cable tv and telephone facilities are available.
6. Commands lesser land value than the first class residential land.

R-3 THIRD CLASS RESIDENTIAL LAND

1. Also ideal residential land areas in the City where high grade residential houses, townhouses, or apartments are predominantly located.
2. The lot sizes/areas are quite regular.
3. Located within the proximity of hospitals, churches, markets and educational institutions.
4. With well-maintained wide all weather concrete roads complete with curbs and gutters, catch basins, manhole and underground drainage.

5. Free of informal settlers.
6. Where water, electricity, cable tv and telephone facilities are available.
7. Commands lesser land value than the second class residential land.

R-4 FOURTH CLASS RESIDENTIAL LAND

1. Also ideal residential land areas in the City where high grade residential houses, townhouses, or apartments are predominantly located.
2. The lot sizes/areas are quite regularly subdivided.
3. Located within the proximity of hospitals, churches, markets and educational institutions.
4. With well-maintained wide all weather concrete roads complete with curbs and gutters, catch basins, manhole and underground drainage.
5. With provision of regular right of way and callejon
6. Free of informal settlers.
7. Where water, electricity, cable tv and telephone facilities are available.
8. Commands lesser land value than the third class residential land.

R-5 FIFTH CLASS RESIDENTIAL LAND

1. Same as Residential R-4, but commands lesser land value due to some factors such as;
2. Where average grade residential buildings are predominantly situated.
3. Where all weather concrete roads are more than 6 meter wide.
4. Commands lesser land value than the fourth class residential land.

R-6 SIXTH CLASS RESIDENTIAL LAND

1. Same as Residential R-5, but commands lesser land value due to some factors such as;
2. Where all weather concrete roads are quite narrow and lower than the main road.
3. That the lot sizes/areas are quite irregular due to subdivision.
4. Commands lesser land value than the fifth class residential land.

R-7 SEVENTH CLASS RESIDENTIAL LAND

1. Same as Residential R-6, but commands lesser land value due to some factors such as;
2. Where low grade residential buildings are predominantly.
3. Where all weather concrete roads are quite narrow and lower than the main road.
4. That the lot sizes/areas are quite irregular due to subdivision.
5. Presence of informal settlers.
6. Commands lesser land value than the sixth class residential land.

3.b) COMMERCIAL LANDS

C-1 FIRST CLASS COMMERCIAL LAND

1. Where the highest and the best choice land for the trading, commercial and social activities in the city are located
2. Where high rise condominiums, commercial and business buildings are situated.
3. Where vehicular and pedestrian traffic flows are exceptionally busy.
4. Where all facilities for trading, commercial and business activities are available and easily accessible.

- a. Well-maintained, all weather roads complete with curbs and gutters, catch basins, manhole, and underground drainage, two-way traffic and national roads.
- b. Parking is available.

C-2 SECOND CLASS COMMERCIAL LAND

1. Same as First class commercial but commands lesser value due to some factors such as;
 - a. Well-maintained, all weather roads complete with curbs and gutters, catch basins, manhole and underground drainage, one-way traffic and national roads.
 - b. Parking is not easily available.
2. Commands lesser value than the first class commercial lands.

C-3 THIRD CLASS COMMERCIAL LAND

1. Where medium rise commercial and semi-concrete commercial and business buildings are located.
2. Within the proximity of the trading and commercial centers in the city.
3. Located along major national thoroughfares in the city.
4. Where vehicular traffic flows are fairly busy.
5. Commands lesser value than the second class commercial lands.

C-4 FOURTH CLASS COMMERCIAL LAND

1. Same as Third class commercial but commands lesser value due to some factors such as;
2. Located along major national thoroughfares in the city.
3. Where vehicular traffic flows are not that busy.
4. Commands lesser value than the third class commercial lands.

3.c) INDUSTRIAL LANDS

I-1 FIRST CLASS INDUSTRIAL LAND

1. Along concrete or asphalted public road, pier or port, navigable river or seacoast.
2. Located within a distance of more than 10,000 meters to the major trading centers of the city.
3. Where vicinity of which is extensively used for industrial purposes.
4. Commands the highest industrial land value.

SECTION 4. GENERAL PROVISIONS

4.a) LAND

1. Land actually and principally used for residential, commercial or industrial 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 as provided for under Local Government Code.
2. In an area of mixed land uses, such as residential with commercial or industrial, the predominant use of the land in that area shall govern the classification, valuation and assessment thereof. If the predominant use is residential all lands in that area shall be classified, valued and assessed as

residential. If the predominant use is commercial or industrial, all lands in that area shall be classified, valued and assessed as such.

3. In a lot or parcel of land classified and valued as commercial being used both residential and commercial purposes, the predominant use of the land in that area shall govern the classification and valuation thereof.
4. Vacant lands located in purely residential area shall be classified as residential. If such land is located in purely commercial area, the same shall be classified as commercial. However, for mixed residential-commercial areas, the same shall be according to the highest and best use of the property.
5. Land use 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.
6. Roads or streets in urban subdivision, unless already donated or turned over to the barangay or city. Shall be listed in the name of the subdivision owner and shall be valued on the basis of the estimated cost of cementing, asphaltting or paving them with gravel and sand per square meter which shall be established by the City Assessor and shall be assessed at thirty percent (30%) of its estimated cost. Provided, however that if the same is actually opened and used by the public, the said road or street may be exempted from taxation.
7. It is recognized fact that an urban land tapers from street frontage to the rear. The nearest portion or strip to the street has the highest value and the value of each successive parallel strip across a given lot decreases as the distance to the street increases. Determination of width and depth shall be based on the actual depth of lands in that area, no stripping for commercial and industrial. Subdivision lots are not subject for stripping.
8. An adjustment value for frontage equivalent to 50% of the unit base value of the affected lot multiplied by the length of frontage in linear meters shall be added in the valuation of all commercial, industrial and residential lots fronting streets or roads.
9. Value adjustments based on factors not specified in the Schedule of Market Values, such as but not limited to shape, topography, and highlighted status of lands that adversely affect the value of the property being assessed, shall be applied.
10. A corner influence value 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 case where the streets or roads have different values, the higher value shall be considered in the computation. Furthermore, if the property is a consolidation of two or more lots, the corner influence value of 10% shall be applied only to the first 30 meters depth for residential and 40 meters depth for commercial. Provided further that an alley or callejon shall not be considered as a factor the value adjustment hereof.
11. A reduction of 5%, 10% and 20% shall be applied from the base value fixed for land along gravel, earth or dirt and proposed streets or roads, respectively. Similarly, if the streets or roads and/or sections thereof are subsequently

improved or constructed the appraisal and assessment thereof shall be adjusted accordingly.

12. For low and sunken area of the land, a reduction from the base value per sq. mt. may be allowed due 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.
13. Lands adversely affected by bridges, overpass and underpasses and similar structures shall be allowed a 10% to 30% deduction from the base rate.
14. Creek easement lots shall be valued at one-third (1/3) of the base value of the standard lots in the area.
15. Special purpose properties, e.g., golf course, telecommunications tower, etc., for which value consideration is not fixed, property shall be valued at its "fair market value" independent of the Schedule of Market Values (SMV), ensuring however that only the taxable elements of the property are included. In addition, elements of machinery and equipment used within such special purpose, must be valued separately using the applicable assessment levels.
16. Real Property shall be valued for taxation purposes on the basis of this Schedule of Market Values (SMV) prepared for the City. As far as property 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 when the value is not fixed. The same shall be valued at its market value independent of said schedule.
17. Cemetery shall include memorial parks and columbarium which shall be classified and assessed according to development, and shall be taxable against the owner, except for sold individual burial lots/vaults. Provided however, that non-profit or religious cemeteries shall be listed among the exempt properties.
18. Special Classes of Real Property.
 - a. Lands actually, directly and exclusively used for cultural or scientific purposes, located in residential or industrial area shall be classified and valued as residential, commercial in accordance with the Schedule of Base Market Values. Assessment Levels under Local Government Code Sec. 218 – The assessment levels to be applied to the fair market value of real property to determine its assessed value shall be fixed by ordinances of the sangguniang panlalawigan, sangguniang panlungsod, or sangguniang bayan of the municipality within the Metropolitan Manila Area, at the rates not exceeding the following.

(a) On Lands:

CLASS	ASSESSMENT LEVELS
Residential	20%
Agricultural	40%
Commercial	50%
Industrial	50%

- b. Lands actually, directly and exclusively use for religious, charitable or education purposes located in residential, commercial or industrial are, although EXEMPT from taxes shall be classified , valued and assessed as residential, commercial or industrial. However the exemption shall not be extended to land and buildings held for investments, even though the income derived thereon be devoted to religious, charitable or educational purposes. Refer to Section 234 of the Local Government Code.
 - c. 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, and shall be assessed at 10% of the market values.
 - d. If the special classes of lands are however located in areas of mixed areas, 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.
 - e. Lands owned by the Republic of the Philippines, is instrumentalities and political subdivision, the beneficial use 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 is such property has been acquired or held for resale or lease.
 - f. Lands owned and exclusively used for residential like townhouses, subdivision, villages and like, with amenities and exclusive privileges for property owners shall be valued independently from the surrounding community based of the prevailing fair market values thereon.
1. The assessment level to be applied to the fair market of the land to determine its assessed value shall be, as follows:

CLASS	ASSESSMENT LEVEL
Residential	20%
Commercial	50%
Industrial	50%
SPECIAL CLASS	
Cultural	15%
Scientific	15%
Hospital	15%
Local Water District	10%
Government owned or controlled corporation engaged in the supply and distribution of water and/or generation and transmission electric power	10%

2. As far as applicable, this Schedule of Market of 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 level prescribed to similar kind class of property either within the same district/area or elsewhere in the city.

4.b) 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 assessor. 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.
2. In the case of a two-storey building used for both residential and commercial or industrial purposes, the same shall be classified and valued in accordance with the SBUCC and shall be appraised on the basis of the principal or predominant use of such building.
3. 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 15-20% 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.
4. 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 area 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 a Condominium Certificate of Title (CCT) shall be assessed using the "weighted average method" or "PRO RATA" 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 SBUCC for additional components and "extras" as guide for appraisal/assessment. The assessed value of the additional component of a unit shall be added to the unit's original assessed value.
5. The use of the unit rates for "extras" or "deductions" shall be applied depending on the deviation of the construction of the building from the standard specifications.
6. 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.

- 7. 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.
- 8. The assessment levels for buildings and other structures shall be the assessment levels provided for under Section 218 of RA 7160.
- 9. Leasehold improvements constructed inside shopping malls which formed as a part of the main building shall be assessed/appraised independently, and the assessment level shall be the same as the assessment level used in the main structures.
- 10. 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.
- 11. The City Assessor 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.
- 12. The application of the minimum or maximum base unit market value shall be on the sound judgment of the assessor based primarily on the quality of finish or workmanship of the building structure after an ocular inspection has been made.
- 13. The City Assessor may decrease the assessment where the property previously assessed has suffered a substantial loss of value by reason of physical and economic obsolescence and on the other hand increase the assessment where improvements and repairs have been made upon property subsequent to the last assessment.
- 14. This Schedule of Market Values prepared in consonance with the Manual on Real Property Appraisal and Assessment Operations of the Bureau of Local Government Finance, Department of Finance shall be applicable and effective only for newly constructed/completed/occupied buildings and other structures.

(a) On Buildings and Other Structures

1. RESIDENTIAL

FAIR MARKET VALUE		ASSESSMENT LEVELS	
Over	Not Over		
	175,000.00		0%
175,000.00	300,000.00		10%

300,000.00	500,000.00	20%
500,000.00	750,000.00	25%
750,000.00	1,000,000.00	30%
1,000,000.00	2,000,000.00	35%
2,000,000.00	5,000,000.00	40%
5,000,000.00	10,000,000.00	50%
10,000,000.00		60%

2. AGRICULTURAL

FAIR MARKET VALUE	ASSESSMENT LEVELS	
Over	Not Over	
	300,000.00	25%
300,000.00	500,000.00	30%
500,000.00	750,000.00	35%
750,000.00	1,000,000.00	40%
1,000,000.00	2,000,000.00	45%
2,000,000.00		50%

3. COMMERCIAL/INDUSTRIAL

FAIR MARKET VALUE	ASSESSMENT LEVELS	
Over	Not Over	
	300,000.00	30%
300,000.00	500,000.00	35%
500,000.00	750,000.00	40%
750,000.00	1,000,000.00	45%
1,000,000.00	2,000,000.00	50%
2,000,000.00	5,000,000.00	60%
5,000,000.00	10,000,000.00	70%
10,000,000.00		80%

(b) On Machineries

CLASS	ASSESSMENT LEVELS
Residential	50%
Agricultural	40%
Commercial	80%
Industrial	80%

4.c) MACHINERIES AND EQUIPMENTS

1. 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 of a corporation, shall be secured to form an integral part of the appraisal report.
2. 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 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).
3. In all other cases the cost of foreign currency of imported machinery shall be converted to peso equivalent based on exchange rates fixed by the BSP at the time of acquisition and apply a depreciation allowance of not exceeding 5% per year.
 4. 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.
 5. Section 225 of the Local Government Code provides that depreciation allowance for machinery shall be made at a rate not exceeding five percent (5%) of its original cost of its replacement or reproduction cost, as the case may be, for each year of use: Provided however, that the remaining value for all kinds of machinery shall be fixed at not less than twenty percent (20%) of such original, replacement, or reproduction cost for so long as the machinery is useful and in operation.
 6. Appraisal of Rail-Tracts (e.g. MRT) shall be based on cost approach or income approach, whichever is applicable, the total market value of which shall be apportioned or prorated between the local government unit they traverse.
 7. 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.
 8. 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.d) CLASSIFICATION OF BUILDINGS/STRUCTURES

All improvements consisting of buildings and other structures shall be valued in their current and fair market values on the basis of the herein schedule of base unit construction cost of buildings per square meter. Building should be classified according to its use and construction characteristics and unit value established for its class and sub-class together with the set of addition and reduction adjustment factor.

A. KINDS OF BUILDINGS

1. **Residential Condominium** - individual ownership of a unit in a multi-unit structure (as an apartment building).
2. **Commercial Condominium** - joint control of unit affairs vested in two (2) or more other units (as in commercial building).
3. **Hotel** - a building with more than fifteen (15) sleeping rooms, usually occupied singly, where transients are provided with temporary lodging with or without meal and where no provisions for cooking in any individual suite.

4. **Convention Hall** - a large room for assembly, usually equipped with seats.
 - 4a) **Auditorium** - a room, hall or building used for lectures, speeches, concert, etc.
 - 4b) **Clubhouse** - a place of business, hence a firm or commercial establishment.
 - 4c) **Theater** - a building expressly designed where play, operas, motion pictures, etc. are presented.
5. **Hospital** - a building or institution where sick or injured persons are given medical or surgical care.
6. **Apartelle** - same as apartment building.
 - 6a) **Apartment Building** - designed for dwelling of four (4) or more families living independently of one another and doing their household chores independently in their particular premises with one (1) or more common areas.
7. **Office Building** - a building mainly used for stores and /or offices.
 - 7a) **Bank** - an establishment for the custody, loans, exchange or issue of money extension of credit and for facilitating the transmission of funds by drafts or bills of exchange.
8. **Cathedral** - a church that contains the official throne of the bishop and that is the principal church of the diocese.
 - 8a) **Church** - a building set apart for public, especially Christian worship.
 - 8b) **Chapel** - a building or portion of a building or institution (as a palace, hospital, college etc.) as a part of private devotion and often also for private religious services.
 - 8c) **Columbarium** - can either be a portion of a church's facility or free standing structures that includes a group of vaults (a recessed space designed to house the ashes that follow cremation) and the areas immediately surrounding them.
9. **Restaurant** - an establishment where refreshments or meals may be procured by public, a public house for eating.
 - 9a) **Clubhouse** - a building or area used for social or recreational activities by occupants of an apartment complex, institutions, village, subdivisions, etc.
10. **Funeral Parlor** - a building pertaining to or befitting a funeral; a place where funeral services are rendered.
11. **School** - a building or group of buildings in which school is conducted.
12. **One Family Dwelling** - a detached building for exclusive use by one (1) family.

13. **Gasoline Station** - a place for the sale of gasoline, oil, services, etc.; for motor vehicles.
14. **Duplex Dwelling** - a detached building designed for use by two (2) families living independently from each other.
- 14a) **Town House** - a single family house of two (2) or sometimes three (3) storeys connected to another house by a common wall.
15. **Carpark Building** - a building designed to keep motor vehicles; an area set for motor vehicles where it can be left temporarily.
16. **Supermarket** - a large food store in which shoppers serves themselves from open shelves and pay for their purchases at the exit.
- 16a) **Shopping Building** - a building where a variety of goods are offered for sale, usually a commercial complex.
17. **Motel** - a lodging house with a garage composed of several independent living-sleeping quarters.
18. **Accessoria or Row House** - a one or two storey building divided into a row or independent units with independent entrance for each unit. (A three-storey of this type maybe classified as an apartment for appraisal purposes). Different ownership shall be valued by pro-rated means.
19. **Cold Storage** - a building designed for storage of perishable food, etc.
20. **Gymnasium** - a building containing appropriate space and equipment for various indoor sports activities associated with a program of physical education and typically including spectator accommodations, locker and shower rooms, a swimming pool, offices and classrooms.
- 20a) **Recreational Building** - a building which houses any form of play, amusement or relaxation, used for this purpose, as games, sports, hobbies, reading, etc.
- 20b) **Cockpit** - a place for cockfighting.
21. **Boarding House (Dormitory)** - a house containing one (1) or more sleeping rooms, accommodating several boarders with centralized toilet and bathroom and provided with lodging and meals for a fixed sum paid by the month or week, in accordance with previous arrangement.
- 21a) **Lodging House** – a building containing not more than fifteen (15) sleeping rooms with centralized toilet and bathroom where lodging provided with fixed compensation.
- 21b) **Convent** - a house of religious order especially of nuns.
22. **Industrial Building** – a building design for people engage in any branch of trade, business, production or manufacture.

- 22a) **Hangar** - a shed or other shelter especially designed to house an aircraft
23. **Accessory Building** - "as it implies"
- 23a) **Laundry** – a commercial laundry establishment/or a structure/room for household laundry.
- 23b) **Guardhouse** - building occupied by a guard or used as a headquarters by soldiers on guard or duty;
- 23c) **Servant's Quarter** - a room occupied by the servants.
- 23d) **Sari-sari store** - a small retail establishment for goods.
- 23e) **Convenience Store** - a small retail establishment for goods often franchised market that is open for long hours.
24. **Market** - a building where goods and commodities, especially provisions for livestock are shown for sale, usually with stalls or booths for the various dealers.
25. **Factory** - a building or collection of buildings usually with equipment and machineries for the manufacture of goods.
26. **Warehouse** - a building mainly used for deposit and storage of goods, wares, etc.
27. **Open Shed** - a large, strongly built, barn like or hangar like structure, as for storage, with open front or sides.
28. **Swimming Pool** - an artificially created pool or tank, either indoors or outdoors designed for swimming.
29. **Commercial Complex Building** - a combination of different kinds of buildings, constructions design and uses integrated as a whole, where variety of goods, services and facilities for rent/sale are offered, such as shopping buildings, theaters, and recreational facilities. Examples are the likes of SM South Mall, etc. For purposes of computation of the building cost (Current and Fair Market Value), determine the construction, designs and uses of each portion of the building and apply the established schedule of value for each use.
30. **Helipad** - station for helicopter on the building.
31. **Heliport** - is an airport for helicopter on the ground.
32. **Sauna Bath** - is a small room or building designed as a place to experience dry or wet heat sessions.
33. **Spa** - a bath in which the bather is exposed to very hot, dry air.

B. TYPES OF BUILDING

Consistent with the provisions of the Building Code, all buildings shall be classified or identified according to the following type:

TYPE I Building shall be of wood construction. The structural elements may be any of the materials permitted as follows: Nipa houses and similar structures falling under this type.

TYPE II Building shall be of wood construction with protective fire-resistant materials and one-hour fire resistive throughout: Except, that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly.

Third group wooden structure framings, floorings and sidings, and G.I. roofing but structural members are substandard.

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

TYPE III Buildings shall be masonry and wood constructions. Structural elements may be any of the materials permitted by the said National Building Code: Provided, that the building shall be one-hour fire resistive throughout. Exterior wall shall be of incombustible fire-resistive construction.

Third group wooden structure framings, floorings and sidings, and G.I. roofing but structural members are substandard.

Third group wooden structure framings, floorings and sidings, and G.I. roofing.

First group wooden post, girders, girts, windowsills and head, apitong floor joists and roof framing, tanguile floorings and sidings, and G.I. roofing.

First group wooden structural framings, floorings and walls on the first floor, and tanguile walls on the second floor, and G.I. roofing.

First group wooden structural framings, walls and G.I. roofing.

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

a. Concrete columns, beams and walls – but wooden floor joists, flooring and roof framing and G.I. roofing; even if walls are in CHB, kitchen and T & B are in reinforced concrete slabs.

b. Concrete columns and beams – but hollow block walls and G.I. roofing.

TYPE V 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.

- a. Walls are hollow blocks, reinforced concrete or tile roofing.
- b. Column beams, walls, floors and roofs all reinforced concrete.
- c. Structural steel and reinforced concrete columns and beams.

ARTICLE IV MISCELLANEOUS PROVISIONS

SECTION 5. ACCRUAL OF TAX FOR LANDS, BUILDINGS AND OTHER STRUCTURES. The General Revision of Real Property Assessment for lands shall become demandable beginning January 1, 2018, while the Building and other Structure shall be deferred for one (1) year, and shall take effect beginning 2019. Provided however, the newly constructed buildings and other structures completed/occupied in 2018 and thereafter shall be classified, appraised and assessed according to the new Schedule of Unit Construction Cost as herein established and the payment of taxes due thereon shall be made effective in the year 2019 and onwards.

SECTION 6. REAL PROPERTY DECLARED FOR THE FIRST TIME. Real property declared for the first time shall be assessed 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 the total tax liability shall include the current year in addition to the ten (10) years back taxes. If such case are paid on or before the end of the quarter next following the date the notice of assessment was received by the owner or his representative, no interest of 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 until such taxes are fully paid.

SECTION 7. SEPARABILITY CLAUSE. In order to fully implement the provisions of the Schedule of Fair Market Values, the General Provisions as well as the Amendatory Provisions stated in said schedule shall form part of this ordinance and all existing regulations or ordinance contrary to this ordinance or any part or parts thereof are hereby repealed or amended accordingly. Those not affected shall remain valid and continue to be in full force and effect.

SECTION 8. The Office of the City Assessor and the Real Property Tax Division are hereby directed to implement this ordinance with provisions of the law and implementing rules and regulations issued by the Department of Finance.

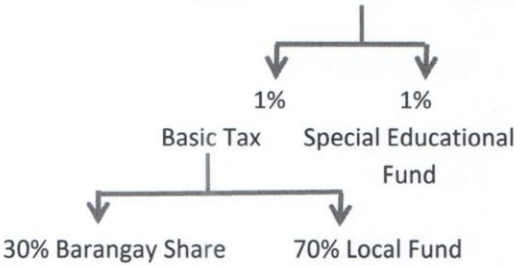
SECTION 9. EFFECTIVITY. This Ordinance shall become effective upon completion of its publication for three (3) consecutive days in a newspaper of general circulation and posted in at least three (3) conspicuous places in Las Piñas City pursuant to Section 59 and 188 of the Local Government Code of 1991, as amended (R.A.7160).

SAMPLE COMPUTATION

RESIDENTIAL

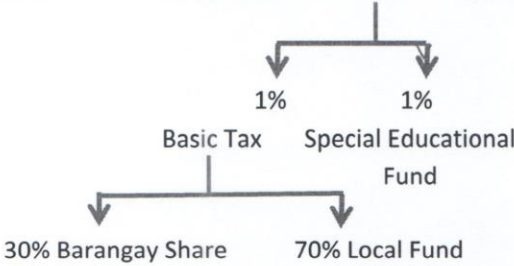
CURRENT

AREA SQM	UNIT VALUE/ SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESS VALUE	TAX RATE	TAX PER YEAR
100.00	X 3,000.00	= 300,000.00	X 20%	= 60,000.00	X 2%	= 1,200.00



PROPOSAL

AREA SQM	UNIT VALUE/ SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESS VALUE	TAX RATE	TAX PER YEAR
100.00	X 6,000.00	= 600,000.00	X 20%	= 120,000.00	X 2%	= 2,400.00



= 100% INCREASE

COMMERCIAL / INDUSTRIAL

CURRENT

AREA SQM	UNIT VALUE/ SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESS VALUE	TAX RATE	TAX PER YEAR
100.00	X 5,000.00	= 500,000.00	X 50%	= 250,000.00	X 2.5%	= 6,250.00

1.5%

1%

Basic Tax

Special Educational Fund

30% Barangay Share

70% Local Fund

PROPOSAL

AREA SQM	UNIT VALUE/ SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESS VALUE	TAX RATE	TAX PER YEAR
100.00	X 10,000.00	= 1,000,000.00	X 50%	= 500,000.00	X 2.5%	= 12,500.00

1.5%

1%

Basic Tax

Special Educational Fund

30% Barangay Share

70% Local Fund

= 100% INCREASE

CURRENT

RESIDENTIAL

CLASS	AREA	CURRENT UNIT VALUE PER SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESSED VALUE	TAX RATE	YEARLY TAX
R-1	100	3,000.00	300,000.00	20%	60,000.00	2%	1,200.00
R-2	100	1,500.00	150,000.00	20%	30,000.00	2%	600.00
R-3	100	1,300.00	130,000.00	20%	26,000.00	2%	520.00
R-4	100	1,100.00	110,000.00	20%	22,000.00	2%	440.00
R-5	100	1,000.00	100,000.00	20%	20,000.00	2%	400.00
R-6	100	800.00	80,000.00	20%	16,000.00	2%	320.00
R-7	100	500.00	50,000.00	20%	10,000.00	2%	200.00

PROPOSAL

CLASS	AREA	PROPOSE UNITVALUE PER SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESSED VALUE	TAX RATE	YEARLY TAX	PERCENTAGE INCREASE
R-1	100	6,000.00	600,000.00	20%	120,000.00	2%	2,400.00	100%
R-2	100	3,000.00	300,000.00	20%	60,000.00	2%	1,200.00	100%
R-3	100	2,300.00	230,000.00	20%	46,000.00	2%	920.00	77%
R-4	100	1,900.00	190,000.00	20%	38,000.00	2%	760.00	73%
R-5	100	1,700.00	170,000.00	20%	34,000.00	2%	680.00	70%
R-6	100	1,400.00	140,000.00	20%	28,000.00	2%	560.00	75%
R-7	100	850.00	85,000.00	20%	17,000.00	2%	340.00	70%

CURRENT

COMMERCIAL/INDUSTRIAL

CLASS	AREA	CURRENT UNIT VALUE PER SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESSED VALUE	TAX RATE	YEARLY TAX
C-1	100	6,000.00	600,000.00	50%	300,000.00	2.5%	7,500.00
C-2	100	5,000.00	500,000.00	50%	250,000.00	2.5%	6,250.00
C-3	100	2,000.00	200,000.00	50%	100,000.00	2.5%	2,500.00
C-4	100	1,500.00	150,000.00	50%	75,000.00	2.5%	1,875.00
C-5	100	1,500.00	150,000.00	50%	75,000.00	2.5%	1,875.00
C-6	100	1,500.00	150,000.00	50%	75,000.00	2.5%	1,875.00
C-7	100	1,500.00	150,000.00	50%	75,000.00	2.5%	1,875.00
C-8	100	1,000.00	100,000.00	50%	50,000.00	2.5%	1,250.00

PROPOSAL

CLASS	AREA	PROPOSE UNITVALUE PER SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESSED VALUE	TAX RATE	YEARLY TAX	PERCENTAGE INCREASE
C-1	100	10,000.00	1,000,000.00	50%	500,000.00	2.5%	12,500.00	100%
C-2	100	8,000.00	800,000.00	50%	400,000.00	2.5%	10,000.00	300%
C-3	100	6,000.00	600,000.00	50%	300,000.00	2.5%	7,500.00	300%
C-4	100	3,000.00	300,000.00	50%	150,000.00	2.5%	3,750.00	200%

CURRENT

AGRICULTURAL

CLASS	AREA	CURRENT UNIT VALUE PER SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESSED VALUE	TAX RATE	YEARLY TAX
	100	200.00	20,000.00	20%	4,000.00	2%	80.00

PROPOSAL

CLASS	AREA	PROPOSE UNITVALUE PER SQM	MARKET VALUE	ASSESSMENT LEVEL	ASSESSED VALUE	TAX RATE	YEARLY TAX	PERCENTAGE INCREASE
	100	400.00	40,000.00	20%	8,000.00	2%	160.00	100%