



OFFICE OF THE SANGGUNIANG PANLUNGSOD

EXCERPT TAKEN FROM THE JOURNAL OF THE REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD OF THE CITY OF ALAMINOS, PANGASINAN HELD ON JANUARY 16, 2017.

PRESENT:

- | | |
|---|---------------------------------|
| Vice Mayor Jose Antonio Miguel Y. Perez | - Presiding Officer |
| Councilor Apolonia G. Bacay | - Presiding Officer Pro-Tempore |
| Councilor Rufina J. Gabriel | - Majority Floor Leader |
| Councilor Margielou Orange Humilde-Verzosa, DPA | - Minority Floor Leader |
| Councilor Joselito O. Fontelera | - Member |
| Councilor Carolyn D. Sison | - Member |
| Councilor Alfred Felix E. de Castro | - Member |
| Councilor Rany S. de Leon | - Member |
| Councilor Perlito V. Rabago | - Member |
| Councilor Cirilo B. Radoc | - Member |
| Councilor Froebel A. Ranoy | - Member |
| LBP Raul B. Bacay | - Ex-Officio Member |

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ORDINANCE NO. 2017-03

AN ORDINANCE ENACTING THE REVISED SCHEDULE OF MARKET VALUES AND ASSESSMENT LEVELS OF ALL REAL PROPERTIES INCLUDING BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS IN THE CITY OF ALAMINOS, PANGASINAN

WHEREAS, Title Two, Chapter I, Section 198 of Republic Act 7160, otherwise known as the Local Government Code of 1991 provides for the fundamental principles in the appraisal, assessment, levy and collection of real property tax;

WHEREAS, Section 200 of the same Act further provides that the provinces and cities, including the municipalities within Metropolitan Manila Area, shall be primarily responsible for the proper, efficient and effective administration of the real property tax;

WHEREAS, Section 219 further mandates the provincial, city or municipal assessor to undertake a general revision of real property assessments every three (3) years;

WHEREAS, the Local Government Unit-Alaminos City, Pangasinan had conducted its last General Revision of Schedule of Fair Market Value of real properties within its territorial jurisdiction in 1997;

NOW, THEREFORE, in compliance to the provision of Republic Act 7160, otherwise known as the Local Government Code of 1991 and on motion of Councilor Cirilo B. Radoc, duly seconded by all the members present, it was

Be it enacted by the Sangguniang Panlungsod of the City, that:

SECTION I. Title - This Ordinance shall be known as "AN ORDINANCE ENACTING THE REVISED SCHEDULE OF MARKET VALUES AND ASSESSMENT LEVELS OF ALL REAL PROPERTIES INCLUDING BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS IN THE CITY OF ALAMINOS, PANGASINAN"

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SECTION II. - This Schedule of Market Values of Real Property including other Structures and Agricultural Lands shall be the basis of the general revision of assessments and property classification within the territorial jurisdiction of the City of Alaminos, Pangasinan for the General Revision Year 2018 and thereafter unless amended or repealed.

SCHEDULE OF BASE UNIT MARKET VALUES FOR ALL RESIDENTIAL AND COMMERCIAL LANDS BY CLASSIFICATION AND BY BARANGAYS:

SCHEDULE OF BASE UNIT MARKET VALUES FOR RESIDENTIAL AND COMMERCIAL/INDUSTRIAL LANDS

STREET/ SUBDIVISION	VACINITY	1997		2018	
		BASE VALUE	SUB CLASS	BASE VALUE	SUB CLASS
1. POBLACION					
Quezon Avenue	Dampay Junction - Corner E. Braganza St. Corner E. Bagranza St. - Corner Pag-asa St. Corner Pag-asa St. - Corner V. Ungson St	140.00 400.00 400.00	R-1 C-1 C-1	13,000.00 13,000.00 13,000.00	C-1 C-1 C-1
Marcos Avenue	Corner Quezon Avenue - Corner V. Montemayor St. Corner Quezon Ave. - Corner M. Rabago St.	400.00 400.00	C-1 C-1	13,000.00 13,000.00	C-1 C-1
San Jose Drive	Corner M. Rabago St. - Corner B. Reinoso St. Corner M. Rabago St. - C. P. Garcia St.	140.00 400.00	R-1 C-1	9,000.00 13,000.00	C-2 C-1
Quintos Street	J. Braganza St. - V. Montemayor St. M. Sison St. - V. Montemayor St.	400.00 400.00	C-1 C-1	13,000.00 13,000.00	C-1 C-1
Vereciano Street	Along Corner Quezon Avenue - L. Rivera St. Corner Vereciano St. - F. Reinoso St.	400.00 400.00	C-1 C-1	13,000.00 13,000.00	C-1 C-1
F. Reinoso Street	Corner Quezon Avenue - V. Montemayor St. Corner V. Montemayor St. - Corner M. Rabago St.	400.00 400.00	C-1 C-1	13,000.00 9,000.00	C-1 C-2
M. Sison Street	Corner V. Montemayor St. - Corner B. Reinoso St. Corner V. Montemayor St. - G. Montemayor	140.00 400.00	R-1 C-1	9,000.00 9,000.00	C-2 C-2
Pag-asa Street	Corner C. Garcia St. - Pag-asa St.	400.00	C-1	6,000.00	C-3
C.P. Garcia Street		350.00	C-2		
V. Montemayor St.		140.00	R-1	2,500.00	R-1
P. Reinoso Street					
Imelda Drive	Corner Quezon Ave. Junction - Pandayan Road				

Dampay	Along the Road Interior lots	140.00	R-1	2,500.00	R-1
Sandoy	Along the Road Interior lots	140.00	R-1	2,000.00	R-2
Sadsaran	Corner Dampay Road - City Hotel City Hotel - Embarcadero Bridge Interior	140.00 350.00 140.00	R-1 C-2 R-1	2,500.00 6,000.00 3,000.00	R-1 R-2 C-3
Braganza Village Pandayan	All Residential lots Along the Road Interior	140.00 140.00 140.00	R-1 R-1 R-1	1,500.00 2,000.00 2,500.00	C-4 R-2 R-1
Lizondra Subd. All Other Streets	Along the Road All lots Interior	140.00 140.00 140.00	R-1 R-1 R-1	2,000.00 2,000.00 2,500.00	R-2 R-2 R-1
2. ALOS	All Commercial land along Prov'l./Nat'l. Road All Residential land along Prov'l./Nat'l. Road All Residential land along Barangay Road Interior	140.00 300.00 120.00 120.00 100.00	R-1 C-3 R-2 R-2 R-3	1,500.00 3,000.00 2,000.00 1,000.00 500.00	R-3 C-4 R-2 R-4 R-5
3. AMANDIEGO	All Commercial land along Prov'l./Nat'l. Road All Residential land along Prov'l./Nat'l. Road All other streets Interior	300.00 120.00 100.00 100.00	C-3 R-2 R-3 R-3	3,000.00 1,500.00 1,000.00 500.00	C-4 R-3 R-4 R-5
4. AMANGBANGAN	All Residential Land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
5. BALANGOBONG	All Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
6. BALAYANG	All Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
7. BALEYADAAN	All Residential land along Barangay Road	100.00	R-3	500.00	R-5

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	Interior		90.00	R-4	300.00	R-6
8. BISOCOL	All Residential land along Barangay Road		100.00	R-3	1,000.00	R-4
	Interior		90.00	R-4	500.00	R-5
9. BOLANEY	Alaminos Height Subdivision		140.00	R-1	2,000.00	R-2
	Commercial land along Provincial/National Road		300.00	C-3	3,000.00	C-4
	Residential land along Provincial Road		120.00	R-2	1,500.00	R-3
	Along Barangay Road		100.00	R-3	1,000.00	R-4
10. BUED	Interior		90.00	R-4	500.00	R-5
	COSTA DEL SOL SUBDIVISION		140.00	R-1	2,500.00	R-1
11. CABATUAN	All Residential land along Barangay Road		120.00	R-2	1,500.00	R-3
	Interior		90.00	R-4	500.00	R-5
12. CAYUCAY	All Commercial land along Prov'l./Nat'l. Road		300.00	C-3	3,000.00	C-4
	All Residential land along Prov'l./Nat'l. Road		120.00	R-2	1,000.00	R-4
13. DULACAC	Interior		100.00	R-3	500.00	R-5
	All Residential land along Barangay Road		100.00	R-3	1,000.00	R-4
14. INERANGAN	Interior		90.00	R-4	500.00	R-5
	All Residential land along Barangay Road		90.00	R-4	500.00	R-5
15. LANDOC	All Residential land along National Road		120.00	R-2	1,500.00	R-3
	All Residential land along Barangay Road		100.00	R-3	1,000.00	R-4
16. LINMANSANGAN	Interior		100.00	R-3	500.00	R-5
	All Residential land along Barangay Road		100.00	R-3	500.00	R-5
17. LUCAP	Interior		90.00	R-4	300.00	R-6
	All Residential land along Barangay Road		90.00	R-4	500.00	R-5
17. LUCAP	All Commercial lands at Lucap Wharf/Boulevard		600.00	C-1	13,000.00	C-1
	All land along Provincial Road from Brgy. Hall up to Inansuana/Recudo Road		240.00	R-2		
			120.00	R-2	3,000.00	C-4

18. MAAWI	All Residential land along Prov'l. Road up to Brgy. Road all other road Interior	100.00 100.00 100.00	R-3 R-3 R-3	2,000.00 1,000.00 500.00	R-2 R-4 R-5
19. MACATIW	All Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
20. MAGSAYSAY	All Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
21. MONA	Island Front All Residential land along Provincial Road all other roads Interior	120.00 120.00 100.00 90.00	R-2 R-2 R-3 R-4	2,000.00 2,000.00 1,000.00 500.00	R-2 R-2 R-4 R-5
22. PALAMIS	All Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
23. PANDAN	Corner V. Montemayor St. - Vereciano St. Corner Vereciano St. - de Guzman St. Corner de Guzman St. - Don Pedro Braganza Blvd. All Other Streets Interior	400.00 120.00 120.00 140.00 120.00	C-1 R-2 R-2 R-1 R-2	13,000.00 9,000.00 6,000.00 2,500.00 1,000.00	C-1 C-2 C-3 R-1 R-4
24. PANGAPISAN	All Commercial land along the sea All Residential land along the sea All Residential land along Barangay Road Interior	300.00 100.00 100.00 90.00	C-3 R-3 R-3 R-4	3,000.00 2,000.00 500.00 300.00	C-4 R-2 R-5 R-6
25. POICALPOCAL	All Residential land along Barangay Road Interior	120.00 100.00	R-2 R-3	1,500.00 1,000.00	R-3 R-4
26. POGO	All Commercial land along National Road	300.00	C-3	3,000.00	C-4

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27. POLO	All Residential land along National Road All Residential land along Barangay Road Interior	120.00 100.00 100.00	R-2 R-3 R-3	1,500.00 1,000.00 500.00	R-3 R-4 R-5
28. QUIBUAR	Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	500.00 300.00	R-5 R-6
29. SABANGAN	Residential land along Barangay Road Interior	100.00 90.00	R-3 R-4	1,000.00 500.00	R-4 R-5
30. SAN ANTONIO	All lots GREENVILLE West Subdivision All Residential land along National Road All Residential along Barangay Road Interior	140.00 100.00 100.00 100.00	R-1 R-3 R-3 R-3	2,000.00 1,500.00 1,000.00 500.00	R-2 R-3 R-4 R-5
31. SAN JOSE	All Residential land along Barangay Road Interior	90.00 90.00	R-4 R-4	500.00 300.00	R-5 R-6
32. SAN ROQUE	All lots Mercedes Heights Subdivision All Residential land along National Road Interior	140.00 100.00 90.00	R-1 R-3 R-4	2,500.00 1,000.00 500.00	R-1 R-4 R-5
33. SAN VICENTE	Commercial land along National Road All Residential land along National Road All Residential land along Barangay Road Interior	300.00 120.00 100.00 100.00	C-3 R-2 R-3 R-3	3,000.00 1,500.00 1,000.00 500.00	C-4 R-3 R-4 R-5
34. STA. MARIA	All Residential land along Barangay Road Interior	90.00 90.00	R-4 R-4	500.00 300.00	R-5 R-6
35. TANAYTAY	Commercial land along National Road All Residential land along National Road All Residential land along Barangay Road Interior	350.00 120.00 100.00 90.00	C-2 R-2 R-3 R-4	6,000.00 2,000.00 1,500.00 500.00	C-3 R-2 R-3 R-5

36. TANGGARANG	All commercial along National Road	300.00	C-3	3,000.00	C-4
	All Residential land along National Road	120.00	R-2	1,500.00	R-3
	All Residential land along Barangay Road Interior	100.00	R-3	1,000.00	R-4
37. TAWINTAWIN	All Residential land along Barangay Road Interior	90.00	R-4	500.00	R-5
	All Residential land along the Sea Interior	90.00	R-4	500.00	R-5
38. TELBANG	All Residential land along the Sea	100.00	R-3	1,500.00	R-3
	All Residential land along Barangay Road Interior	100.00	R-3	1,000.00	R-4
	All Residential land along the sea	90.00	R-4	500.00	R-5
39. VICTORIA	All Residential land along the sea	100.00	R-3	1,500.00	R-3
	All Residential land along Barangay Road Interior	100.00	R-3	1,000.00	R-4
		90.00	R-4	500.00	R-5

SECTION III. - Schedule of Base Unit Market Values of Urban Lands

A. Residential

	Sub Class	BUMV
1 st Class 2 nd Class 3 rd Class 4 th Class 5 th Class 6 th Class	R-1	2,500.00
	R-2	2,000.00
	R-3	1,500.00
	R-4	1,000.00
	R-5	500.00
	R-6	300.00

B. Commercial/Industrial

	Sub Class	BUMV
1 st Class 2 nd Class 3 rd Class 4 th Class	C-1	13,000.00
	C-2	9,000.00
	C-3	6,000.00
	C-4	3,000.00

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SECTION IV. - Schedule of Base Unit Market Values for Agricultural Lands, Perennial Plants and Fruit Bearing Trees

IV.1 Agricultural Land (Php Per Hectare)				
CLASSIFICATION		SUB CLASS	1997 SMV	PROPOSED SMV
1)	Irrigated Riceland	1 st	50,000.00	190,000.00
		2 nd	43,940.00	150,000.00
		3 rd	36,360.00	120,000.00
		4 th	25,760.00	-
2)	Unirrigated Riceland	1 st	35,000.00	100,000.00
		2 nd	31,500.00	90,000.00
		3 rd	24,500.00	70,000.00
3)	Fishpond	1 st	180,000.00	300,000.00
		2 nd	154,280.00	240,000.00
		3 rd	128,570.00	200,000.00
		4 th	102,860.00	-
4)	Pasture	1 st	10,000.00	80,000.00
		2 nd	8,000.00	-
		3 rd	7,000.00	-
5)	Saltbed	1 st	16,000.00	220,000.00
		2 nd	13,710.00	180,000.00
		3 rd	11,430.00	150,000.00
6)	Bamboo	1 st	27,000.00	140,000.00
		2 nd	16,200.00	110,000.00
7)	Mango	1 st	35,000.00	230,000.00
		2 nd	30,000.00	180,000.00
		3 rd	25,000.00	130,000.00
8)	Orchard	1 st	37,000.00	210,000.00
		2 nd	35,000.00	180,000.00
		3 rd	-	150,000.00
9)	Forest	1st	18,000.00	80,000.00

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FRUIT BEARING AND NON FRUIT BEARING TREES

KIND	Class and Base Unit Market Value		
	1st	2nd	3rd
a. Fruit Bearing Trees	11 yrs. Above	1 to 10 yrs.	1 yr. below
1. Carabao Mango	3,000.00 - 5,000.00	500.00 - 3,000.00	Php500.00
2. Indian Mango & others	1,600.00 - 2,000.00	250.00 - 1,500.00	50.00
3. Other fruit bearing trees	Full Bearing 750.00	Early Bearing 500.00	Non-bearing 250.00
b. Non-Fruit Bearing Trees	51 cm. - up circumference	31-50 cm. circumference	30 cm. below circumference
1. Mahogany	2,000.00	1,500.00	750.00
2. Eucalyptus	1,000.00	750.00	500.00
3. Gemelina	1,500.00	1,000.00	500.00
4. Narra	2,000.00	1,500.00	750.00
5. Bamboos	21 Trunks - up	11-20 Trunks	10 trunks below
a. Bamboo	2,000.00	1,500.00	800.00
b. Bayog	1,000.00	700.00	350.00
6. Other non-fruit bearing Jethropa & others	Large 300.00	Medium 150.00	Small 75.00

SECTION V. - Schedule of Buiding Cost (in Peso)

TYPE OF BUILDING	One Family Dwelling (One-Storey)	Two Family Dwelling Multiple Dwelling Apartment Duplex Row House	Accessoria Garage, Qrts. Guard house & Laundry House Commercial Stalls/Complex
TYPE V			
A	12,000.00	9,500.00	8,000.00
B	11,000.00	8,900.00	7,500.00
C	10,000.00	8,300.00	7,000.00
TYPE IV			
A	9,600.00	7,800.00	6,000.00
B	9,100.00	7,300.00	5,500.00
TYPE III			
A	8,000.00	6,600.00	4,500.00
B	7,200.00	6,100.00	4,000.00
C	6,700.00	5,600.00	-
D	6,000.00	5,000.00	-
TYPE II			
A	2,600.00	-	-
TYPE I			
A	1,600.00	-	-

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TYPE OF BUILDING	Restaurant Office Bank Showroom	Assembly House Chapel, Church Convention Hall Gymnasium Clubhouse Recreation	Hotel/Motel Lodging Houses Hospital Beach Resorts Malls Shopping Center Market
TYPE V			
A	12,600.00	11,700.00	11,700.00
B	11,500.00	-	11,200.00
C	11,000.00	10,400.00	10,400.00
TYPE IV			
A	10,300.00	9,500.00	9,500.00
B	9,700.00	9,000.00	9,000.00
TYPE III			
A	9,100.00	8,500.00	-
B	-	-	-
C	-	-	-
D	-	-	-
TYPE II			
A	-	-	-
TYPE I			
A	-	-	-

TYPE OF BUILDING	School Buiding Multi-Purpose Building Government Building Other Structures	Rice Mill, Shop, Warehouse Bodega Store Cockpit Saw Mills Lumber Sheds	Shed Terminal Bay
TYPE V			
A	8,700.00	6,700.00	5,300.00
B	8,500.00	6,500.00	5,000.00
C	8,200.00	6,300.00	4,700.00
TYPE IV			
A	-	4,700.00	4,000.00
B	-	-	-
TYPE III			
A	-	-	-
B	-	-	-
C	-	-	-
D	-	-	-
TYPE II			
A	-	-	-
TYPE I			
A	-	-	-

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TYPE OF BUILDING	Agricultural Building	Swimming Pool
	Pig Pen Poultry	
TYPE V		
A	5,500.00	4,800.00
B	5,300.00	
C		
TYPE IV		
A	4,900.00	
B		
TYPE III		
A	3,000.00	
B		
C		
D		
TYPE II		
A	1,200.00	
TYPE I		
A	1,000.00	

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TYPES OF CONSTRUCTION

TYPE V

Building 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. Structural steel and reinforced concrete columns and beams.
- B. Column beams, walls, floors and roofs are all reinforced concrete.
- C. Walls are hollow blocks, reinforced concrete or tile roofing.

TYPE IV

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

- A. Concrete columns, beams and walls- but wooden floor joist, flooring and roof framing and GI roofings; even if walls are in CHB, kitchen and T & B are reinforced concrete slab.
- B. Concrete columns and beams, but hollows block walls and GI roofing.

TYPE III

Buildings shall be of masonry and wood construction. 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 walls shall be of incombustible fire-resistive construction.

- A. Wood roof framing, with reinforced concrete columns and beams, plaster cement finish, interior and exterior walls, with GI roofing, and with ordinary tiles.
- B. Wood roof framing, with reinforced concrete columns and beams, semi-plaster finish exterior walls but interior walls is plaster cement, with GI roofing but T & B with tiles.
- C. Wood roof framing, reinforced concrete columns, but wood beams, CHB rough sidings and GI roofing.
- D. Wood roof framing, CHB rough sidings, with reinforced concrete columns and with GI roofing.

TYPE II

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

- 1. Wood roof framing, with wooden columns and beams; walls are made of plywood or sawali, but flooring is concrete; with GI roofing.

TYPE I

Buildings shall be of wood and bamboo construction sawali & old GI sidings with cogon and nipa roofing. Temporary makeshift structure, loan to or Barong-Barong fall under this type.

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SECTION VI. - Addition and deduction Factor: Extra Items as component part of Buildings.

EXTRA ITEMS AS COMPONENT PART OF BUILDING

ITEM	Base Unit Construction Cost CY- 1997	Base Unit Construction Cost PROPOSED
1. Carport	30 % of Base Unit Const. Cost	30 % of Base Unit Const. Cost
2. Mezzanine	60 % of Base Unit Const. Cost	60% of Base Unit Const. Cost
3. Porch	40 % of Base Unit Const. Cost	40% of Base Unit Const. Cost
4. Balcony	45% of Base Unit Const. Cost	45% of Base Unit Const. Cost
5. Garage	45% of Base Unit Const. Cost	45% of Base Unit Const. Cost
6. Terrace :		
Covered	40% of Base Unit Const. Cost	40% of Base Unit Const. Cost
Open	20% of Base Unit Const. Cost	20% of Base Unit Const. Cost
7. Deck Roof		
Covered	40% of Base Unit Const. Cost	40% of Base Unit Const. Cost
Open	20% of Base Unit Const. Cost	20% of Base Unit Const. Cost
8. Basement		
Residential	70 % of Base Unit Const. Cost	70% of Base Unit Const. Cost
9. Pavements		
Tennis Court		
Concrete:		
10 cm. thick	P 60.00/sqm.	P 360.00/sqm.
15 cm. thick	P 65.00/sqm.	P 540.00/sqm.
20 cm. thick	P 70.00/sqm.	P 720.00/sqm.
10. Floor Finishes		
a. Marble Slabs	P 220.00 - P 320.00/sqm.	P 1,500.00/sqm
b. Marble Tiles	P 130.00 - P 150.00/sqm.	P 1,000.00/sqm.
c. Crazy Cut Marbles	P 100.00/sqm.	P 700.00/sqm.
d. Narra	P 60.00 - P 80.00/sqm.	P 800.00/sqm.
e. Yakal	P 60.00 - P 80.00/sqm.	P 800.00/sqm.
f. Narra/Fency Wood	P 60.00 - P 80.00/sqm.	P 800.00/sqm.
Tiles		
g. Ordinary Wood Tiles	P 40.00/ sqm.	P 500.00/sqm.
h. Vinyl	P 30.00 - P 50.00/sqm.	P 300.00/sqm.
i. Washed Out Pebbles	P 30.00/sqm.	P 350.00/sqm.
j. Unglazed Tiles	P 40.00/ sqm.	P 400.00/sqm.
k. Glazed Tiles		P 480.00/sqm.
l. Granite Tiles		P 3,500.00/sqm.
11. Wallings		
a. Use the same rate for floor finishing in a,b,c, and l as in- dicated above.		

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b. Double Walling-Ord.	P 30.00/sqm.	P 150.00/sqm.
Plywood		
c. Double Walling	P 45.00/sqm.	P 300.00/sqm.
Narra Panelling		
d. Glazed White Tiles	P 50.00/sqm.	P 350.00/sqm.
e. Glazed Colored Tiles	P 60.00/sqm.	P 400.00/sqm.
f. Synthetic Rubble	P 40.00/ sqm.	P 390.00/sqm.
g. Bricks	P 50.00/sqm.	P 300.00/sqm.
h. Wall Paper		
Local	-	P 300.00/sqm.
Imported	-	P 400.00/sqm.
12. Special Panel		
a. Doors		
1. Glass w/ Aluminum	-	P 3,600.00/sqm.
Frame-white Frame		
2. Glass w/ Aluminum	-	P 1,800.00/sqm.
Frame-ANALOK		
3. Glass w/Wooden Frame	-	P 1,560.00
4. Tinted Glass, add	-	P 450.00/sqm.
5. Roll-Up Door (Steel)	-	P 3,920.00/sq.m.
6. Accordion Door (Steel)	-	P 2,740.00/sqm.
7. Panel Door(Hardwood)	-	P 1,950.00
b. Windows		
1. Glass jalousies	-	P 900.00/sqm.
2. Clear Glass w/Aluminum	-	P 3,800.00/sqm.
Frame-white Frame		
3. Glass w/ Wooden Frame	-	P P 1,560.00
4. Clear Glass w/Steel	-	P 3,800.00/sqm.
Frame		
5. Tinted Glass, add	-	P 450.00/sqm.
13. Ceiling-below Conc. Flr.		
a. Ordinary Plywood	P 130.00/sqm.	P 200.00/sqm
b. Special Finish	P 150.00/sqm	P 500.00/sqm.
14. Fence		
a. Wood	P 30.00 - P 40.00/sqm.	P 120.00/sqm.
b. CHB		
10 cm. thick	P 50.00 - P 60.00/sqm.	P 360.00/sqm.
15 cm. thick	P 75.00 - P 85.00/sqm.	P 540.00/sqm.
20 cm. thick	P 100.00/sqm.	P 720.00/sqm.
c. Reinforced Concrete	P 150.00 - P 160.00/sqm.	P 800.00/sqm.
d. Steel Grills	P 200.00 - P 220.00/sqm.	P 600.00/sqm
e. Interlink Wire	P 15.00/sqm.	P 200.00/sqm
f. Steel Gates		

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SECTION VII. - Depreciation Allowance. A depreciation table developed below is hereby prescribed to rationalized the degree of maintenance, e.g., Poor, Average or Excelent

PROPOSED SCHEDULE OF DEPRECIATION (%) (Building)

Type	V-A	V-B	V-C	IV-A	IV-B	III- A & B	III- C & D	II*	I*
No. Of Years									
Each year of 1st 5 years	2.75	2.8	3	3.5	4	4.5	4.5	5	7.5
Progressive Depreciation	13.75	14	15	17.5	20	22.5	22.5	25	38
Each year of 2nd 5 years	2.75	2.8	2.8	3.5	3.5	4	4	4.5	7
Progressive Depreciation	27.5	28	29	35	37.5	42.5	42.5	47.5	73
Each year of 3rd 5 years	2.5	2.5	2.5	3	3.5	3.5	4	4	5
Progressive Depreciation	40	40	41	50	55	60	62.5	67.5	95
Each year of 4th 5 years	2	2.5	2.3	2	3	3	3.5	3.5	
Progressive Depreciation	50	53	53	60	70	75	80	85	95
Each year after 20 years	1	1.3	1.5	1.5	1.5	2	2		
Residual Value	25	25	20	20	20	15	15	15	5
Years to get to Residual Value	45	38	35	33.3	26.7	25	22.5	20	15

SECTION VIII. - Miscellaneous Provisions.

MISCELLANEOUS PROVISIONS

1. As a general rule, 100% base value per square meter on residential lands shall be applied to within the first strip of 20 meters on residential sections or zones fronting asphalted or concrete streets or roads; lands beyond standard depth, 20 meters, if any shall be valued 80% for the 2nd strip, 60% for the 3rd strip and 40% for the 4th strip of the base value fixed for the street or roads thereof for the remaining area provided, however, that in case the parcel of land abutting two sides with different base values, the stripping and valuation thereof shall be based on the principal street or roads with the higher base values, but not lower than the schedule of value of the other street.

2. To arrive at a final value of agricultural land, the total base market value shall be multiplied by the percentage of adjustments as follows:

Types of Roads

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

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Type of Location

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

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

As soon as a portion of the subdivision is finally divided converted and developed into residential lots, the same shall be valued and assessed like similar lots in the locality. Portions of the subdivision not yet developed and converted into residential, commercial or industrial lots shall be classified, valued and assessed as agricultural.

Roads or streets in urban subdivisions, unless already donated or turned over to the barangay, or city, shall be listed in the name of the subdivision owner and shall be valued on the basis of the cost of cementing, asphaltting or paving them with gravel and sand per square meter. The road or streets shall be assessed at the rate not exceeding the assessment level applicable to lands located in the subdivisions.

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

5. Value adjustment based on factors not specified in this Schedule of Market Values, such as but not limited to shape, topography, and blighted status of the lands that affect the value of the property being assessed, shall be applied but shall not exceed 15%.

6. Corner influence of 5% of the base unit value shall be added to commercial lots situated at the corner of the streets or roads. Provided, that if the streets or roads have different base unit value, the higher value shall be used in the computation thereof. An alley or callejon shall not be considered for the adjustment thereof.

7. Vacant lands shall be classified, valued and assessed like similar lands in the vicinity; and subject to idle land tax of 5%.

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

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

SECTION X. ASSESSMENT LEVEL AND TAX RATE – For purposes of this General Revision of Real Property of Assessment and Classification, the Assessment Level to be applied to the Market Value of Lands, Buildings and Machineries to determine the Assessed Value in the City, shall be as follows:

(a) On Lands:

CLASS	Assessment Levels
Residential	12%
Agricultural	15%
Commercial/Industrial	30%

(b) On Buildings and Other Structures:

(1) Residential

Fair Market Value

Over	Not Over	Assessment Levels
	P 175,000.00	0%
P 175,000.00	300,000.00	5%
300,000.00	500,000.00	10%
500,000.00	750,000.00	12.50%
750,000.00	1,000,000.00	15%
1,000,000.00	2,000,000.00	17.50%
2,000,000.00	5,000,000.00	20%
5,000,000.00	10,000,000.00	25%
10,000,000.00		30%

(2) Agricultural

Fair Market Value

Over	Not Over	Assessment Levels
	P 300,000.00	12.50%
300,000.00	500,000.00	15%
500,000.00	750,000.00	17.50%
750,000.00	1,000,000.00	20%
1,000,000.00	2,000,000.00	22.50%
2,000,000.00		25%

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**(3) Commercial/Industrial
Fair Market Value**

Over	Not Over	Assessment Levels
P 300,000.00	P 300,000.00	15%
500,000.00	500,000.00	17.50%
750,000.00	750,000.00	20%
1,000,000.00	1,000,000.00	25%
2,000,000.00	2,000,000.00	30%
5,000,000.00	5,000,000.00	35%
10,000,000.00	10,000,000.00	37.50%
		40%

**(4) Timber land
Fair Market Value**

Over	Not Over	Assessment Levels
P 300,000.00	P 300,000.00	22.50%
500,000.00	500,000.00	25%
750,000.00	750,000.00	27.50%
100,000.00	1,000,000.00	30%
2,000,000.00	2,000,000.00	32.50%
		35%

(c) On Machineries

CLASS	Assessment Levels
Agricultural	40%
Residential	50%
Commercial	80%
Industrial	80%

(d) On Special Classes: The assessment levels for all lands, buildings, machineries and other improvements;

Actual Use	Assessment Level
Cultural	15%
Scientific	15%
Hospital	15%
Local water	10%
Government-owned or controlled corporations engaged in the supply and distribution of water and/or generation and transmission of electric power	10%

SECTION XI. Scheme in Applying the Tax Due in relation to Increase in Market Value as a Result of the General Revision of Assessment and Property Classification. To cushion the impact of the upward adjustment of the market value of the real property, and in consideration of the present condition of the national and local economy, the maximum increases in the tax based from the CY 2018 real property tax due & collectible from real property owners shall be as follows:

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Note: Current assessment level of lands, buildings and other structure are as follows:

Residential land 20%, Commercial land 50% and Agricultural land 40%, therefore:

On Residential land reduce assessment level by 40% which means the assessment level will now be 12%; $((20\% * 40\% = 8\%) 20\% - 8\% = 12\%)$

On Commercial land reduce assessment level by 40% which means the assessment level will now be 30%; $((50\% * 40\% = 20\%) 50\% - 20\% = 30\%)$

On Agricultural land reduce assessment level by 62.5% on agricultural land which means the assessment level will now be 15%; $((40\% * 62.5\% = 25\%) 40\% - 25\% = 15\%)$

On Residential, Agricultural and Commercial/Industrial building and other structure reduce assessment level by 50%


SECTION XII. Repealing Clause – All ordinances, rules and regulations or any part thereof contrary to or inconsistent with the provisions of this ordinance are hereby, amended and/or modified accordingly.

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

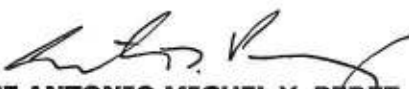
SECTION XIV. Effectivity – This ordinance shall take effect on January 1, 2018 and thereafter unless amended or repealed by subsequent enactment and after compliance with statutory requirements.

Sponsor : Councilor Cirilo B. Radoc

I HEREBY CERTIFY to the correctness of the foregoing ordinance consisting of twenty (20) pages including this page.


LUZ B. VALE
Secretary

ATTESTED:

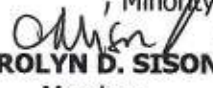

JOSE ANTONIO MIGUEL Y. PEREZ
City Vice Mayor/Presiding Officer


APOLONIA G. BACAY
Presiding Officer Pro-Tempore



RUFINA J. GABRIEL
Majority Floor Leader


MARGIELOU ORANGE HUMILDE-VERZOSA, DPA
Minority Floor Leader


JOSELITO O. FONTELERA
Member


CAROLYN D. SISON
Member


ALFRED FELIX E. DE CASTRO
Member


RANY S. DE LEON
Member


PERLITO V. RABAGO
Member


CIRILO B. RADOC
Member


FROEBEL A. RANOY
Member


RAUL B. BACAY, LBP
Ex-Officio Member

APPROVED BY:


ARTHUR F. CELESTE
City Mayor

02/13/17
Date