

**Republic of the Philippines
DEPARTMENT OF FINANCE
OFFICE OF THE PROVINCIAL ASSESSOR
Trece Martires City**

**SCHEDULE OF BASE UNIT MARKET VALUE FOR RESIDENTIAL,
COMMERCIAL AND INDUSTRIAL LANDS**

Section 11. Municipality of **GEN. MARIANO ALVAREZ**

<u>Location, Avenue, Street, etc.</u>		<u>2003 Market Value per sq. m.</u>		<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
<u>POBLACION I:</u>						
Road Lot 2						
From: Road Lot 5 to Municipal Bldg.	P	500.00	P	790.00	C-1	58.00%
Mun. Bldg. To Alley 173		360.00		570.00	R-1	58.33%
Rd. Lot 5 to Brgy. Boudary (Lumbreras)		360.00		570.00	R-1	58.33%
Along other roads		330.00		520.00	R-2	57.58%
<u>POBLACION II:</u>						
Road Lot 2						
From: Rd. Lot 94 to Rd. Lot 88		500.00		880.00	C-1	76.00%
Road Lot 94						
<u>From: Rd. Lot 2 to Rd. Lot 95</u>		360.00		630.00	R-1	75.00%
Rd. Lot 95 to Boundary of Pob. III		330.00		580.00	R-2	75.76%
Alley Lot 75		360.00		630.00	R-1	75.00%
Alley Lot 78		360.00		630.00	R-1	75.00%
Alley Lot 55		360.00		630.00	R-1	75.00%
Alley Lot 56		360.00		630.00	R-1	75.00%
Alley Lot 73, Blk. C-6-I		360.00		630.00	R-1	75.00%
Alley Lot 76, Blk. C-6-I		360.00		630.00	R-1	75.00%
Alley Lot 74, Blk. C-6-I		360.00		630.00	R-1	75.00%
Alley Lot 77, Blk. C-6-I		360.00		630.00	R-1	75.00%

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Alley Lot 73, Blk. C-5-I	360.00	630.00	R-1	75.00%
Alley Lot 76, Blk. C-5-I	360.00	630.00	R-1	75.00%
Alley Lot 74, Blk. C-5-I	360.00	630.00	R-1	75.00%
Alley Lot 77, Blk. C-5-I	360.00	630.00	R-1	75.00%
Alley Lot 73, Blk. C-4-I	360.00	630.00	R-1	75.00%
Alley Lot 76, Blk. C-4-I	360.00	630.00	R-1	75.00%
Alley Lot 74, Blk. C-4-I	360.00	630.00	R-1	75.00%
Alley Lot 77, Blk. C-4-I	360.00	630.00	R-1	75.00%
Alley Lot 54, Blk. C-4-I	360.00	630.00	R-1	75.00%
Road Lot 88				
From: Rd. Lot 2 to Rd. Lot 95	360.00	630.00	R-1	75.00%
Rd. Lot 95 to Boudary of Pob IV	330.00	580.00	R-2	75.76%
Along other roads	330.00	580.00	R-2	75.76%
<u>POBLACION III:</u>				
Road Lot 96				
From: Rd. Lot 2 to Alley Lot 164	330.00	480.00	R-2	45.45%
Alley Lot 164 to Alley Lot 168	330.00	480.00	R-2	45.45%
Alley Lot 165				
From: Rd. Lot 2 to Alley 164	360.00	530.00	R-1	47.22%
Alley Lot 164 to Alley 168	360.00	480.00	R-2	33.33%
Alley Lot 162				
From: Rd. Lot 2 to Alley 164	360.00	530.00	R-1	47.22%
Alley Lot 164 to Alley 168	330.00	480.00	R-2	45.45%
Road Lot 25				
From: Rd. Lot 2 to Alley 45	360.00	530.00	R-1	47.22%
Alley Lot 45 to Creek	330.00	480.00	R-2	45.45%

<u>Location, Avenue, Street, etc.</u>	<u>2003 Market Value per sq. m.</u>	<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
Alley Lot 41 (Perpendicular Lot 2)				
From: Rd. Lot 2 to Corner	360.00	530.00	R-1	47.22%
Parallel Lot 48 to Creek	330.00	480.00	R-2	45.45%
Road Lot 24				
From: Rd. Lot 2 to Alley Lot 48	360.00	530.00	R-1	47.22%
Alley Lot 48 to Creek	330.00	480.00	R-2	45.45%
Alley Lot 48				
From: Rd. Lot 2 to Alley Lot 48	360.00	530.00	R-1	47.22%
Alley Lot 48 to Creek	330.00	480.00	R-2	45.45%
Alley Lot 47 (Perpendicular Lot 2)				
From: Rd. Lot 2 to Alley Lot 65	360.00	530.00	R-1	47.22%
Alley Lot 65 to Creek	330.00	480.00	R-2	45.45%
Along Alley Lot 9 to Alley Lot 9	330.00	480.00	R-2	45.45%
Along Alley Lot 20 to Alley Lot 30	330.00	480.00	R-2	45.45%
<u>POBLACION IV:</u>				
Road Lot 2				
Along Provincial Road	480.00	650.00	C-1	35.42%
From: Road Lot 88 to Boundary of Pob IV & Memije	360.00	480.00	R-1	33.33%
Road Lot 86				
From: Rd. Lot 2 to Rd. Lot 95	360.00	480.00	R-1	33.33%
Rd. Lot 95 to Alley C-2-I	330.00	440.00	R-2	33.33%
Alley Lot C-21 to Rd. Lot 85	360.00	480.00	R-1	33.33%
Road Lot 88	360.00	480.00	R-1	33.33%
Road Lot 87	360.00	480.00	R-1	33.33%
Road Lot 85	360.00	480.00	R-1	33.33%

<u>Location, Avenue, Street, etc.</u>	<u>2003 Market Value per sq. m.</u>	<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
Alley Lot 70-74, Blk. C-3-I	360.00	480.00	R-1	33.33%
Alley Lot 73-77, Blk. C-2-I	360.00	480.00	R-1	33.33%
Alley Lot 38, Blk. C-2-I	360.00	480.00	R-1	33.33%
Alley C-1-I	360.00	480.00	R-1	33.33%
Alley Lot 84-88, Blk. C-1-I	360.00	480.00	R-1	33.33%
Alley Lot 75-77, Blk. C-3-I	330.00	440.00	R-2	33.33%
Alley Lot 78-77, Blk. C-2-I	330.00	440.00	R-2	33.33%
Alley Lot 89-91, Blk. C-13-I	330.00	440.00	R-2	33.33%
Alley Lot 70-74, Blk. C-13-I	330.00	440.00	R-2	33.33%
Road Lot 95	330.00	440.00	R-2	33.33%
Along Other Roads	300.00	400.00	R-3	33.33%
<u>POBLACION V:</u>				
Road Lot 2				
From: Alley Lot 173 to Rd. Lot 22	480.00	690.00	R-1	43.75%
Alley Lot 173				
From: Rd. Lot 2 to Alley Lot 171	360.00	520.00	R-1	44.44%
Alley Lot 171 to Alley Lot 169	360.00	480.00	R-2	33.33%
Alley Lot 61				
From: Rd. Lot 2 to Alley 65	360.00	520.00	R-1	44.44%
Alley Lot 169				
From: Rd. Lot 2 to Alley Lot 171	360.00	520.00	R-1	44.44%
Alley Lot 65 to Creek	330.00	480.00	R-2	45.45%
Alley Lot 62				
From: Rd. Lot 2 to Alley 62	360.00	520.00	R-1	44.44%
Alley Lot 62 to Creek	330.00	480.00	R-2	45.45%
Road Lot 22				

<u>Location, Avenue, Street, etc.</u>	<u>2003 Market Value per sq. m.</u>	<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
From: Rd. Lot 2 to Alley 63	360.00	520.00	R-1	44.44%
Alley Lot 63 to Creek	330.00	480.00	R-2	45.45%
Road Lot 26	360.00	520.00	R-1	44.44%
Alley Lot 43	360.00	520.00	R-1	44.44%
Alley Lot 44	360.00	520.00	R-1	44.44%
Along Other Roads	330.00	480.00	R-2	45.45%
National Roads				
From: Along Dasmariñas Rd. to Carmona Road (Hi-way)	330.00	500.00	C-1	51.52%
<u>BARRIOS:</u>				
<u>DELAS-ALAS</u>				
Along Provincial Road	360.00	550.00	R-1	52.78%
Along other Roads	300.00	460.00	R-2	53.33%
<u>CALIMAG</u>				
Along Provincial Road	400.00	480.00	C-1	20.00%
Along other Roads	270.00	330.00	R-1	22.22%
<u>CASTRO</u>				
Along Provincial Raod	480.00	640.00	R-1	33.33%
Along Other Roads	360.00	520.00	R-1	44.44%
Manila South Woods	3,000.00	3,900.00	R-1	30.00%
<u>RAMON CRUZ</u>	330.00	480.00	R-1	45.45%
<u>DACON</u>				
Along Provincial Road	400.00	450.00	C-1	12.50%
Along other Roads	270.00	300.00	R-1	11.11%
<u>DE JESUS</u>				
Along Provincial Road	440.00	560.00	C-1	27.27%

<u>Location, Avenue, Street, etc.</u>	<u>2003 Market Value per sq. m.</u>	<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
Along other Roads	300.00	380.00	R-1	26.67%
<u>ELISES</u>				
Along Provincial Road	400.00	530.00	C-1	32.50%
Along other Roads	270.00	360.00	R-1	33.33%
<u>GRANADOS</u>				
Along Road Lot 1	500.00	650.00	C-1	30.00%
Along Road Lot2-part	480.00	620.00	C-2	29.17%
Along Provincial Road	330.00	430.00	R-1	30.30%
Along other Roads	330.00	390.00	R-2	18.18%
<u>KUA</u>	285.00	370.00	R-1	29.82%
<u>LUMBRERAS</u>				
Along Road Lot 2	500.00	610.00	C-1	22.00%
Along Road Lot 2-part	480.00	580.00	C-2	20.83%
Along Provincial Road	330.00	400.00	R-1	21.21%
Along other Roads	300.00	370.00	R-2	23.33%
<u>MADERAN</u>				
Along National Road (Carmona to Dasmariñas Road)	700.00	1,100.00	C-1	57.14%
Along Provincial Road	600.00	950.00	C-1	58.33%
Along other Road	330.00	470.00	R-1	42.42%
<u>MALIA</u>				
Manila South Woods	3,000.00	3,900.00	R-1	30.00%
Along other Road	285.00	350.00	R-1	22.81%
<u>MEMIJE</u>				
Along Provincial Road	440.00	550.00	C-1	25.00%
Along other Road	300.00	370.00	R-1	23.33%

<u>Location, Avenue, Street, etc.</u>	<u>2003 Market Value per sq. m.</u>	<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
<u>OLAES</u>	285.00	360.00	R-1	26.32%
<u>PULIDO</u>				
Along Provincial Road	440.00	500.00	C-1	13.64%
Along other Road	300.00	340.00	R-1	13.33%
<u>REYES</u>				
Along Provincial Road	440.00	500.00	C-1	13.64%
Along other Road	300.00	340.00	R-1	13.33%
<u>SALUD</u>	285.00	420.00	R-1	47.37%
<u>SAN GABRIEL</u>				
Along National Road	700.00	1,110.00	C-1	58.57%
Along Provincial Road	500.00	800.00	C-1	60.00%
Along other Road	330.00	530.00	R-1	60.61%
<u>SAN JOSE</u>	330.00	450.00	R-1	36.36%
Manila South Woods	3,050.00	3,900.00	R-1	27.87%
<u>TIAGO</u>				
Along Provincial Road	500.00	560.00	C-1	12.00%
Along other Road	330.00	370.00	R-1	12.12%
<u>TIRONA</u>	300.00	380.00	R-1	26.67%
<u>VIRATA</u>				
Along Road Lot 8	500.00	590.00	C-1	18.00%
Along Road Lot 12	480.00	570.00	C-2	18.75%
Along Provincial Road	330.00	390.00	C-1	18.18%
Along other Road	300.00	360.00	R-2	20.00%
<u>INDUSTRIAL LANDS</u>				
First Class	420.00	630.00		50.00%

<u>Location, Avenue, Street, etc.</u>	<u>2003 Market Value per sq. m.</u>	<u>2008 Market Value per sq.m.</u>	<u>Sub-Class (Criteria)</u>	<u>Percentage Increase</u>
Second Class	360.00	540.00		50.00%
Third Class	320.00	480.00		50.00%
TOTAL PERCENTAGE INCREASE				<u><u>43.51%</u></u>

**SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS
MUNICIPALITY OF GENERAL MARIANO ALVAREZ**

A. LANDS

**CLASS AND BASE UNIT MARKET VALUES
(Per Hectare)**

PRODUCTIVITY CLASSIFICATION	1st Class	2nd Class	3rd Class
RICE LAND (LOWLAND) IRRIGATED	P 450,000.00	P 360,000.00	P 270,000.00
RICE LAND (LOWLAND) UNIRR./CORN LAND	225,000.00	180,000.00	135,000.00
RICE LAND (UPLAND)/CORN LAND	90,000.00	72,000.00	54,000.00
SUGAR LAND	150,000.00	120,000.00	90,000.00
COCONUT/COFFEE/MANGO/BANANA/ORCHARD	135,000.00	108,000.00	81,000.00
FISHPOND/SALT LAND			
BAMBOO LAND			
PASTURE LAND			

B. IMPROVEMENTS (PRODUCTIVE)

COCONUT(per tree)	P 200.00	P 150.00	P 100.00
COFFEE (per tree)	120.00	100.00	80.00
MANGO (per tree)	800.00	750.00	600.00
BANANA (per group)	140.00	100.00	80.00
BAMBOO (per clamp)	230.00	200.00	175.00
SALT BED (per bed)	1,500.00	1,200.00	900.00

ANONAS (per tree)	P	80.00
ATIMOYA (per tree)		80.00
AVOCADO (per tree)		150.00
BALIMBING (per tree)		75.00
BREAD FRUIT (RIMAS) (per tree)		150.00
CACAO (per tree)		90.00
CALAMANSI/LEMON (per tree)		100.00
CALAMIAS (per tree)		70.00
CASHEW (per tree)		90.00
CHICO (per tree)		150.00
DUHAT (per tree)		100.00
GALO (per tree)		50.00
GUAVA (per tree)		50.00
JACKFRUIT (LANGKA) (per tree)		200.00
LANZONES (per tree)		400.00
LUMABANG (per tree)		80.00
MABOLO (per tree)		120.00
MAKOPA (per tree)		90.00
ORANGE/MANDARIN/SANTONES (per tree)		120.00
PAMINTA (per tree)		50.00
PAPAYA (per tree)		80.00
PINEAPPLE (per tree)		8.00
PUMELO (per tree)		100.00
RAMBUTAN (per tree)		150.00
SANTOL (per tree)		180.00
SINEGUELAS (per tree)		90.00
SOUR SOP (per tree)		100.00
STAR APPLE (CAIMITO) (per tree)		100.00
SWEET SOP (ATIS) (per tree)		70.00
TAMARIND (SAMPALOK) (per tree)		100.00
TIESA (per tree)		80.00