

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 16. Municipality of **MAGALLANES**

<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:</u>				
Mangahan Drive to San Jose St. P	300.00	P 340.00	R-2	13.33%
<u>DEL ROSARIO ST.</u>				
From: Jovillar St. to San Jose St.	300.00	340.00	R-2	13.33%
San Jose St. to Malinta Drive	300.00	340.00	R-2	13.33%
Malinta Drive Eastward	230.00	260.00	R-3	13.04%
<u>PACHECO ST.</u>				
From: Subd. 2nd Road Lot Jovillar St.	300.00	340.00	R-2	13.33%
Jovillar St. to San Jose St.	300.00	340.00	R-2	13.33%
San Jose St. to Anda St.	300.00	340.00	R-2	13.33%
Anda St. to San Isidro St.	300.00	340.00	R-2	13.33%
San Isidro St. to Colon St.	300.00	340.00	R-2	13.33%
<u>REAL ST.</u>				
From: Jovillar St. to San Jose St.	480.00	500.00	R-1	4.17%
San Jose St. to Anda St.	480.00	500.00	R-1	4.17%
Anda St. to San Isidro St.	480.00	500.00	R-1	4.17%
San Isidro St. to Malinta Drive	480.00	500.00	R-1	4.17%
<u>DE GUIA ST.</u>				
From: Along the Nat'l. Rd. Eastward to the 3rd Rd. Lot of the Subd.	480.00	500.00	R-1	4.17%

<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>
3rd Rd. Lot of the Subd. To the 1st Rd. Lot Eastward	480.00	500.00	R-1	4.17%
1st Rd. Lot to Jovillar St.	560.00	580.00	C-1	3.57%
Jovillar St. to San Jose St.	560.00	580.00	C-1	3.57%
San Jose St. to Anda St.	560.00	580.00	C-1	3.57%
Anda St. to San Isidro St.	560.00	580.00	C-1	3.57%
San Isidro St. to Colon St.	480.00	500.00	R-1	4.17%
<u>SALCEDO ST.</u>				
From: Jovillar St. to Anda St.	480.00	500.00	R-1	4.17%
Anda St. to San Isidro St.	300.00	340.00	R-2	13.33%
<u>SUBD. LOTS</u>				
From: Along the 3rd Rd. Lot	230.00	260.00	R-3	13.04%
Along the 2nd Rd. Lot	230.00	260.00	R-3	13.04%
The Nat'l. Rd. Lot to Pacheco St. along the 1st Rd. Lot	300.00	340.00	R-2	13.33%
Pacheco St. to along the 1st Rd. Lot Northward	230.00	260.00	R-3	13.04%
<u>JOVILLAR ST.</u>				
From: Salcedo St. to Pacheco St.	300.00	340.00	R-2	13.33%
Pacheco St. to Del Rosario St.	300.00	340.00	R-2	13.33%
<u>SAN JOSE ST.</u>				
From: De Guia St. to Pacheco St.	560.00	580.00	C-1	3.57%
Pacheco St. to Brgy. Kab. (Ram.) Boundary Northward	480.00	500.00	R-1	4.17%
<u>ANDA ST.</u>				
From: Salcedo St. to De Guia St.	560.00	580.00	C-1	3.57%
De Guia St. to Real St.	560.00	580.00	C-1	3.57%
Real St. to Pacheco St.	560.00	580.00	C-1	3.57%

<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>SAN ISIDRO ST.</u>				
From: Salcedo St. to Pacheco St.	300.00	340.00	R-2	13.33%
<u>COLON ST.</u>	300.00	340.00	R-2	13.33%
<u>MALINTA DRIVE</u>				
From: Real St. to Del Rosario St.	300.00	340.00	R-2	13.33%
<u>BARANGGAY OUTSIDE THE POB.</u>				
<u>BALIWAG</u>	130.00	150.00		15.38%
<u>BENDITA I & II</u>	150.00	170.00		13.33%
<u>KABULUSAN</u>	180.00	210.00		16.67%
<u>CALUANGAN</u>	150.00	170.00		13.33%
<u>MEDINA</u>	180.00	200.00		11.11%
<u>PACHECO</u>	100.00	140.00		40.00%
<u>RAMIREZ</u>	140.00	160.00		14.29%
<u>TUA</u>	120.00	140.00		16.67%
<u>SAN AGUSTIN</u>	150.00	170.00		13.33%
<u>URDANETA</u>	150.00	170.00		13.33%
<u>INDUSTRIAL LANDS</u>				
First Class	100.00	100.00		
TOTAL PERCENTAGE INCREASE				<u><u>10.56%</u></u>

**SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS
MUNICIPALITY OF MAGALLANES**

A. LANDS

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

PRODUCTIVITY CLASSIFICATION	1st Class	2nd Class	3rd Class
RICE LAND (LOWLAND) IRRIGATED			
RICE LAND (LOWLAND) UNIRR./CORN LAND			
RICE LAND (UPLAND)/CORN LAND	P 120,000.00	P 96,000.00	P 72,000.00
SUGAR LAND	120,000.00	96,000.00	72,000.00
COCONUT/COFFEE/MANGO/BANANA/ORCHARD	120,000.00	96,000.00	72,000.00
FISHPOND/SALT LAND			
BAMBOO LAND	120,000.00	96,000.00	72,000.00
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