

**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 18.**

Municipality of **MENDEZ**

<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>
<b><u>POBLACION:</u></b>				
<b><u>RIZAL ST.</u></b>				
From: Bonifacio St. to Alegre St.	P 750.00	P 980.00	C-1	30.67%
Perey St. to Bonifacio St.	650.00	850.00	R-1	30.77%
<b><u>GEN. TRIAS ST.</u></b>				
From: Bonifacio St. to Alegre St.	650.00	850.00	R-1	30.77%
Perey St. to Bonifacio St.	650.00	850.00	R-1	30.77%
<b><u>BONIFACIO ST.</u></b>				
From: Burgos St. to Gen. Luna St.	700.00	910.00	C-2	30.00%
Gen. Luna St. to Mabini St.	650.00	850.00	R-1	30.77%
Zamora St. to Burgos St.	650.00	850.00	R-1	30.77%
<b><u>OSORIO ST.</u></b>				
From: Rizal St. to G. Luna St.	700.00	910.00	C-2	30.00%
Burgos St. to Rizal St.	700.00	910.00	C-2	30.00%
Gen. Luna St. to Mabini St.	650.00	850.00	R-1	30.77%
<b><u>I. AURE ST. (Prev. Prov'l. Rd.)</u></b>				
From: Rizal St. to Gen. Luna St.	700.00	910.00	C-2	30.00%
Burgos St. to Rizal St.	700.00	910.00	C-2	30.00%
Gen. Luna St. to Mabini St.	650.00	850.00	R-1	30.77%

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<u>DIMARANAN ST.</u>				
From: Rizal St. to Gen. Luna St.	700.00	910.00	C-2	30.00%
Gen. Luna St. to Gen. Trias St.	650.00	850.00	R-1	30.77%
<u>PEREY ST.</u>				
From Burgos St. to Rizal St.	650.00	850.00	R-1	30.77%
Rizal St. to Mabini St.	650.00	850.00	R-1	30.77%
Zamora St. to Burgos St.	650.00	850.00	R-1	30.77%
<u>GEN. LUNA ST.</u>	700.00	910.00	C-2	30.00%
<u>C. LLAMADO ST.</u> (previously P. Burgos St.)	700.00	910.00	C-2	30.00%
<u>ALEGRE ST.</u>	600.00	780.00	R-2	30.00%
<u>MABINI ST.</u>	600.00	780.00	R-2	30.00%
<u>ZAMORA ST.</u>	600.00	780.00	R-2	30.00%
<u>BARRIOS:</u>				
<u>ANULING CERCA 1</u>	450.00	590.00		31.11%
<u>ANULING CERCA 2</u>	450.00	590.00		31.11%
<u>ANULING LEJOS 1</u>	450.00	590.00		31.11%
<u>ANULING LEJOS 2</u>	450.00	590.00		31.11%
<u>ASIS 1</u>	500.00	650.00		30.00%
Muzon St.	350.00	460.00		31.43%
Patricia-Yolanda Vill.		680.00		
<u>ASIS 2</u>	500.00	650.00		30.00%
<u>ASIS 3</u>	500.00	650.00		30.00%
Maysili	350.00	460.00		31.43%
Lilia Hts. Subd.	450.00	680.00		51.11%
<u>GALICIA 1</u>	650.00	850.00		30.77%

<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>GEN. LUNA ST.</u>				
From: Alegre St. to Rafols St.	650.00	850.00	R-1	30.77%
<u>RIZAL ST.</u>				
From: Alegre St. to Mendez-Alfonso Rd.	390.00	980.00	C-1	151.28%
<u>ALEGRE ST.</u>	650.00	850.00	R-1	30.77%
<u>PEREY ST.</u>	650.00	850.00	R-1	30.77%
<u>TORNEROS ST.</u>	650.00	850.00	R-1	30.77%
<u>GALICIA 2</u>	650.00	850.00		30.77%
<u>RIZAL ST.</u>				
From: Torneros St. to Mendez-Alfonso Rd.	390.00	980.00	C-1	151.28%
<u>GEN. LUNA ST.</u>				
From: Torneros St. to Rafols St.	650.00	850.00	R-1	30.77%
<u>TORNEROS ST.</u>	650.00	850.00	R-1	30.77%
<u>RAFOLS ST.</u>	650.00	850.00	R-1	30.77%
<u>MENDEZ -ALFONSO ROAD</u>	650.00	850.00	R-1	30.77%
<u>MARKET ROAD</u>	750.00	980.00	C-1	30.67%
Lauraville Subd.		980.00		
<u>GALICIA 3</u>	650.00	850.00		30.77%
<u>RIZAL ST.</u>				
From: Mendez-Alfonso Rd. to Tagaytay Rd.	390.00	980.00	C-1	151.28%
<u>F.L. MENDOZA DRIVE</u> (previously Payapa Rd.)	650.00	850.00	R-1	30.77%
<u>F. MANALO ST.</u>	650.00	850.00	R-1	30.77%
<u>TIMBAIN ROAD</u>	650.00	850.00	R-1	30.77%

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<u>GALICIA SUBDIVISION</u>				
San Miguel Archangel Subd.		980.00		
Royal Villas		980.00		
<u>PALOCPOC 1</u>	400.00	520.00		30.00%
<u>PALOCPOC 2</u>	400.00	520.00		30.00%
<u>PANUNGYAN 1</u>	450.00	590.00		31.11%
<u>PANUNGYAN 2</u>	450.00	590.00		31.11%
<u>BANAYAD</u>	300.00	390.00		30.00%
<u>BUCAL</u>	450.00	590.00		31.11%
L. Salazar St.	450.00	590.00		31.11%
<u>MIGUEL MOJICA</u>	450.00	590.00		31.11%
<u>INDUSTRIAL LANDS</u>				
First Class	200.00	260.00		30.00%
Second Class	140.00	180.00		28.57%
Third Class	100.00	130.00		30.00%
<b>TOTAL PERCENTAGE INCREASE</b>				<b><u><u>36.72%</u></u></b>

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

**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			
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