

**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 19.

Municipality of **NAIC**

<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>CAPT. NAZARENO</u>	P	1,100.00	P	1,650.00	C-1	50.00%
		900.00		1,350.00	R-1	50.00%
<u>GOMBALZA</u>						
Gomez St.		900.00		1,250.00	R-3	38.89%
Zamora St.		900.00		1,300.00	R-2	44.44%
P.H. Poblete St.		1,100.00		1,650.00	C-1	50.00%
		900.00		1,350.00	R-1	50.00%
<u>KANLURAN</u>						
Burgos St.		900.00		1,250.00	R-2	38.89%
Capt. Yoyo Jocson St.		900.00		1,250.00	R-2	38.89%
Dandan St.		900.00		1,250.00	R-2	38.89%
Estrella St.		900.00		1,250.00	R-2	38.89%
Juan Luna St.		900.00		1,250.00	R-2	38.89%
Lopez Jaena St.		900.00		1,250.00	R-2	38.89%
Pelaez St.		900.00		1,250.00	R-2	38.89%
Rizal St.		900.00		1,350.00	R-1	50.00%
				1,650.00	C-1	
<u>BAGONG KALSADA</u>		340.00		500.00		47.06%
<u>BALSAHAN</u>		850.00		1,250.00	R-1	47.06%
				1,650.00	C-1	
<u>BANCAAN</u>		340.00		500.00		47.06%
<u>BUCANA MALAKI</u>		340.00		500.00		47.06%

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<u>BUCANA SASAHAN</u>	340.00	500.00		47.06%
Freedomville Subd.		500.00 1,000.00	R-1 C-1	
<u>CALUBCOB</u>	300.00	420.00		40.00%
<u>CENTRAL</u>	200.00	320.00		60.00%
Mango Orchard	500.00	650.00		30.00%
<u>HALANG</u>	250.00	400.00		60.00%
Happy Living Subd.		600.00		
<u>HUMBAC</u>	500.00	650.00		30.00%
<u>IBAYO ESTACION</u>	550.00	630.00		14.55%
Aurea Matias Bartolome Subd.	550.00	650.00		18.18%
<u>IBAYO SILANGAN</u>	650.00 650.00	1,000.00 950.00 1,500.00	R-1 R-2 C-1	53.85% 46.15%
Shell Stn. To New Public Market	650.00 800.00	1,000.00 1,500.00	R-1 C-1	53.85% 87.50%
Highway going to Public Market Site	650.00 750.00	1,000.00 1,500.00	R-1 C-1	53.85% 100.00%
Bridge to Sabang Intersection		900.00 1,500.00	R-3 C-1	
Aurelio Diosomito Subd.	650.00	850.00		30.77%
Delos Santos Subd.	800.00	950.00		18.75%
Isabel Legaspi Subd.	600.00	750.00		25.00%
Jose Lopez Subd.	600.00	750.00		25.00%
Manuel Diosomito Subd.	650.00	850.00		30.77%
Miranda Subd.	800.00	950.00		18.75%
Natividad Nazareno Subd.	650.00	850.00		30.77%
Preciousville Subd.	600.00	850.00		41.67%
Querubin Subd.	650.00	850.00		30.77%

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Victorina Diosomito Subd.	650.00	850.00		30.77%
Villa Apolonia Subd. I	650.00	800.00 1,500.00	R C	23.08%
<u>LABAC</u>	330.00	450.00		36.36%
Andrea Andalajao Subd.		450.00		
Belen Almario Subd.	330.00	450.00		36.36%
Michael Nazareno Subd.	330.00	450.00		36.36%
Romualdo Bilugan Subd.	330.00	450.00		36.36%
<u>LATORIA</u>	420.00	600.00		42.86%
Luzviminda Bersamina Subd.	450.00	650.00		44.44%
<u>MABULO</u>	330.00	470.00		42.42%
<u>MAKINA</u>	500.00	625.00		25.00%
Nunila Init Subd.		650.00		
M.H. del Pilar St.	800.00	1,000.00		25.00%
<u>MALAINEN BAGO</u>	370.00	500.00		35.14%
Domingo Poblete Subd.	360.00	500.00		38.89%
<u>MALAINEN LUMA</u>	220.00	320.00		45.45%
Naic Country Homes	400.00	550.00		37.50%
<u>MOLINO</u>	230.00	350.00		52.17%
<u>MUNTING MAPINO</u>	400.00	500.00		25.00%
Coastal Homes	420.00	800.00		90.48%
Greenview Subd.	400.00	650.00		62.50%
JND Marketing & Dev't. Corp.	400.00	650.00		62.50%
Lawrence Subd./I. Pascual Subd.	400.00	650.00		62.50%
Melba Legaspi Subd.	600.00	750.00		25.00%
Morson Realty / Junto del Mar	420.00	650.00		54.76%

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Sesinando Lopez Subd.	380.00	620.00		63.16%
St. Julianne Homes	420.00	650.00		54.76%
<u>MUZON</u>	350.00	500.00		42.86%
Manuel Diosomito Subd.	350.00	500.00		42.86%
Natividad Nazareno Subd.	350.00	500.00		42.86%
Matea Lopez Subd.	350.00	500.00		42.86%
<u>PALANGUE 2 & 3</u>	200.00	280.00		40.00%
AB Dev't. Corp.	200.00	300.00		50.00%
<u>SABANG</u>	280.00	480.00		71.43%
Along Nat'l. Highway		1,000.00		
Coronacion Lopez Subd.	500.00	620.00		24.00%
Filipinas Retirement Paradise	850.00	1,500.00		76.47%
Natividad Nazareno Subd.	280.00	480.00		71.43%
Prescilla Baylosis Subd.	500.00	800.00		60.00%
Ricasta Subd.	480.00	650.00		35.42%
Virginia Lopez Subd.	480.00	650.00		35.42%
Villa Apolonia Subd.	550.00	750.00		36.36%
Saddle & Clubs		750.00		
Kalipayan Homes	850.00	1,000.00		17.65%
<u>SAN ROQUE</u>	500.00	600.00		20.00%
Along Nat'l. Rd. to San Roque Junction		700.00		
Sesinando & Felicisima Nazareno Subd.	500.00	600.00		20.00%
<u>SANTULAN</u>	480.00	650.00		35.42%
<u>SAPA</u>	340.00	480.00		41.18%

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<u>TIMALAN BALSAHAN</u>	270.00	480.00		77.78%
Uniwide Sales Coastal City	850.00	1,500.00		76.47%
Daly Village		600.00		
<u>TIMALAN CONCEPCION</u>	280.00	530.00		89.29%
Asuncion Bocalan Subd.	600.00	750.00		25.00%
JND marketing & Dev't. Corp.	450.00	550.00		22.22%
St. Claire Homes Subd.		500.00		
Retirees Vill. III	500.00	850.00		70.00%
Ciudad Nuevo		400.00		
Hills View Subd.		850.00		
Danoh & Denzo Subd.		500.00		
Illuminada Bocalan Subd.	350.00	500.00		42.86%
<u>INDUSTRIAL LANDS</u>				
First Class	380.00	750.00		97.37%
Second Class	270.00	500.00		85.19%
Third Class	190.00	360.00		89.47%
TOTAL PERCENTAGE INCREASE				<u>45.39%</u>

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

A. LANDS

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

PRODUCTIVITY CLASSIFICATION	1st Class	2nd Class	3rd Class
RICE LAND (LOWLAND) IRRIGATED	P 400,000.00	P 320,000.00	P 240,000.00
RICE LAND (LOWLAND) UNIRR./CORN LAND	200,000.00	160,000.00	120,000.00
RICE LAND (UPLAND)/CORN LAND	150,000.00	120,000.00	90,000.00
SUGAR LAND	200,000.00	160,000.00	120,000.00
COCONUT/COFFEE/MANGO/BANANA/ORCHARD	200,000.00	160,000.00	120,000.00
FISHPOND/SALT LAND	400,000.00	320,000.00	240,000.00
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