

**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 20.**

Municipality of **NOVELETA**

<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>NATIONAL ROAD</u></b>				
From: Rd. to San Jose to Sta. Rosa	P 1,460.00	P 1,900.00	C-1	30.14%
Rd. to Sta. Rosa to boundary of Pob.-Salcedo	1,460.00	1,900.00	C-1	30.14%
Nuguid to Rd. to San Jose & San Rafael	1,350.00	1,760.00	C-2	30.37%
Magdiwang Financing to Crossing	1,350.00	1,760.00	C-2	30.37%
<b><u>PROVINCIAL ROAD</u></b>				
From: Rd. Leading to San Jose	1,000.00	1,300.00	R-1	30.00%
Crossing to Tribunal	1,350.00	1,760.00	C-2	30.37%
Tribunal Bldg. to Roman Catholic Church	1,000.00	1,300.00	R-1	30.00%
<b><u>BARRIOS:</u></b>				
<b><u>MAGDIWANG</u></b>				
Teachers Vill. Subd.	945.00	1,230.00		30.16%
<b><u>SALCEDO I &amp; II</u></b>				
Cuevas & Artlantico Subd.	780.00	1,010.00		29.49%
<b><u>SAN ANTONIO I &amp; II</u></b>				
Camella Homes Subd.	520.00	680.00		30.77%
Grand Centennial	975.00	1,270.00		30.26%

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Jordan Estates Subd.	975.00	1,270.00		30.26%
<u>SAN JOSE I &amp; II</u>	560.00	720.00		28.57%
Francisco Chua Subd.	585.00	760.00		29.91%
Jordan Estates Subd.	975.00	1,270.00		30.26%
<u>SAN JUAN I &amp; II</u>	510.00	660.00		29.41%
Francisco Chua Subd.	975.00	1,270.00		30.26%
VFL Subd.	975.00	1,270.00		30.26%
Villa Cañacao/Cañacao Homes	975.00	1,270.00		30.26%
<u>SAN RAFAEL I &amp; II</u>	880.00	1,140.00		29.55%
RVB Realty Corp.	1,240.00	1,610.00		29.84%
Dominga Dizon (Seaview)	880.00	1,140.00		29.55%
Priscilla Sese Subd.	840.00	1,090.00		29.76%
<u>SAN RAFAEL III &amp; IV</u>	880.00	1,140.00		29.55%
Pacifico Aquino Subd.	880.00	1,140.00		29.55%
Damasa Cadua Subd.	880.00	1,140.00		29.55%
Francisco Chua Subd.	975.00	1,270.00		30.26%
VFL Subd.	975.00	1,270.00		30.26%
First Noveleta Realty & Dev't. Corp.	975.00	1,270.00		30.26%
<u>INDUSTRIAL</u>				
First Class	310.00	400.00		29.03%
Second Class	230.00	300.00		30.43%
Third Class	190.00	250.00		31.58%
<b>TOTAL PERCENTAGE INCREASE</b>				<b><u>30.00%</u></b>

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

**A. LANDS**

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

PRODUCTIVITY CLASSIFICATION	1st Class	2nd Class	3rd Class
RICE LAND (LOWLAND) IRRIGATED	P 255,000.00	P 245,000.00	P 235,000.00
RICE LAND (LOWLAND) UNIRR./CORN LAND	130,000.00	120,000.00	110,000.00
RICE LAND (UPLAND)/CORN LAND			
SUGAR LAND			
COCONUT/COFFEE/MANGO/BANANA/ORCHARD	130,000.00	120,000.00	110,000.00
FISHPOND/SALT LAND	250,000.00	240,000.00	230,000.00
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