

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

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

Section 21.

Municipality of **ROSARIO**

<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>				
<u>NATIONAL ROAD</u>	P 1,300.00	P 1,760.00	C-1	35.38%
<u>C. ABUEG ST.</u>	1,030.00	1,340.00	C-2	30.10%
<u>AVE MARIA ST.</u>				
From: Catholic Church to National Road	1,030.00	1,340.00	C-2	30.10%
A. Giongco St. to Catholic Church	930.00	1,210.00	R-1	30.11%
<u>Dr. P. GIONGCO ST. (EVANGELISTA ST.)</u>	930.00	1,210.00	R-1	30.11%
<u>C. MATA ST.</u>	930.00	1,210.00	R-1	30.11%
<u>J. RIZAL ST.</u>	930.00	1,210.00	R-1	30.11%
<u>N. NER ST.</u>	930.00	1,210.00	R-1	30.11%
<u>J. CASTRO ST.</u>	930.00	1,210.00	R-1	30.11%
<u>P. BURGOS ST.</u>	930.00	1,210.00	R-1	30.11%
<u>A. GIONGCO ST.</u>	930.00	1,210.00	R-1	30.11%
<u>N. BUENAFLORES ST.</u>	930.00	1,210.00	R-1	30.11%
<u>UNNAMED CALLEJON</u>	930.00	1,210.00	R-1	30.11%
<u>BARANGAYS:</u>				
<u>BAGBAG I</u>	825.00	950.00		15.15%
<u>BAGBAG II</u>	825.00	950.00		15.15%
<u>KANLURAN</u>	790.00	1,030.00		30.38%
<u>LIGTONG I</u>	800.00	920.00		15.00%

<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>
<u>LIGTONG II</u>	840.00	970.00		15.48%
<u>LIGTONG III</u>	840.00	970.00		15.48%
<u>LIGTONG IV</u>	840.00	970.00		15.48%
<u>MUZON I</u>	865.00	1,040.00		20.23%
<u>MUZON II</u>	865.00	1,040.00		20.23%
<u>SAPA I</u>	820.00	1,070.00		30.49%
<u>SAPA II</u>	820.00	1,030.00		25.61%
<u>SAPA III</u>	795.00	1,030.00		29.56%
<u>SAPA IV</u>	820.00	1,030.00		25.61%
<u>SILANGAN I</u>	820.00	1,070.00		30.49%
<u>SILANGAN II</u>	820.00	1,070.00		30.49%
<u>TEJEROS CONVENTION</u>	905.00	1,310.00		44.75%
<u>WAWA I</u>	845.00	1,010.00		19.53%
<u>WAWA II</u>	845.00	1,010.00		19.53%
<u>WAWA III</u>	845.00	1,010.00		19.53%
<u>SUBDIVISIONS:</u>				
Ricafrente Compound	950.00	1,240.00		30.53%
Graceland Subdivision	935.00	1,260.00		34.76%
Manggahan	930.00	1,160.00		24.73%
Greenfields Subdivision	930.00	1,070.00		15.05%
Teotimo Village	925.00	1,060.00		14.59%
Sunrise Subdivision	930.00	1,070.00		15.05%
Valley Field Subdivision	920.00	1,060.00		15.22%
Plaza Ville Subdivision	920.00	1,150.00		25.00%
Villa Concepsion Village	920.00	1,060.00		15.22%
Glorfina Court	850.00	980.00		15.29%

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Rodriguez Subdivision	855.00	980.00		14.62%
Sunrise View Park	855.00	980.00		14.62%
San Isidro Village	890.00	1,020.00		14.61%
Marina Compound	920.00	1,150.00		25.00%
Cuevas Subdivision	950.00	1,280.00		34.74%
Salinas Realty and Buss. Corp.	950.00	1,280.00		34.74%
Karla Ville Subd.	890.00	1,110.00		24.72%
Cuesa Village	890.00	1,110.00		24.72%
Costa Verde		1,340.00		
SANCHEZ	930.00	1,070.00		15.05%
NORVIORIC	930.00	1,210.00		30.11%
<u>INDUSTRIAL LANDS</u>				
First Class	410.00	620.00		51.22%
Second Class	380.00	610.00		60.53%
Third Class	345.00	590.00		71.01%
TOTAL PERCENTAGE INCREASE				<u>27.47%</u>

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

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