

ORDINANCE NO 735 S-1996

ORDINANCE

AN ORDINANCE ADOPTING A SCHEDULE OF FAIR MARKET VALUES FOR LAND, BUILDINGS AND OTHER STRUCTURES IN THE CITY OF PASAY.

SPONSORED BY ALL MEMBERS OF THE SANGGUNIANG PANLUNGSOD

WHEREAS, Section 212 of Chapter 2 of the Local Government Code mandates the City Assessor to prepare a schedule of fair market values for the different classes of real property within the jurisdiction of the city;

WHEREAS, such schedule maybe used as a basis by the Sangguniang Panlungsod for the general revision of property assessment in the City of Pasay asated by the Local Government Code;

WHEREAS, Section 220 of Chapter 2 of the Local Government Code stipulates that assessments and re-assessments of real properties such as land, buildings and other structures should be made at least every three (3) years;

WHEREAS, the last re-assessments and preparation of schedule of fair market values was made in 1993.

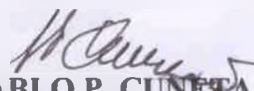
NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED by the Sangguniang Panlungsod of Pasay in session duly assembled that:

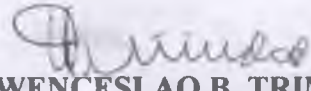
Section 1. Adopted - The Proposed Schedule of Market Values for land buildings and other structures prepared by the City Assessor be adopted.

Section 2. Effectivity - This ordinance shall take effect on the first day of January 1997 and after its publication in a newspaper of general circulation in the city.

ENACTED in the City of Pasay, this 17th of December in the Year of Our Lord Nineteen Hundred and Ninety-Six.

APPROVED


HON. PABLO P. CUNETA
City Mayor

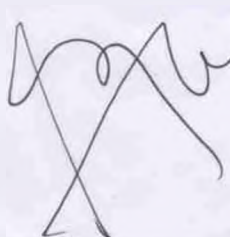
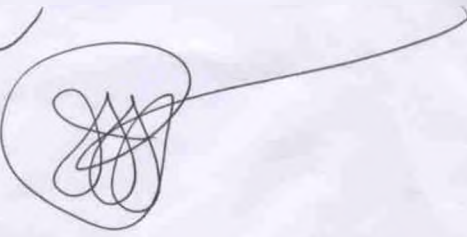
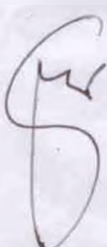

HON. WENCESLAO B. TRINIDAD
City Vice Mayor

Spita V. Vergel de Dios







REPUBLIC OF THE PHILIPPINES
PASAY CITY
METROPOLITAN MANILA

**PROPOSED SCHEDULE OF MARKET VALUE FOR THE DIFFERENT CLASSES
OF COMMERCIAL AND RESIDENTIAL LANDS IN THE CITY OF PASAY.**

COMMERCIAL LANDS

<i>P 15,000.00 +</i>	<i>to</i>	<i>P 20,000.00</i>	C-1
<i>10,000.00 +</i>	<i>to</i>	<i>15,000.00</i>	C-2
<i>5,000.00 +</i>	<i>to</i>	<i>10,000.00</i>	C-3
<i>2,500.00 +</i>	<i>to</i>	<i>5,000.00</i>	C-4
<i>1,500.00 +</i>	<i>to</i>	<i>2,500.00</i>	C-5

RESIDENTIAL LANDS

<i>P 4,000.00 +</i>	<i>to</i>	<i>P 5,000.00</i>	R-1
<i>3,000.00 +</i>	<i>to</i>	<i>4,000.00</i>	R-2
<i>2,000.00 +</i>	<i>to</i>	<i>3,000.00</i>	R-3
<i>1,000.00 +</i>	<i>to</i>	<i>2,000.00</i>	R-4
<i>800.00 +</i>	<i>to</i>	<i>1,000.00</i>	R-5

LOCATION OF PROPERTY	1997 MARKET VALUE (Pesos/sq.m.)	SUB- CLASS
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01 SAN RAFAEL DISTRICT

F.B.HARRISON

Mla Bdry-P'que Bdry	6,000.00	C-3
Maytubig	3,000.00	R-3
Concepcion	3,000.00	R-3
Salud	3,000.00	R-3
Lim-An	2,000.00	R-4
Tankian	2,000.00	R-4
Goquiolay (B.L. Tan)	2,000.00	R-4
Cuyengkeng	2,000.00	R-4
Nstra Sra Del Rosario	2,500.00	R-3
Lourdes	3,000.00	R-3
Dapitan	3,000.00	R-3
San Juan	3,000.00	R-3
Perla	2,500.00	R-3
Sta. Monica	2,500.00	R-3
Antipolo	2,500.00	R-3
San Luis	2,500.00	R-3
Sta Escolastica	2,500.00	R-3
Roberts	4,000.00	R-2
Williams	4,000.00	R-2

BUENDIA EXTENSION (San Gil Puyat Ave.)

Roxas Blvd. - F B. Harrison	15,000.00	C-2
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LIBERTAD

Roxas Blvd - Taft Avenue	12,000.00	C-2
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E D S A EXTENSION (F. REIN)

Roxas Blvd -Taft Avenue	15,000.00	C-2
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ROXAS BOULEVARD

Developed Portion	20,000.00	C-1
Undeveloped Portion	5,000.00	C-4
Derham Road	4,000.00	R-2
Shady Lane	2,500.00	R-3
Lancaster	3,000.00	R-3
Figueras (B Hernandez)	4,000.00	R-2

CUNETTA AVENUE

Roxas Blvd - F B. Harrison	5,000.00	R-1
- Taft Avenue	5,000.00	R-1
Ortigas	5,000.00	R-1
Russell	5,000.00	R-1

Palm Court	2,500.00	R-3
Moana	2,500.00	R-3
Valhalla	2,500.00	R-3
Pasadena	2,500.00	R-3

POLO ROAD

F.B. Harrison - Park Avenue	2,500.00	R-3
- P. Villanueva		

PARK AVENUE

Libertad - Taft Avenue	3,000.00	R-3
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P.VILLANUEVA

Libertad - Gideon	2,500.00	R-3
- H. Domingo	2,000.00	R-4
Market Street	2,500.00	R-4
Sporting	2,000.00	R-4
Gideon (Circumferencial)	1,500.00	R-4
Escobal	2,000.00	R-4
S Raymundo	2,000.00	R-4
P Orca	2,000.00	R-4
C.Claudio	2,000.00	R-4

F. Sanchez	2,000.00	R-4
Pestañas	1,500.00	R-4
C. Garcia	1,500.00	R-4
Grace Road	1,500.00	R-4
P Reyes	1,500.00	R-4
Ibarra	1,500.00	R-4
O'Farrel	1,500.00	R-4
Kaligtasan	1,500.00	R-4
Torres	1,500.00	R-4
Cuenca (Vizcarra)	1,500.00	R-4
PRIMERO DE MAYO		
Figueroa - Park Ave	2,000.00	R-4
- P. Villanueva	2,000.00	R-4
- Taft Avenue	2,000.00	R-4
H. Domingo	2,000.00	R-4
Mariquita	1,500.00	R-4
Loring	2,500.00	R-4
Pilapil	2,000.00	R-4
Ignacio	1,500.00	R-4
M. Acosta	1,500.00	R-4
Kapitan Berong	1,500.00	R-4
Agtarap	1,500.00	R-4
J. Fernando	1,500.00	R-4
Kapitan Ambo	1,500.00	R-4
FIGUEROA		
Polo Road - Ignacio	1,500.00	R-4
- P. De Mayo	1,500.00	R-4
P. Celle	2,000.00	R-4
TAFT AVENUE		
Libertad - P'que Bdry.	10,000.00	C-3

02 - SAN JOSE DISTRICT

F.B. HARRISON		
Manila Bdry - Libertad	6,000.00	C-3
Balagtas	2,000.00	R-4
Humildad	1,500.00	R-4
Maginhawa	1,500.00	R-4
Estrella	1,500.00	R-4
Gotamco	2,000.00	R-4
Sinciego	2,000.00	R-4
Chinkiang	1,500.00	R-4
Progreso	1,500.00	R-4
Porvenir	1,500.00	R-4
Suerte	1,500.00	R-4
Fortuna	1,500.00	R-4
David	2,000.00	R-4
SAN JUAN ST.		
F. B Harrison - Taft Ave.	3,000.00	R-3
BUENDIA EXTENSION		
F. B. Harrison - Leveriza.	12,000.00	C-2
- Luna	10,000.00	C-3
DONADA		
Buendia Ext. - Mia. Bdry	4,000.00	R-2
Menlo	4,000.00	R-2
Fresno	4,000.00	R-2
LEVERIZA		
Libertad - A. Pablo	5,000.00	C-4
- Mia Bdry	5,000.00	R-1
G. Reyes	1,500.00	R-4
A. Pablo	1,500.00	R-4
Taniw	1,500.00	R-4
Mabolo	2,000.00	R-4
Dancel	2,000.00	R-4
Doña Noneng	2,000.00	R-4
Lukban	2,000.00	R-4

Cartimar Ave	2,500.00	R-3
Granados	2,000.00	R-4
M.SANTOS		
F B Harrison - Leveriza	1,500.00	R-4
Advincula	1,500.00	R-4
Santiago	1,500.00	R-4
P Manahan	1,500.00	R-4
Col.Doro	1,500.00	R-4
R Mateo (Cinco De Junio)	1,500.00	R-4
P.Medina	1,500.00	R-4
Proprietarios	1,500.00	R-4
Tupas	1,500.00	R-4
Laging Handa	1,500.00	R-4
LIBERTAD		
F.B Hamson - Taft Ave.	12,000.00	C-2
A. LUNA		
Buendia Ext - Lukban	4,000.00	R-2
-Libertad	4,000.00	R-2
Villaruel	3,000.00	R-3
Seventh Street	2,000.00	R-4

03 - SAN ISIDRO DISTRICT

DONADA		
Mla. Bdry - Buendia	4,000.00	R-2
Menlo	4,000.00	R-2
Mana Lim	2,000.00	R-4
San Juan	3,000.00	R-3
BUENDIA AVE. (SEN.GIL PUYAT)		
Donada - Makati Bdry.	10,000.00	C-3
TAFT AVENUE		
Manila Bdry. - Buendia Ext.	10,000.00	C-3
13 De Agosto	1,500.00	R-4
15 De Noviembre	1,500.00	R-4
P. Inquimboy	2,000.00	R-4
Villa Abad	2,000.00	R-4
Leogardo	2,000.00	R-4
A.Bonifacio	2,000.00	R-4
Bernabe	2,000.00	R-4
Lakas ng Bayan	2,000.00	R-4
P Samonte	3,000.00	R-3
SANDEJAS		
Manila Bdry - Buendia Ext.	3,000.00	R-3
DOMINGA		
Mla Bdry - Buendia Ext	3,000.00	R-3
Balite	1,000.00	R-5
A.Flores	1,500.00	R-4
San Isidro Drive	1,500.00	R-4
Eusebio	1,500.00	R-4
Manapat	1,500.00	R-4
Villa Barbara	1,500.00	R-4
Gutierrez	1,500.00	R-4
TRAMO		
Manila Bdry - Buendia Ext.	1,500.00	R-4

04 - STA. CLARA DISTRICT

BUENDIA AVENUE (Sen Gil Puyat Ave.)		
A. Luna - Makati Bdry.	10,000.00	C-3
CEMENTINA		
P.Burgos - Tramo	12,000.00	C-2
- Makati-Bdry	6,500.00	C-3
A.De las Alas Subd.	2,000.00	R-4
Adela Hidaigo Village	2,000.00	R-4
Dian	2,000.00	R-4

LIBERTAD		
Taft Ave. - P Burgos	12,000.00	C-2
F Rosario	2,000.00	R-4
S.Fernando	2,000.00	R-4
TAFT AVENUE		
Buendia - Libertad	10,000.00	C-3
F.Fernando	3,000.00	R-3
G.Villanueva	2,000.00	R-4
Taylor	2,000.00	R-4
College Road	2,000.00	R-4
Villareal	2,000.00	R-4
Romy	2,000.00	R-4
Colayco	2,000.00	R-4
E.Rivera	1,500.00	R-4
P.BURGOS		
Buendia - F.Rosano	3,000.00	R-3
- Libertad	5,000.00	C-4
Alvarez	1,500.00	R-4
P. Dandan	1,500.00	R-4
Noble	2,000.00	R-4
Marcelo	2,000.00	R-4
Yapinchay	2,000.00	R-4
A. LUNA		
Buendia - Libertad	4,000.00	C-4
TRAMO		
Buendia - Cementina	1,500.00	R-4
F.Victor	1,200.00	R-4
Leonardo	1,200.00	R-4
Natividad	1,200.00	R-4
Honorata	1,200.00	R-4
Lakandula	1,200.00	R-4
Cecilia	1,200.00	R-4
Emma	1,200.00	R-4

05 - SAN ROQUE DISTRICT

Taft Avenue		
Libertad - SRA Bdry	10,000.00	C-3
LIBERTAD		
Taft Ave. - Zamora	12,000.00	C-2
CEMENTINA		
Zamora - Tramo	12,000.00	C-2
- Aurora St.	6,500.00	C-3
DOLORES		
Aurora St. - Makati Bdry	6,500.00	C-3
DECENA		
Libertad - Curve	1,500.00	R-4
- Protacio	1,500.00	R-4
ZAMORA		
Libertad - Edsa	5,000.00	R-1
Santiago	1,500.00	R-4
C.Laurel	1,500.00	R-4
P.De Marzo	1,500.00	R-4
D.Reyes	1,500.00	R-4
TENGO		
Zamora - Tramo	1,500.00	R-4
- Aurora	1,500.00	R-4
D.REYES		
Zamora - Tramo	1,500.00	R-4
- End	1,500.00	R-4
INOCENCIO		
Zamora - Tramo	1,500.00	R-4
- Aurora	1,500.00	R-4
Callejon 202	1,000.00	R-5
CELLERIDAD		
Zamora - Tramo	1,500.00	R-4
- Aurora	1,500.00	R-4

TRAMO		
Libertad - EDSA	1,500.00	R-4
AURORA ST.		
Cementina - Protacio	2,000.00	R-4
TOLENTINO		
Aurora - Esguerra	3,000.00	R-3
- Protacio	3,000.00	R-3
J.LUNA		
Tramo - Aurora	1,500.00	R-4
- Tolentino	1,500.00	R-4
M.DELA CRUZ		
Dolores - Esguerra	1,700.00	R-4
- Protacio	1,700.00	R-4
M.DELA CRUZ EXT.		
Gamban Ext - Apelo Cruz	2,000.00	R-4
Mary Luz	800.00	R-5
Paquita	800.00	R-5
Conchita	800.00	R-5
Corazon	800.00	R-5
Pasay Blvd.	800.00	R-5
Virginia	800.00	R-5
Eugenio	800.00	R-5
Lerma	800.00	R-5
Retome	800.00	R-5
D.Jorge	800.00	R-5
P.Canoy	800.00	R-5
Kapitan Magtibay	1,000.00	R-5
P.C. Santos	1,000.00	R-5
Mangubat	1,000.00	R-5
Facundo	1,000.00	R-5
18 de Agosto	1,000.00	R-5
Medina	1,000.00	R-5
Ventanilla	1,000.00	R-5
Vizcarra	1,000.00	R-5
P.Basilio	800.00	R-5
E.Rodriguez	800.00	R-5
PROTACIO		
Taft - Zamora	3,000.00	R-3
- Cabrera	2,000.00	R-4
- Creek	2,000.00	R-4
Solitaria	1,000.00	R-5
L.Francisco	1,000.00	R-5
Dimasalang	1,500.00	R-4
M.de Jesus	1,000.00	R-5
P.Lopez	1,500.00	R-4
Mapagkalinga	1,000.00	R-5
Gaitos	3,000.00	R-3
Godo	1,000.00	R-5
74th Street	1,000.00	R-5
VERGEL		
Taft Ave - Zamora	3,000.00	R-3
- Cabrera	2,000.00	R-4
- M.Dela Cruz Ext	2,000.00	R-4
CABRERA		
Protacio - Edsa	3,000.00	R-3
Recto	1,000.00	R-5
Morelos	1,000.00	R-5
Benitez	1,000.00	R-5
D.Bautista	1,000.00	R-5
Espirito	1,000.00	R-5
Hembrador	1,000.00	R-5
Alcober	1,000.00	R-5
San Roque	1,000.00	R-5
CAMIA (M.DELA CRUZ)		
Protacio - Gamban	1,500.00	R-4
Rosal	1,500.00	R-4

Ilang-Ilang	1,500.00	R-4
Sampaguita	1,500.00	R-4
Champaca	1,500.00	R-4
Gamban	1,500.00	R-4
E DELOS SANTOS AVENUE		
Taft - Bridge(SRO-Malibay Bdry)	15,000.00	C-2
B.Garcia	1,000.00	R-5
I Reyes	1,000.00	R-5
A.Valerio	1,000.00	R-5
P.Rivera	1,000.00	R-5
DON CARLOS RIVILLA (SGT. MARIANO)		
Edsa - Legaspi	2,500.00	R-3
- End	2,500.00	R-3
Legaspi	2,000.00	R-4
C C. Cruz	2,000.00	R-4
Pinagbarilan	2,500.00	R-3
J. Isidro	1,000.00	R-5
M.Francisco	1,000.00	R-5
AURORA BOULEVARD		
Edsa - Creek	7,000.00	C-3
San Gregorio Subd	2,000.00	R-4
APELO CRUZ		
E D S A - Bridge	5,000.00	C-4

00 - MALIBAY DISTRICT

E.DELOS SANTOS AVE.(EDSA)		
SRO Bdry - Makati Bdry	15,000.00	C-2
E.RODRIGUEZ		
Makati Bdry - Edsa	2,000.00	R-4
- F.Cruz	2,000.00	R-4
- A.Cruz	1,500.00	R-4
- Creek	1,500.00	R-4
Wood St.	2,000.00	R-4
C.JOSE		
Makati Bdry - Edsa	2,500.00	R-3
- F.Cruz	2,500.00	R-3
- A.Cruz	2,000.00	R-4
- Creek	2,000.00	R-4
I.Estanislao	1,500.00	R-4
F.Francisco	1,500.00	R-4
M.Patinio	1,500.00	R-4
Dominguez (Lacson)	1,000.00	R-5
A.Dionisio	1,000.00	R-5
M.Cornejo	1,000.00	R-5
Tolentino	1,000.00	R-5
APELO CRUZ		
SRO Bdry - P.Santos	2,000.00	R-4
- Makati Bdry	1,500.00	R-4
E.Cornejo	1,000.00	R-5
Vitales	1,000.00	R-5
S.De Guzman	1,000.00	R-5
P.SANTOS		
Edsa - F.Cruz	2,500.00	R-3
- A.Cruz	2,000.00	R-4
- Creek	2,000.00	R-4
B.Vizcarra	1,000.00	R-5
Taytay	1,000.00	R-5
V.Cruz	1,000.00	R-5
E.De Guzman	1,000.00	R-5
V.Vizcarra	1,000.00	R-5
I.Santos	1,000.00	R-5
M.Geronimo	1,000.00	R-5
M.Tengco	1,000.00	R-5
E Flores	1,000.00	R-5

R N Ascaño	1,000.00	R-5
B Mayor	1,000.00	R-5
Esteban	1,000.00	R-5
Marcelo	1,000.00	R-5
Pagkakaisa	1,000.00	R-5
F. CRUZ		
E. Rodriguez - P. Santos	1,500.00	R-4
- Makati Bdry	1,000.00	R-5

07 - M.L.A. DISTRICT

REPUBLIC OF THE PHILIPPINES

TCT NO. 8735

LOT NO. 3270 (A=7,398,884.00 SQ. M.)

LOT NO. 3271 (A= 1,488,773.00 SQ. M.)

MANILA RAILROAD CO.

TCT NO. 4157 (30470)

LOT NO. 4150 (3083) (A=88,636.00 SQ. M.)

BARANGAY NO. 145	1,000.00	R-5
BARANGAY NO. 148	1,000.00	R-5
BARANGAY NO. 178	1,000.00	R-5
Along Aurora Blvd	1,500.00	C-5
BARANGAY NO. 179	1,000.00	R-5
BARANGAY NO. 180	1,000.00	R-5
BARANGAY NO. 181	1,000.00	R-5
BARANGAY NO. 182	1,000.00	R-5
BARANGAY NO. 183 (Northside)	1,000.00	R-5
BARANGAY NO. 183 (Southside)		
Along SOUTH SUPER HI-WAY	1,500.00	C-5
Merville Access Road	1,000.00	R-5
Kalayaan Village	1,000.00	R-5
BARANGAY NO. 184	1,000.00	R-5
Along Andrews Avenue	1,500.00	C-5
BARANGAY NO. 185	1,000.00	R-5
Along Andrews Avenue	1,500.00	C-5
BARANGAY NO. 188	1,000.00	R-5
Along Aurora Blvd.	1,500.00	C-5
BARANGAY NO. 187	1,000.00	R-5
BARANGAY NO. 189	1,000.00	R-5
BARANGAY NO. 190	1,000.00	R-5
BARANGAY NO. 191		
Domestic Rd /Aviation/MIA Road	1,500.00	C-5
Electrical Road	1,000.00	R-5
BARANGAY NO. 192	1,000.00	R-5
BARANGAY NO. 193	1,000.00	R-5
BARANGAY NO. 194	1,000.00	R-5
BARANGAY NO. 195	1,000.00	R-5
BARANGAY NO. 196	1,000.00	R-5
BARANGAY NO. 197		
MIA Road	1,500.00	C-5
Sun Valley	1,000.00	R-5
BARANGAY NO. 198	1,000.00	R-5
BARANGAY NO. 199	1,000.00	R-5
BARANGAY NO. 200	1,000.00	R-5

CRITERIA

SUB-CLASSIFICATION OF LANDS SITUATED IN RESIDENTIAL AND COMMERCIAL AREAS IN THE CITY OF PASAY

COMMERCIAL LANDS

I. FIRST CLASS COMMERCIAL LANDS ----- C-1

- a) Where the highest and best choice for trading and commercial center in the City is located.
- b) Where the highest commercial land value in the City is located.
- c) Located along major thoroughfare in the City.
- d) Where vehicular and pedestrian traffic flows are exceptionally busy.
- e) Where concrete or high grade commercial buildings are located.
- f) Where trading and commercial activities in the City are centered and strategically located.

II. SECOND CLASS COMMERCIAL LANDS ----- C-2

- a) Where trading and commercial activities in the City are centered and strategically located, but fall short from that of the First Class Commercial Lands.
- b) Where concrete or high grade commercial buildings are located.
- c) Where vehicular and pedestrian traffic flows are exceptionally busy, but fall short from that of the First Class Commercial Lands.
- d) Commands lesser value than the First Class Commercial Lands.

III. THIRD CLASS COMMERCIAL LANDS ----- C-3

- a) Where trading and commercial activities in the City are centered and strategically located but fall short from that of the Second Class Commercial Lands.
- b) Where semi-concrete trading, commercial or business buildings are situated.
- c) Where vehicular and pedestrian traffic flow are fairly busy.
- d) Commands lesser value than the Second Class Commercial Lands.

IV. FOURTH CLASS COMMERCIAL LANDS ----- C-4

- a) Where trading and commercial activities in the City are centered and strategically located but fall short from that of the Third Class Commercial Lands.
- b) Where average grade trading, commercial or business building are situated.
- c) Commands lesser value than the Third Class Commercial Land.

V. FIFTH CLASS COMMERCIAL LANDS ----- C-5

- a) Where trading and commercial activities in the City are significantly low but predominant.
- b) Where mixed commercial and residential building are situated.
- c) Commands lesser value than the Fourth Class Commercial Lands.

RESIDENTIAL LANDS

I. FIRST CLASS RESIDENTIAL LANDS ----- R-1

- a) Where the exclusive and ideal residential land areas in the City are located.
- b) Where first class and high grade residential houses exclusive for single family dwelling with minimum construction cost for each house is not less than P500,000.00 is predominant.
- c) Strategically located toward the trading, commercial, business centers in the City, and other neighboring cities and municipalities.
- d) Where the highest residential land value commands the highest price in the City.
- e) Located along major thoroughfare.
- f) Free of squatters.

II. SECOND CLASS RESIDENTIAL LANDS ----- R-2

- a) Where semi-high grade apartments or residential buildings are predominantly situated.
- b) Where transportation facilities are regular towards trading centers.
- c) Where water, electric and telephone facilities are available.
- d) Commands lesser land value than the First Class Residential Lands.
- e) Free of squatters.

III. THIRD CLASS RESIDENTIAL LANDS ----- R-3

- a) Where average grade residential buildings are predominantly situated.
- b) Where public utility transportation facilities are regular towards major trading centers.
- c) Where water, electric and telephone facilities are available.
- d) Commands lesser value than the Second Class Residential Lands.

IV. FOURTH CLASS RESIDENTIAL LANDS ----- R-4

- a) Where average grade residential buildings are situated.
- b) Where public utility transportation facilities are available.
- c) Located next to the Third Class Residential Lands.
- d) Commands lesser value than the Third Class Residential Lands.

V. FIFTH CLASS RESIDENTIAL LANDS ----- R-5

- a) Where average grade residential buildings are situated.
- b) Where source of water facilities are public water facilities and pump wells.
- c) Located considerably far from the trading centers.
- d) Commands lesser value than the Fourth Class Residential Lands.

GENERAL PROVISIONS

1. As a general rule, 100% base value per square meter for urban (commercial, industrial and residential) lands shall be applied to all lands within the first strip of 40 meters on Commercial and Industrial sections or zones, and within 30 meters on Residential sections or zones fronting concrete or asphalted streets or roads.
2. Lands beyond the standard depth, i.e. 40 meters for commercial and industrial, and 30 meters for residential lands, if any shall be valued 75% for the 2nd strip, 50% for the 3rd strip, and 30% of the base value fixed for the street or road for the remaining area. Provided, however, that in case the parcel of lands abutting two streets or roads on two sides with different base values, the stripping and valuation thereof shall be based on the principal street or road with the higher valuation.
3. A reduction of 5%, 10%, and 20% shall be applied from the base value fixed for lands along gravel, dirt, or earth, and proposed streets or roads, respectively. In similar manner, if the streets or roads, and or section thereof are subsequently improved or constructed, the appraisal and assessment of the same shall be adjusted.
4. For low and sunken area of the land, a reduction from the base value per square meter may be allowed to the cost filling and compaction to bring the same at par with the adjoining development lots provided, however that such reduction will, in no case exceed 30% of the base value thereof.
5. Adjusted value for frontage shall be added to the valuation of commercial, residential and industrial lots fronting streets or roads. The same is derived by multiplying the length of frontage in lineal meters by 50% of the unit base value thereof. The frontage value shall then be added to obtain by multiplying the area by the rate as above stated.
6. Corner influence value of 10% of the base value shall be added to the valuation of lots situated at the corner of two streets or roads. Provided, however, that if the streets or roads have different base value, the higher base value shall be used in the computation thereof.
7. Vacant or idle lands located in a purely residential area, shall be classified as residential, if such lands is located in a purely commercial area, the same shall be classified as commercial. Mixed residential-commercial area the same shall be classified according to the class which is more predominant.
8. As far as properly applicable, this schedule of base market values shall be controlling, but when the property to be assessed is of a kind not classified in this schedule or if any kind for which a value is not herein fixed, it shall be appraised at the current and fair market value, independently of this schedule.
9. As far as obligation of schedule of market value, but where the land to be assessed is of a kind not classified in this schedule if or any kind for which the value is not fixed it shall be appraised at the current and fair market value, independently as assessed in this schedule.
10. The assessment level for residential land shall be at 20% and commercial and industrial level shall be at 50%.

Prepared by:



LUIS V. MEDINA-CUE
City Assessor
District IV Assessor


Certified by the undersigned assessors that the foregoing schedule of values has been compared and discussed with other Schedule of Values in the district, and we jointly agree that it is a part of the district schedule of values.



MARIO V. BADILLO
City Assessor, Makati City



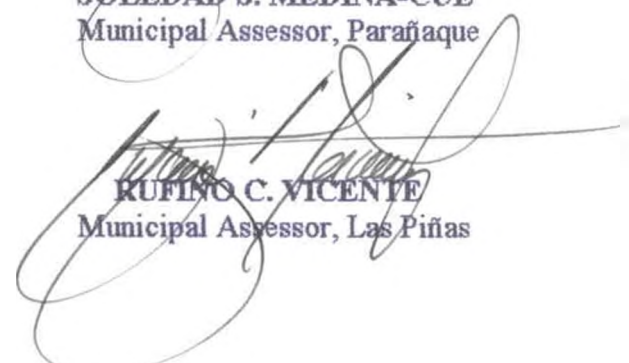
FLORENCIO G. CIRIACO, Jr.
City Assessor, Muntinlupa City



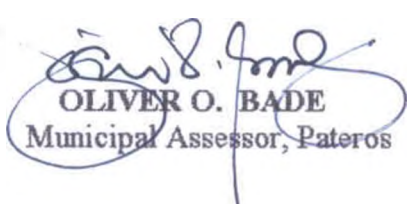
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Municipal Assessor, Parañaque



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Municipal Assessor, Taguig



RUFINO C. VICENTE
Municipal Assessor, Las Piñas



OLIVER O. BADE
Municipal Assessor, Pateros