

STATEMENT OF OPINION VALUE OF AGRICULTURAL LANDS
MUNICIPALITY OF MAMBURAO, PROVINCE OF OCC. MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Nelson M. Alcaide	Irrigated Rice Land	August 12, 2002	86,000.00
2.	Maria Luz C. Alastre	Irrigated Rice Land	August 05, 2002	85,000.00
3.	Elison G. Girao	Irrigated Rice Land	August 13, 2002	78,000.00
4.	Rosita Alcaide	Irrigated Rice Land	August 12, 2002	65,000.00
5.	Ariel C. Castigador	Irrigated Rice Land	August 12, 2002	61,000.00
6.	Alvin T. Aquino	Irrigated Rice Land	August 12, 2002	60,000.00
7.	Remy Taroma	Irrigated Rice Land	August 13, 2002	40,000.00
8.	Dennise D. Eugenio	Irrigated Rice Land	August 05, 2002	40,000.00
9.	Dominga T. Agoncillo	Irrigated Rice Land	July 19, 2002	36,000.00
10.	Ruel T. Agoncillo Sr.	Irrigated Rice Land	July 19, 2002	35,000.00
11.	Anne Margaret R. Clamor	Irrigated Rice Land	July 19, 2002	35,000.00
12.	Felipe T. Villarosa Jr.	Irrigated Rice Land	August 12, 2002	35,000.00
13.	Florante M. Licudan	Irrigated Rice Land	August 12, 2002	35,000.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

Checked by:

JULITA L. ILUSTRE
LAOO IV

Certified Correct:

MANUEL TESORIO TRIA
Provincial Assessor

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Nelson M. Alcaide	Corn Land	August 12, 2002	46,000.00
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Rosita Alcaide	Nipa Land	August 12, 2002	28,000.00
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Nelson M. Alcaide	Bamboo Land	August 12, 2002	46,000.00
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Rosita Alcaide	Mango Land	August 12, 2002	70,000.00
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Dennise D. Eugenio	Pasture Land	August 05, 2002	40,000.00
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15.	Ariel C. Castigador	Pasture Land	August 12, 2002	18,000.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Rosita Alcaide	Bushes/Cogon Land	August 12, 2002	25,000.00
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1.	Elison G. Girao	Swampy Land	August 13, 2002	25,000.00
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Rosita Alcaide	Forest Land	August 12, 2002	27,000.00
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1.	Nelson M. Alcaide	Fish Pond	August 12, 2002	86,000.00
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1.	Maria Luz C. Alastre	Orchard	August 05, 2002	56,000.00
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COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
5.	_____	Residential Lot	_____	_____
6.	_____	Residential Lot	_____	_____
7.	_____	Residential Lot	_____	_____
8.	_____	Residential Lot	_____	_____
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10.	_____	Residential Lot	_____	_____
11.	_____	Residential Lot	_____	_____
12.	_____	Residential Lot	_____	_____
13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
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12.	_____	Residential Lot	_____	_____
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14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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1.	_____	Residential Lot	_____	_____
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14.	_____	Residential Lot	_____	_____
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3.	_____	Residential Lot	_____	_____
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1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
5.	_____	Residential Lot	_____	_____
6.	_____	Residential Lot	_____	_____
7.	_____	Residential Lot	_____	_____
8.	_____	Residential Lot	_____	_____
9.	_____	Residential Lot	_____	_____
10.	_____	Residential Lot	_____	_____
11.	_____	Residential Lot	_____	_____
12.	_____	Residential Lot	_____	_____
13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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Provincial Assessor

STATEMENT OF OPINION VALUE FOR RESIDENTIAL,
COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
5.	_____	Residential Lot	_____	_____
6.	_____	Residential Lot	_____	_____
7.	_____	Residential Lot	_____	_____
8.	_____	Residential Lot	_____	_____
9.	_____	Residential Lot	_____	_____
10.	_____	Residential Lot	_____	_____
11.	_____	Residential Lot	_____	_____
12.	_____	Residential Lot	_____	_____
13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS,
1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
5.	_____	Residential Lot	_____	_____
6.	_____	Residential Lot	_____	_____
7.	_____	Residential Lot	_____	_____
8.	_____	Residential Lot	_____	_____
9.	_____	Residential Lot	_____	_____
10.	_____	Residential Lot	_____	_____
11.	_____	Residential Lot	_____	_____
12.	_____	Residential Lot	_____	_____
13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
5.	_____	Residential Lot	_____	_____
6.	_____	Residential Lot	_____	_____
7.	_____	Residential Lot	_____	_____
8.	_____	Residential Lot	_____	_____
9.	_____	Residential Lot	_____	_____
10.	_____	Residential Lot	_____	_____
11.	_____	Residential Lot	_____	_____
12.	_____	Residential Lot	_____	_____
13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	_____	Residential Lot	_____	_____
2.	_____	Residential Lot	_____	_____
3.	_____	Residential Lot	_____	_____
4.	_____	Residential Lot	_____	_____
5.	_____	Residential Lot	_____	_____
6.	_____	Residential Lot	_____	_____
7.	_____	Residential Lot	_____	_____
8.	_____	Residential Lot	_____	_____
9.	_____	Residential Lot	_____	_____
10.	_____	Residential Lot	_____	_____
11.	_____	Residential Lot	_____	_____
12.	_____	Residential Lot	_____	_____
13.	_____	Residential Lot	_____	_____
14.	_____	Residential Lot	_____	_____
15.	_____	Residential Lot	_____	_____

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Julita Oliva	Residential Lot	August 13, 2002	300.00
2.	Luningning B. Olleres	Residential Lot	August 13, 2002	450.00
3.	Ricky Sarsino	Residential Lot	August 13, 2002	650.00
4.	Rosario Mercene	Residential Lot	August 13, 2002	300.00
5.	Michael Adarlo	Residential Lot	August 13, 2002	300.00
6.	Francisco Mendoza	Residential Lot	August 13, 2002	300.00
7.	Ruel Ancheta	Residential Lot	August 13, 2002	450.00
8.	Jenny Fajardo	Residential Lot	August 13, 2002	300.00
9.	Amor Flores	Residential Lot	August 13, 2002	300.00
10.	Editha Quinonez	Residential Lot	August 13, 2002	300.00
11.	Genesis Pablo	Residential Lot	August 13, 2002	300.00
12.	Violeta Fajardo	Residential Lot	August 13, 2002	400.00
13.	Mark Anthony Marcial	Residential Lot	August 13, 2002	600.00
14.	Joseph Villar	Residential Lot	August 13, 2002	350.00
15.	Ronald Cristo	Residential Lot	August 13, 2002	350.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	May Natividad	Residential Lot	August 14, 2002	400.00
2.	Glen Paul Abad	Residential Lot	August 14, 2002	400.00
3.	Arnel A. Flores	Residential Lot	August 14, 2002	400.00
4.	Nelson A. Flores	Residential Lot	August 14, 2002	200.00
5.	Adonis A. Flores	Residential Lot	August 14, 2002	300.00
6.	Ed Quiñones	Residential Lot	August 14, 2002	300.00
7.	Chona Bernardo	Residential Lot	August 14, 2002	350.00
8.	Luz Abad	Residential Lot	August 14, 2002	400.00
9.	Joe Natividad	Residential Lot	August 14, 2002	400.00
10.	Mary Lita Abad	Residential Lot	August 14, 2002	200.00
11.	Angelina Atienza	Residential Lot	August 14, 2002	300.00
12.	Ferdie Solar	Residential Lot	August 14, 2002	300.00
13.	Mary Jane Navarro	Residential Lot	August 14, 2002	300.00
14.	Glen Pacal	Residential Lot	August 14, 2002	550.00
15.	Janice Superiano	Residential Lot	August 14, 2002	450.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Cesar Lontok Jr.	Residential Lot	August 16, 2002	300.00
2.	Jose G. Ramos	Residential Lot	August 16, 2002	350.00
3.	Josephine Osas	Residential Lot	August 16, 2002	400.00
4.	Ronald D. Arkuino	Residential Lot	August 16, 2002	750.00
5.	Teresita M. Alvaro	Residential Lot	August 16, 2002	750.00
6.	Gerlie B. Gallano	Residential Lot	August 16, 2002	750.00
7.	Ireneo M. Cortuna	Residential Lot	August 16, 2002	550.00
8.	Nancy Salazar	Residential Lot	August 16, 2002	600.00
9.	Nolan R. Sotto	Residential Lot	August 16, 2002	550.00
10.	Via Fagaragan	Residential Lot	August 16, 2002	400.00
11.	Jesus Tadeja	Residential Lot	August 19, 2002	400.00
12.	Lydia Cortuna	Residential Lot	August 19, 2002	350.00
13.	Lorna C. Banal	Residential Lot	August 19, 2002	350.00
14.	Antonio Hernandez	Residential Lot	August 19, 2002	350.00
15.	Ponciano Gonda	Residential Lot	August 19, 2002	600.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Fernando Solar	Residential Lot	August 12, 2002	600.00
2.	Mila T. Adviento	Residential Lot	August 12, 2002	700.00
3.	Bayani Colobong	Residential Lot	August 12, 2002	300.00
4.	Levy S. Aguilar	Residential Lot	August 13, 2002	500.00
5.	Myra Araña	Residential Lot	August 13, 2002	300.00
6.	Michael Data	Residential Lot	August 13, 2002	500.00
7.	Annabel Alcaide	Residential Lot	August 13, 2002	300.00
8.	Amiel Zamonte	Residential Lot	August 13, 2002	400.00
9.	Rizalyn C. Quiñones	Residential Lot	August 13, 2002	400.00
10.	Ariel Tria	Residential Lot	August 13, 2002	300.00
11.	Pilar Balanza	Residential Lot	August 13, 2002	300.00
12.	Shiela Humoc	Residential Lot	August 13, 2002	300.00
13.	Liezel Fajardo	Residential Lot	August 13, 2002	400.00
14.	Cesar Basco	Residential Lot	August 13, 2002	400.00
15.	Leo Abquez	Residential Lot	August 13, 2002	300.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Jessie Rayos	Residential Lot	August 06, 2002	500.00
2.	Elizabeth Agdippa	Residential Lot	August 06, 2002	700.00
3.	Jessie Reyes	Residential Lot	August 06, 2002	600.00
4.	Elisa V. Tria	Residential Lot	August 06, 2002	400.00
5.	Nemia Grace Inocencio	Residential Lot	August 06, 2002	400.00
6.	Franklin Jam	Residential Lot	August 08, 2002	500.00
7.	Dennise Eugenio	Residential Lot	August 08, 2002	500.00
8.	Wilma Lumabi	Residential Lot	August 19, 2002	200.00
9.	Mary Ann Asinas	Residential Lot	August 19, 2002	200.00
10.	Minerva M. Villaneva	Residential Lot	August 19, 2002	300.00
11.	Robert Unson	Residential Lot	August 19, 2002	200.00
12.	Marcela Pagilagan	Residential Lot	August 19, 2002	500.00
13.	Pampila Indicio	Residential Lot	August 20, 2002	300.00
14.	Eden T. Adarlo	Residential Lot	August 20, 2002	300.00
15.	Sherilyn A. Vidal	Residential Lot	August 20, 2002	400.00

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Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER HECTARE
1.	Fernando Lopez	Residential Lot	April 23, 2002	300.00
2.	Emily Basco	Residential Lot	April 23, 2002	300.00
3.	Chito De Jesus	Residential Lot	July 12, 2002	300.00
4.	Ederlinda Dadid	Residential Lot	August 06, 2002	600.00
5.	Locita Mataro	Residential Lot	August 06, 2002	300.00
6.	Rolando Cadao	Residential Lot	August 06, 2002	600.00
7.	Leo Caday	Residential Lot	August 08, 2002	550.00
8.	Jocelyn Caday	Residential Lot	August 08, 2002	300.00
9.	Boy Liwanag	Residential Lot	August 08, 2002	500.00
10.	Ronelo Glase	Residential Lot	August 08, 2002	450.00
11.	Michael David	Residential Lot	August 08, 2002	300.00
12.	Rogelio Basco	Residential Lot	August 08, 2002	500.00
13.	Shirley Taroma	Residential Lot	August 08, 2002	300.00
14.	Benjie Mariano	Residential Lot	August 08, 2002	300.00
15.	Ruth Sumugat	Residential Lot	August 08, 2002	400.00

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COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Nelson Alcaide	Residential Lot	August 14, 2002	500.00
2.	Domingo Alcaide	Residential Lot	August 14, 2002	500.00
3.	Menjie V. Taroma	Residential Lot	August 14, 2002	500.00
4.	Virginia Alcaide	Residential Lot	August 14, 2002	500.00
5.	Jerry Mulingbayan	Residential Lot	August 16, 2002	400.00
6.	Gemma Flores	Residential Lot	August 16, 2002	400.00
7.	Lourdes Alcaide	Residential Lot	August 16, 2002	400.00
8.	Teodoro Alcaide	Residential Lot	August 16, 2002	350.00
9.	Minerva Velandria	Residential Lot	August 16, 2002	300.00
10.	Thelma Gran	Residential Lot	August 16, 2002	300.00
11.	Ponciano Mulingbayan	Residential Lot	August 19, 2002	300.00
12.	Mercia Salvio	Residential Lot	August 19, 2002	300.00
13.	Wilmelito Balanza	Residential Lot	August 19, 2002	200.00
14.	Ma. Luz Guba	Residential Lot	August 19, 2002	200.00
15.	Natividad Garillo	Residential Lot	August 19, 2002	200.00

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Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Ruel Dimaano	Residential Lot	August 06, 2002	500.00
2.	Ellison G. Girao	Residential Lot	August 06, 2002	550.00
3.	Oliver Mataro	Residential Lot	August 07, 2002	300.00
4.	Benelinda Mariano	Residential Lot	August 07, 2002	500.00
5.	Mary Ann Basco	Residential Lot	August 07, 2002	300.00
6.	Zaldy Mataro	Residential Lot	August 07, 2002	300.00
7.	Robelita Vizconde	Residential Lot	August 07, 2002	300.00
8.	Norma G. Casil	Residential Lot	August 07, 2002	350.00
9.	Juan Cajayon Jr.	Residential Lot	August 07, 2002	500.00
10.	Editha Landicho	Residential Lot	August 07, 2002	300.00
11.	Arnel Alcaide	Residential Lot	August 07, 2002	400.00
12.	Romelle Llano	Residential Lot	August 07, 2002	400.00
13.	Marvin David	Residential Lot	August 07, 2002	400.00
14.	Norjie L. Nuñez	Residential Lot	August 07, 2002	350.00
15.	Victoria Baquiring	Residential Lot	August 07, 2002	350.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Leopoldo T. Cesa	Residential Lot	August 13, 2002	500.00
2.	Amy B. Balderas	Residential Lot	August 13, 2002	400.00
3.	Maynie F. Hernandez	Residential Lot	August 13, 2002	350.00
4.	Godofredo P. Tales	Residential Lot	August 13, 2002	500.00
5.	Jeffey Tadeja	Residential Lot	August 13, 2002	300.00
6.	Lilybeth B. Alfaro	Residential Lot	August 13, 2002	300.00
7.	Irene M. Alcantara	Residential Lot	August 13, 2002	350.00
8.	Emeterio Abringue	Residential Lot	August 13, 2002	300.00
9.	Diosdado Briones	Residential Lot	August 13, 2002	350.00
10.	Citadel F. Zurita	Residential Lot	August 13, 2002	300.00
11.	Clifford M. Villarozza	Residential Lot	August 13, 2002	300.00
12.	Judith D. Cabayao	Residential Lot	August 13, 2002	300.00
13.	Mark Anthony Alba	Residential Lot	August 13, 2002	350.00
14.	Lina Bronia	Residential Lot	August 13, 2002	300.00
15.	Francisco Rosales	Residential Lot	August 13, 2002	300.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Maricelle G. Tañedo	Residential Lot	August 15, 2002	450.00
2.	Pilar U. Malimban	Residential Lot	August 15, 2002	400.00
3.	Josephine Ugrimina	Residential Lot	August 15, 2002	450.00
4.	Rosemarie Malapitan	Residential Lot	August 15, 2002	250.00
5.	Editha Pascual	Residential Lot	August 15, 2002	450.00
6.	Agustina Albaladejo	Residential Lot	August 15, 2002	300.00
7.	Nelia Teodosio	Residential Lot	August 15, 2002	250.00
8.	Annabelle Garcia	Residential Lot	August 15, 2002	300.00
9.	Lucy Mendoza	Residential Lot	August 15, 2002	300.00
10.	May O. Quiambao	Residential Lot	August 15, 2002	300.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Richard Masangkay	Residential Lot	August 13, 2002	850.00
2.	Victor M. Asilo	Residential Lot	August 13, 2002	950.00
3.	Fe Perez	Residential Lot	August 13, 2002	650.00
4.	Sonia Perez	Residential Lot	August 13, 2002	350.00
5.	Lito Ramirez	Residential Lot	August 13, 2002	450.00
6.	Catherine Masangkay	Residential Lot	August 13, 2002	550.00
7.	Amado Bonsol	Residential Lot	August 14, 2002	1,000.00
8.	Erna A. Marquez	Residential Lot	August 14, 2002	500.00
9.	Laila De Jesus	Residential Lot	August 14, 2002	550.00
10.	Jeny Obrador	Residential Lot	August 14, 2002	500.00
11.	Marilou Florez	Residential Lot	August 14, 2002	450.00
12.	Sheila Hernandez	Residential Lot	August 14, 2002	500.00
13.	Chanda Dableo	Residential Lot	August 15, 2002	350.00
14.	Laurestina Cabusan	Residential Lot	August 15, 2002	850.00
15.	Sofronio A. Ramirez	Residential Lot	August 15, 2002	350.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Juvy Ygar	Residential Lot	August 20, 2002	300.00
2.	Nelyn Flores	Residential Lot	August 20, 2002	250.00
3.	Teodoro T. Aguilar	Residential Lot	August 20, 2002	450.00
4.	Lorigen Francia	Residential Lot	August 20, 2002	450.00
5.	Virginia Bersamina	Residential Lot	August 20, 2002	300.00
6.	Jonel Baronggo	Residential Lot	August 20, 2002	350.00
7.	Bessie Romero	Residential Lot	August 20, 2002	300.00
8.	Pete R. Garcia	Residential Lot	August 20, 2002	300.00
9.	Dorie Hernandez	Residential Lot	August 20, 2002	500.00
10.	Silvestre Salvio	Residential Lot	August 20, 2002	350.00
11.	Pedro Rosaero	Residential Lot	August 20, 2002	250.00
12.	Mario Magpantay	Residential Lot	August 20, 2002	250.00
13.	Myrna M. Reyes	Residential Lot	August 20, 2002	300.00

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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Corazon Calara	Residential Lot	August 16, 2002	650.00
2.	Ailyn Boromeo	Residential Lot	August 16, 2002	350.00
3.	Nemencia Rendon	Residential Lot	August 16, 2002	300.00
4.	Ven Abellera	Residential Lot	August 16, 2002	500.00
5.	Alice Panaligan	Residential Lot	August 16, 2002	300.00
6.	Andy Manalo	Residential Lot	August 16, 2002	350.00
7.	Erick Tadeja	Residential Lot	August 16, 2002	300.00
8.	Michael Atienza	Residential Lot	August 16, 2002	300.00
9.	Vilma Tadeja	Residential Lot	August 16, 2002	350.00
10.	Mark Harold Tadeja	Residential Lot	August 16, 2002	450.00
11.	Arles Z. Quiñones	Residential Lot	August 16, 2002	300.00
12.	Mercy Ramos	Residential Lot	August 16, 2002	400.00
13.	Juliet M. Capilitan	Residential Lot	August 16, 2002	350.00
14.	Henson Paglicawan	Residential Lot	August 16, 2002	350.00
15.	Bernard Aducal	Residential Lot	August 16, 2002	300.00

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COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Percival Limos	Residential Lot	August 21, 2002	150.00
2.	Analiza S. Dimapalitan	Residential Lot	August 21, 2002	150.00
3.	Gerado Garcia	Residential Lot	August 21, 2002	150.00
4.	Gemma Antalan	Residential Lot	August 21, 2002	150.00
5.	Alencia A. Balderas	Residential Lot	August 21, 2002	150.00
6.	Balbino Balderas	Residential Lot	August 21, 2002	150.00
7.	Ceferenia Flor	Residential Lot	August 21, 2002	150.00
8.	Roderick Dimapalitan	Residential Lot	August 21, 2002	150.00
9.	Jose Garcia Sr.	Residential Lot	August 21, 2002	150.00
10.	Tomas M. Garcia	Residential Lot	August 21, 2002	150.00
11.	Gie M. Garcia	Residential Lot	August 21, 2002	150.00
12.	Andy Dimapalitan	Residential Lot	August 21, 2002	150.00
13.	Arturo Balderas	Residential Lot	August 21, 2002	150.00
14.	Editho Dives	Residential Lot	August 21, 2002	150.00
15.	Arnold Javier	Residential Lot	August 21, 2002	150.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

Checked by:

JULITA L. ILUSTRE
LAOO IV

Certified Correct:

MANUEL TESORIO TRIA
Provincial Assessor

STATEMENT OF OPINION VALUE FOR RESIDENTIAL,
COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Alberto J. Paglicawan	Residential Lot	August 22, 2002	200.00
2.	Maria Luz C. Alastre	Residential Lot	August 22, 2002	150.00
3.	Emily Mulingbayan	Residential Lot	August 22, 2002	150.00
4.	Estela Tecson	Residential Lot	August 22, 2002	150.00
5.	Perla Rubion	Residential Lot	August 22, 2002	150.00
6.	Regina J. Soriano	Residential Lot	August 22, 2002	150.00
7.	Wilson T. Mulingbayan	Residential Lot	August 22, 2002	200.00
8.	Ricardo Nieva	Residential Lot	August 22, 2002	150.00
9.	Linda Mulingbayan	Residential Lot	August 22, 2002	100.00
10.	Nestor Mulingbayan	Residential Lot	August 22, 2002	100.00
11.	John Reynold Mulingbayan	Residential Lot	August 22, 2002	200.00
12.	Teddy Mandac	Residential Lot	August 22, 2002	200.00
13.	Evangeline Mulingbayan	Residential Lot	August 22, 2002	100.00
14.	Glity Rubio	Residential Lot	August 22, 2002	100.00
15.	Evelyn D. Mulingbayan	Residential Lot	August 22, 2002	150.00

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COMMERCIAL AND INDUSTRIAL LANDS
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	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Segundo B. Maguad Jr.	Residential Lot	August 22, 2002	140.00
2.	Conrado Custodio	Residential Lot	August 22, 2002	140.00
3.	Cesar Dela Luna	Residential Lot	August 22, 2002	140.00
4.	Jose B. Flores	Residential Lot	August 22, 2002	140.00
5.	Nilda D. Flores	Residential Lot	August 22, 2002	140.00
6.	Avelino De Luna	Residential Lot	August 22, 2002	140.00
7.	Luzviminda Geron	Residential Lot	August 22, 2002	140.00
8.	Anselma Panganiban	Residential Lot	August 22, 2002	140.00
9.	Amor Z. Magsipoc	Residential Lot	August 22, 2002	140.00
10.	Mercedes H. Tadalán	Residential Lot	August 22, 2002	140.00
11.	Resler Robles	Residential Lot	August 22, 2002	140.00
12.	Carolina H. Vales	Residential Lot	August 22, 2002	140.00
13.	Angelina Bautista	Residential Lot	August 22, 2002	140.00
14.	Macrina R. Esar	Residential Lot	August 22, 2002	140.00
15.	Saluz B. Sanchez	Residential Lot	August 22, 2002	140.00

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COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER SQMS.
1.	Merwin T. Sales	Residential Lot	August 14, 2002	200.00
2.	Rocky C. Maranan	Residential Lot	August 14, 2002	150.00
3.	Rhodora Maranan	Residential Lot	August 14, 2002	150.00
4.	Grace B. Paglicawan	Residential Lot	August 14, 2002	180.00
5.	Merlin S. Tarcena	Residential Lot	August 15, 2002	100.00
6.	Richard Tarcena	Residential Lot	August 15, 2002	100.00
7.	Ramil Medina	Residential Lot	August 15, 2002	150.00
8.	Merna Sales	Residential Lot	August 15, 2002	200.00
9.	Norberto Sales	Residential Lot	August 15, 2002	150.00
10.	Rehenaldo Conception Sr.	Residential Lot	August 16, 2002	150.00
11.	Bernardo Sales	Residential Lot	August 17, 2002	200.00
12.	Irene Veloria	Residential Lot	August 18, 2002	150.00
13.	Ronald Veloria	Residential Lot	August 18, 2002	100.00
14.	Sixto Villafuerte	Residential Lot	August 18, 2002	150.00
15.	Merly Villafuerte	Residential Lot	August 18, 2002	200.00

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COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER sqms.
1.	Nixon T. Galendez	Residential Lot	August 13, 2002	200.00
2.	Editha M. Rogayan	Residential Lot	August 13, 2002	200.00
3.	Josefino Bersamina, Jr.	Residential Lot	August 13, 2002	220.00
4.	Rome C. Tadeja	Residential Lot	August 13, 2002	120.00
5.	Mayrabel Alfaro	Residential Lot	August 13, 2002	200.00
6.	Teborcio T. Galendez	Residential Lot	August 13, 2002	100.00
7.	Anna Rose R. Sajonia	Residential Lot	August 13, 2002	200.00
8.	Rosalie L. Crisostomo	Residential Lot	August 13, 2002	100.00
9.	Teresita A. Callejo	Residential Lot	August 13, 2002	220.00
10.	Amor T. Villaroza	Residential Lot	August 13, 2002	100.00
11.	Julia T. Mercene	Residential Lot	August 13, 2002	100.00
12.	Jowel Tadeja	Residential Lot	August 16, 2002	150.00
13.	Marieta Villaroza	Residential Lot	August 16, 2002	120.00
14.	Villardo Magpantay	Residential Lot	August 17, 2002	150.00
15.	Benjamine Hernandez	Residential Lot	August 17, 2002	180.00

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COMMERCIAL AND INDUSTRIAL LANDS
Municipality of MAMBURAO, Province of OCCIDENTAL MINDORO

	NAME OF OWNER	KIND OF LAND	DATE INTERVIEWED	OPINION VALUE PER sqms.
1.	Carolina Pamanilay	Residential Lot	August 21, 2002	150.00
2.	Alberto Quiñonez	Residential Lot	August 21, 2002	180.00
3.	Guillermo B. Sisante	Residential Lot	August 21, 2002	180.00
4.	Ma. Luz Paguio	Residential Lot	August 21, 2002	130.00
5.	Marissa T. Antonio	Residential Lot	August 21, 2002	130.00
6.	Arlene P. Tabora	Residential Lot	August 21, 2002	130.00
7.	Rosalina Q. Villanueva	Residential Lot	August 21, 2002	130.00
8.	Luzviminda B. Pamanilay	Residential Lot	August 21, 2002	130.00
9.	Leoncio Magada	Residential Lot	August 21, 2002	150.00
10.	Nonoy Manliquid	Residential Lot	August 21, 2002	130.00
11.	Isidro Magada	Residential Lot	August 21, 2002	130.00
12.	Emerlita Anduaga	Residential Lot	August 21, 2002	130.00
13.	Venus Fulgencio	Residential Lot	August 21, 2002	130.00
14.	Leonaida M. Licudan	Residential Lot	August 21, 2002	150.00
15.	Dadrinia Pamanilay	Residential Lot	August 21, 2002	150.00

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UNIT VALUE PER TREE BASED FROM INCOME
CAPITALIZATION APPROACH

A. COCONUT TREE

GROSS HARVEST	7,000nuts X 5.00	=	35,000.00
	75% owner's share		
			x 0.75
		P	26,250.00

GROSS INCOME

LESS: Expenses			
Clearing	5,000.00		
Hauling	4,500.00		
Fencing & Maintenance	5,000.00		14,500.00
NET INCOME:			11,750.00

$$\frac{11,750.00}{100 \text{ trees/ha.}} = \frac{117.50}{.18 \text{ interest rate}}$$

$$= 652.77$$

or

$$= 650.00 \text{ 1st class}$$

=====

$$\frac{650.00}{7,000.00} = .092 \times 6,000.00 = 552.00$$

or

$$= 550.00 \quad \text{2nd class}$$

=====

$$= .101 \times 5,000.00 = 505.00$$

or

$$= 500.00$$

=====

Prepared by:

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Municipal Assessor

B. MANGO/TREE

GROSS HARVEST	2,400.00 x 60.00	=	144,000.00
	Owner's share		x 0.28
			<u>40,320.00</u>
			x 0.82
			<u>33,062.40</u>

GROSS INCOME

LESS: Expenses

Hauling from Farm to Res.	=	4,000.00	
75 Tiklis x 30	=	2,250.00	
Packing 75 Tiklis x 35	=	2,625.00	
Marketing Expenses	=	4,200.00	
Hauling To Market	=	<u>5,000.00</u>	<u>18,075.00</u>
NET INCOME:			<u>14,987.40</u>

$$\frac{14,987.40}{100/\text{trees/ha.}} = \frac{149.87}{.18 \text{ interest rate}}$$

$$= \text{Err:503}$$

or

$$= 830.00 \text{ 1st class}$$

=====

$$\frac{830.00}{1,500.00} = 0.55 \times 1,000.00 = 550.00 \text{ 2nd class}$$

$$= 0.55 \times 900.00 = 495.00$$

or

$$= 490.00 \text{ 3rd class}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

C. BANANA/GROUP

GROSS HARVEST	352 x 150	= P 52,800.00
	(100% owner's share)	x <u> .30</u>
		15,840.00

GROSS INCOME

LESS: Expenses

Seedlings	850.00	
Clearing/Maintenance	1,000.00	
Harvesting	500.00	
Marketing/Hauling	1,200.00	
Land Preparation	1,000.00	<u>4,550.00</u>

NET INCOME: P 11,290.00

<u>11,290.00</u>	<u>112.90</u>
100 trees /ha.	.18 interest rate

= 627.22
or
= 630.00 1st class
=====

630.00 = 0.011 x 30,000.00 = 330.00 2nd class
52,800.00

= 0.011 x 28,000.00 = 308.00
or
310.00 3rd class
=====

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

D. NIPA/GROUP

GROSS HARVEST	320.00 x 520.00	=	<u>166,400.00</u>
			420.00
		=	396.19
		x	<u>25</u>
			9,904.75

GROSS INCOME			
LESS: Expenses			
Clearing	=	900.00	
Cutting	=	2,500.00	
Hauling	=	1,500.00	<u>4,900.00</u>
NET INCOME:			5,004.75

<u>5,004.75</u>	=	<u>16.68</u>
300		.18 interest rate

=	92.68
	or
=	90.00 1st class
	=====

<u>90.00</u>	=	0.30 x 250.00	=	70.00 2nd class
300.00				
	=	0.30 x 200.00	=	60.00 3rd class

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

E. BAMBOO/GROUP		
GROSS HARVEST	12 x 30.00 = 360.00 x 30.00	10,800.00

GROSS INCOME

LESS: Expenses

 Clearing 2,000.00

 Cutting (10 x 310) 3,000.00

 Hauling/Marketing 2,100.00

7,100.00

NET INCOME:

3,700.00

<u>3,700.00</u>	=	<u>123.33</u>
30 group/ha.		.18 interest rate

= 685.16
or
= P 680.00 1st class
=====

<u>680.00</u>	=	1.89 x 245 = 460.60
<u>360.00</u>		or
		= 460.00 2nd class

= 1.89 x 240.00 = 451.20
or
= 450.00 3rd class

Prepared by:

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Municipal Assessor

SCHEDULE OF BASE UNIT VALUE FOR
AGRICULTURAL LANDS

CLASS AND BASE UNIT MARKET VALUE PER HECTARE

A. LANDS

	1	2	3	4
Rice Land (low land) Irrigated	46580.00	40690.00	29460.00	23570.00
Rice Land (low land) Unirrigated	40120.00	31890.00	23660.00	
Rice Land (Upland)	32180.00	27580.00		
Corn Land	31960.00	25570.00	19180.00	
Coconut Land	30320.00	25620.00	20930.00	
Fish Pond	69690.00	66770.00	62600.00	
Cogon Land/Bushes	19880.00	17660.00	13740.00	
Forest/Timber Land	16090.00	14180.00	11400.00	
Banana Land	28200.00	24100.00	20010.00	
Bamboo Land	27910.00	18610.00	12400.00	
Pasture Land	29470.00	22870.00	17010.00	
Nipa Land	20640.00	13760.00	10320.00	
Swampy Land	17830.00			
Mango Land	41760.00	31320.00	20850.00	
Orchard	30920.00	22960.00	15000.00	

B. IMPROVEMENTS

Coconut per tree	650.00	550.00	500.00	
Banana per group	630.00	330.00	310.00	
Mango per tree	830.00	550.00	490.00	
Nipa per group	90.00	70.00	60.00	
Bamboo per group	680.00	460.00	450.00	
Others			150.00	

COMPARATIVE STATEMENT OF MARKET VALUE
AND UNIT COST FOR EACH CLASS OF REAL PROPERTY
IN THE Municipality of MAMBURAO, OCCIDENTAL MINDORO

KIND/CLASS OF PROPERTY	MARKET VALUE 2001	UNIT COST 2006	PERCENTAGE INCREASE
COMMERCIAL			
C-2	500.00		
RESIDENTIAL			
R-1	310.00		
	310.00		
	310.00		
	350.00		
	350.00		
	380.00		
	390.00		
	420.00		
RESIDENTIAL			
R-2	310.00		
	310.00		
	310.00		
	310.00		
	310.00		
	310.00		
	310.00		
	310.00		
	310.00		
RESIDENTIAL			
R-3	110.00		
	110.00		
	100.00		
	110.00		
	110.00		
	80.00		

PREPARED BY:

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COMPARATIVE STATEMENT OF MARKET VALUE
AND UNIT COST FOR EACH CLASS OF REAL PROPERTY
IN THE Municipality of MAMBURAO, OCCIDENTAL MINDORO

KIND/CLASS OF PROPERTY	MARKET VALUE 2001	UNIT COST 2006	PERCENTAGE INCREASE
IRRIGATED RICE LAND			
1st class	40,420.00		
2nd class	35,310.00		
3rd class	25,560.00		
4th class	20,450.00		
UNIRRIGATED RICE LAND			
1st class	34,170.00		
2nd class	27,160.00		
3rd class	20,150.00		
UPLAND RICE LAND			
1st class	29,170.00		
2nd class	25,000.00		
CORN LAND			
1st class	21,500.00		
2nd class	17,220.00		
3rd class	10,940.00		
MANGO LAND			
1st class	39,320.00		
2nd class	29,470.00		
3rd class	19,620.00		
COCONUT LAND			
1st class	27,250.00		
2nd class	23,000.00		
3rd class	15,870.00		
BUSHES/COGON LAND			
1st class	15,670.00		
2nd class	13,920.00		
3rd class	10,830.00		
FISH POND			
1st class	52,730.00		
2nd class	50,520.00		
3rd class	47,360.00		

KIND/CLASS OF PROPERTY	MARKET VALUE 2001	UNIT COST 2006	PERCENTAGE INCREASE
FOREST LAND			
1st class	15,280.00		
2nd class	13,470.00		
3rd class	11,110.00		
SWAMPY			
1st class	12,080.00		
2nd class	10,550.00		
NIPA LAND			
1st class	15,440.00		
2nd class	10,290.00		
3rd class	10,100.00		
BANANA LAND			
1st class	25,690.00		
2nd class	21,960.00		
3rd class	18,220.00		
ORCHARD			
1st class	27,710.00		
2nd class	20,580.00		
3rd class	13,440.00		
BAMBOO LAND			
1st class	25,620.00		
2nd class	17,080.00		
3rd class	11,390.00		
PASTURE LAND			
1st class	25,590.00		
2nd class	19,860.00		
3rd class	14,770.00		

PREPARED BY:

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F. ALCAIDE ST. - Bothsides from National Road to Capitol Road.

500.00	
500.00	
500.00	
500.00	
500.00	
400.00	
400.00	
300.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
200.00	
<u>5,600.00</u>	
15	

$$\begin{aligned} &= 373.33 \quad - \text{average} \\ &+ 300.00 \quad - \text{median} \\ &\quad \underline{673.33} \quad - \text{total} \end{aligned}$$

$$= \frac{673.33}{2}$$

$$= 336.67$$

or

$$= \underline{\underline{340.00}}$$

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H. ALCAIDE ST. – Bothsides from National Road to Capitol Road.

500.00	
500.00	
500.00	
500.00	
400.00	
400.00	
400.00	
350.00	→ Median
300.00	
300.00	
300.00	
300.00	
200.00	
200.00	
200.00	
5,350.00	
15	

$$\begin{aligned}
 &= \text{Err:503} - \text{average} \\
 &+ \frac{350.00}{\text{Err:503}} - \text{median} \\
 &\quad \text{Err:503} - \text{total}
 \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{350.00}}$$

Prepared by:

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Municipal Assessor

MERCENE ST. - Bothsides from San Jose St. to National Road.

550.00	
450.00	
400.00	
400.00	
400.00	
400.00	
400.00	
400.00	
350.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
200.00	
200.00	
<u>5,250.00</u>	
15	

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

CAPTAIN CARIO ST. - Bothsides from Seashore.

650.00	
500.00	
400.00	
400.00	
400.00	
400.00	} Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>4,550.00</u>	
12	

$$\begin{aligned} &= 379.16 \quad - \text{average} \\ &+ \frac{350.00}{2} \quad - \text{median} \\ &\quad 729.16 \quad - \text{total} \end{aligned}$$

$$= \frac{729.16}{2}$$

$$= 364.58$$

or

$$= \underline{\underline{360.00}}$$

Prepared by:

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Municipal Assessor

SALVADOR ST. - Bothsides from Seashore to National Road.

650.00	
650.00	
600.00	
550.00	
400.00	
400.00	
400.00	
400.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,150.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \frac{400.00}{\text{Err:503}} - \text{median} \\ &\quad \text{Err:503} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{400.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

VILLAROSA ST. - Bothsides from Seashore to National Road.

800.00	
750.00	
600.00	
550.00	
550.00	
500.00	
400.00	
350.00	→ Median
350.00	
350.00	
350.00	
300.00	
300.00	
300.00	
300.00	
<u>6,750.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \frac{350.00}{\text{Err:503}} - \text{median} \\ &\quad \text{Err:503} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{\text{Err:503}}}$$

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

C. LADAO ST. - Bothsides from National Road to North End.

650.00	
650.00	
600.00	
600.00	
550.00	
500.00	
450.00	
350.00	→ Median
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,500.00</u>	
15	

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

= 390.00

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

D. ABELEDA ST. - From Seashore to National Road.

600.00	
500.00	
500.00	
500.00	
500.00	
450.00	
400.00	
300.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
250.00	
250.00	
<u>5,750.00</u>	
15	

= Err:503 - average
+ 300.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

= 340.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

H. ABELEDA ST. - Bothsides from Captain Cario to Viaña St.

650.00	
600.00	
550.00	
550.00	
500.00	
450.00	
450.00	
350.00	→ Median
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,250.00</u>	
15	

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

= 380.00

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

VICTORIA ST. – From San Isidro St. to National Road Bothsides.

700.00
650.00
550.00
400.00
400.00
400.00
350.00
350.00
350.00
350.00
300.00
300.00
250.00
250.00
200.00

5,800.00

15

→ Median

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

= 370.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

NIEBRES ST. - Bothsides from Seashore to National Road.

750.00	
700.00	
650.00	
500.00	
400.00	
400.00	
350.00	
350.00	→ Median
350.00	
350.00	
300.00	
300.00	
250.00	
200.00	
200.00	
<u>200.00</u>	
<u>6,050.00</u>	
15	

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

$$= \underline{\underline{380.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

SAN ISIDRO ST. – Bothsides from Seashore to National Road.

750.00	
600.00	
500.00	
500.00	
500.00	
500.00	
400.00	
400.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>6,250.00</u>	
15	

$$= \text{Err:503} - \text{average}$$

$$+ \frac{400.00}{\text{Err:503}} - \text{median}$$

$$\text{Err:503} - \text{total}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{410.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

SAN NICOLAS ST. – Bothsides from Viaña St. to Viaña St.

750.00	
700.00	
600.00	
600.00	
500.00	
450.00	
350.00	
350.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>6,400.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \underline{350.00} - \text{median} \\ &\quad \text{Err:503} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

= Err:503

or

= 390.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

CAPITOL ROAD - Bothsides from National Road to Capitol Site.

800.00	
700.00	
600.00	
600.00	
500.00	
400.00	
400.00	
400.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>6,500.00</u>	
15	

= Err:503 - average
+ 400.00 - median
Err:503 - total

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{420.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

SISON ST. – Bothsides from Seashore to Del Pilar St.

750.00	
750.00	
600.00	
550.00	
500.00	
400.00	
400.00	
400.00	→ Median
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,500.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ 400.00 - \text{median} \end{aligned}$$

$$\begin{aligned}
 & \overline{\text{Err:503}} \text{ - total} \\
 = & \frac{\text{Err:503}}{2} \\
 = & \text{Err:503} \\
 & \text{or} \\
 = & \underline{\underline{420.00}}
 \end{aligned}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

VILLAR ST. – Bothsides from Seashore to National Road.

650.00	
550.00	
500.00	
450.00	
400.00	
400.00	
350.00	
350.00	→ Median
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>5,800.00</u>	
15	

$$\begin{aligned}
 &= \text{Err:503} - \text{average} \\
 &+ \frac{350.00}{\text{Err:503}} - \text{median} \\
 &\quad \text{Err:503} - \text{total}
 \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{370.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

DEL PILAR ST. – Bothsides from Mamburao Road to National Road.

800.00	
800.00	
700.00	
600.00	
500.00	
500.00	
500.00	
400.00	→ Median
400.00	
400.00	
400.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>7,200.00</u>	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \frac{400.00}{\text{Err:503}} - \text{median} \\ &= \frac{\text{Err:503}}{2} \\ &= \underline{\underline{\text{Err:503}}} \end{aligned}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

SAN JOSE ST. – From Mamburao River Bank to National Road bothsides

850.00
850.00
850.00
700.00
700.00
600.00
550.00
400.00 → Median
400.00
400.00
350.00
350.00
350.00

$$\begin{array}{r}
 300.00 \\
 350.00 \\
 \hline
 8,000.00 \\
 \hline
 15
 \end{array}$$

$$\begin{array}{r}
 = \text{Err:503} - \text{average} \\
 + \frac{400.00}{\text{Err:503}} - \text{median} \\
 \hline
 \text{Err:503} - \text{total}
 \end{array}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{470.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

NATIONAL ROAD – From Mamburao River to Airport Road bothsides.

950.00	
950.00	
850.00	
800.00	
700.00	
600.00	
500.00	
450.00	→ Median
450.00	
400.00	
400.00	

400.00
400.00
400.00
400.00
<u>8,650.00</u>
15

= Err:503 - average
+ 450.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

= 510.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

RIZAL ST. - Bothsides from Mercene St. to National Road.

1,100.00
1,000.00
1,000.00
950.00
850.00
850.00
750.00
500.00
500.00

→ Median

500.00
450.00
450.00
400.00
400.00
400.00
<u>10,100.00</u>
15

= 673.33 - average
+ 500.00 - median
1,173.33 - total

= 1,173.33
2

= 586.67

or

= 590.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

RIZAL ST. – Bothsides from Mercene St. to National Road.

900.00
700.00
600.00
500.00
400.00
350.00
350.00

350.00	→ Median
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,300.00</u>	
15	

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

= 380.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

C. LADAO ST. - Bothsides from National Road to North End.

650.00
600.00
550.00
500.00
400.00

400.00	
400.00	
350.00	→ Median
350.00	
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,050.00</u>	
15	

= Err:503 - average
+ 350.00 - median
Err:503 - total

= Err:503
2

= Err:503

or

= 380.00

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

ROAD TO MAASIM – (From National Road to Balibago.)

500.00
500.00
400.00

350.00	
350.00	
350.00	
350.00	
300.00	→ Median
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>5,200.00</u>	
15	

=	Err:503	- average
+	<u>300.00</u>	- median
	Err:503	- total

=	<u>Err:503</u>
	2

= Err:503

or

=	<u><u>320.00</u></u>
---	----------------------

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

C.V. SISON SUBDIVISION – Along Prov'l Road to Dapi to South End.

700.00

650.00
600.00
500.00
500.00
450.00
400.00
350.00 → Median
350.00
350.00
350.00
350.00
300.00
300.00
300.00
<u>6,450.00</u>
15

$$= \text{Err:503} - \text{average}$$

$$+ \frac{350.00}{\text{Err:503}} - \text{median}$$

$$= \text{Err:503} - \text{total}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{\text{Err:503}}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

MERCENE SUBDIVISION – (From Brgy. Road to Dapi to South End.)

600.00	
600.00	
500.00	
400.00	
400.00	
350.00	
350.00	
350.00	→ Median
300.00	
300.00	
300.00	
300.00	
250.00	
200.00	
200.00	
<u>5,400.00</u>	
15	

$$= \text{Err:503} - \text{average}$$

$$+ \frac{350.00}{\text{Err:503}} - \text{median}$$

$$\text{Err:503} - \text{total}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{350.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

P. VIAÑA ST. - Bothsides from Seashore to National Road.

650.00	
600.00	
600.00	
600.00	
500.00	
400.00	
400.00	
350.00	→ Median
350.00	
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>6,300.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \frac{350.00}{\text{Err:503}} - \text{median} \\ &= \text{Err:503} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{360.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

P. VIAÑA ST. (Brgy. Payompon) – Bothsides from Seashore to National Rc

1,000.00	
900.00	
750.00	
650.00	
500.00	
450.00	
400.00	
350.00	→ Median
350.00	
350.00	
350.00	
350.00	
300.00	
300.00	
300.00	
<u>7,300.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \frac{350.00}{\text{Err:503}} - \text{median} \\ &\quad \text{Err:503} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{420.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BONING, TADEJA, VILLAR & L.A SUBDIVISION

650.00	
550.00	
500.00	
450.00	
450.00	
450.00	
350.00	
300.00	→ Median
300.00	
300.00	
250.00	
250.00	
250.00	
250.00	
200.00	
<u>5,500.00</u>	
15	

$$\begin{aligned} &= \text{Err:503} - \text{average} \\ &+ \frac{300.00}{\text{Err:503}} - \text{median} \\ &\quad \text{Err:503} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{330.00}}$$

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

BRGY. BALANSAY

200.00	
200.00	
200.00	
200.00	
180.00	
150.00	
150.00	
150.00	→ Median
150.00	
150.00	
150.00	
150.00	
100.00	
100.00	
100.00	
<u>2,330.00</u>	
15	

$$= \text{Err:503 - average} \\ + \frac{150.00}{\text{Err:503 - total}} - \text{median}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{150.00}}$$

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

BRGY. FATIMA

180.00	
180.00	
150.00	
150.00	
150.00	
150.00	
130.00	
130.00	→ Median
130.00	
130.00	
130.00	
130.00	
130.00	
130.00	
130.00	
130.00	
<u>130.00</u>	
<u>2,130.00</u>	
15	

$$\begin{aligned} &= \text{Err:503 - average} \\ &+ \frac{130.00}{\text{Err:503}} - \text{median} \\ &\quad \text{- total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{140.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BRGY. TALABAAN

220.00	
220.00	
200.00	
200.00	
200.00	
200.00	
180.00	
150.00	→ Median
150.00	
120.00	
120.00	
100.00	
100.00	
100.00	
100.00	
<u>2,360.00</u>	
15	

$$\begin{aligned} &= \text{Err:503 - average} \\ &+ \frac{150.00}{\text{Err:503}} - \text{median} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \text{Err:503}$$

or

$$= \underline{\underline{150.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BRGY. SAN LUIS

200.00	
200.00	
200.00	
200.00	
150.00	
150.00	
150.00	
150.00	→ Median
150.00	
150.00	
150.00	
100.00	
100.00	
100.00	
100.00	
<u>2,250.00</u>	
15	

$$\begin{aligned} &= \text{Err:503 - average} \\ &+ \frac{150.00}{\text{Err:503}} - \text{median} - \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{150.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BRGY. TANGKALAN

150.00	
150.00	
150.00	
150.00	
150.00	
150.00	
150.00	
150.00	
150.00	→ Median
150.00	
150.00	
150.00	
150.00	
150.00	
150.00	
150.00	
150.00	
<u>150.00</u>	
<u>2,250.00</u>	
15	

$$\begin{aligned} &= \text{Err:503 - average} \\ &+ \frac{150.00}{\text{Err:503 - total}} - \text{median} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{150.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BRGY. TAYAMAAN

140.00	
140.00	
140.00	
140.00	
140.00	
140.00	
140.00	
140.00	
140.00	→ Median
140.00	
140.00	
140.00	
140.00	
140.00	
140.00	
140.00	
140.00	
<u>2,100.00</u>	
15	

$$\begin{aligned} &= \text{Err:503 - average} \\ &+ \frac{140.00}{\text{Err:503 - total}} - \text{median} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{140.00}}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

SEA BREEZE SUBDIVISION

600.00	
550.00	
400.00	
400.00	
400.00	
400.00	
350.00	→ Median
350.00	
300.00	
300.00	
300.00	
300.00	
300.00	
300.00	
<u>300.00</u>	
<u>5,250.00</u>	
15	

$$\begin{aligned} &= \text{Err:503 - average} \\ &+ \frac{350.00}{\text{Err:503}} - \text{median} \\ &\quad \text{total} \end{aligned}$$

$$= \frac{\text{Err:503}}{2}$$

$$= \underline{\underline{350.00}}$$

Prepared by:

ANTONIO V. EUGENIO

Municipal Assessor

rad.

IRRIGATED RICE LAND

86,000.00	
85,000.00	
78,000.00	
65,000.00	
61,000.00	
60,000.00	
40,000.00	→ Median
40,000.00	
36,000.00	
35,000.00	
35,000.00	
35,000.00	
<u>691,000.00</u>	
13	
=	53,153.84 - Average
+	<u>40,000.00</u> - Median
	93,153.84 - Total
	<u>93,153.84</u>
	2
=	46,576.92
	or
	<u>46,580.00</u> 1ST CLASS

1) 46,580.00 - 1ST CLASS	
x 145 - gross harvest (2nd class)	
<u>6,754,100.00</u>	
166	
=	40,687.35
	or
	<u>40,690.00</u> 2ND CLASS
2) 46,580.00	
x 105 - gross harvest (3rd class)	
<u>4,890,900.00</u>	
166 - gross harvest (1st Class)	
=	29,463.25
	or
	<u>29,460.00</u> 3RD CLASS
3) 46,580.00	
x 84 - gross harvest (4th class)	
<u>3,912,720.00</u>	
166 - gross harvest (1st class)	
	23,570.61
	or
	<u>23,570.00</u> 4th CLASS

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

UNIRRIGATED RICE LAND

66,000.00
 64,000.00
 60,000.00
 55,000.00
 53,000.00
 51,000.00
 35,000.00 → **Median**
 35,000.00
 35,000.00
 35,000.00
 34,000.00
 33,000.00
32,000.00
588,000.00

13

= 45,230.77 - Average
 + 35,000.00 - Median
 80,230.77 - Total

80,230.77
 2

= 40,115.39
 or
40,120.00 1ST CLASS

1) 40,120.00 - 1ST CLASS
x 62 - gross harvest (2nd class)
2,487,440.00
 78 - gross harvest (1st class)

= 31,890.26
 or
31,890.00 2ND CLASS

2) 40,120.00
x 46 - gross harvest (3rd class)
1,845,520.00
 78 - gross harvest (1st Class)

= 23,660.52
 or
23,660.00 3RD CLASS

Prepared by:

ANTONIO V. EUGENIO
 Municipal Assessor

UPLAND (RICE LAND)

45,000.00		
40,000.00		1) 32,180.00 - 1ST CLASS
35,000.00		x 42 - gross harvest (2nd class)
35,000.00		1,351.560.00
35,000.00		49 - gross harvest (1st class)
35,000.00	=	27,582.85
33,000.00		or
31,000.00	} Median	27,580.00 2ND CLASS
28,000.00		
28,000.00		
28,000.00		
28,000.00		
27,000.00		
25,000.00		
453,000.00		
14		

= 32,357.14 - Average
 + 32,000.00 - Median

 64,357.14 - Total

64,357.14

 2

= 32,178.58
 or
32,180.00 1ST CLASS

Prepared by:

ANTONIO V. EUGENIO
 Municipal Assessor

NIPA LAND

28,000.00	
28,000.00	
28,000.00	
25,000.00	
22,000.00	
22,000.00	
20,000.00	} Median
20,000.00	
18,000.00	
18,000.00	
18,000.00	
18,000.00	
18,000.00	
15,000.00	
<u>298,000.00</u>	
14	

$$\begin{array}{r}
 1) \ 20,640.00 - 1ST CLASS \\
 \times \ 4 - \text{productivity/group (2nd class)} \\
 \hline
 82,560.00 \\
 \hline
 6 - \text{productivity/group (1st class)}
 \end{array}$$

$$= \underline{\underline{13,760.00}} \text{ 2ND CLASS}$$

$$\begin{array}{r}
 2) \ 20,640.00 \\
 \times \ 2 \\
 \hline
 41,280.00 \\
 \hline
 6 - \text{productivity/group (2nd class)}
 \end{array}$$

$$= \underline{\underline{6,880.00}} \text{ 3RD CLASS}$$

$$\begin{array}{r}
 = \ 21,285.71 - \text{Average} \\
 + \ 20,000.00 - \text{Median} \\
 \hline
 41,285.72 - \text{Total}
 \end{array}$$

$$\underline{\underline{41,285.72}}$$

2

$$= 20,642.86$$

or

$$= \underline{\underline{20,640.00}} \text{ 1ST CLASS}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

MANGO LAND

<p>70,000.00 56,000.00 55,000.00 53,000.00 53,000.00 40,000.00 38,000.00 } Median 35,000.00 35,000.00 35,000.00 35,000.00 30,000.00 <hr/> 535,000.00 <hr/> 12</p>	<p>1) 41,790.00 - 1ST CLASS <u> x 1,125 - productivity/tree (2nd class)</u> <u>47,013,750.00</u> 1,501 - productivity/tree (1st class)</p> <p>= 31,321.61 or <u><u>31,320.00</u></u> 2ND CLASS</p>
<p>= 44,583.33 - Average + <u>39,000.00 - Median</u> <u>83,583.33 - Total</u></p> <p><u>83,583.34</u> 2</p>	<p>2) 41,790.00 <u> x 749 - productivity/tree (3rd class)</u> <u>31,300,710.00</u> 1,501 - productivity/tree (2nd class)</p> <p>= 20,853.24 or <u><u>20,850.00</u></u> 3RD CLASS</p>
<p>= 41,791.67 or <u><u>41,790.00</u></u> 1ST CLASS</p>	

Prepared by:

ANTONIO V. EUGENIO
 Municipal Assessor

FISH POND

86,000.00	
85,000.00	
82,000.00	
80,000.00	
60,000.00	}
	Median
56,000.00	
55,000.00	
51,000.00	
<u>555,000.00</u>	
8	
= 69,375.00 - Average	
+ <u>70,000.00</u> - Median	
139,375.00 - Total	
<u>139,375.00</u>	
2	
= 69,687.50	
or	
<u><u>69,690.00</u></u> 1ST CLASS	

1) 69,690.00 - 1ST CLASS	
<u>x 480 - productivity/ha. (2nd class)</u>	
<u>33,451,200.00</u>	
501 -productivity/ha. (1st class)	
= 66,768.87	
or	
<u><u>66,770.00</u></u> 2ND CLASS	
2) 69,690.00 - 2ND CLASS	
<u>x 450 - productivity/ha. (3rd class)</u>	
<u>31,360,500.00</u>	
501 - productivity/tree (2nd class)	
= 62,595.10	
or	
<u><u>62,590.00</u></u> 3RD CLASS	

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

CORN LAND

46,000.00	
45,000.00	
38,000.00	
35,000.00	
35,000.00	
33,000.00	} Median
30,000.00	
28,000.00	
25,000.00	
25,000.00	
25,000.00	
24,000.00	
<u>389,000.00</u>	
12	

$$\begin{aligned}
 &= 32,416.67 - \text{Average} \\
 &+ \frac{31,500.00}{2} - \text{Median} \\
 &= 63,916.67 - \text{Total}
 \end{aligned}$$

$$\frac{63,916.67}{2}$$

$$\begin{aligned}
 &= 31,958.34 \\
 &\text{or} \\
 &= \underline{\underline{31,960.00}} \text{ 1ST CLASS}
 \end{aligned}$$

$$\begin{aligned}
 &1) 31,960.00 - \text{1ST CLASS} \\
 &\quad \times 36 \quad - \text{gross harvest (2nd class)} \\
 &\quad \hline
 &\quad 1,150,560.00 \\
 &\quad \hline
 &\quad 45 \quad - \text{gross harvest (1st class)}
 \end{aligned}$$

$$\begin{aligned}
 &= 25,568.00 \\
 &\quad \text{or} \\
 &= \underline{\underline{25,570.00}} \quad \text{2ND CLASS}
 \end{aligned}$$

$$\begin{aligned}
 &2) 31,960.00 \\
 &\quad \times 27 \\
 &\quad \hline
 &\quad 862,920.00 \\
 &\quad \hline
 &\quad 45
 \end{aligned}$$

$$\begin{aligned}
 &= 19,176.00 \\
 &\quad \text{or} \\
 &= \underline{\underline{19,180.00}} \quad \text{3RD CLASS}
 \end{aligned}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

COCONUT LAND

45,000.00		1) 29,570.00 - 1ST CLASS
44,000.00		x 60 - productivity/tree (2nd class)
38,000.00		<u>1,774,200.00</u>
35,000.00		71
33,000.00		
31,000.00		= 24,988.73
30,000.00		or
29,000.00	} Median	<u>24,990.00</u> 2ND CLASS
29,000.00		
25,000.00		
25,000.00		
24,000.00		2) 29,570.00
24,000.00		x 49
24,000.00		<u>1,448,930.00</u>
24,000.00		71
<u>436,000.00</u>		= 20,407.46
14		or
= 31,142.86 - Average		<u>20,410.00</u> 3RD CLASS
+ 28,000.00 - Median		
<u>59,142.86 - Total</u>		
59,142.86		
2		
= 29,571.43		
or		
<u>29,570.00</u> 1ST CLASS		

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BANANA LAND

35,000.00		1) 28,200.00 - 1ST CLASS
35,000.00		x 300 - productivity/grp. (2nd class)
34,000.00		<u>8,460,000.00</u>
33,000.00		351
30,000.00	} Median	= 24,102.57
25,000.00		or
25,000.00		<u>24,100.00</u> 2ND CLASS
25,000.00		
25,000.00		
<u>22,000.00</u>		
<u>289,000.00</u>		2) 28,200.00
10		x 249 - productivity/grp. (3rd class)
= 28,900.00 - Average		<u>7,021,800.00</u>
+ + 27,500.00 - Median		351
<u>56,400.00</u> - Total		= 20,005.12
		or
<u>56,400.00</u>		<u>20,010.00</u> 3RD CLASS
2		
= <u>28,200.00</u> 1ST CLASS		

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BAMBOO LAND

46,000.00	
45,000.00	
38,000.00	
30,000.00	
30,000.00	
25,000.00	→ Median
25,000.00	
25,000.00	
25,000.00	
25,000.00	
<u>25,000.00</u>	
<u>339,000.00</u>	
11	
= 30,818.18 - Average	
+ <u>25,000.00</u> - Median	
55,818.18 - Total	
<u>55,818.18</u>	
2	
= 27,909.09	
or	
<u>27,910.00</u> 1ST CLASS	

1) 27,910.00 - 1ST CLASS	
<u>x 6</u> - productivity/grp. (2nd class)	
<u>167,460.00</u>	
9 - productivity/grp.(1st class)	
= 18,606.67	
or	
<u>18,610.00</u> 2ND CLASS	
2) 27,910.00	
<u>x 4</u> - productivity/grp. (3rd class)	
<u>111,640.00</u>	
9	
= 12,404.44	
or	
<u>12,400.00</u> 3RD CLASS	

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

ORCHARD

56,000.00		1) 30,920.00 - 1ST CLASS
40,000.00		x 75 - productivity/grp. (2nd class)
36,000.00		<u>2,319,000.00</u>
35,000.00		101 - productivity/grp.(1st class)
30,000.00		= 22,960.40
30,000.00	} Median	or
30,000.00		<u>22,960.00</u> 2ND CLASS
25,000.00		
25,000.00		2) 30,920.00
25,000.00		x 49 - productivity/grp. (3rd class)
25,000.00		<u>1,515,080.00</u>
25,000.00		101 - productivity/grp. (2nd class)
<u>382,000.00</u>		
12		
= 31,833.33 - Average		= 15,000.79
+ <u>30,000.00</u> - Median		or
61,833.33 - Total		<u>15,000.00</u> 3RD CLASS
<u>61,833.33</u>		
2		
= 30,916.67		
or		
<u>30,920.00</u> 1ST CLASS		

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

PASTURE LAND

40,000.00	1ST CLASS (PRESENT U.M.V.)	P 29,470.00
40,000.00	(PREV. U.M.V.)	<u>25,590.00</u>
35,000.00		3,880.00
35,000.00		<u>3,880.00</u>
35,000.00		25,590.00
30,000.00		
30,000.00	PRESENT INCREASE 15.16%	
30,000.00 → Median		
30,000.00	2ND CLASS (PREVIOUS U.M.V.)	P 19,860.00 x 15.16%
30,000.00		= 3,010.78
21,000.00	P 19,860.00 x 3,010.78	= P 22,870.78
20,000.00		or <u>22,870.00 2ND CLASS</u>
20,000.00		
20,000.00	3RD CLASS (PREV. U.M.V.)	= P 14,770.00 x 15.16%
<u>18,000.00</u>		= 2,239.14
<u>434,000.00</u>	P 14,770.00 + 2,239.14	= P 17,009.14
15		<u>or P 17,010.00 3RD CLASS</u>
= 28,933.34 - Average		
+ <u>30,000.00</u> - Median		
58,933.34 - Total		
<u>58,933.34</u>		
2		
= 29,466.67		
or		

29,470.00 1ST CLASS

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

FOREST LAND

27,000.00	1ST CLASS (PRESENT U.M.V.)	P 16,090.00	1ST CLASS	
25,000.00	(PREV. U.M.V.)	<u>15,280.00</u>		
21,000.00		810.00		
20,000.00				
15,000.00		810.00		
15,000.00	→ Median	<u>15,280.00</u>		
15,000.00	PERCENTAGE INCREASE	= 5.30%		
15,000.00				
12,000.00	2ND CLASS (PREV. U.M.V.)	= P 13,470.00 x 5.30%		
12,000.00		= 713.91		
12,000.00				
<u>189,000.00</u>	P 13,470.00 + 713.91	= 14,183.91+E701		
11		<u>= or 14,180.00</u>	2ND CLASS	
=	17,181.82 - Average	3RD CLASS (PREV. U.M.V.)	= P 10,830.00 x 5.30%	
+	<u>15,000.00</u> - Median		= 573.99	
	<u>32,181.82</u> - Total	P 10,830.00 + 573.99	= 11,403.99	
	2		<u>= or 11,400.00</u>	3RD CLASS
=	-			
	or			
	<u>16,090.00</u>			1ST CLASS

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

SWAMPY LAND

25,000.00	
25,000.00	
25,000.00	
21,000.00	
18,000.00	
17,000.00	} Median
17,000.00	
17,000.00	
15,000.00	
15,000.00	
15,000.00	
14,000.00	
<hr/>	
224,000.00	
<hr/>	
12	

= 18,666.67 - Average
+ 17,000.00 - Median

35,666.67 - Total

35,666.67
2

= 17,833.34
or

17,830.00 1ST CLASS

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

BUSHES/COGON LAND

25,000.00	19,880.00 1ST CLASS (PRESENT U.M.V.)	
21,000.00	<u>15,670.00</u> PREVIOUS U.M.V.	
21,000.00	4,210.00	
21,000.00		
21,000.00	<u>4,210.00</u>	
20,000.00	<u>15,670.00</u>	
20,000.00 → Median		
20,000.00		
19,000.00	PERCENTAGE INCREASE =	26.86%
18,000.00		
18,000.00	2ND CLASS PREV. U.M.V. =	13,920.00 X 26.86%
18,000.00		= 3,738.92
15,000.00	P13,920.00 + 3,738.92	= 17,658.92
<u>257,000.00</u>		or
13		<u>17,660.00</u> 2ND CLASS
=	19,769.23 - Average	3RD CLASS PREV. U.M.V. = 10,830.00 x 26.86%
+	<u>20,000.00</u> - Median	= 2,908.94
	39,769.23 - Total	P10,830.00 + 2,908.94 = 13,738.94

$$\frac{39,769.23}{2}$$

$$\frac{\text{or } 13,740.00 \text{ 3RD CLASS}}{1}$$

$$= 19,884.62$$

or

$$\underline{\underline{19,880.00}} \text{ 1ST CLASS}$$

Prepared by:

ANTONIO V. EUGENIO
Municipal Assessor

RIZAL ST. – Bothsides from Mercene St. to Mamburao River Bank.
 NATIONAL ROAD – From Mamburao River bothsides to Airport Road bothsides.
 DEL PILAR ST. – Bothsides from Mamburao Rd. to National Rd.
 RIZAL ST. – Bothsides from Mercene St. to National Road .
 CAPITOL ROAD – Bothsides from National Road to Capitol Site.
 SISON ST. – Bothsides fro Seashore to Del Pilar St.
 SAN NICOLAS ST. – Bothsides from Viaña St. to Viaña St.
 VICTORIA ST. – From San Isidro St. to National Road bothsides.
 SALVADOR ST. – Bothsides from Seashore to National Road.
 NIEBRES ST. – Bothsides from Seashore to National Road .
 VILLAR ST. – Bothsides from Seashore to National Road.
 MERCENE ST. – Bothsides from San Jose St. to National Road.
 D. ABELEDA ST. – From Seashore to National Road.
 VILLAROSA ST. – Bothsides from Seashore to National Road .

550.00
450.00
430.00
430.00
400.00
400.00
370.00
350.00
360.00
360.00
360.00
350.00
340.00
330.00
5,480.00
14
= 392.14 - average
+ 350.00 - median
742.14 - total
742.14
2
= 371.07
or
370.00

SAN JOSE ST. – From Mamburao River Bank to National River Bank bothsides.
 P. VIAÑA ST. (Barangay Payompon) – Bothsides from Seashore to National Road.
 SAN ISIDRO ST. – Bothsides from Seashore to National Road .
 C.V. SISON SUBDIVISION – Along Provincial Road to Dapi to South End.
 LADAO EXTENSION – From National Road to Capitol Road.
 P. VIAÑA ST. – Bothsides from Seashore to National Road .
 H. ALCAIDE ST. – Bothsides from National Road to Capitol Road.
 C. LADAO ST. – Bothsides from National Road to North End.
 D. ABELEDA ST. – Bothsides from Captain Cario to Viaña St.
 CAPTAIN CARIO ST. – Bothsides from Seashore to National Road.
 F. ALCAIDE – Bothsides from National Road to Capitol Road.
 ROAD TO MAASIM – (From National Road to Balibago).
 MERCENE SUBDIVISION – (From Barangay Road to Dapi to South End).
 BONING SUBDIVISION

450.00
410.00
400.00
380.00
370.00
370.00
350.00
350.00
340.00
340.00
340.00
340.00
330.00
320.00
320.00
5,070.00
14

=	362.14	- average
+	350.00	- median
	712.14	- total
	2	
=	356.07	
	or	
	360.00	

COMPUTATION

CLASS R-1

SAN NICOLAS – Bothsides from Viaña St. to P. Viaña St.	370.00
P. VIAÑA ST. – Bothsides from Seashore to National Road .	370.00
C.V. SISON SUBDIVISION – Along Provincial Road to Dapi to South End.	380.00
SAN ISIDRO ST. – Bothsides from Seashore to National Road .	400.00
CAPITOL ROAD – Bothsides from National Road to Capitol Site.	400.00
SISON ST. – Bothsides from Seashore to Del Pilar St.	400.00
P. VIAÑA ST. (Barangay Payompon) – Bothsides from Seashore to Natio	410.00
DEL PILAR ST. – Bothsides from Mamburao Rd. to National Rd.	430.00
SAN JOSE ST. – From Mamburao River Bank to National River Bank bothsides.	450.00
NATIONAL ROAD – From Mamburao River bothsides to Airport Road boths	490.00
RIZAL ST. – Bothsides from Mercene St. to Mamburao River Bank.	550.00
	<u>4,650.00</u>
	12
	= 422.72
	or
	<u>420.00</u>

CLASS R-11

CAPTAIN CARIO ST. – Bothsides from Seashore to National Road.	330.00
VILLAROSA ST. – Bothsides from Seashore to National Road .	330.00
ROAD TO MAASIM – From National Road to Balibago.	320.00
F. ALCAIDE – Bothsides from National Road to Capitol Road.	340.00
D. ABELEDA ST. – Bothsides from Captain Cario to Viaña St.	340.00
H. ALCAIDE ST. – Bothsides from National Road to Capitol Road.	350.00
MERCENE ST. – Bothsides from San Jose St. to National Road.	350.00
C. LADAO ST. – Bothsides from National Road to North End.	350.00
VICTORIA ST. – From San Isidro St. to National Road bothsides.	350.00
NIEBRES ST. – Bothsides from Seashore to National Road .	360.00
VILLAR ST. – Bothsides from Seashore to National Road.	360.00
SALVADOR ST. – Bothsides from Seashore to National Road.	360.00
LADAO EXT. – From National Road to Capitol Road.	370.00
	<u>4,510.00</u>
	13
	= 346.92
	or
	<u>350.00</u>

Prepared By:

ANTONIO V. EUGENIO
Municipal Assessor

- SAN ISIDRO ST. – Bothsides from Seashore to National Road .
- SAN NICOLAS ST. – Bothsides from Viaña St. to Viaña St.
- CAPITOL ROAD – Bothsides from National Road to Capitol Site.
- SISON ST. – Bothsides fro Seashore to Del Pilar St.
- RIZAL ST. – Bothsides from the Back of Mamburao River to National Road bothsides.
- DEL PILAR ST. – Bothsides from Mamburao Rd. to National Rd.
- SAN JOSE ST. – From Mamburao River Bank to National River Bank bothsides.
- NATIONAL ROAD – From Mamburao River bothsides to Airport Road bothsides.
- P. VIAÑA ST. – Bothsides from Seashore to National Road .
- P. VIAÑA ST. (Barangay Payompon) – Bothsides from Seashore to National Road.
- C.V. SISON SUBDIVISION – Along Provincial Road to Dapi to South End.

550.00	
490.00	
450.00	
430.00	
410.00	
400.00	→ Median
400.00	
400.00	
380.00	
370.00	
370.00	
<hr/>	
4,650.00	
<hr/>	
11	

=	422.72	Average
+	400.00	Median
	<hr/>	
	822.72	Total
	2	
<hr/>		
=	411.36	
	or	
	410.00	
	<hr/> <hr/>	

- F. ALCAIDE – Bothsides from National Road to Capitol Road.
- H. ALCAIDE ST. – Bothsides from National Road to Capitol Road.
- MERCENE ST. – Bothsides from San Jose St. to National Road to Capitol Road.
- CAPTAIN CARIO ST. – Bothsides from San Jose St. to Nat'l Rd. to Capitol Rd.
- SALVADOR ST. – Bothsides from Seashore to National Road.
- VILLAROSA ST. – Bothsides from Seashore to National Road .
- C. LADAO ST. – Bothsides from National Road to North End.
- D. ABELEDA ST. – Bothsides from Captain Cario to Viaña St.
- VICTORIA ST. – From San Isidro St. to National Road bothsides.
- NIEBRES ST. – Bothsides from Seashore to National Road .
- VILLAR ST. – Bothsides from Seashore to National Road.
- LADAO EXTENSION – From National Road to Capitol Road.

370.00	
360.00	
360.00	
360.00	
350.00	
350.00	
350.00	} Median
350.00	
340.00	
340.00	
330.00	
330.00	
<hr/>	
4,190.00	
<hr/>	
12	
=	349.16
	350.00
	<hr/>
	699.16
	<hr/>
	2
=	349.58
	or
=	350.00
	<hr/> <hr/>

COMPUTATION

CLASS R-3

D. ABELEDA ST. - From Seashore to National Road. 320.00

CLASS R-4

PROVINCIAL ROAD - From the Western End of the Road to North E	140.00
NATIONAL ROAD - Western End of the Road to the Eastern Road E	150.00
NATIONAL ROAD - Along The Road all Lots w/ in their bounds.	150.00
NATIONAL ROAD - Along The Road all Roads & Lots w/ in their b	150.00
NATIONAL ROAD - Bothsides from South to North Road.	150.00
MERCENE SUBDIVISION - From Barangay Road to Dapi to South En	320.00
BONING SUBDIVISION	320.00
	<u>1,380.00</u>
	7
	= 197.41
	or
	<u><u>200.00</u></u>

Prepared By:

ANTONIO V. EUGENIO
Municipal Assessor

Republic of the Philippines
DEPARTMENT OF FINANCE

OFFICE OF THE PROVINCIAL ASSESSOR
PROVINCE OF OCCIDENTAL MINDORO

OFFICE ORDER NO.

Pursuant to Section 212 of Republic Act 7160, otherwise known as the Local Government Code of 1991 and its implementing Rules and Regulations, the following Schedule of Fair Market Values(Schedule of Base Unit Market Values for Land and Schedule of Base Unit Construction Cost of Buildings and other Structures) are hereby prescribed as the basis for the classification, appraisal and assessment of Real Properties located in the city/municipality of *Mamburao* in connection with the *2006* General Revision of Real Property Assessment and Classification Mandated under Section 219 of the same code.

I- SCHEDULE OF BASE MARKET VALUES FOR RESIDENTIAL, COMMERCIAL
AND INDUSTRIAL LANDS

LOCATION, STREET, AVENUE, ETC.	2001 MARKET VALUE PER SQM.	2006 MARKET VALUE PER SQM.	SUB- CLASSIFICATION CRITERIA
F. ALCAIDE ST.			
Bothsides from National Road			
to Capitol Road &			
H. ALCAIDE ST.			
Bothsides from National Road to			
Capitol Road.	310.00	680.00	
MERCENE ST.			
Bothsides from San Jose St. to National	310.00	720.00	
Road to Capitol Road			
CAPT. CARIO ST.			
Bothsides from San Jose St. to National			
Road to Capitol Road	310.00	710.00	
SALVADOR ST.			
Bothsides from Seashore to National Road;			
VILLAROZA ST.			
Bothsides from Seashore to National Road;			
NIEBRES ST.			
Bothsides from Seashore to National Road;			
SAN ISIDRO ST.			
Bothsides from Seashore to National Road;			
VILLAR ST.			
Bothsides from Seashore to National Road;			
P. VIANA ST.			
Bothsides from Seashore to National Road;	310.00	710.00	
C. LADAO ST.			
Bothsides from National Road to North End;	310.00	690.00	
D. ABELEDA ST.			
Bothsides from Seashore to National	310.00	680.00	

LOCATION, STREET, AVENUE, ETC.	2001 MARKET VALUE PER SQM.	2006 MARKET VALUE PER SQM.	SUB- CLASSIFICATION CRITERIA
H. ABELEDA ST. Bothsides from Capt. Cario St. to Viaña St.	310.00	680.00	
VICTORIA ST. From San Isidro St. to National Road bothsides	310.00	640.00	
SAN NICOLAS ST. Bothsides from Viaña St. to Viaña St.	340.00	690.00	
CAPITOL ROAD Bothsides from National Road to Capitol site	350.00	690.00	
SISON ST. Bothsides from Seashore to Del Pilar St.	350.00	690.00	
MALIGAYA SUBD. & UNGKOT SUBD.		640.00	
DEL PILAR ST. From Mamburao road to National road Bothsides	380.00	840.00	
SAN JOSE ST. Mamburao River bank to National Road bothsides	390.00	840.00	
NATIONAL ROAD Mamburao River bothsides to Airport road bothsides	420.00	910.00	
P. VIAÑA ST. (BRGY. PAYOMPON) Bothsides from Seashore to National Road	370.00	690.00	
ROAD TO MAASIM From National Road to Balibago		600.00	
C.V. SISON SUBD. Along Prov'l Road to DAPI to South End		690.00	
MERCENE SUBD., BONING, TADEJA, VILLAR & L.A SUBD.		600.00	
RIZAL ST. Bothsides from the back of Mamburao River to National road bothsides		1080.00	
SEA BREEZE		700.00	

LOCATION, STREET, AVENUE, ETC.	2001 MARKET VALUE PER SQM.	2006 MARKET VALUE PER SQM.	SUB- CLASSIFICATION CRITERIA
--------------------------------	----------------------------------	----------------------------------	------------------------------------

BARANGAY BALANSAY

NATIONAL ROAD:

From the Western end of the road to the
Eastern road end 110.00
Other residential area within the Brgy.

BARANGAY TALABAAN

NATIONAL ROAD:

Along the road all lots within their bounds 110.00
Other residential area within the Brgy.

BARANGAY FATIMA

NATIONAL ROAD:

Along the road all roads within their bounds 100.00
Other residential area within the Brgy.

BARANGAY SAN LUIS

NATIONAL ROAD:

Along the road all roads and lots within
their bounds 110.00
Other residential area within the Brgy.

BARANGAY TANGKALAN

NATIONAL ROAD:

Bothsides from South to North road 110.00
Other residential area within the Brgy.

BARANGAY TAYAMAAN

PROVINCIAL ROAD:

From the Western end of the road to
North end 80.00
Other residential area within the Brgy.

STANDARD DEPTHS:	CORNER INFLUENCE
1. Residential Lands - 20 meters	1. Residential Lands - 60%
2. Commercial Lands - 20 meters	2. Commercial Lands - 59%

*PROCEDURES IN THE APPLICATION OF
THE REVISED SCHEDULES OF UNIT VALUES FOR BUILDING
AND OTHER LAND IMPROVEMENTS*

- RULE I - The herein basic schedule of unity value shall be applied for each floor area of story of the building plus the unit values applicable to its amenities.
- RULE II - For clarity and conclusiveness, only one unit value is assigned for each type of building except for the swimming pools, where the depth has to be considered in appraising the same
- RULE III - In applying from schedule of unit value for the second floor and succeeding floors, the percentage deductions from the basic schedules of unit values shall be as follows:

ADJUSTMENTS FACTORS FOR SECOND AND SUCCEEDING FLOORS

TYPE	One Family Res.	Two Family Res.	Row House	Apartment boarding house, etc.	School building	Office building etc.
II - A	10.02%	9.50%	8.00%	9.42%	9.38%	9.04%
III - A	10.62%	10.95%	9.00%	9.83%	9.74%	9.13%
IV - A	11.38%	9.97%	9.28%	9.93%	9.84%	9.36%
V - A	11.70%	10.04%	10.08%	10.11%	10.23%	10.21%

- RULE IV - The Cost Approach (Reproduction/Replacement Cost New Less Depreciation) shall be applied to existing buildings and other improvements subject to reappraisal, but strictly applying the accrued depreciation under AR 7-77 dated July 25, 1977 of the Department of Finance.
- RULE V - Roads, fences should be separately appraised. Other improvementd, whose basic schedules of unit values are not indicated herein, shall be appraised indecently based on prevailing fair market value.
- RULE VI - A depreciation table reflecting percentage depreciation of building and other structure depending upon effective age cost grade and physical wear and tear shall be established in applying this schedule in accordance with Sec. 5.03, Chapter V, of AR # 7-77.

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TYPES OF CONSTRUCTION

For the purpose of up-dating and in order to conform with Presidential Decree No. 1096 otherwise known as the National Code of the Philippines, which expressly provides for the guidelines, requirements and instructions, related to the constructions of buildings as well as in the issuance of building permits, which for assessment purposes are basically important in arriving at equitable assessed values, the type of construction of all buildings stated under Sec. 401 of the said code, is hereby incorporated in this Schedule of Unit Values and shall be adopted by this Office in so far as building classification and assessments are concerned.

- Type I - Type I building shall be of wood construction.
- Type II -
- A- Type II buildings shall be wood construction with protective fire-resistant materials and one-hour fire resistive throughout; EXCEPT, that permanent non-bearing partition may use fire retardant treated wood within the framing assembly.
 - B- Concrete footings, second group wooden structural member (post beams, girders, floor joints and roof framing) flooring, siding and partitions (doubled-walled) G.I. sheet roofing.
 - C- Concrete or adobe footing, third group wooden structural members (posts, beams, girders, floor joint and roof framing) flooring, siding and partitions (doubled-walled) G.I. sheet roofing.
 - D- Same as C Except as to siding and partitions, which are, single-walled.
 - E- Same as D Except that the structural members are sub-standard.
- Type III
- A- Building shall be masonry and wood construction. The building shall be incombustible fire-resistive construction.
 - B- Reinforced concrete foundations, columns and beams, reinforced concrete or wooden floors, hollow block walls, woodem roof framing (truss or rafter type), aluminum or G.I. sheet roofing.
 - C- Concrete foundation; reinforced concrete or wooden beams and floors, wooden hollow blocks, adobe walls; wooden framing (rafter type), G.I. sheet roofing.
 - D- Low-cost housing-use of modular cordination; mixed materials or concrete and wood.
- Type IV
- A- Building shall be of steel, iron, concrete or masonry construction. Walls, ceilings and permanent partitions shall be of incombustible fire-resistive construction; that permanent non-bearing partitions of one-hour fire-resistive construction may use fire retardant treated wood within the framing assembly.

B- Combination of steel and reinforced concrete structural members, reinforced concrete floors, walls and roofs.

Type V

A- Type V building shall be fire-resistive. The structural elements shall be of steel, iron, concrete or masonry construction. Walls, ceiling and partitions shall be of incombustible fire-resistive construction. All steel structural members (foundations, columns and beams, encased in concrete; reinforced concrete walls, flooring and roof.

The introduction of the term fire-resistive requirements in the building constructions in accordance with the National Building Code of the Philippines are defined as follows:

1. Fire-Resistive Rating - Fire resistive rating means the degree to which a material can stand fire as determined by generally recognized and accepted testing methods (Chapter 6, Sec. 601).
2. Fire-Resistive Time Period - Fire resistive time period rating is the length or time a material can withstand being burned which may be one-hour, two-hours, three-hours, four-hours etc. (Chapter 6, Sec. 602).
3. Fire-Resistive Standards - All materials of construction, and assemblies or combinations thereof shall be classified according to their fire-retardant or flame-spread ratings as determined by general accepted testing methods and/or by the minister. (Chapter 6, Sec. 603).
4. Fire-Retardant Treated Wood - Lumber or plywood impregnated with chemicals and when tested in accordance with accepted fire standards for a period of 30 minutes shall have a flame-spread of not over 25 and show no evidence of progressive combustion. The fire-retardant properties shall not be considered permanent when exposed to the weather.

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KINDS OF BUILDING

RESIDENTIAL

1. One Family Dwelling - a detached building designed for or occupied exclusively by one family.
2. Two Family Dwelling - a detached building designed for or occupied exclusively by two families living independently of each other.
3. Multiple Dwelling - a building used as a house or residence of three or more families living independently from one another.
4. Accesoria or Row House - a house of not more than two stories composed of a row of dwelling units entirely separated from one another by party wall or walls and
5. Apartment House - a house with apartment for five or more families living independently of one another and doing their cooking on the premise but with one or more entrance common to the apartment.
6. Apartment - a room or suite of two or more rooms desogned and intended for or occupied by one family for living, sleeping and cooking purposes.

COMMERCIAL

1. Hotel - a building with more than 15 sleeping rooms, usually occupied singly where transients are provided with temporary lodging with or without meals and where no provisions for cooking in any individual suite.
2. Boarding House - a house containing not more than 15 sleeping rooms where borders are provided lodging and meals for a fixed sum pain by the month or week, in accordance with previous arrangement.
3. Lodging House - a building containing not more than 15 sleeping rooms where lodging is provided for a fixed compensation.
4. Accessory Building - a buildings subordinate to the main building on the same lot and used for purposes customarily incidental to those of the main building, such as servant quarters, garage, pump house laundry, etc.
5. Office Building - a building mainly used for stores and or offices.
6. Theatre of Moviehouse - a movie or opera house.
7. Condominium Building - a condominium is an interest in real property consisting of a separate interest in a unit in a residential, industrial or commercial building and an undividend interest in common, directly or indirectly on the land on which it is located and in other common areas of the building. (Sec. 2 Rep. Act. 4726).
8. Super Markets, Shopping Centers - a building mainly used as a market (large) or storage, especially a food store, operated in part on a self-service, cash-carry basis.
9. Shop - a structure mainly used for dress shop, tailoring shop, barber shop, etc.

10. Gasoline Station - a building used for selling gasoline and other automotive supplies complete with gasoline underground tanks and other related mechanical contrivances.
11. Recreational Building - a building used for recreational purposes like a bowling or billiard ball, nightclub, clubhouse, etc.
12. Printing Press Building a building used for commercial printing or newspaper, magazines, cards, etc.
13. Restaurant Building - a building solely used as eating place and/or for eating cooked foods.

INDUSTRIAL

1. Factory Building - a building used in manufacturing purposes.
2. Refinery Plant - a building mainly used for refining or purifying metals, oil, sugar and other mineral productions.
3. Saw Mills and Lumber Sheds - a close or open structure mainly used for saw mill operations and storage of lumbers.

INSTRUCTIONS:

1. School Buildings - a building exclusively used for educational or attainment of basic and higher learning, duly recognized by the government.
2. Church/other Religious Institution and building exclusively used for religious rites and/or place of worship.
3. Hospital Building - a building mainly used in caring one medication of sick persons having at least 20 patient beds.
4. Welfare and Charitable a building which the depressed, aged and incapacitated persons stays, and cared for free of charge by members of recognized charitable institutions.

AGRICULTURAL:

1. Burn Sheds - on open or closed structure for livestock.
2. Poultry Sheds - an open or partially closed shed (either low or tall) for raising of poultry and piggery.
3. Grain Mill - a structure mainly used for milling of rice and other agriculture products.

CRITERIA

SUB-CLASSIFICATION OF LANDS SITUATED IN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS IN CITY OR MUNICIPALITY

I. COMMERCIAL LANDS

I. SECOND CLASS COMMERCIAL LANDS -

- a) Along concrete or asphalted road;
- b) Where trading, social (or educational) activities are considerably high; but fall short from that of the first class commercial lands;
- c) Where semi-concrete commercial or business buildings are situated;
- d) Where vehicular and pedestrian traffic flow are considerably commercial lands;
- e) Commands lesser value than the first class commercial lands;

II. RESIDENTIAL LANDS

I. FIRST CLASS RESIDENTIAL LANDS -

- a) Along concrete road;
- b) Where high grade apartment of residential buildings are presominantly situated;
- c) Where public utility transportation facilities are exceptionally regular towards major trading center;
- d) Located next to a commercially classified lands;
- e) Where water, electric and telephone facilities are available;
- f) Commands the highest residential land value in the city or municipality;
- g) Free from squatters.

II. SECOND CLASS COMMERCIAL LANDS -

- a) Along concrete or asphalted road;
- b) Where semi-high grade apartment of residential buildings are presominantly situated;
- c) Where public utility transportation facilities fairly regular towards major trading centers;
- d) Located next to the first class residential lands;
- e) Where water, electric and telephone facilities are available;
- f) Commands lesser land value than the first class residential lands;
- g) Free from squatters.

III. THIRD CLASS RESIDENTIAL LANDS -

- a) Along all-weather roads;
- b) Where average grade residential buildings are predominantly situated;
- c) Where public utility transportation facilities are regular towards major trading centers;
- d) Located next to the electric facilities are available;
- e) Where water and electric facilities are available;
- f) Commands lesser value than that of the Second Class Residential Lands.

IV. FOURTH CLASS RESIDENTIAL LANDS -

- a) Along all-weather roads;
- b) Where low grade residential buildings are predominantly situated;
- c) Where public utility transportation facilities are towards major trading centers;
- d) Located next to the third class residential lands;
- e) Where sources of water facilities are commonly pump wells;
- f) Commands lesser value that the third class residential lands.

V. FIFTH CLASS RESIDENTIAL LANDS -

- a) Along all weather roads;
- b) Where residential buildings are still scarcely constructed;

- c) Where public water and electric facility sources are not readily available;
- d) Located farthest residential lands from trading centers;
- e) Predominantly undeveloped residential area.

III. RESIDENTIAL AND SUBDIVISION

Residential land subdivisions are classified according to the degree or extent of development and facilities, regardless of location from the trading center of the city or municipality. Therefore, their respective schedule of base market value shall be independently established based from the sales analysis of the lots therein. The unit market value of the subdivision shall not under any circumstances be less than adjoining lands classified in accordance with the above criteria.

PRODUCTIVITY CLASSIFICATION

RICE LAND (LOWLAND) WITH IRRIGATION FACILITIES

- First Class - with a productivity of more than 165 cavans of palay annually per hectares.
- Second Class - with a productivity of more than 126 to 165 cavans of palay annually per hectare.
- Third Class - with a productivity of 86 to 125 cavans of palay annually per hectare.
- Fourth Class - with a productivity of less than 86 cavans of palay annually per hectare.

RICE LAND (LOWLAND) WITHOUT IRRIGATION FACILITIES

- First Class - with a productivity of 63 cavans of palay annually per hectares.
- Second Class - with a productivity of 47 to 63 cavans of palay annually per hectare.
- Third Class - with a productivity of less than 47 cavans of palay annually per hectare.

RICE LAND (UPLAND)

- First Class - with a productivity of more than 43 cavans of palay annually per hectares.
- Second Class - with a productivity of less than 43 cavans of palay annually per hectare.

CORN LAND

- First Class - with a productivity of more than 44 cavans of corn annually per hectares.
- Second Class - with a productivity of 28 to 44 cavans of corn annually per hectares.
- Third Class - with a productivity of less than 28 cavans of corn annually per hectares.

BUSHES/COGON LAND

- First Class - Plain or Lowland which by their location and fertility is suited for rice, corn and other Agricultural crops.

Second Class - Land is hilly which by their location and fertility is suited only for perennial trees of economic value.

Third Class - Land is hilly which by their location and fertility is suited only for grazing.

FISH POND

First Class - Land which is capable of producing annually for each hectare more than 500 milkfish.

Second Class - Land which is capable of producing annually for each hectare from 400 to 500 milkfish.

Third Class - Land which is capable of producing annually for each hectare less than 400 milkfish.

FOREST OR TIMBER LAND

First Class - Timberland estimated to contain an average volume of 100 cu.m. per hectare.

Second Class - Timberland estimated to contain an average volume of 100 cu.m. but not less than 50 cu.m. per hectare.

Third Class - Timberland estimated to contain an average volume of below 50 cu.m. per hectare.

SWAMPY LAND

First Class - Land which by their location is adopted for conversion into fishpond or saltbed land.

Second Class - Land which by their location is not suited for fishpond but contain different growth of economic value.

COCONUT LAND

First Class - with a productivity of more than 70 nuts annually per tree.

Second Class - with a productivity of 50 to 70 nuts annually per tree.

Third Class - with a productivity of less than 50 nuts annually per tree.

MANGO LAND

First Class - with a productivity of more than 1500 fruits per tree annually.

Second Class - with a productivity of 750 to 1500 fruits per tree annually.

Third Class - with a productivity of less than 750 fruits per tree annually.

BAMBOO LAND

First Class - with a productivity of more than 350 fruits annually per group.

Second Class - with a productivity of 5 to 8 bamboo's per group.

Third Class - with a productivity of less than 5 bamboo's per group.

BANANA LAND

- First Class - with a productivity of more than 350 fruits annually per group.
- Second Class - with a productivity of 250 to 350 fruits annually per group.
- Third Class - with a productivity of less than 250 fruits annually per group.

ORCHARD LAND

- First Class - with a productivity of more than 100 fruits per tree annually.
- Second Class - with a productivity of 50 to 100 fruits per tree annually.
- Third Class - with a productivity less than 50 fruits per tree annually.

NIPA LAND

- First Class - with a productivity of more than 5 bundles of (20cm. In diameter) of nipa leaves per tree annually.
- Second Class - with a productivity of 3 to 5 bundles of (20cm. In diameter) of nipa leaves per tree annually.
- Third Class - with a productivity of less than 3 bundles of (20cm. In diameter) of nipa leaves per tree annually.

PASTURE LAND

- First Class - plain of lowland which by their location and fertility is suited for rice, corn and other agricultural crops.
- Second Class - plain or lowland where soil is mixed with gravel and not suited for rice and corn.
- Third Class - land is hilly with soil mixed with rocks/stone and gravel.

**SCHEDULE OF BASE UNIT VALUES FOR
MINERAL LANDS TIMBER AND FOREST LANDS**

MINERAL LANDS

A. METALLIC MINERAL LANDS

1. Patented lode mining claims, producing or non-producing -----P 4,500.00 per hectare
2. Unpatented producing lode mining which maybe patented ----- 4,500.00 per hectare
3. Unpatented non-producing lode mining claims which may be patented ----- 2,250.00 per hectare
4. Patented placer mining claims, producing or non-producing ----- 2,250.00 per hectare
5. Unpatented producing placer mining claims

- which maybe patented ----- 2,250.00 per hectare
- 6. Unpatented non-producing placer mining claims
which maybe patented ----- 1,125.00 per hectare

B. NON-METALLIC MINERAL LANDS

- 1. Patented producing non-producing -----P 1,125.00 per hectare
- 2. Unpatented, producing, which maybe patented ----- 1,125.00 per hectare
- 3. Unpatented, non-producing, which maybe patented ----- 560.00 per hectare

TIMBER AND FOREST LANDS

Assessment Regulations No. 3-78 dated May 15, 1978, provides that timber and forest lands belonging to the Republic of the Philippines or any of its political subdivisions, the beneficial use of which has been granted to a taxable person shall be subject to the real property tax. Hence, timber and forest lands shall be appraised at their market value, which shall be determined on the basis of the cost of the annual allowable cut of timber within the operational area of concession. The volume of the said annual allowable cut, which is expressed in cubic meters is indicated in the licenses, permit or lease agreement, a copy of which maybe secured from the licenses of concessionaire of the Local District Forester or the Regional Director of the

Appraisal of Agricultural Lands - The base rate per hectare or per tree as fixed in the schedule of different classes of agricultural lands and improvement are subject to the applicable adjustment expressed in percentage such as (a) type of public road where the property is located (b) distance of property from the public road, and (c) distance of property from the poblacion.

The following guides are suggested for location adjustment on values for agricultural lands:

TYPE OF ROADS:

- (a) Provincial or National Highways - No reduction from basic value 100%
- (b) For other all-weather roads - 3% deduction from basic value 100%
- (c) Dirt roads - 6% deduction from basic value 100%
- (d) For no road outlet - 9% deduction from basic value 100%

TYPE OF LOCATION:

ADJUSTMENT FACTORS

- Distance in km. To (1) All-weather road (b) Local Trading Center (Poblacion)

	0 to 1	-	-0%	-	5%
Over	1 to 3	-	-2%	-	-0%
Over	3 to 6	-	-4%	-	-2%
Over	6 to 9	-	-6%	-	-4%
Over	9	-	-8%	-	-6%

Distance of property from all-weather road, railroads stations,landings places a long sea cost and from trading center (poblacion), shall be measured from corner of the lot or parcel nearest to such road or center.

All weather road includes municipal, provincial, national and other public roads traversable by trucks, cars, and other forms of motor vehicles under any kind of weather.