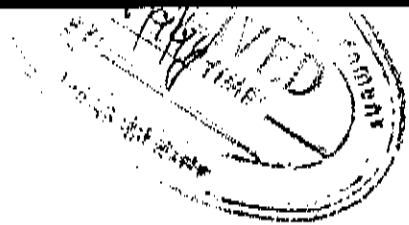




10th Sangguniang Panlalawigan
32nd Regular Session
Series of 1996



AN ORDINANCE ADOPTED BY THE SANGGUNIANG
PANLALAWIGAN OF AGUSAN DEL NORTE IN ITS 32ND
REGULAR SESSION HELD AT THE SP SESSION HALL,
PROVINCIAL CAPITOL COMPOUND, BUTUAN CITY ON MARCH
1, 1996

PROVINCIAL TREASURER

RECEIVED

DATE: 5-9-96 TIME: _____

SIGNATURE: Dey _____

PAGE: _____

PRESENT:

Hon. Roberto T. Tejano,

Vice Governor/

Presiding Officer

Hon. Venerando D. Atupan,

Member

Hon. Dale B. Corvera,

Member

Hon. Alan M. Famador,

Member

Hon. Luisito B. Ago,

Member

Hon. Hector B. Magtibay,

Member

Hon. Andres R. Tan,

Member

Hon. Ramon A.G. Bungabong,

Member

Hon. Antonio C. Espino,

Member

Hon. Edsel I. Dumangas,

Member

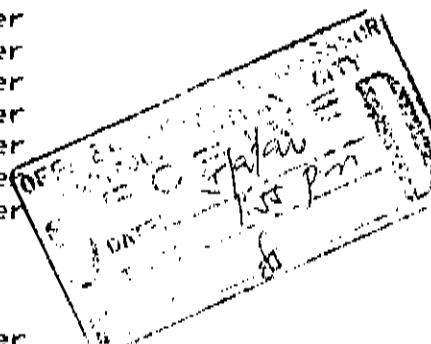
ABSENT:

Hon. Alex R. Garay,

Member

Hon. Jary P. Mondejar,

Member



5/9/96

Note:
All municipal
Assessors
furnished

PROVINCIAL ORDINANCE NO. 019-96

AN ORDINANCE IMPLEMENTING THE SECOND
GENERAL REVISION OF THE SCHEDULES OF FAIR
MARKET VALUES OF THE DIFFERENT CLASSES OF
REAL PROPERTIES AND THE BASE UNIT
CONSTRUCTION COST FOR BUILDINGS AND OTHER
STRUCTURE IN THE PROVINCE OF AGUSAN DEL
NORTE AND FOR OTHER PURPOSES

Pursuant to Section 212 of the Local Government
Code of 1991, before any general revision of property
assessment will be made, there shall be a preparation of
Scheduled Fair Market Values by the local assessors in



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the different classes of real property situated in their local government units for enactment by the Sanggunian concerned, thus Provincial Ordinance No. 007-93 was enacted on April 20, 1993, an Ordinance Implementing the Schedules of Fair Market Values of the Different Classes of Real Properties and Base Unit Construction Cost for Buildings and Other Structures in the Province of Agusan del Norte and For Other Purposes.

Section 219 of the same code mandates that the provincial, city or municipal assessor shall undertake a general revision of real property assessments within two (2) years after the effectivity of this code and every three (3) years thereafter.

Pursuant thereto, there is a need to implement the Second General Revision of the Schedules of Fair Market Values of the Different Classes of Real Properties and the Base Unit Construction Cost for Buildings and other Structures in the Province of Agusan del Norte and for Other Purposes.

NOW THEREFORE -

BE IT ORDAINED, by the Sangguniang Panlalawigan of Agusan del Norte, in session assembled, that:

SECTION 1. TITLE - This ordinance shall be known as the Second General Revision Schedules of Fair Market Values for the Different Classes of Real Properties and Base Unit Construction Cost for Buildings and Other Structures Located in the Province of Agusan del Norte and for Other Purposes:

SECTION II. SCHEDULE OF BASE UNIT MARKET VALUES - The schedule of Base Unit Market Values for Residential, Commercial and Industrial are as follows:



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

A. RESIDENTIAL LANDS

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER S. QM.:			
	Ist	2nd	3rd	4th
1. Buenavista	: P 86.00	: P 69.00	: P52.00	: P34.00
2. Cabadbaran	: 124.00	: 99.00	: 74.00	: 50.00
3. Carmen	: 60.00	: 48.00	: 36.00	: 24.00
4. Jabonga	: 50.00	: 40.00	: 30.00	: 20.00
5. Kitcharao	: 75.00	: 60.00	: 45.00	: 30.00
6. Las Nieves	: 35.00	: 30.00	: 25.00	: 19.00
7. Magallanes	: 80.00	: 64.00	: 48.00	: 32.00
8. Nasipit	: 154.00	: 123.00	: 92.00	: 62.00
9. Santiago	: 74.00	: 59.00	: 44.00	: 30.00
10. Tubay	: 77.00	: 62.00	: 46.00	: 31.00
11. R.T.R.	: 71.00	: 57.00	: 43.00	: 28.00

B. COMMERCIAL LANDS

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER S. QM.:			
	Ist	2nd	3rd	4th
1. Buenavista	: P148.00	: P118.00	: P89.00	: P59.00
2. Cabadbaran	: 277.00	: 222.00	: 166.00	: 111.00
3. Carmen	: 79.00	: 63.00	: 47.00	: 32.00
4. Jabonga	: 90.00	: 70.00	: 50.00	: 40.00
5. Kitcharao	: 90.00	: 72.00	: 54.00	: 36.00
6. Las Nieves	: 55.00	: 47.00	: 39.00	: 30.00
7. Magallanes	: 145.00	: 116.00	: 87.00	: 58.00
8. Nasipit	: 176.00	: 141.00	: 106.00	: 70.00
9. Santiago	: 102.00	: 82.00	: 61.00	: 41.00
10. Tubay	: 110.00	: 88.00	: 66.00	: 44.00
11. R.T.R.	: 98.00	: 78.00	: 59.00	: 39.00



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C. INDUSTRIAL LANDS

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER S. QM.:			
	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	: P230.00	: P184.00	: P138.00	: P92.00
2. Cabadbaran	: 309.00	: 247.00	: 185.00	: 124.00
3. Carmen	: 158.00	: 126.00	: 95.00	: 63.00
4. Jabonga	: 120.00	: 100.00	: 70.00	: 50.00
5. Kitcharao	: 160.00	: 128.00	: 96.00	: 64.00
6. Las Nieves	: -	: -	: -	: -
7. Magallanes	: 226.00	: 181.00	: 136.00	: 90.00
8. Nasipit	: 220.00	: 176.00	: 132.00	: 88.00
9. Santiago	: -	: -	: -	: -
10. Tubay	: 193.00	: 154.00	: 116.00	: 77.00
11. R.T.R.	: 212.00	: 170.00	: 127.00	: -

II. SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS

A. LAND CLASSIFIED

1. RICE WITH IRRIGATION				
MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:			
	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	: 50,360.00	: 40,290.00	: 30,220.00	: 20,140.00
2. Cabadbaran	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
3. Carmen	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
4. Jabonga	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
5. Kitcharao	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
6. Las Nieves	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
7. Magallanes	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
8. Nasipit	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
9. Santiago	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
10. Tubay	: 49,000.00	: 39,200.00	: 29,400.00	: 19,600.00
11. R.T.R.	: 50,460.00	: 40,370.00	: 30,280.00	: 20,180.00



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2. RICE WITHOUT IRRIGATION

<u>CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:</u>					
<u>MUNICIPALITY</u>	<u>: 1st</u>	<u>: 2nd</u>	<u>: 3rd</u>	<u>: 4th</u>	<u>:</u>
1. Buenavista	: 24,400.00:	19,520.00	: 14,640.00	: 9,760.00:	
2. Cabadbaran	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
3. Carmen	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
4. Jabonga	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
5. Kitcharao	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
6. Las Nieves	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
7. Magallanes	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
8. Nasipit	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
9. Santiago	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
10. Tubay	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	
11. R.T.R.	: 28,300.00:	22,600.00	: 16,900.00	: 11,300.00:	

3. RICE UPLAND

<u>CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:</u>					
<u>MUNICIPALITY</u>	<u>: 1st</u>	<u>: 2nd</u>	<u>: 3rd</u>	<u>: 4th</u>	<u>:</u>
1. Buenavista	: 11,850.00:	9,480.00	: 7,110.00	: 4,740.00:	
2. Cabadbaran	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
3. Carmen	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
4. Jabonga	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
5. Kitcharao	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
6. Las Nieves	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
7. Magallanes	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
8. Nasipit	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
9. Santiago	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
10. Tubay	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	
11. R.T.R.	: 16,000.00:	12,800.00	: 9,600.00	: 6,400.00:	



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4. COCONUT

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:

MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th	:
1. Buenavista	: 25,980.00:	20,780.00	: 15,590.00	: 10,390.00:	
2. Cabadbaran	: 25,980.00:	20,780.00	: 15,590.00	: 10,390.00:	
3. Carmen	: 14,510.00:	12,440.00	: 10,370.00	: 8,300.00:	
4. Jabonga	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
5. Kitcharao	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
6. Las Nieves	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
7. Magallanes	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
8. Nasipit	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
9. Santiago	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
10. Tubay	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	
11. R.T.R.	: 22,700.00:	18,160.00	: 13,620.00	: 9,080.00:	

5. CORN

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:

MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th	:
1. Buenavista	: 22,250.00:	17,800.00	: 13,350.00	: 8,900.00:	
2. Cabadbaran	: 15,290.00:	12,230.00	: 9,170.00	: -	
3. Carmen	: 13,370.00:	11,460.00	: 9,550.00	: 7,640.00:	
4. Jabonga	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
5. Kitcharao	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
6. Las Nieves	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
7. Magallanes	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
8. Nasipit	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
9. Santiago	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
10. Tubay	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	
11. R.T.R.	: 24,400.00:	19,500.00	: 14,600.00	: 9,700.00:	



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6. COFFEE

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	1st	2nd	3rd	4th
1. Buenavista	31,300.00	25,000.00	18,700.00	12,500.00
2. Cabadbaran	-	-	-	-
3. Carmen	31,300.00	25,000.00	18,700.00	12,500.00
4. Jabonga	31,300.00	25,000.00	18,700.00	12,500.00
5. Kitcharao	31,300.00	25,000.00	18,700.00	12,500.00
6. Las Nieves	31,300.00	25,000.00	18,700.00	12,500.00
7. Magallanes	31,300.00	25,000.00	18,700.00	12,500.00
8. Nasipit	-	-	-	-
9. Santiago	31,300.00	25,000.00	18,700.00	12,500.00
10. Tubay	31,300.00	25,000.00	18,700.00	12,500.00
11. R.T.R.	31,300.00	25,000.00	18,700.00	12,500.00

7. FISHPOND A. TRADITIONAL (BANGUS)

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	1st	2nd	3rd	4th
1. Buenavista	43,200.00	34,600.00	25,900.00	17,300.00
2. Cabadbaran	43,200.00	34,600.00	25,900.00	17,300.00
3. Carmen	43,200.00	34,600.00	25,900.00	17,300.00
4. Jabonga	43,200.00	34,600.00	25,900.00	17,300.00
5. Kitcharao	43,200.00	34,600.00	25,900.00	17,300.00
6. Las Nieves	-	-	-	-
7. Magallanes	43,200.00	34,600.00	25,900.00	17,300.00
8. Nasipit	43,200.00	34,600.00	25,900.00	17,300.00
9. Santiago	43,200.00	34,600.00	25,900.00	17,300.00
10. Tubay	43,200.00	34,600.00	25,900.00	17,300.00
11. R.T.R.	43,200.00	34,600.00	25,900.00	17,300.00



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B. EXTENSIVE (BANGUS/PRAWN)

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
2. Cabadbaran	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
3. Carmen	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
4. Jabonga	: -	-	: -	: -
5. Kitcharao	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
6. Las Nieves	: -	-	: -	: -
7. Magallanes	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
8. Nasipit	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
9. Santiago	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
10. Tubay	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:
11. R.T.R.	: 72,900.00:	58,300.00	: 43,700.00	: 29,200.00:

C. SEMI-INTENSIVE

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
2. Cabadbaran	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
3. Carmen	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
4. Jabonga	: -	-	: -	: -
5. Kitcharao	: -	-	: -	: -
6. Las Nieves	: -	-	: -	: -
7. Magallanes	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
8. Nasipit	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
9. Santiago	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
10. Tubay	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:
11. R.T.R.	:106,700.00:	85,400.00	: 64,000.00	: 42,700.00:



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D. INTENSIVE

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
2. Cabadbaran	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
3. Carmen	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
4. Jabonga	: -	: -	: -	: -
5. Kitcharao	: -	: -	: -	: -
6. Las Nieves	: -	: -	: -	: -
7. Magallanes	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
8. Nasipit	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
9. Santiago	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
10. Tubay	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:
11. R.T.R.	:235,600.00	:188,500.00	:141,400.00	: 94,200.00:

B. ORCHARD

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
2. Cabadbaran	: 18,080.00:	14,460.00	: 10,850.00	: 7,230.00:
3. Carmen	: 18,890.00:	15,110.00	: 11,330.00	: 7,560.00:
4. Jabonga	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
5. Kitcharao	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
6. Las Nieves	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
7. Magallanes	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
8. Nasipit	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
9. Santiago	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
10. Tubay	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:
11. R.T.R.	: 22,600.00:	18,080.00	: 13,560.00	: 9,040.00:



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9. ABACA

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	: 1st	: 2nd	: 3rd	: 4th
1. Buenavista	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
2. Cabadbaran	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
3. Carmen	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
4. Jabonga	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
5. Kitcharao	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
6. Las Nieves	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
7. Magallanes	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
8. Nasipit	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
9. Santiago	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
10. Tubay	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:
11. R.T.R.	: 18,200.00:	14,620.00	: 10,970.00	: 7,310.00:

B. UNCLASSIFIED

CLASSES AND BASE UNIT MARKET VALUE PER HECTARE:				
MUNICIPALITY	: Banana	: Rubber	: Nipa	: Bamboo
1. Buenavista	: 14,420.00:	-	: 9,250.00	: 5,000.00:
2. Cabadbaran	: 17,400.00:	-	: 15,870.00	: 5,000.00:
3. Carmen	: 15,980.00:	-	: 8,300.00	: 5,000.00:
4. Jabonga	: 15,980.00:	-	: 8,300.00	: 5,000.00:
5. Kitcharao	: 15,980.00:	-	: 8,300.00	: 5,000.00:
6. Las Nieves	: 15,980.00:	-	: 8,300.00	: 5,000.00:
7. Magallanes	: 15,980.00:	-	: 8,300.00	: 5,000.00:
8. Nasipit	: 15,980.00:	-	: 8,300.00	: 5,000.00:
9. Santiago	: 15,980.00:	-	: 8,300.00	: 5,000.00:
10. Tubay	: 15,980.00:	-	: 8,300.00	: 5,000.00:
11. R.T.R.	: 16,230.00:	-	: 12,360.00	: 5,000.00:



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MUNICIPALITY	: Camote	: Pasture	: Ipil-Ipil/Falcata/Gmelina
1. Buenavista	: 6,670.00:	6,330.00	: 19,960.00 :
2. Cabadbaran	: 6,670.00:	6,330.00	: 19,960.00 :
3. Carmen	: 6,670.00:	6,330.00	: 19,960.00 :
4. Jabonga	: 6,670.00:	6,330.00	: 19,960.00 :
5. Kitcharao	: 6,670.00:	6,330.00	: 19,960.00 :
6. Las Nieves	: 6,670.00:	8,500.00	: 21,540.00 :
7. Magallanes	: 6,670.00:	6,330.00	: 19,960.00 :
8. Nasipit	: 6,670.00:	6,330.00	: 19,960.00 :
9. Santiago	: 6,670.00:	6,330.00	: 19,960.00 :
10. Tubay	: 6,670.00:	6,330.00	: 19,960.00 :
11. R.T.R.	: 6,670.00:	6,330.00	: 19,960.00 :

C. IMPROVEMENTS

	: 1ST	: 2ND	: 3RD	: 4TH	:
1. Abaca Plants	: 50.00	: 40.00	: 30.00	: 20.00	:
2. Coconut per tree	: 150.00	: 129.00	: 107.00	: 86.00	:
3. Fruit Trees and Other Perennial Plants of Normal Production Valued Per Tree/Group					

1. Agriculture	- - - - -	P 67.00
2. Ates	- - - - -	47.00
3. Avocado	- - - - -	110.00
4. Balimbing	- - - - -	56.00
5. Baunon	- - - - -	114.00
6. Cacao	- - - - -	112.00
7. Calmito	- - - - -	111.00
8. Camunggay	- - - - -	33.00
9. Chico	- - - - -	71.00
10. Coffee	- - - - -	82.00
11. Mango (Pajo)	- - - - -	267.00
12. Nipa/group	- - - - -	25.00



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13. Rabana	- - - - -	67.00
14. Santol	- - - - -	119.00
15. Tambis	- - - - -	56.00
16. Banana/Group	- - - - -	P65.00
17. Durian	- - - - -	344.00
18. Guava	- - - - -	75.00
19. Kahil	- - - - -	81.00
20. Lambog	- - - - -	64.00
21. Lanzones	- - - - -	261.00
22. Bamboo/Groove	- - - - -	50.00
23. Marang	- - - - -	107.00
24. Lomboy	- - - - -	67.00
25. Mabolo	- - - - -	100.00
26. Macopa	- - - - -	83.00
27. Mango (Carabao)	- - - - -	417.00
28. Nanoka (Jackfruit)	- - - - -	100.00
29. Pineapple/group	- - - - -	5.00

III. BASE UNIT CONSTRUCTION COST FOR BUILDING AND OTHER STRUCTURES

A. BUILDING AND OTHER STRUCTURES

Type of Bldg.	Residential Building (1)	Accessoria or Row House (2)	Apartment, Boarding House, Loading House (3)	Garage, Quarter Laundry & Guard House (4)
I-A	P3,500.00	3,480.00	3,850.00	3,060.00
I-B	3,250.00	3,340.00	3,570.00	2,910.00
II-A	3,200.00	3,100.00	3,100.00	2,630.00
II-B	3,150.00	2,680.00	2,440.00	2,490.00
II-C	3,000.00	2,490.00	2,350.00	2,210.00
III-A	2,900.00	2,120.00	2,210.00	1,880.00
III-B	2,800.00	1,930.00	1,970.00	1,600.00
III-C	2,750.00	1,740.00	1,740.00	1,410.00
III-D	2,000.00	1,550.00	1,600.00	1,270.00
IV	1,000.00	-	-	-



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Type	School	Hotel, Motel,	Theatre and	Restaurant,
of	Building	Hospital,	Assembly	Shopping,
Bldg.:	(5)	Bank, Condo &	House	Center & Market:
:	:	Office (6)	(7)	(8)
I-A	P4,000.00	4,560.00	4,750.00	3,290.00
I B	3,430.00	4,230.00	4,650.00	3,060.00
II-A	2,490.00	3,850.00	4,320.00	2,770.00
II-B	2,350.00	3,480.00	3,850.00	2,590.00
II-C	2,070.00	3,200.00	3,380.00	2,300.00
III-A	1,790.00	2,580.00	3,200.00	1,930.00
III-B	1,650.00	2,350.00	2,490.00	1,790.00
III-C	1,500.00	2,210.00	2,210.00	1,460.00
III-D	1,220.00	2,020.00	2,020.00	1,360.00
IV	-	-	-	-

Type	Factory	Gymnasium	Bowling Lanes:	Sawmill and
of	Warehouse	Coliseum	Club House	Lumber Shed
Bldg.:	Bodega &		& Pelota Court:	
:	Hangar (9)	(10)	(11)	(12)
I-A	P3,150.00	4,230.00	5,220.00	3,710.00
I B	2,540.00	3,850.00	4,560.00	3,380.00
II-A	2,070.00	3,520.00	4,000.00	2,910.00
II-B	1,970.00	2,820.00	3,060.00	2,490.00
II-C	1,790.00	2,630.00	2,870.00	2,400.00
III-A	1,410.00	2,400.00	2,300.00	2,020.00
III-B	1,320.00	1,970.00	2,120.00	1,880.00
III-C	1,270.00	1,460.00	1,980.00	1,640.00
III-D	1,220.00	1,360.00	1,880.00	1,080.00
IV	-	-	-	-



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Type	Swimming	Gasoline Station	Poultry House
of	Pool and	and Refilling	Hog shed. Goat
Bldg.	Bath	Plant	Shed & Shed
	House (13)	(14)	(15)
I-A	P2,120.00	2,960.00	-
I B	2,020.00	2,490.00	-
II-A	1,650.00	-	-
II-B	1,550.00	-	-
II-C	-	-	-
III-A	-	-	-
III-B	-	-	-
III-C	-	-	-
III-D	-	-	790.00
IV	-	-	690.00
			590.00

B. EXTRA ITEMS AS COMPONENTS PARTS OF THE BUILDING

- CARPORT - - - - - 30% of BASE UNIT VALUE
- MEZZANINE - - - - - 60% of BASE UNIT VALUE
- PORCH - - - - - 40% of BASE UNIT VALUE
- BALCONY - - - - - 45% of BASE UNIT VALUE
- TERRACE:
 - Covered - - - - - 30%-40% of BASE UNIT VALUE
 - Open - - - - - 30% of BASE UNIT VALUE
- GARAGE - - - - - 45% of BASE MARKET VALUE
- DECK ROOF:
 - Covered - - - - - 60% of BASE UNIT VALUE
 - Open - - - - - 30% of BASE UNIT VALUE



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8. BASEMENT:

- a. Residential - - - - - -70% of BASE UNIT VALUE
- b. High Rise Building- - - - -20% of BASE UNIT VALUE

9. EXCESS HEIGHTS:

- a. Residential and Commercial- -Add 20% of BASE UNIT VALUE
for every meter in excess of three (3) meters.
- b. Bodega and Factory - - - - - Add 15% of BASE UNIT VALUE
every meter in excess of 4.5 meters

10. PAINTING - - - - - If the building is not painted
deduct ten (10%) percent of the
base rate

11. SECOND HAND MATERIALS - - - - If the building has used second
hand materials, deduct five to
ten (5% to 10%) percent

12. FLOORING: Other than concrete or cement Tiles

- a. Vinyl tiles and wood tiles (add)-P 100.00 per square
- b. Crazy cut marble (Add) - P350.00 to 400.00 per
square meter.
- c. Marble (Add) - - - - - P350 to P500.00 per
square meter.

Note: Marble depend on its quality

13. WALLING AND PARTITIONING:

- a. Marble, affected area (Add) - P300.00 per square
meter
- b. Synthetic marble and other finish
(Add) - - - - - P350.00 per square
meter
- c. Wash out febble finish and other similar finish
(Add) - - - - - P200.00 per square
meter

14. SEPTIC TANK - - - - - P750.00 per square meter

A



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15. CONCRETE TOWER AND WATER TANK - -P950.00 per cubic meter

16. SPECIAL PANELS:

a. Glass panel with wooden
frame - - - - - P1,500.00 per square meter

b. Glass panel with
aluminum frame - - P2,200.00 per square meter

17. CEILING: (Below concrete floor)

a. Ordinary plywood - - - - P69.00 per square meter

b. Luminus Ceiling - - - - P100.00 per square meter

c. Wash out febble finish

and other similar finish -P200.00 per square meter

18. FENCES:

A. Concrete Hollow Block for:

- a. 10 cm. thick - - - - - P90.00 per square meter
- b. 15 cm. thick - - - - - P120.00 per square meter
- c. 20 cm. thick - - - - - P160.00 per square meter

B. Adobe Stone:

1. With plastic finish on
both sides - - - - - -P650.00 per linear meter

2. Without plastic finish - - P600.00 per linear meter

C. Yacal with Yacal post
concrete foundation - - - - P400.00 per linear meter

D. Apitong with Apitong post
set one concrete foundation - P350.00 per linear meter

E. Wrought iron grills - - - - - P450.00 per square meter

F. Steel Matting - - - - - - P350.00 per square meter



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G. Chicken or Hog wire on
timber frame - - - - - P300.00 per linear meter

H. Gates:

1. Plain with round bars - - -P550.00 per linear meter
2. Round bars - - - - - P500.00 per linear meter

19. PAVEMENTS:

A. Concrete:

1. 10 cm. thick - - - - - P120.00 per square meter
2. 20 cm. thick - - - - - P150.00 per square meter
3. 30 cm. thick - - - - - P200.00 per square meter

B. Asphalt:

1. Course - - - - - -P90.00 per square meter
2. Course - - - - - -P180.00 per square meter
3. Course - - - - - -P270.00 per square meter

C. Light Industry Building (Service, Gas Station,
tractors, etc.)

- 3" ready mix pavement
(Vitumiron Asphalt) - - -P300.00 per square meter
- 4" ready mix pavement
slabs with 1/2 W.I.
bars for temperature
reinforcement - - - - - P500.00 per square meter

D. Heavy in Class "A" concrete:

- 6" Slab with 1/2 round W.I.
temperature reinforcement
to 0.50 cm. both ways - - P600.00 per square meter

20. CONCRETE BALUSTRE - - - - - P45.00/pcs. depending on
spacing

21. WOOD BALUSTRE - - - - - P25.00/pcs. depending on
spacing



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IV ASSESSMENT LEVELS

(1.) ON LANDS:

<u>CLASS</u>	<u>ASSESSMENT LEVELS</u>
Residential	20%
Agricultural	40%
Commercial	50%
Industrial	50%
Mineral	50%
Timberland	20%

(2.) ON BUILDING AND OTHER STRUCTURES

(i) Residential

FAIR MARKET VALUE

<u>Over</u>	<u>Not Over</u>	<u>Assessment Level</u>
	P 175,000.00	0%
175,000.00	300,000.00	10%
300,000.00	500,000.00	20%
500,000.00	750,000.00	25%
750,000.00	1,000,000.00	30%
1,000,000.00	2,000,000.00	35%
2,000,000.00	5,000,000.00	40%
5,000,000.00	10,000,000.00	50%
10,000,000.00		60%

(ii) Agricultural

FAIR MARKET VALUE

<u>Over</u>	<u>Not Over</u>	<u>Assessment Level</u>
	P 300,000.00	25%
P 300,000.00	500,000.00	30%
500,000.00	750,000.00	35%
750,000.00	1,000,000.00	40%
1,000,000.00	2,000,000.00	45%
2,000,000.00		50%



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(iii) Commercial/Industrial

FAIR MARKET VALUE

<u>Over</u>	<u>Not Over</u>	<u>Assessment Level</u>
	P 300,000.00	30%
P 300,000.00	500,000.00	35%
500,000.00	750,000.00	40%
750,000.00	1,000,000.00	50%
1,000,000.00	2,000,000.00	60%
2,000,000.00	5,000,000.00	70%
5,000,000.00	10,000,000.00	75%
10,000,000.00		80%

(iv) Timberland

FAIR MARKET VALUE

<u>Over</u>	<u>Not Over</u>	<u>Assessment Level</u>
	P 300,000.00	45%
P 300,000.00	500,000.00	50%
500,000.00	750,000.00	55%
750,000.00	1,000,000.00	60%
1,000,000.00	2,000,000.00	65%
2,000,000.00		70%

(3) ON MACHINERIES

<u>CLASS</u>	<u>ASSESSMENT LEVEL</u>
Agricultural	40%
Residential	50%
Commercial	80%
Industrial	80%



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(4) ON SPECIAL CLASSES: The Assessment Level for all lands buildings, machineries and other improvements

<u>ACTUAL USE</u>	<u>ASSESSMENT LEVEL</u>
Cultural	15%
Scientific	15%
Hospital	15%
Local Water District	10%
Government-owned or controlled corporation engaged in the supply and distribution of water and/or generation and transmission of electric power.	

SECTION III MISCELLANEOUS 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 Section or Zones fronting asphalted or concrete streets or roads.

2. Lands beyond the standard depth, i.e. 40 meters for Commercial and Industrial Lands, 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 land 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 base values, but not lower than the schedule of values of the other street.

3. A reduction of 50%, and 30%, shall be applied from the base value fixed for lands along gravel, earth or dirt, and proposed streets or roads, respectively. In similar manner, if the streets or roads and/or sections thereof are subsequently improved or constructed, the appraisal and assessment of the same shall be adjusted accordingly.



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4. For low and sunken areas of the land, a reduction from the base value per square meter may be allowed due to the cost of filling and compaction to bring the same at par with the adjoining developed lots, provided, however, that such reduction will, in no case, exceed 30% of the base value thereof.

5. Adjustment value for frontage shall be added to the valuation of all commercial 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.

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 values, the higher base value shall be used in the computation thereof.

For facility and ready reference, the pertinent provisions of Department Order No. 3-74 dated January 31, 1974, are hereby reproduced and incorporated in the Criteria as follows:

7. Vacant or idle lands located in a purely residential area, shall be classified as residential. If such land 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 where the property to be assigned is of a kind not classified in this schedule of 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.

SECTION IV. EFFECTIVITY - This Ordinance shall take effect immediately ten days after publication of its salient points in a newspaper of general circulation in the province and copies thereof shall be posted at the Provincial Capitol, and in two (2) other conspicuous public places in the province of Aousan del Norte.

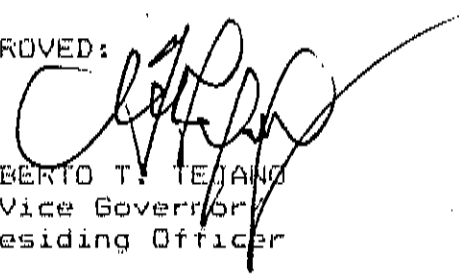


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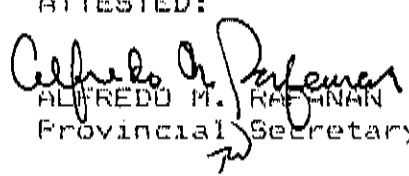
APPROVED:

ENACTED this 1st day of March 1996, upon motion
of Honorable Dale B. Covera, duly seconded by Honorable
Luisito B. Ago.

APPROVED:


ROBERTO T. TEJANO
Vice Governor
Presiding Officer

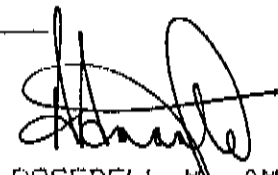
ATTESTED:


ALFREDO M. RAFANRAN
Provincial Secretary

SUBMITTED TO THE GOVERNOR:

DATE: _____

APPROVED:


MA. ANGELICA ROSEDELL M. AMANTE
Governor

5/8/96

Date Approved

LTC/jfp/019-96/ord.