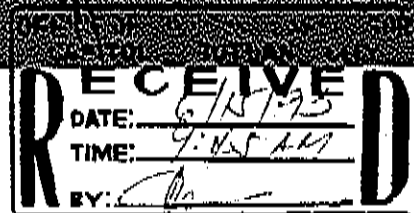




Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol Building, Butuan City
Tel. 22-10

9th Sangguniang Panlalawigan
38th Regular Session
Series of 1983



ORDINANCE ENACTED BY THE SANGGUNIANG PANLALAWIGAN OF
AGUSAN DEL NORTE IN ITS REGULAR SESSION HELD AT THE
SESSION HALL, PROVINCIAL CAPITOL COMPOUND, BUTUAN CITY,
APRIL 30, 1993.

PRESENT:

Hon. Roan I. Libraries,	Vice Governor,
Hon. Venerando D. Atupan,	Presiding Officer
Hon. Alan M. Famador,	Kagawad
Hon. Roberto T. Tejano,	Kagawad
Hon. Pelagio T. Berido, Jr.,	Kagawad
Hon. Ramon M. Calo,	Kagawad
Hon. Ricardo A. Cabal,	Kagawad
Hon. Dale B. Corvera,	Kagawad, PCL
Hon. Guillermo S. Roa,	Kagawad, FARC
Hon. Fe R. Montante,	Kagawad, FSK

ABSENT:

Hon. Andres R. Tan,	Kagawad
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PROVINCIAL ORDINANCE NO. 007-93

AN ORDINANCE IMPLEMENTING THE SCHEDULE OF
FAIR VALUES OF THE DIFFERENT CLASSES OF REAL
PROPERTIES AND BASE UNIT CONSTRUCTION COST FOR
BUILDING AND OTHER STRUCTURES IN THE PROVINCE
OF AGUSAN DEL NORTE AND FOR OTHER PURPOSES.

EXPLANATORY NOTE

WHEREAS, Section 212 of the Local Government Code
of 1991 requires among other local government units
including the provincial government to prepare a
schedule of fair market values for the different classes
of real property situated in their respective local
government units for enactment of an Ordinance by the
Sanggunian concerned;

WHEREAS, in the province of Agusan del Norte, there
is a need to to upgrade the fair market values for the
different classes of Real Properties and base unit
construction cost for buildings and other structures
located therein;

NOW, THEREFORE -

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

6/15/93
Mayor & Treas
Presidents
Mayor & Treas
Carmen
Mayor & Treas
Resignit
6/15/93
Caballero
TUBAY
Felix Pelicano Jr
San Jacinto
Guerrero
6/15/93
Kisabara
Adasagon
6/15/93
Magallanes
6/15/93
Valderrama
6/15/93
R.T.R.
6/15/93



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol, Butuan City
Tel. 22-19

PROVINCIAL ORDINANCE NO. 007-93
April 30, 1993
page two --

SECTION I. TITLE - This ordinance shall be known as the Schedule 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.

SECTION II. SCHEDULE OF BASE UNIT MARKET VALUES -
The schedule of base unit market values for residential, commercial and industrial are as follows:

A. RESIDENTIAL LANDS

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER S.QM.!				
	1st	2nd	3rd	4th	5th
1. Buenavista	P80.00	P64.00	P48.00	P32.00	
2. Cabadbaran	113.00	90.00	68.00	45.00	P23.00
3. Carmen	50.00	40.00	30.00	20.00	
4. Jabonga	35.00	30.00	20.00	10.00	
5. Kitcharao	70.00	56.00	42.00	28.00	
6. Las Nieves	32.00	27.00	22.00	18.00	
7. Magallanes	70.00	60.00	42.00	28.00	
8. Nasipit	120.00	96.00	72.00	48.00	
9. Santiago	60.00	48.00	36.00	24.00	
10. Tubay	70.00	56.00	42.00	28.00	
11. R. J. R.	64.00	51.00	39.00	26.00	

B. COMMERCIAL LANDS

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER S. QM.			
	1st	2nd	3rd	4th
1. Buenavista	P100.00	P80.00	P60.00	P40.00
2. Cabadbaran	253.00	204.00	153.00	102.00
3. Carmen	70.00	56.00	42.00	28.00
4. Jabonga	60.00	50.00	40.00	20.00
5. Kitcharao	85.00	68.00	51.00	34.00
6. Las Nieves	50.00	43.00	35.00	28.00
7. Magallanes	130.00	100.00	80.00	50.00
8. Nasipit	160.00	128.00	96.00	64.00
9. Santiago	84.00	67.00	50.00	34.00
10. Tubay	100.00	80.00	60.00	40.00
11. R. J. Romualdez	73.00	59.00	44.00	29.00

9



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol, Butuan City
Tel. 22-19

PROVINCIAL ORDINANCE NO. 007-93
April 30, 1993
page three -

C. INDUSTRIAL LANDS

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER S.QM.			
	1st	2nd	3rd	4th
1. Buenavista	₱180.00	₱144.00	₱108.00	₱72.00
2. Cabadbaran	283.00	226.00	170.00	113.00
3. Carmen	140.00	112.00	84.00	56.00
4. Jabonga	-	-	-	-
5. Kitcharao	150.00	120.00	90.00	60.00
6. Las Nieves	120.00	102.00	84.00	60.00
7. Magallanes	200.00	160.00	120.00	80.00
8. Nasipit	190.00	152.00	114.00	76.00
9. Santiago	-	-	-	-
10. Tubay	175.00	140.00	105.00	-
11. R.T. Romualdez	175.00	140.00	105.00	-

II. SCHEDULE OF BASE UNIT MARKET VALUES FOR
AGRICULTURAL LANDS:

A. LANDS (CLASSIFIED)

1. RICE WITH IRRIGATION

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUES PER HECTARE			
	1st	2nd	3rd	4th
1. Buenavista	₱50,360.-	₱40,290.-	₱30,220.-	₱20,140.-
2. Cabadbaran	49,000.-	39,200.-	29,400.-	19,600.-
3. Carmen	49,000.-	39,200.-	29,400.-	19,600.-
4. Jabonga	49,000.-	39,200.-	29,400.-	19,600.-
5. Kitcharao	49,000.-	39,200.-	29,400.-	19,600.-
6. Las Nieves	49,000.-	39,200.-	29,400.-	19,600.-
7. Magallanes	49,000.-	39,200.-	29,400.-	19,600.-
8. Nasipit	49,000.-	39,200.-	29,400.-	19,600.-
9. Santiago	49,000.-	39,200.-	29,400.-	19,600.-
10. Tubay	49,000.-	39,200.-	29,400.-	19,600.-
11. R.T. Romualdez	50,460.-	40,370.-	30,280.-	20,180.-

2. RICE WITHOUT IRRIGATION

MUNICIPALITY	CLASSES AND BASE UNIT MARKET VALUE PER HECTARE			
	1st	2nd	3rd	4th
1. Buenavista	₱24,400.-	₱19,520.-	₱14,640.-	₱9,760.-
2. Cabadbaran	28,300.-	22,600.-	16,900.-	11,300.-
3. Carmen	28,300.-	22,600.-	16,900.-	11,300.-
4. Jabonga	28,300.-	22,600.-	16,900.-	11,300.-
5. Kitcharao	28,300.-	22,600.-	16,900.-	11,300.-
6. Las Nieves	28,300.-	22,600.-	16,900.-	11,300.-



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol, Butuan City
Tel. 22-18

PROVINCIAL ORDINANCE NO. 007-93

April 30, 1993

page four -

: 7. Magallanes	:	28,300.-	:	22,600.-	:	16,900.-	:	11,300.-	:
: 8. Nasipit	:	28,300.-	:	22,600.-	:	16,900.-	:	11,300.-	:
: 9. Santiago	:	28,300.-	:	22,600.-	:	16,900.-	:	11,300.-	:
: 10. Tubay	:	28,300.-	:	22,600.-	:	16,900.-	:	11,300.-	:
: 11. R.T. Romualdez	:	28,300.-	:	22,600.-	:	16,900.-	:	11,300.-	:

3. RICE UPLAND

: MUNICIPALITY	:	: CLASSES AND BASE UNIT MARKET VALUE PER HECTARE	:	:	:	:	:	:	:
:	:	: 1st	:	: 2nd	:	: 3rd	:	: 4th	:
: 1. Buenavista	:	₱11,850.-	:	₱ 9,480.-	:	₱ 7,110.-	:	₱4,740.00	:
: 2. Cabadbaran	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 3. Carmen	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 4. Jabonga	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 5. Kitcharao	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 6. Las Nieves	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 7. Magallanes	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 8. Nasipit	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 9. Santiago	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 10. Tubay	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:
: 11. R.T. Romualdez	:	16,000.-	:	12,800.-	:	9,600.-	:	6,400.-	:

4. COCONUT

: MUNICIPALITY	:	: CLASSES AND BASE UNIT MARKET VALUE PER HECTARE	:	:	:	:	:	:	:
:	:	: 1st	:	: 2nd	:	: 3rd	:	: 4th	:
: 1. Buenavista	:	₱25,980.-	:	₱20,780.-	:	₱15,590.-	:	₱10,390.-	:
: 2. Cabadbaran	:	25,980.-	:	20,780.-	:	15,590.-	:	10,390.-	:
: 3. Carmen	:	14,510.-	:	12,440.-	:	10,370.-	:	8,300.-	:
: 4. Jabonga	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 5. Kitcharao	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 6. Las Nieves	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 7. Magallanes	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 8. Nasipit	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 9. Santiago	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 10. Tubay	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:
: 11. R.T. Romualdez	:	22,700.-	:	18,160.-	:	13,620.-	:	9,080.-	:

5. CORN

: MUNICIPALITY	:	: CLASSES AND BASE UNIT MARKET VALUE PER HECTARE	:	:	:	:	:	:	:
:	:	: 1st	:	: 2nd	:	: 3rd	:	: 4th	:
: 1. Buenavista	:	₱22,250.-	:	₱17,800.-	:	₱13,350.-	:	₱8,900.-	:
: 2. Cabadbaran	:	15,290.-	:	12,230.-	:	9,170.-	:	-	:
: 3. Carmen	:	13,370.-	:	11,460.-	:	9,550.-	:	7,640.-	:
: 4. Jabonga	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 5. Kitcharao	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 6. Las Nieves	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 7. Magallanes	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 8. Nasipit	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 9. Santiago	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 10. Tubay	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:
: 11. R.T. Romualdez	:	24,400.-	:	19,500.-	:	14,600.-	:	9,700.-	:



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol Building City
Tel. 22-49

PROVINCIAL ORDINANCE NO. 007-93
April 30, 1993
page five -

6. COFFEE

		CLASSES AND BASE UNIT MARKET VALUE PER HECTARE			
MUNICIPALITY		1st	2nd	3rd	4th
1. Buenavista		₱ -	-	-	-
2. Cabadbaran		-	-	-	-
3. Carmen		₱31,300.-	₱25,000.-	₱18,700.-	₱12,500.-
4. Jabonga		31,300.-	25,000.-	18,700.-	12,500.-
5. Kitcharao		31,300.-	25,000.-	18,700.-	12,500.-
6. Las Nieves		31,300.-	25,000.-	18,700.-	12,500.-
7. Magallanes		31,300.-	25,000.-	18,700.-	12,500.-
8. Nasipit		-	-	-	-
9. Santiago		31,300.-	25,000.-	18,700.-	12,500.-
10. Tubay		31,300.-	25,000.-	18,700.-	12,500.-
11. R.T.Romualdez		31,300.-	25,000.-	18,700.-	12,500.-

7. FISHPOND - TRADITIONAL (BANGUS)

		CLASSES AND BASE UNIT MARKET VALUE PER HECTARE			
MUNICIPALITY		1st	2nd	3rd	4th
1. Buenavista		₱43,200.-	₱34,600.-	₱25,900.-	₱17,300.-
2. Cabadbaran		43,200.-	34,600.-	25,900.-	17,300.-
3. Carmen		43,200.-	34,600.-	25,900.-	17,300.-
4. Jabonga		43,200.-	34,600.-	25,900.-	17,300.-
5. Kitcharao		43,200.-	34,600.-	25,900.-	17,300.-
6. Las Nieves		-	-	-	-
7. Magallanes		43,200.-	34,600.-	25,900.-	17,300.-
8. Nasipit		43,200.-	34,600.-	25,900.-	17,300.-
9. Santiago		43,200.-	34,600.-	25,900.-	17,300.-
10. Tubay		43,200.-	34,600.-	25,900.-	17,300.-
11. R.T.Romualdez		43,200.-	34,600.-	25,900.-	17,300.-

8. FISHPOND - EXECUTIVE (BANGUS/PRAWN)

		CLASSES AND BASE UNIT MARKET VALUE PER HECTARE			
MUNICIPALITY		1st	2nd	3rd	4th
1. Buenavista		₱72,900.-	₱58,300.-	₱43,700.-	₱29,200.-
2. Cabadbaran		72,900.-	58,300.-	43,700.-	29,200.-
3. Carmen		72,900.-	58,300.-	43,700.-	29,200.-
4. Jabonga		-	-	-	-
5. Kitcharao		72,900.-	58,300.-	43,700.-	29,200.-
6. Las Nieves		-	-	-	-
7. Magallanes		72,900.-	58,300.-	43,700.-	29,200.-
8. Nasipit		72,900.-	58,300.-	43,700.-	29,200.-
9. Santiago		72,900.-	58,300.-	43,700.-	29,200.-
10. Tubay		72,900.-	58,300.-	43,700.-	29,200.-
11. R.T.Romualdez		72,900.-	58,300.-	43,700.-	29,200.-

9. FISHPOND - SEMI-INTENSIVE

		CLASSES AND BASE UNIT MARKET VALUE PER HECTAR			
MUNICIPALITY		1st	2nd	3rd	4th
1. Buenavistaa		₱106,700.-	₱85,400.-	₱64,000.-	₱42,700.-
2. Cabadbaran		106,700.-	85,400.-	64,000.-	42,700.-
3. Carmen		106,700.-	85,400.-	64,000.-	42,700.-
4. Jabonga		-	-	-	-

9



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol Building City
Tel. 22-19

PROVINCIAL ORDINANCE NO. 007-93
April 30, 1993
page six -

: 5. Kitcharao	:	-	:	-	:	-	:	-
: 6. Las Nieves	:	-	:	-	:	-	:	-
: 7. Magallanes	:	106,700.-	:	85,400.-	:	64,000.-	:	42,700.-
: 8. Nasipit	:	106,700.-	:	85,400.-	:	64,000.-	:	42,700.-
: 9. Santiago	:	106,700.-	:	85,400.-	:	64,000.-	:	42,700.-
: 10. Tubay	:	106,700.-	:	85,400.-	:	64,000.-	:	42,700.-
: 11. R.T. Romualdez	:	106,700.-	:	85,400.-	:	64,000.-	:	42,700.-

10. FISHPOND - INTENSIVE

MUNICIPALITY		CLASSES AND BASE UNIT MARKET VALUE PER HECTARE			
		1st	2nd	3rd	4th
: 1. Buenavista	:	P235,600.-	P188,500.-	P141,400.-	P94,200.-
: 2. Cabadbaran	:	235,600.-	188,500.-	141,400.-	94,200.-
: 3. Carmen	:	235,600.-	188,500.-	141,400.-	94,200.-
: 4. Jabonga	:	-	-	-	-
: 5. Kitcharao	:	-	-	-	-
: 6. Las Nieves	:	-	-	-	-
: 7. Magallanes	:	235,600.-	188,500.-	141,400.-	94,200.-
: 8. Nasipit	:	235,600.-	188,500.-	141,400.-	94,200.-
: 9. Santiago	:	235,600.-	188,500.-	141,400.-	94,200.-
: 10. Tubay	:	235,600.-	188,500.-	141,400.-	94,200.-
: 11. R.T. Romualdez	:	235,600.-	188,500.-	141,400.-	94,200.-

11. ABACA

MUNICIPALITY		CLASSES AND BASE UNIT MARKET VALUE PER HECTARE			
		1st	2nd	3rd	4th
: 1. Buenavista	:	-	-	-	-
: 2. Cabadbaran	:	-	-	-	-
: 3. Carmen	:	-	-	-	-
: 4. Jabonga	:	-	-	-	-
: 5. Kitcharao	:	-	-	-	-
: 6. Las Nieves	:	-	-	-	-
: 7. Magallanes	:	-	-	-	-
: 8. Nasipit	:	-	-	-	-
: 9. Santiago	:	-	-	-	-
: 10. Tubay	:	-	-	-	-
: 11. R.T. Romualdez	:	P18,200.-	P14,620.-	P10,970.-	P7,310.-

LANDS - (UNCLASSIFIED)

MUNICIPALITY	Orchard	Banana	Rubber	Nipa
: 1. Buenavista	:	P14,420.-	-	P9,250.-
: 2. Cabadbaran	:	18,080.-	-	15,870.-
: 3. Carmen	:	18,890.-	-	8,300.-
: 4. Jabonga	:	22,600.-	-	8,300.-
: 5. Kitcharao	:	22,600.-	-	8,300.-
: 6. Las Nieves	:	22,600.-	-	8,300.-
: 7. Magallanes	:	22,600.-	-	8,300.-



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Cabanatuan City
Tel. 22-15

PROVINCIAL ORDINANCE NO. 007-93

April 30, 1993

page seven -

: 8. Nasipit	:	22,600.-:	15,980.-:	-	8,300.-!
: 9. Santiago	:	22,600.-:	15,980.-:	-	8,300.-!
:10. Tubay	:	22,600.-:	15,980.-:	-	8,300.-!
:11. R.T. Romualdez	:	22,600.-:	16,230.-:	-	12,360.-!

MUNICIPALITY	:	Bamboo	:	Camote	:	Pasture	:	Ipil-Ipil/ Falcata	:
: 1. Buenavista	:	-	:	-	:	-	:	-	:
: 2. Cabadbaran	:	P5,000.-	:	P6,670.-	:	-	:	-	:
: 3. Carmen	:	5,000.-	:	6,670.-	:	P6,330.-	:	-	:
: 4. Jabonga	:	5,000.-	:	6,670.-	:	-	:	-	:
: 5. Kitcharao	:	5,000.-	:	6,670.-	:	-	:	-	:
: 6. Las Nieves	:	5,000.-	:	6,670.-	:	8,500.-	:	-	:
: 7. Magallanes	:	5,000.-	:	6,670.-	:	-	:	-	:
: 8. Nasipit	:	5,000.-	:	6,670.-	:	-	:	-	:
: 9. Santiago	:	5,000.-	:	6,670.-	:	-	:	-	:
:10. Tubay	:	5,000.-	:	6,470.-	:	-	:	-	:
:11. R.T. Romualdez	:	5,000.-	:	6,670.-	:	-	:	P19,960.-	:

C. IMPROVEMENTS

	:	1st	:	2nd	:	3rd	:	4th	:
- Abaca Plants	:	P 50.00	:	P 40.00	:	P 30.00	:	P 20.00	:
- Coconut per tree:	:	150.00	:	129.00	:	107.00	:	86.00	:
- Fruit Trees and Other Perennial Plants of Normal Production Valued per Tree/Group	:		:		:		:		:
1. Agridulce -----	:	P67.00	:		:		:		:
2. Ates -----	:	47.00	:		:		:		:
3. Avocado -----	:	110.00	:		:		:		:
4. Balimbing -----	:	56.00	:		:		:		:
5. Raungon -----	:	114.00	:		:		:		:
6. Cacao -----	:	112.00	:		:		:		:
7. Caimito -----	:	111.00	:		:		:		:
8. Camungagy -----	:	33.00	:		:		:		:
9. Chico -----	:	71.00	:		:		:		:
10. Coffee -----	:	82.00	:		:		:		:
11. Mangga (Pajo) -----	:	267.00	:		:		:		:
12. Nipa/group -----	:	25.00	:		:		:		:
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. Lazones -----	:	261.00	:		:		:		:
22. Bamboo/Groove -----	:	50.00	:		:		:		:
23. Marang -----	:	107.00	:		:		:		:
24. Lombay -----	:	67.00	:		:		:		:
25. Mabolos -----	:	100.00	:		:		:		:
26. Macopa -----	:	83.00	:		:		:		:
27. Mango (carabao) -----	:	417.00	:		:		:		:
28. Nangka (Jackfruit) -----	:	100.00	:		:		:		:
29. Pineapple group -----	:	5.00	:		:		:		:



Republic of the Philippines
 Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
 Capitol Building
 Butuan City
 Tel. 22-11

PROVINCIAL ORDINANCE NO. 007-93
 April 30, 1993
 page eight -

III. BASE UNIT CONSTRUCTION COST FOR BUILDING AND
 OTHER STRUCTURES:

A. BUILDING AND OTHER STRUCTURES

Type: Residential	: Accessoria:	Apartment:	Barage,	Quarter :	School :
of : Building	: or	: Boarding House:	Laundry and	Guard:	Bldg. :
Bldg:	: Row House :	Lodging House :	House :		
	: (1)	: (2)	: (3)	: (4)	: (5)
I-A :	₱3,500.00	: ₱3,480.00	: ₱3,850.00	: ₱3,060.00	: ₱4,000.00
I-B :	3,250.00	: 3,340.00	: 3,570.00	: 2,910.00	: 3,430.00
II-A :	3,200.00	: 3,100.00	: 3,100.00	: 2,630.00	: 2,490.00
II-B :	3,150.00	: 2,680.00	: 2,440.00	: 2,490.00	: 2,350.00
II-C :	3,000.00	: 2,490.00	: 2,350.00	: 2,210.00	: 2,070.00
III-A :	2,900.00	: 2,120.00	: 2,210.00	: 1,880.00	: 1,790.00
III-B :	2,800.00	: 1,930.00	: 1,970.00	: 1,600.00	: 1,650.00
III-C :	2,750.00	: 1,740.00	: 1,740.00	: 1,410.00	: 1,500.00
III-D :	2,000.00	: 1,550.00	: 1,600.00	: 1,270.00	: 1,220.00
IV :	1,000.00	: -	: -	: -	: -

Type :	Hotel, Motel:	Theatre and	: Restaurant:	Factory Ware:	Gymnasium:
or :	Hospital, Bank:	Assembly	: Shopping	: House, Bodega:	Coliseum:
Bldg.:	Condo & Office :	House	: Center	: and Hanger :	
	: (6)	: (7)	: (8)	: (9)	: (10)
I-A :	₱4,560.00	: ₱4,750.00	: ₱3,290.00	: ₱3,150.00	: ₱4,230.00
I-B :	3,230.00	: 4,650.00	: 3,060.00	: 2,540.00	: 3,850.00
II-A :	3,850.00	: 4,320.00	: 2,770.00	: 2,070.00	: 3,520.00
II-B :	3,480.00	: 3,850.00	: 2,390.00	: 1,970.00	: 2,820.00
II-C :	3,200.00	: 3,380.00	: 2,300.00	: 1,790.00	: 2,630.00
III-A :	2,580.00	: 3,200.00	: 1,930.00	: 1,410.00	: 2,400.00
III-B :	2,350.00	: 2,490.00	: 1,790.00	: 1,320.00	: 1,970.00
III-C :	2,210.00	: 2,210.00	: 1,460.00	: 1,270.00	: 1,460.00
III-D :	2,020.00	: 2,020.00	: 1,360.00	: 1,220.00	: 1,360.00
IV :	-	: -	: -	: -	: -

Type :	Bowling Lanes:	Sawmills and:	Swimming Pool:	Gasoline Station:
of :	Club House & :	Lumber Shed :	and :	and
Bldg. :	Peleta Court :		Bath House	: Refilling Plant :
	: (11)	: (12)	: (13)	: (14)
I-A :	₱5,220.00	: ₱3,710.00	: ₱2,120.00	: ₱2,960.00
I-B :	4,560.00	: 3,380.00	: 2,020.00	: 2,490.00
II-A :	4,000.00	: 2,910.00	: 1,650.00	: -
II-B :	3,060.00	: 2,490.00	: 1,550.00	: -
II-C :	2,870.00	: 2,400.00	: -	: -
III-A :	2,300.00	: 2,020.00	: -	: -
III-B :	2,120.00	: 1,880.00	: -	: -
III-C :	1,980.00	: 1,640.00	: -	: -
III-D :	1,880.00	: 1,080.00	: -	: -
IV :	-	: -	: -	: -

2



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol Building City
Tel. 22-19

PROVINCIAL ORDINANCE NO. 007-93

April 30, 1993

page nine -

B. EXTRA ITEMS AS COMPONENT PARTS OF
THE BUILDING..

1. CARPORT - - - - - 30 % of BASE UNIT VALUE
2. MEZZANINE - - - - - 60 % of BASE UNIT VALUE
3. PORCH - - - - - 40 % of BASE UNIT VALUE
4. BALCONY - - - - - 45 % of BASE UNIT VALUE
5. TERRACE:
 - a. Covered - - - - - 30 % - 40 % of BASE UNIT VALUE
 - b. Open - - - - - 30 % of BASE UNIT VALUE
6. DECK ROOF:
 - a. Covered - - - - - 60 % of BASE UNIT VALUE
 - b. Open - - - - - 30 % of BASE UNIT VALUE
7. BASEMENT:
 - a. Residential - - - - - 70 % of BASE UNIT VALUE
 - b. High Rise Building- - - 20 % of BASE UNIT VALUE
8. EXCESS HEIGHTS:
 - a. Residential & 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 for every meter in excess of 450 meters.
9. PAINTING - - - - - If the building is not painted deduct ten (10%) percent of the basic rate.
10. SECOND HAND MATERIALS - - - If the building has used second hand materials, deduct five to ten (5-10%) percent.
11. FLOORING: Other than concrete or cement tiles
 - a. Vinyl tiles & wood tiles
(add) - - - - - P100 per square meter
 - b. Crazy Cut marble (add) - P350.00 to 400.00 per square meter
 - c. Marble (add) - - - - - P350.00 to 500.00 per square meter

Note: Marble depend on its quality

12. WALLING and PARTITIONING:

- a. Marble, affected area
(add) - - - - - P300.00 per square meter

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Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Cagayan City
Tel. 22-40

PROVINCIAL ORDINANCE NO. 007-93
April 20, 1993
page ten -

- b. Synthetic marble & other
finish (add) - - - - - P350.00 per square
meter
- c. Wash out febble finish and
other similar finish (add) - P200.00 per square
meter
- 13. SEPTIC TANK - - - - - P750.00 per square meter
- 14. CONCRETE TOWER AND WATER TANK - - P950.00 per cubic
meter
- 15. SPECIAL PANELS:
 - a. Glass panel with wooden
frame - - - - - P1,500 per square
meter
 - b. Glass panel with aluminum
frame - - - - - P2,200.00 per square
meter
- 16. 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 (add) - P200.00 per square
meter
- 17. FENCES:
 - 1. 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
 - 2. Adobe Stone:
 - a. With plastic finish on
both sides - - - - - P650.00 per linear
meter
 - b. Without plaster finish - P600.00 per linear
meter
 - 3. Yacal with yacal post set on concrete
foundation - - - - - P400.00 per linear
meter
 - 4. Apitong with apitong post set
on concrete foundation - - P350.00 per linear
meter
 - 5. Wrought iron grilles - - - P450.00 per square
meter

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Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Cabanatuan City
Tel. 22-10

PROVINCIAL ORDINANCE NO. 007-93
April 30, 1993
page eleven ~

6. Steel Matting - - - - - ₱350.00 per square meter

7. Chicken or Hog wire on Timber frames - - - - - ₱300.00 per linear meter

8. Gatos:

a. Plain with round bars - ₱550. per linear meter

b. Round bars - - - - - ₱500. per linear meter

18. PAVEMENTS:

a. Concrete:

1. 10 cm. thick - - - - - ₱120.00 per square meter

2. 15 cm. thick - - - - - ₱150.00 per square meter

3. 20 cm. thick - - - - - ₱200.00 per square meter

b. Asphalt:

1 course - - - - - ₱190.00 per square meter

2 course - - - - - ₱180.00 per square meter

3 course - - - - - ₱270.00 per square meter

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

- 3" ready mix pavement (Vitimiron asphalt) - - - - - ₱300.00 per square meter

- 4" slab with 1/2 round W.I. bars for temperature reinforcement- ₱500.00 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 - - - - - ₱600.00 per square meter

19. CONCRETE BALUSTRE - - - - - ₱45.00/pcs. depending on spacing

20. WOOD BALUSTRE - - - - - ₱25.00/pcs. depending on spacing

21. COST OF LABOR:

a. Construction of Building - - - 30 % for Rough Finish
35% for High finish

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Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capitol Building, Butuan City
Tel. 22-19

PROVINCIAL ORDINANCE NO. 007-93
April 30, 1993
page twelve -

IV ASSESSMENT LEVELS

Assessment levels to be applied to the Fair Market Value of Real property to determine its Assessed Value is hereby fixed at the rate not exceeding the following:

(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 STRUCTURE

(i) Residential

<u>Over</u>	<u>FAIR MARKET VALUE</u> <u>Not over</u>	<u>ASSESSMENT LEVELS</u>
	₱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

<u>Over</u>	<u>FAIR MARKET VALUE</u> <u>Not Over</u>	<u>ASSESSMENT LEVELS</u>
	₱300,000.00	25 %
₱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 %

(iii) Commercial/Industrial

<u>Over</u>	<u>FAIR MARKET VALUE</u> <u>Not Over</u>	<u>ASSESSMENT LEVELS</u>
	₱300,000.00	30 %
₱300,000.00	500,000.00	35 %
500,000.00	750,000.00	40 %

2



Republic of the Philippines
Province of Agusan del Norte
OFFICE OF THE PROVINCIAL BOARD
Capital, Butuan City
Tel. 22-19

PROVINCIAL ORDINANCE NO. 007-93

April 30, 1993

page thirteen -

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 %

(vi) Timberland

<u>Over</u>	FAIR MARKET VALUE <u>Not Over</u>	ASSESSMENT <u>LEVELS</u>
	P300,000.00	45 %
P300,000.00	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>	ASSESSMENT <u>LEVELS</u>
Agricultural	40 %
Residential	50 %
Commercial	80 %
Industrial	80 %

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

<u>ACTUAL USE</u>	ASSESSMENT <u>LEVELS</u>
Cultural	15%
Scientific	15%
Hospital	15%
Local water district	10%
Government-owned or controlled corporations engaged in the supply and distribution of water and/or generation and transmission of electric power	10%

SECTION 3. 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 Agusan del Norte.

ENACTED : April 30, 1993

AUTHORED BY: Hon. Dale B. Corvera

[Signature]