



Republic of the Philippines
 Province of Misamis Occidental
Provincial Assessor's Office
 Capitol, Oroquieta City, 7207



NOTICE TO THE PUBLIC

The public is hereby notified of the Proposed Schedule of Market Values for the real properties located in the fourteen (14) component municipalities of the Province of Misamis Occidental.

This posting is made pursuant to Section 15 of Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act (RPVARA), and its Implementing Rule and Regulations (IRR).

NEPTHALY LEO L. ADLAON, JD, REA, REB
Provincial Assessor

PROPOSED SCHEDULE OF MARKET VALUES

FOR AGRICULTURAL LANDS

KIND AND UNIT MARKET VALUE (PER HECTARE)

	1st	2nd	3rd	4th
ABACA LAND	433,330.00	375,560.00	245,560.00	173,330.00
BANANA LAND	437,000.00	345,530.00	203,260.00	152,440.00
COCO LAND	370,410.00	311,030.00	223,960.00	196,280.00
CORN LAND	248,120.00	214,890.00	163,930.00	144,000.00
DRAGON FRUIT LAND	403,700.00	313,990.00	224,280.00	
DURIAN FRUIT LAND	376,020.00	292,460.00	208,900.00	
FALCATA LAND	423,000.00	374,190.00	260,310.00	195,230.00
FISHPOND LAND	370,100.00	341,280.00	260,390.00	208,310.00
LANZONES LAND	469,440.00	391,200.00	312,960.00	
MAHOGANY LAND	588,000.00	499,800.00	352,800.00	235,200.00
MANGO LAND	440,190.00	380,580.00	320,970.00	
NIPA LAND	234,000.00	195,000.00	156,000.00	
ORANGE/POMELO LAND	346,130.00	264,150.00	182,170.00	

ORCHARD LAND	332,640.00	264,490.00	196,400.00	
PASTURE LAND	118,890.00	99,070.00	59,440.00	39,630.00
RICE IRRIGATED LAND	574,870.00	521,220.00	406,240.00	344,920.00
RICE UN-IRRIGATED LAND	359,230.00	314,330.00	232,000.00	194,580.00
RICE UPLAND	82,500.00	74,250.00	53,630.00	41,250.00
ROOT CROPS LAND	164,330.00	140,860.00	93,900.00	70,430.00
RUBBER LAND	246,400.00	206,800.00	167,200.00	
STRAWBERRY LAND	364,800.00	296,400.00	159,600.00	91,200.00
VEGETABLE LAND	237,920.00	160,700.00	70,960.00	58,440.00

FOR URBAN LANDS

CLASSIFICATION AND UNIT MARKET VALUE (PER SQUARE METER)

CLUSTER 1

(Jimenez, Clarin, Calamba, Plaridel, Tudela)

CLASS AND UNIT MARKET VALUE (PER SQUARE METER)

CLASSIFICATION

	1ST	2 nd	3rd	4th	5th
RESIDENTIAL	2,690	2,020	1,490	1,120	690
COMMERCIAL	3,830	2,880	1,770	1,310	1,040
INDUSTRIAL	1,230	950	680		
COMM-BEACH	1,030	840	630	470	390

CLUSTER 2

(Aloran, Bonifacio, Lopez Jaena, Panaon, Sapang Dalaga, Sinacaban)

CLASS AND UNIT MARKET VALUE (PER SQUARE METER)

CLASSIFICATION

	1ST	2 nd	3rd	4th	5th
RESIDENTIAL	1,960	1,290	820	540	300
COMMERCIAL	2,850	1,780	1,180	820	450
INDUSTRIAL	1,230	950	680		
COMM-BEACH	1,030	840	630	470	390

**CLUSTER 3
(BALIANGAO)**

**CLASS AND UNIT MARKET VALUE
(PER SQUARE METER)**

CLASSIFICATION	1ST	2nd	3rd	4th	5th
RESIDENTIAL	1,020	750	540	380	
COMMERCIAL	1,850	1,290	970		
INDUSTRIAL	1,230	950	680		
COMM-BEACH	1,030	840	630	470	390

**CLUSTER 4
(CONCEPCION, DON VICTORIANO)**

**CLASS AND UNIT MARKET VALUE
(PER SQUARE METER)**

CLASSIFICATION	1ST	2nd	3rd	4th	5th
RESIDENTIAL	790	550	400	220	150
COMMERCIAL	1,470	1,090	820		
INDUSTRIAL	1,230	950	680		
COMM-BEACH	1,030	840	630	470	390

SCHEDULE OF BASE UNIT CONSTRUCTION COST (PER SQUARE METER)

SCHEDULE OF BASE UNIT CONSTRUCTION COST 2025
(BASE UNIT VALUE)

	-1	-2	-3	-4	-5	-6	-7	-8	-9	-10	-11	-12	-13
TYPE OF BLDG.	One storey Residential buildings	Two storey Residential buildings	Accessories Row Houses	Apartment Boarding Lodging Houses/	Garage/ Quarters/ Laundry	Recreation Bldgs. Club House, Court	Hospitals Motel/Hotel Buildings Condominiums Banks & Offices Comm'l. Bldgs/	Commercial bldg 3 storey	Churches School Theater	Factories Warehouses Bodega	Saw Mill Lumber/shed	Gasoline service station	Swimming Pool
TYPE-I	2,700												
TYPE-II													
A	3,150						4,260						
B	3,530						5,260						
C	4,100												
TYPE-III													
A	8,450	17,710					5,370				2,370		
B	11,120	21,540					7,160				2,800		
C	12,500												
TYPE-IV													
A	14,360	23,670	15,480	16,830		9,380	11,720		10,400	14,330	3,670	9,170	
B	16,830	28,210	17,440	22,440			12,640		11,770	15,440			
C							13,580						
TYPE-V													
A	27,550	37,620				11,280	13,400		13,540			11,910	
B	29,250	42,110					19,900		14,480				9,300
C							34,300	47,600					

~NOTHING FOLLOWS~