



Republic of the Philippines
PROVINCE OF CAMARINES NORTE
OFFICE OF THE PROVINCIAL ASSESSOR



**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF BASUD**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
NATIONAL ROAD				
From the center of Market Site up to Pob. 2 - Matnog boundary, going to Daet and up to the junction of San Rafael St., going to Naga (<i>both sides</i>)	3,300.00	C-1	12,500.00	C-1
From the corner of National Road and 50 meters to Sumil St. (<i>both sides of Sumil St.</i>)	3,300.00	C-1	12,500.00	C-1
From the corner of National Road to Del Rosario St.	2,600.00	C-2	10,000.00	C-2
From the corner of San Rafael St. to Pinaglabanan Shrine, going to Naga (<i>both sides</i>)	2,000.00	C-3	7,500.00	C-3
From Matnog - Pob. 2 boundaries to Basud - Daet boundary (<i>both sides</i>)	2,000.00	C-3	10,000.00	C-2
From the San Felipe - Mantugawe boundary to San Felipe Elementary School (<i>both sides</i>)	1,300.00	C-4	5,000.00	C-4
E. SUMIL STREET				
From after 50 meters of Corner Crossing to Flores St.	2,220.00	R-1	4,040.00	R-1
PROVINCIAL ROAD				
From Crossing after 50 meters to the junction of Mampili Road	2,220.00	R-1	4,040.00	R-1
From the junction of Mampili to Del Rosario St.	1,520.00	R-2	4,040.00	R-1
From the corner of Del Rosario St. to the Mocong Bridge	1,130.00	R-3	3,400.00	R-2
RIVERA STREET				



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From Jose Rizal St. to San Nicolas St.	2,220.00	R-1	4,040.00	R-1
From Jose Rizal St. to the National Road	2,220.00	R-1	4,040.00	R-1
<u>SAN RAFAEL STREET</u>				
From National Road to Del Rosario St.	2,220.00	R-1	4,040.00	R-1
<u>ESPERANZA STREET</u>				
From Jose Rizal St. to Burgos St.	2,220.00	R-1	4,040.00	R-1
<u>BURGOS STREET</u>				
From San Rafael St. to Esperanza St.	2,220.00	R-1	4,040.00	R-1
From Esperanza St. to E. Sumil St.	2,220.00	R-1	4,040.00	R-1
<u>SAN NICOLAS STREET</u>				
From Rivera St. to E. Sumil St.	2,220.00	R-1	4,040.00	R-1
<u>JOSE RIZAL STREET</u>				
From San Rafael St. to E. Sumil St.	2,220.00	R-1	4,040.00	R-1
<u>QUINONES STREET</u>				
From Esperanza St. to E. Sumil St.	2,220.00	R-1	4,040.00	R-1
<u>FLORES STREET</u>				
From E. Sumil St. to National Road	2,220.00	R-1	4,040.00	R-1
<u>DEL ROSARIO STREET</u>				
From San Rafael St. to E. Sumil St.	2,220.00	R-1	4,040.00	R-1
From E. Sumil St. to Provincial Road	1,520.00	R-2	4,040.00	R-1
From E. Sumil St. to Provincial Road-all Interior lots	1,130.00	R-3	3,400.00	R-2
<u>RESIDENTIAL LOTS</u>				
All lots used as residential land in Brgy. Matnog, Bactas, Mampili, and San Felipe along the National Highway	1,520.00	R-2	3,400.00	R-2
All interior lots adjacent to the commercial area within the población			4,040.00	R-1
All interior lots for residential purposes within the población			3,400.00	R-2
All lots used for residential purposes in Brgy. Matnog, Bactas, Mampili, and San Felipe-Interior lots	1,130.00	R-3	2,640.00	R-3



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All lots used for residential purposes within the barangay sites of San Felipe, Mocong, and Mampili.	1,130.00	R-3	2,640.00	R-3
All lots used for residential purposes within the barangay sites of San Felipe, Mocong, and Mampili-Interior lots.	1,130.00	R-3	2,640.00	R-3
All lots used for residential purposes within the barangay sites of barangays adjacent to the poblacion of the municipality.	750.00	R-4	2,640.00	R-3
All interior lots used for residential purposes within the barangays adjacent to the poblacion of the municipality			1,730.00	R-4
All lots used for residential outside and far from the Barangay Poblacion.	490.00	R-5	1,030.00	R-5
All other rural residential lots not otherwise classified.	280.00	R-6	610.00	R-6
<u>SUBDIVISION LOTS</u>				
<u>FIRST-CLASS SUBDIVISION</u> (Fully Developed)				
All lots in a complex subdivision with water and electric facilities, sewerage system, and open space intended for the construction of subdivision amenities such as recreation park/playground, clubhouse, swimming pool, etc.	1,800.00	S-1	4,410.00	S-1
<u>SECOND-CLASS SUBDIVISION</u>				
All subdivision lots have water, electrical facilities, and a sewerage system without the area provided for the development of subdivision amenities				



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF CAPALONGA**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub-Classification	Unit Value (Per Square Meter)	Sub-Classification
<u>MAYOR HIGINO FERMO STREET</u>				
Mayor Higinio Fermo St. (Former Dalampasigan St.)	1,300.00	R-2	2,220.00	R-2
From Mabini St. to the all-weather road section of Mayor Higinio Fermo St.	930.00	R-3	1,410.00	R-3
<u>GONZALES STREET</u>				
The whole length of the street from the Roman Catholic Church to the Public Cemetery	1,300.00	R-2	2,220.00	R-2
<u>R. LAPAK STREET</u>				
From G. Lopez Jaena St. to Rizal St.	3,300.00	C-1	4,770.00	C-1
From Rizal St. to Mabini St.	2,000.00	R-1	3,100.00	R-1
From Mabini St. to the whole length of Lapak St. Ext.	1,300.00	R-2	2,220.00	R-2
<u>CUSTODIO STREET</u>				
From Vinzons Ave. to J. Rizal St.	3,300.00	C-1	4,770.00	C-1
From J. Rizal St. to Mabini St.	2,000.00	R-1	3,100.00	R-1
<u>MAGSAYSAY STREET</u>				
From Mayor Lucio Jacob Sr. St. (former Veterans St.) to G. Lopez Jaena St.	2,000.00	R-1	3,100.00	R-1
From G. Lopez Jaena St. to J. Rizal St.	3,300.00	C-1	4,770.00	C-1
From J. Rizal St. to Quezon St.	2,000.00	R-1	3,100.00	R-1
<u>CLARO M. RECTO STREET</u>				
From Mayor Lucio Jacob Sr. St. (former Veterans St.) to A. R. Mortel St.	1,300.00	R-2	2,220.00	R-2



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From A.R.Mortel St. to J. Rizal St.	3,300.00	C-1	4,770.00	C-1
From J. Rizal St. to Quezon St.	2,000.00	R-1	3,100.00	R-1
<u>PINAGSELOSAN STREET</u>				
The whole length of Pinagselosan St.	1,300.00	R-2	2,220.00	R-2
<u>STREET DESIGNATED AS STREET A</u> (See Proposed Unit Land Valuation Map)				
The whole length from Mabini St. Ext. to Provincial Road-Ubang Section	930.00	R-3	1,410.00	R-3
<u>MAYOR LUCIO JACOB SR. STREET</u>				
The whole length from Magsaysay St. to Mayor Benjamin Dygico St. at Talagpucao Bridge	930.00	R-3	1,410.00	R-3
<u>G. LOPEZ JAENA STREET</u>				
From the Roman Catholic Church to Lapak St.	930.00	R-3	1,410.00	R-3
From R. Lapak St. to Claro M. Recto St.	2,000.00	R-1	3,100.00	R-1
From Claro M. Recto St. to Street with no name, designated as Street D	3,300.00	C-1	4,770.00	C-1
From Street without a name, designated as Street D, to Mayor Benjamin Dygico St.	2,000.00	R-1	3,100.00	R-1
<u>A.R. MORTEL STREET</u> (former Tiwi Street)				
The whole length from Claro M. Recto St. to Mayor Lucio Jacob Sr. St. (former Veterans St.)	1,300.00	R-2	2,220.00	R-2
<u>STREET B</u> (street without a name)				
From G. Lopez Jaena St. to A.R. Mortel St.	1,300.00	R-2	2,220.00	R-2
<u>STREET C</u> (street without a name)				
From Street B to A.R. Mortel St.	930.00	R-3	1,410.00	R-3
<u>VINZONS AVENUE</u>				
From Roman Catholic Church to R. Lapak St.	3,300.00	C-1	4,770.00	C-1
From R. Lapak St. to Mayor Isidro Talento St.	3,300.00	C-1	4,770.00	C-1



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From Mayor Isidro Talento St. to Mayor Buenerhes Sasot St.	2,000.00	R-1	3,100.00	R-1
<u>JOSE RIZAL STREET</u>				
From Mayor Higino Fermo St. (<i>former Dalampasigan St.</i>) to Gonzales St.	1,300.00	R-2	2,220.00	R-2
From Gonzales St. to Claro M. Recto St.	2,000.00	R-1	3,100.00	R-1
<u>JOSE PANGANIBAN STREET</u>				
The whole length from Gonzales St. to Claro M. Recto St.	2,000.00	R-1	3,100.00	R-1
<u>MABINI STREET</u>				
From Mayor Higino Fermo St. (<i>former Dalampasigan St.</i>) to Gonzales St.	1,300.00	R-2	2,220.00	R-2
From Gonzales St. to Claro M. Recto St.	1,300.00	R-2	2,220.00	R-2
From Claro M. Recto St. to the whole length of the all-weather road Mabini St. Ext.	930.00	R-3	1,410.00	R-3
<u>QUEZON STREET</u>				
The whole length from R. Lapak St. to Claro M. Recto St.	1,300.00	R-2	2,220.00	R-2
<u>STREET G</u> (street without a name)				
From Provincial Road to Health Center	1,300.00	R-2	2,220.00	R-2
<u>STREET H</u> (street without a name)				
From Street G to Provincial Road	930.00	R-3	1,410.00	R-3
<u>MAYOR ISIDRO TALENTO STREET</u>				
From G. Lopez Jaena St. to Vinzons Ave.	3,300.00	C-1	4,770.00	C-1
From Vinzons Ave. to Rizal St. Ext.	2,000.00	R-1	3,100.00	R-1
From Rizal St. Ext. to Mabini St. Ext.	1,300.00	R-2	2,220.00	R-2
<u>STREET D</u> (street without a name)				
From G. Lopez Jaena St. Ext. to Vinzons Ave.	2,000.00	R-1	3,100.00	R-1
From Vinzons Ave. to J. Panganiban St. Ext.	930.00	R-3	1,410.00	R-3
From Mayor Isidro Talento St. to Street D	1,300.00	R-2	2,220.00	R-2



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From Street D to Mayor Buenerhes Sasot St.	930.00	R-3	1,410.00	R-3
STREET E (street without a name)				
The whole length from Mabini St. Ext. to J. Panganiban	930.00	R-3	1,410.00	R-3
MAYOR BUENERHES SASOT STREET				
The whole length from Street F to J. Rizal St. Ext.	2,000.00	R-1	3,100.00	R-1
STREET F (street without a name)				
The whole length from Mayor Buenerhes Sasot St. to Mayor Benjamin Dygico St.	1,300.00	R-2	2,220.00	R-2
MAYOR FRANCISCO ROLL STREET				
The whole length from Mayor Benjamin Dygico St. to the end of the concrete road section of the street	1,300.00	R-2	2,220.00	R-2
MAYOR BENJAMIN DYGICO STREET				
From Vinzons Ave. to Street F	2,000.00	R-1	3,100.00	R-1
From Street F to St. Talagpucao Bridge	1,300.00	R-2	2,220.00	R-2
CARP ROAD				
The whole length of CARP road from Mayor Benjamin Dygico St. to Mayor Francisco Roll St.	930.00	R-3	1,410.00	R-3
BARANGAY RESIDENTIAL LOTS				
Lots situated along the road within Brgy. Ubang from Lapak St. Ext. in the north and Provincial Road in the south, and in the west along Camagsaan River	710.00	R-4	1,000.00	R-4
Lots situated along the National Secondary Road in Brgy. Catioan from Talagpucao Bridge to the Talagpucao Fishport	1,300.00	R-2	2,220.00	R-2
Lots situated along Provincial Roads in barangays of Ubang,				



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Itok, Mactang and Calabaca	930.00	R-3	1,410.00	R-3
Lots situated along the National Secondary Road in barangays of Catioan (after the Talagpucao Fishport), Mataque, Catabaguangan, Alayao, Old Camp, Magsaysay, and Tanauan	930.00	R-3	1,410.00	R-3
All lots used as residential within the barangay site of barangays adjacent to the poblacion	710.00	R-4	1,000.00	R-4
All lots used as residential within the barangay site far from the poblacion	440.00	R-5	650.00	R-5
All lots used as residential not otherwise classified	250.00	R-6	370.00	R-6
From corner of Lopez Jaena Ext., Mayor Isidro Talento St. to Vinzons Ave.	2,600.00	C-2	3,810.00	C-2
MAYOR ISIDRO TALENTO STREET				
Northern part of Mayor Isidro Talento St. from Lopez Jaena Ext. to Rizal Ext.	2,600.00	C-2	3,810.00	C-2
From corner of Mayor Lucio Jacob St. and Mortel St. with 100 meters length side by side	2,600.00	C-2	3,810.00	C-2

All lands classified as industrial within the poblacion shall have a base market value the same as that of commercial or residential lots, depending upon their location in the poblacion.

Commercial or industrial lands located outside the poblacion or within the barrios (rural barangays) of the municipality shall have a unit base market value the same as that of residential lots in the area.



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF DAET**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
<u>F. PIMENTEL AVENUE</u>				
From the intersection of Quezon Ave. to David St.	16,600.00	C-1	34,690.00	C-1
From the intersection of David St. to the junction of the road to San Vicente, and along Lourdes Hospital	12,500.00	C-2	27,750.00	C-2
From the intersection of F. Pimentel Ave. to Suzara St.	12,500.00	C-2	27,750.00	C-2
From the intersection of Suzara St. to Fe Martinez St.	10,500.00	C-3	20,810.00	C-3
From the intersection of Road to San Vicente and along to Central Plaza and D. Cabanela St.	10,500.00	C-3	20,810.00	C-3
<u>FROILAN PIMENTEL AVENUE</u> (<i>Quezon Avenue</i>)				
From the intersection of Vinzons Ave. to Dasmariñas St.	16,600.00	C-1	34,690.00	C-1
From the intersection of Dasmariñas St. to V. Basit St.	16,600.00	C-1	34,690.00	C-1
From V. Basit St. to Daet Bridge No. 1	10,500.00	C-3	20,810.00	C-3
From the intersection of Magallanes St. to the junction of Urbano St.	10,500.00	C-3	20,810.00	C-3
From Urbano St. to the junction of Luisito St.	7,000.00	C-4	13,880.00	C-4
<u>JUSTO LUKBAN STREET</u>				
From the intersection of J.Pimentel St. to Vicente Basit St.	16,600.00	C-1	34,690.00	C-1



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From the intersection of J. Pimentel St. to Diego Liñan St.	10,500.00	C-3	20,810.00	C-3
From the intersection of Magallanes St. to Taft St.	10,500.00	C-3	20,810.00	C-3
<u>FELIPE II STREET</u>				
From the intersection of Dasmariñas St. to J. Pimentel St.	16,600.00	C-1	34,690.00	C-1
From the intersection of Dasmariñas St. to V. Basit St.	12,500.00	C-2	27,750.00	C-2
<u>ILDEFONSO MORENO STREET</u>				
The whole length of the street	12,500.00	C-2	27,750.00	C-2
From J. Lukban St. to Felipe II St.	16,600.00	C-1	34,690.00	C-1
<u>J. PIMENTEL STREET</u>				
From the intersection of Felipe II St. to J. Lukban St.	12,500.00	C-2	27,750.00	C-2
From J. Lukban St. to Zabala St.	12,500.00	C-2	27,750.00	C-2
From Zabala St. to David St.	10,500.00	C-3	20,810.00	C-3
From David St. to Aurora St.	7,000.00	C-4	13,880.00	C-4
<u>ZABALA STREET</u>				
From intersection of J. Pimentel St. to V. Basit St.	10,500.00	C-3	20,810.00	C-3
<u>VICENTE BASIT STREET</u>				
From intersection of Zabala St. to F. Pimentel St.	7,000.00	C-4	13,880.00	C-4
From F. Pimentel St. to Suzara St.	7,000.00	C-4	13,880.00	C-4
<u>MAGALLANES STREET</u>				
From intersection of F. Pimentel Ave. to Capt. Abaño St.	7,000.00	C-4	13,880.00	C-4
From F. Pimentel Ave. to J. Lukban St.	7,000.00	C-4	13,880.00	C-4
<u>BAGASBAS ROAD</u> <i>(Benigno Aquino)</i>				
From junction of Diego Liñan St. to 1st Irrigation Canal along the Provincial Hospital	7,000.00	C-4	13,880.00	C-4
<u>DASMARINAS STREET</u>				



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From intersection of J. Lukban St. to F. Pimentel St.	16,600.00	C-1	34,690.00	C-1
From F. Pimentel Ave. to Argente St.	10,500.00	C-3	20,810.00	C-3
From Argente St. to Suzara St.	7,000.00	C-4	13,880.00	C-4
<u>ARGENTE STREET</u>				
Whole length of the street	7,000.00	C-4	13,880.00	C-4
<u>DAVID STREET</u>				
Whole length of the street	7,000.00	C-4	13,880.00	C-4
<u>SUZARA STREET</u>				
Whole length of the street	7,000.00	C-4	13,880.00	C-4
<u>CARLOS II STREET</u>				
From intersection of J. Lukban St. to F. Pimentel St.	10,500.00	C-3	20,810.00	C-3
From junction of Felipe II St. to boundary of Daet Elementary School	16,600.00	C-1	34,690.00	C-1
All lots situated within the Central Plaza Commercial Complex	7,000.00	C-4	13,880.00	C-4
All lots within the Central Plaza Commercial Complex Situated along San Vicente Road	10,500.00	C-3	20,810.00	C-3
<u>DASMARINAS STREET</u>				
From intersection of Suzara St. to the end of the street eastward	5,000.00	R-1	7,890.00	R-1
<u>VICENTE BASIT STREET</u>				
From intersection of Suzara St. to Peñafrancia St.	5,000.00	R-1	7,890.00	R-1
<u>J. PIMENTEL STREET</u>				
From intersection of David St. to Aurora St.	5,000.00	R-1	7,890.00	R-1
From Aurora St. to junction of D. Cabanela St.	2,550.00	R-3	5,100.00	R-3
<u>MAGALLANES STREET</u>				
From intersection of Hernan Cortez St. to Capt. Abaño St.	5,000.00	R-1	7,890.00	R-1
From intersection of Capt. Abaño St. to				



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Bicierra St. (<i>Epifanio Ferrer Street</i>)	3,730.00	R-2	6,490.00	R-2
From intersection of P. Burgos St. to San Vicente St.	2,550.00	R-3	5,100.00	R-3
From Bicierra St. to Zaldua St.	1,720.00	R-4	3,630.00	R-4
From intersection of Hernan Cortez St. to P. Burgos St.	2,550.00	R-3	5,100.00	R-3
<u>FROILAN PIMENTEL AVENUE</u>				
From junction of Vivencio St. to Boundary	3,730.00	R-2	6,490.00	R-2
<u>CARLOS II STREET</u>				
From intersection of J. Lukban St. to Hernan Cortez St.	5,000.00	R-1	7,890.00	R-1
From intersection of P. Burgos St. to San Vicente St.	3,730.00	R-2	6,490.00	R-2
<u>DIEGO LINAN STREET</u>				
From junction of J. Lukban St. to Rosario St.	5,000.00	R-1	7,890.00	R-1
<u>DIEGO LINAN EXTENSION</u>				
From intersection of Diego Liñan St. to Kapt. Isko St.	2,550.00	R-3	5,100.00	R-3
From Diego Liñan St. to Fe Martinez St.	2,550.00	R-3	5,100.00	R-3
<u>ROSARIO STREET</u>				
Whole length of the street	5,000.00	R-1	7,890.00	R-1
<u>TAFT STREET</u>				
From intersection of J. Lukban St. to intersection of Hernan Cortez eastward	3,730.00	R-2	6,490.00	R-2
From intersection of J. Lukban to Capt, Abaño St. Eastward	5,000.00	R-1	7,890.00	R-1
From intersection of Hernan Cortez St. to intersection of P. Burgos St. and from intersection of Capt. Abaño St. to intersection of Bicierra St.	2,550.00	R-3	5,100.00	R-3
From intersection of P. Burgos St. to San Vicente St. and from				



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intersection of Bicierra St. to Zaldua St.	1,720.00	R-4	3,630.00	R-4
<u>BICIERRA STREET</u> (E. Ferrer Street)				
From intersection of Taft St. to Magallanes St.	3,730.00	R-2	6,490.00	R-2
From intersection of Magallanes St. to Dulongbayan St.	1,720.00	R-4	3,630.00	R-4
<u>CAPT. ABANO STREET</u>				
From intersection of Magallanes St. to Taft St.	1,720.00	R-4	3,630.00	R-4
From intersection of Taft St. to Dulongbayan St.	1,720.00	R-4	3,630.00	R-4
<u>CURRI STREET</u>				
From intersection of J. Lukban St. to Hernan Cortez St.	5,000.00	R-1	7,890.00	R-1
From intersection of Hernan Cortez St. to P. Burgos St.	3,730.00	R-2	6,490.00	R-2
From intersection of P. Burgos St. to San Vicente St.	2,550.00	R-3	5,100.00	R-3
<u>EVANGELISTA STREET</u>				
The whole length of the street	5,000.00	R-1	7,890.00	R-1
<u>SAN VICENTE ROAD</u>				
From along Lag-on Chapel to the avenue to the intersection of diversion road	5,000.00	R-1	7,890.00	R-1
<u>PADRE BURGOS STREET</u>				
From intersection Magallanes St. to Taft St.	5,000.00	R-1	7,890.00	R-1
From the intersection of Taft St. to Dulongbyan St.	2,550.00	R-3	5,100.00	R-3
<u>MARQUEZ DE CAMARINES STREET</u>				
From the intersection of Hernan Cortez St. to San Vicente St.	2,550.00	R-3	5,100.00	R-3
<u>DIMASALANG, FE MARTINEZ, KAPT. ISKO, CHARITO, AND ELIZA STREETS</u>				
The whole length of the street	3,730.00	R-2	6,490.00	R-2



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<u>HERNAN CORTEZ STREET</u>				
From the intersection of Taft St. to Dulongbayan St.	2,550.00	R-3	5,100.00	R-3
<u>COLON STREET</u>				
From the intersection of Taft St. to Dulongbayan St.	2,550.00	R-3	5,100.00	R-3
<u>DENCIO CABANELA, ZALDUA, DULONGBAYAN, PENAFRANCIA, AND SAN VICENTE STREET</u>				
The whole length of the street	3,730.00	R-2	6,490.00	R-2
<u>RESIDENTIAL LOTS</u>				
Along National Highway up to San Gregorio Village (<i>roads to Talisay, Basud, and Mercedes and Bagasbas Road are not covered by the above Schedule</i>)	2,550.00	R-3	5,100.00	R-3
<u>FERNANDO, BACERDO, AND CARRANCEJA STREET</u>				
The whole length of the above streets	1,720.00	R-4	3,630.00	R-4
<u>RESIDENTIAL LOTS IN BARRIOS</u>				
Residential lots within the barangay/barangay site of Daet, adjacent to Poblacion	1,280.00	R-5	2,460.00	R-5
Residential lots outside or far from the barrio site are not covered by the above schedule	800.00	R-6	1,450.00	R-6
<u>MAGALLANES EXTENSION, IRAYA, FERNANDEZ, MAGALLANES ILAOD, CALLE SEXY INTERIOR, AND DENCIO CABANELA STREET</u>				
The whole length of the street in the interior	1,720.00	R-4	3,630.00	R-4
<u>SUBDIVISION LOTS</u>				
<u>FIRST-CLASS SUBDIVISION</u> (Fully Developed)				



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All lots in complex subdivision with water and electric facilities sewerage system and open space intended for the construction of subdivision amenities such as recreation park/playground, clubhouse, swimming pool, etc.	3,200.00	S-1	7,860.00	S-1
<u>SECOND-CLASS SUBDIVISION</u>				
All subdivision lots with water, electrical facilities and sewerage system without the area provided for the development of subdivision amenities and command lesser value than the first-class subdivision.	2,400.00	S-2	4,670.00	S-2
<u>THIRD-CLASS SUBDIVISION</u>				
All lots with water and electrical facilities and command lesser value than a second-class subdivision.	1,800.00	S-3	2,640.00	S-3

All lands classified as industrial within the población shall have a base market value the same as that of commercial or residential lots, depending upon their location in the población.

Commercial or industrial lands located outside the población or within the barrios (rural barangays) of the municipality shall have a unit base market value the same as that of residential lots in the area.



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF JOSE PANGANIBAN**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub-Classification	Unit Value (Per Square Meter)	Sub-Classification
<u>RIZAL AVENUE</u> (National Road)				
From the boundary marker of Bagumbayan and North Poblacion to Patiao Bridge No. 1	2,500.00	R-1	4,160.00	R-1
From Patiao Bridge No. 1 to Mabini St.	3,800.00	C-2	7,460.00	C-2
<u>BARLIN STREET</u> (Madolid Street)				
Whole length of the street	2,500.00	R-1	4,160.00	R-1
<u>ZAMORA STREET</u>				
Whole length of the street	2,500.00	R-1	4,160.00	R-1
<u>PATIAO VILLAGE</u>				
Road 2 – whole length	1,760.00	R-2	3,140.00	R-2
Road 3 – whole length	1,760.00	R-2	3,140.00	R-2
Road 4 – whole length	1,760.00	R-2	3,140.00	R-2
<u>VINZONS AVENUE</u>				
From Gen. Lukban St. (Angat St.) to Mabini St.	3,800.00	C-2	7,460.00	C-2
<u>MALIGAT STREET</u> (Bonifacio/Brimo Street)				
From Calogcog River to Mabini St.	3,800.00	C-2	7,460.00	C-2
<u>MAMBULAO BOULEVARD</u> (J. Luna Street)				
From Calogcog River to Mabini St.	3,800.00	C-2	7,460.00	C-2
<u>GEN. LUKBAN STREET</u> (Angat Street)				
From Mambulao (J. Luna St.) to Calogcog Bridge No. 1	3,800.00	C-2	7,460.00	C-2
<u>DEL ROSARIO STREET</u>				
Whole length of the street	3,800.00	C-2	7,460.00	C-2
<u>J. DEFEO SR. STREET</u>				
Whole length of the street	3,800.00	C-2	7,460.00	C-2



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<u>BURGOS STREET</u>				
Whole length of the street	3,800.00	C-2	7,460.00	C-2
<u>MABINI STREET</u>				
Whole length of the street	3,800.00	C-2	7,460.00	C-2
<u>MALIGAYA AVENUE</u>				
Western Side – whole length	2,500.00	R-1	4,160.00	R-1
Eastern Side – whole length	1,760.00	R-2	3,140.00	R-2
<u>RIZAL AVENUE</u> (National Road)				
From Mabini St. to Schneider St.	3,800.00	C-2	7,460.00	C-2
From Schneider St. to CNNSAT Road	4,700.00	C-1	9,320.00	C-1
Land behind commercial lot eastern side	2,500.00	R-1	4,160.00	R-1
<u>DONA PONAY STREET</u>				
Whole length of the street	4,700.00	C-1	9,320.00	C-1
<u>VINZONS AVENUE</u>				
From Mabini St. to Schneider St.	3,800.00	C-2	7,460.00	C-2
From Schneider St. to J. Arriola St.	4,700.00	C-1	9,320.00	C-1
<u>MALIGAT STREET</u> (Bonifacio Brimo Street)				
From Mabini St. to Schneider St.	3,800.00	C-2	7,460.00	C-2
From Schneider St. to J. Arriola St.	4,700.00	C-1	9,320.00	C-1
<u>MAMBULAO BOULEVARD</u> (J. Luna Street)				
From Mabini St. to J. Arriola Sr. St.	4,700.00	C-1	9,320.00	C-1
<u>MABINI STREET</u>				
Whole length of the street	3,800.00	C-2	7,460.00	C-2
<u>F. SCHNEIDER STREET</u>				
Northern Portion – Whole length of the street	3,800.00	C-2	7,460.00	C-2
<u>BUS TERMINAL ROAD</u>				
Whole length of the street	4,700.00	C-1	9,320.00	C-1
<u>MILLIONAIRES VILLAGE</u>				
Whole block	4,700.00	C-1	9,320.00	C-1
<u>R. LOVERIA STREET</u>				



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Whole length of the street	4,700.00	C-1	9,320.00	C-1
<u>J. ARRIOLA STREET</u>				
Whole length of the street	3,800.00	C-2	7,460.00	C-2
<u>J.P. ELEMENTARY ROAD</u>				
From Rizal Ave. to CNNSAT	3,800.00	C-2	7,460.00	C-2
<u>CNNSAT ROAD</u> (F.A. Defeo Street)				
From Rizal Ave. to CNNSAT	2,500.00	R-1	4,160.00	R-1
<u>RIZAL AVENUE</u> (National Road)				
From J. Arriola Sr. Street to Diego Silang Street	3,800.00	C-2	7,460.00	C-2
From Diego Silang Street to Ricarte Street	2,800.00	C-3	5,590.00	C-3
Lands behind commercial lots used for residential Purposes	2,500.00	R-1	4,160.00	R-1
<u>ALAKAN ROAD</u> (LA Street)				
Whole length of the street	2,500.00	R-1	4,160.00	R-1
<u>VINZONS AVENUE EXTENSION</u>				
From Arriola St. to Enverga Street	2,800.00	C-3	5,590.00	C-3
From Enverga Street to Ricarte St. (R. Padilla Road)	2,500.00	R-1	4,160.00	R-1
<u>E. JACINTO STREET</u>				
From Arriola St. to Enverga St.	2,800.00	C-3	5,590.00	C-3
From Enverga St. to Ricarte Street	2,500.00	R-1	4,160.00	R-1
<u>PADILLA SR. BOULEVARD</u>				
Whole length of the street	4,700.00	C-1	9,320.00	C-1
ROAD NW – 1 Whole length of the street	1,760.00	R-2	3,140.00	R-2
ROAD NW – 2 Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NW – 3 Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NW – 4				



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Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NW – 5 Whole length of the street	1,250.00	R-3	2,150.00	R-3
<u>E. ENVERGA STREET</u>				
Northwestern portion	1,900.00	C-4	3,730.00	C-4
Southwestern portion	2,500.00	R-1	4,160.00	R-1
<u>A. LUNA STREET</u>				
Whole length of the street	2,500.00	R-1	4,160.00	R-1
<u>DIEGO SILANG STREET</u>				
From Rizal Ave. to Padilla Sr. Blvd.	2,500.00	R-1	4,160.00	R-1
From Padilla Sr. Blvd. to Road NW-2	1,760.00	R-2	3,140.00	R-2
From Road NW-2 to Road NW-4	1,250.00	R-3	2,150.00	R-3
<u>DEL PILAR STREET</u>				
From Rizal Ave. to Padilla Sr. Blvd.	2,500.00	R-1	4,160.00	R-1
From Padilla Sr. Blvd. to Road NW-2	1,760.00	R-2	3,140.00	R-2
From Road NW-2 to Road NW-4	1,250.00	R-3	2,150.00	R-3
<u>RICARTE STREET</u> (Padilla Road)				
From Rizal Ave. to Padilla Sr. Blvd.	2,500.00	R-1	4,160.00	R-1
From Padilla Sr. Blvd. to Road SW-2	1,760.00	R-2	3,140.00	R-2
From Road NW-2 to Road NW-4	1,250.00	R-3	2,150.00	R-3
ROAD NE – 1 Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NE – 2 Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NE – 3 Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NE – 4 Whole length of the street	1,250.00	R-3	2,150.00	R-3
ROAD NE – 5 Whole length of the street	1,250.00	R-3	2,150.00	R-3
<u>RIZAL AVENUE</u> (National Road)				
From CNNSAT Road to Ricarte St.	2,800.00	C-3	5,590.00	C-3
From Ricarte St. to Paltic Road	1,900.00	C-4	3,730.00	C-4



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Lands behind commercial lots	2,500.00	R-1	4,160.00	R-1
<u>VINZONS AVENUE EXTENSION</u>				
From Paltic Road to PIM Road	2,500.00	R-1	4,160.00	R-1
ROAD NW – 1 Whole length of the street	1,760.00	R-2	3,140.00	R-2
<u>CNNSAT ROAD</u> (F.A. Defeo Street)				
Whole length of the street	2,500.00	R-1	4,160.00	R-1
<u>RICARTE STREET</u> (Padilla Road)				
From Rizal Ave. to Padilla's residence	2,500.00	R-1	4,160.00	R-1
Whole length concrete pavement (40 meters)	1,760.00	R-2	3,140.00	R-2
From end of concrete pavement to the next 40 meters length	1,250.00	R-3	2,150.00	R-3
<u>PIM ROAD</u>				
From Rizal Ave. to Vinzons Ave. Ext. (B.L. Site)				
From Vinzons Ave. Ext. to Road NW – 1	2,500.00	R-1	4,160.00	R-1
From Road NW – 1 to within 100 meters road length	1,760.00	R-2	3,140.00	R-2
From end of 100 meters road length to boundary of Motherlode and Plaridel	1,250.00	R-3	2,150.00	R-3
<u>PALTIC ROAD</u>				
From Rizal Ave. to Paltic Creek	2,500.00	R-1	4,160.00	R-1
<u>ADEA STREET</u>				
From Parang Bridge to PIM Road	2,500.00	R-1	4,160.00	R-1
All other interior roads purposes	1,760.00	R-2	3,140.00	R-2
<u>PIM ROAD</u>				
Along Mambulao Bay	1,250.00	R-3	2,150.00	R-3
From Mambulao Bay to RC Cemetery	2,500.00	R-1	4,160.00	R-1
From RC Cemetery to wooden bridge	1,760.00	R-2	3,140.00	R-2
<u>NATIONAL ROAD</u>				
First 100 meters distance from Bureau of Custom	1,760.00	R-2	3,140.00	R-2



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Second 100 meters distance from Bureau of Custom	1,250.00	R-3	2,150.00	R-3
From Road 3 to Creek	850.00	R-4	1,340.00	R-4
From Creek to Pantalan	590.00	R-5	820.00	R-5
Other lands used for residential purposes	590.00	R-5	820.00	R-5
Along Provincial Road and other all-weather roads	590.00	R-5	820.00	R-5
Other than Provincial Road/ all-weather roads	300.00	R-6	370.00	R-6
CALOGCOG ROAD				
From Calogcog Bridge to San Antonio Bridge	2,500.00	R-1	4,160.00	R-1
SAN MAURICIO BRIDGE				
From Calogcog Road to Calogcog Elementary School	1,250.00	R-3	2,150.00	R-3
SAN ANTONIO ROAD				
Along concrete pavement	1,250.00	R-3	2,150.00	R-3
UPPER CALOGCOG				
Along Creek	1,250.00	R-3	2,150.00	R-3
PIM ROAD				
From Rizal Ave. to Vinzons Ave. Ext.	1,900.00	C-4	3,730.00	C-4
From Vinzons Ave. Ext. to Road NW – 1 (Motherlode)	2,500.00	R-1	4,160.00	R-1
From Road NW – 1 to within 100 meters road length	1,760.00	R-2	3,140.00	R-2
From end of 100 meters road length to Parang Bridge No. 2	1,250.00	R-3	2,150.00	R-3
From Parang Bridge No. 2 to RC Cemetery (Parang)	1,250.00	R-3	2,150.00	R-3
PALTIC ROAD				
From National Road to Paltic Creek – 1	2,500.00	R-1	4,160.00	R-1
NATIONAL ROAD				
First 100 meters distance from Paltic Road	2,500.00	R-1	4,160.00	R-1
Second 100 meters distance	1,760.00	R-2	3,140.00	R-2
Third 100 meters distance	1,250.00	R-3	2,150.00	R-3
Fourth 100 meters distance	850.00	R-4	1,340.00	R-4
Next succeeding length up to Benguet Road	590.00	R-5	820.00	R-5



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<u>TUMBAGA ROAD</u>				
From National Road to Creek	590.00	R-5	820.00	R-5
<u>BENGUET ROAD</u>				
Within 100 meters road length from National Road	590.00	R-5	820.00	R-5
<u>S.R.N. ELEMENTARY ROAD</u>				
From National Road to SRN school site	590.00	R-5	820.00	R-5
<u>BARANGAY OSMENA</u>				
Along National Road/ Provincial Road	590.00	R-5	820.00	R-5
Residential lands along other than National/ Provincial Road	300.00	R-6	370.00	R-6
<u>BARANGAY SANTA ROSA SUR</u>				
Along National/ Provincial Road	590.00	R-5	820.00	R-5
Residential lands along other than National/ Provincial Road	300.00	R-6	370.00	R-6
<u>BARANGAY CALERO</u>				
Along PIM Road	590.00	R-5	820.00	R-5
Calero Elementary School	590.00	R-5	820.00	R-5
Other lands used for residential purposes	300.00	R-6	370.00	R-6
<u>BARANGAY SANTA MILAGROSA</u>				
Along PIM Road	590.00	R-5	820.00	R-5
Other lands are used for residential purposes	300.00	R-6	370.00	R-6
<u>BARANGAY LARAP</u>				
Inside the industrial/residential area of defunct PIM	590.00	R-5	820.00	R-5
Along the main road	590.00	R-5	820.00	R-5
Other roads	590.00	R-5	820.00	R-5
Reclaimed area	300.00	R-6	370.00	R-6
<u>BARANGAY PAG-ASA</u>				
Land used for residential purposes	300.00	R-6	370.00	R-6
Land use for residential, not otherwise classified from the foregoing	300.00	R-6	370.00	R-6

All lands classified as industrial within the población shall have a base market value equal to that of commercial or residential lots, depending on their location within the población.



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF LABO**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
<u>JUSTO LUKBAN STREET</u> (National Highway)				
All lots along National Road from Malaga Creek to Labo Bridge	9,500.00	C-1	22,700.00	C-1
<u>FELIX TENORIO STREET</u>				
All lots from Mayor J. Lukban St. to Sgt. Ramores St. (<i>whole length</i>)	9,500.00	C-1	22,700.00	C-1
<u>JOB LUZARRAGA STREET</u>				
All lots from Mayor J. Lukban St. to Datu Puti St.	9,500.00	C-1	22,700.00	C-1
<u>DIVISORIA STREET</u>				
All lots along Divisoria St. (<i>whole length</i>)	9,500.00	C-1	22,700.00	C-1
<u>JOSE RIZAL STREET</u>				
All lots from corner of Mabini St. to corner of Sgt. Ramores St. (<i>whole length</i>)	9,500.00	C-1	22,700.00	C-1
<u>EUGENIO DASCO STREET</u>				
All lots from corner of Villaflores St. to Mayor Justo Lukban St. (<i>except corner lots along National Highway</i>)	7,700.00	C-2	18,160.00	C-2
<u>B. BAUTISTA STREET</u>				
All lots from corner of Sgt. Ramores St. to corner of E. Dasco St. (<i>except corner lots along the National Highway</i>)	7,700.00	C-2	18,160.00	C-2
<u>P. BURGOS STREET</u>				
All lots from cor. of Sgt. Ramores St. to corner of E. Dasco St. (<i>except</i>				



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<i>corner lots along National Road)</i>	7,700.00	C-2	18,160.00	C-2
<u>CAPT. VILLAFLORES STREET</u>				
All lots from corner of Sgt. Ramores St. to corner of E. Dasco St. <i>(except corner lots along National Road)</i>	7,700.00	C-2	18,160.00	C-2
<u>HAGDAN BATO STREET</u>				
All lots from corner of Villaflores St. to Hagdan Bato and from corner of Hagdan Bato St. and Lukban St. to Mayor Justo Lukban St. <i>(except lots along the National Highway)</i>	7,700.00	C-2	18,160.00	C-2
<u>SGT. RAMORES STREET</u>				
All lots from corner of Villaflores St. to corner of F. Tenorio St. <i>(whole length)</i>	7,700.00	C-2	18,160.00	C-2
<u>DATU PUTI STREET</u>				
All lots from corner of E. Tenorio St. and Sgt. Ramores St. Ext. to corner of J. Luzarraga St.	7,700.00	C-2	18,160.00	C-2
<u>A. MABINI STREET</u>				
All lots from corner of Rizal St. Ext. to junction of Mabini St. and National Highway	7,700.00	C-2	18,160.00	C-2
<u>NATIONAL HIGHWAY</u>				
All lots from Labo Bridge to Petron Gas Station at Brgy. Anahaw	5,900.00	C-3	13,620.00	C-3
<u>MALAGA CREEK</u>				
Terminal onwards both sides at Brgy. Masalong	5,900.00	(R-3) C-3	13,620.00	(R-3) C-3
<u>BARANGAY TULAY NA LUPA ROAD</u>				
All lots from boundary of Brgy. Lugui and Tulay na Lupa along Provincial Road to junction of road to Napaod to Lot 3791 (QDB) and 3732	4,000.00	C-4	9,080.00	C-4
<u>BARANGAY BAGONG SILANG 1</u>				
All lots from property of G. Ellaga along National				



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Highway to property of M. Alonzo and from National Highway to Bagong Silang 1 Elementary School	4,000.00	C-4	9,080.00	C-4
<u>BARANGAY TALOBATIB</u>				
All lots from Gate 2 of CNNAS to Labo District Hospital and corner lot of National Highway to Core Shelter of Brgy. Talobatib	4,000.00	C-4	9,080.00	C-4
<u>NATIONAL HIGHWAY</u>				
All lots along the National Highway from the junction of Labo Contod Road to Bical Bridge	2,170.00	R-3	3,070.00	R-3
<u>GEN. LUKBAN STREET</u>				
All lots from corner of Hagdan Bato St. to corner of Lopez Jaena St. (<i>whole length</i>)	4,000.00	R-1	7,310.00	R-1
<u>A. BONIFACIO STREET</u>				
All lots from corner of Gen. Lukban St. to corner of J. Rizal St. (<i>whole length</i>)	4,000.00	R-1	7,310.00	R-1
<u>LOPEZ-JAENA STREET</u>				
All lots from corner of Gen. Lukban St. to corner of J. Rizal St. (<i>whole length</i>)	4,000.00	R-1	7,310.00	R-1
<u>VILLAFLORES STREET</u>				
All lots from corner of Mabini St. to corner of E. Dasco St. and from corner of St. Ramores St. to corner of Lopez Jaena St.	4,000.00	R-1	7,310.00	R-1
<u>JOSE RIZAL STREET</u>				
All lots from corner of Sgt. Ramores St. to corner of Malvar St. (<i>whole length</i>)	4,000.00	R-1	7,310.00	R-1
<u>P. BURGOS STREET</u>				
All lots from corner of E. Dasco St. to gate of Manlapaz Subd. (<i>property of Nelly Jariel</i>) and from corner of Sgt.				



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Ramores St. to corner of Malvar St.	4,000.00	R-1	7,310.00	R-1
<u>A. MABINI STREET</u>				
All lots from corner of Rizal St. Ext. to corner lot of Villaflores St. (<i>whole length</i>)	4,000.00	R-1	7,310.00	R-1
<u>BAUTISTA STREET</u>				
All lots from gate of Manlapaz Subd. (<i>property of Nelly Jariel</i>) to corner of E. Dasco St. and from corner of Sgt. Ramores St. to corner of Malvar St.	4,000.00	R-1	7,310.00	R-1
<u>CALABASA STREET</u>				
All lots except corner lot of F. Tenorio St. (<i>whole length</i>)	3,040.00	R-2	4,420.00	R-2
<u>E. LUZARRAGA STREET</u>				
All lots except corner of Job Luzarraga St. (<i>whole length</i>)	3,040.00	R-2	4,420.00	R-2
<u>LUZARRAGA SUBDIVISION</u>				
Interior lots in Brgy. Kalamunding and Brgy. Dalas not mentioned above	3,040.00	R-2	4,420.00	R-2
<u>M. RANESES, LUKBAN, AND ESPANOL SUBDIVISIONS OF BARANGAY ANAHAW</u>				
All lots except lots along National Highway	2,170.00	R-3	3,070.00	R-3
<u>MANLAPAZ AND GAERLAN SUBDIVISIONS</u>				
All lots of the subdivision	2,170.00	R-3	3,070.00	R-3
<u>BALCE SUBDIVISION OF BARANGAY KALAMUNDING</u>				
All lots within the subdivision	2,170.00	R-3	3,070.00	R-3
<u>SUZARRA, SANCHEZ, AND A. LUZARRAGA SUBDIVISIONS ALONG CAMBODIA ROAD AND RIZAL STREET</u>				
Lots in Suzarra, Sanchez, and A. Luzarraga Subdivisions	1,540.00	R-4	2,730.00	R-4



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<u>BARON, MELLA, M. RANESES, E. RANESES, MVMPIC, AND NERY SUBDIVISIONS AND FOSTER VILLAGE CORP. OF BARANGAY MALASUGUI</u>				
Lots in Baron, Mella, M. Raneses, E. Raneses, Mvmipc, and Nery Subdivisions and Foster Village Corp.	1,040.00	R-5	2,170.00	R-5
<u>MANUEL RANESES, MIGUEL RANESES, V. LUZARRAGA, S. VALEROS, AND F. LUZARRAGA SUBDIVISIONS AT BARANGAY DALAS</u>				
Lots in Manuel Raneses, Miguel Raneses, V. Luzarraga, S. Valeros, and F. Luzarraga Subdivisions	1,040.00	R-5	2,170.00	R-5
<u>BARANGAY TALOBATIB</u>				
All lots along National Highway except commercial lots used for residential purposes	1,540.00	R-4	2,730.00	R-4
Interior lots used for residential purposes	1,040.00	R-5	2,170.00	R-5
<u>LOTS ALONG LABO – AWITAN</u>				
Road from Bulhao Elementary School to lot owned by Decembrana	1,040.00	R-5	2,170.00	R-5
All lots used for residential purposes	580.00	R-6	1,360.00	R-6
<u>LOTS FROM MATOGDON BRIDGE (Labo – Tulay Na Lupa Road) TO GUERRERO SUBDIVISION</u>				
All lots from Matogdon Bridge to Guerrero Subd.	1,040.00	R-5	2,170.00	R-5
All lots used for residential purposes	580.00	R-6	1,360.00	R-6
<u>BARANGAY TULAY NA LUPA</u>				
All lots used for residential purposes and along Tulay na				



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Lupa town site going to Brgy. Napaod	1,040.00	R-5	2,170.00	R-5
Interior lots used for residential purposes	580.00	R-6	1,360.00	R-6
<u>BARANGAY BAGONG SILANG I</u>				
All lots used for residential purposes	1,540.00	R-4	2,730.00	R-4
Interior lots used for residential purposes	1,040.00	R-5	2,170.00	R-5
<u>BARANGAYS IBERICA, BAUTISTA, GUINACUTAN, BAKIAD, STA. CRUZ, CABUSAY, FUNDADO, BAGA- CAY, AWITAN, MASA- LONG, BULHAO, LUGUI, MABILO I, AND MABILO II</u>				
All lots used for residential purposes <i>(excepts lots not mentioned in the above classifications)</i>	1,040.00	R-5	2,170.00	R-5
Interior lots used for residential purposes	580.00	R-6	1,360.00	R-6
<u>BARANGAYS NAPAOD, BAYAN- BAYAN, CALABASA, SAN ANTONIO, BENIT, MATANLANG, MALANCAO-BASUD, DAGUIT, BAAY, MACOGON, ANAMEAM, BAYABAS, CANAPAWAN, TIGBINAN, MALATAP, CALABASA, BAGONG SILANG II, AND EXCIBAN</u>				
All lots used for residential purposes <i>(except lots along Tulay na Lupa barangay site)</i>	580.00	R-6	1,360.00	R-6
Interior lots used for residential purposes	300.00	R-7	850.00	R-7
<u>BARANGAYS MAOT, SUBMAKIN, DUMAGMANG, MALAYA, PAG-ASA, PANG-PANG, BAGONG SILANG III, KABATUHAN AND MAHAWAN-HAWAN</u>				



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All the lots used for residential purposes	300.00	R-7	850.00	R-7
All other rural residential lots not otherwise classified	300.00	R-7	850.00	R-7
<u>SUBDIVISION LOTS</u>				
<u>FIRST-CLASS SUBDIVISION</u> (Fully Developed)				
All lots in complex subdivision with water and electric facilities sewerage system and open space intended for the construction of subdivision amenities such as recreation park/playground, clubhouse, swimming pool, etc.			6,120.00	S-1
<u>SECOND-CLASS SUBDIVISION</u>				
All subdivision lots with water, electrical facilities and sewerage system without the area provided for the development of subdivision amenities and command lesser value than the first-class subdivision.			3,560.00	S-2
<u>THIRD-CLASS SUBDIVISION</u>				
All lots with water and electrical facilities and command lesser value than a second-class subdivision.			2,400.00	S-3

All lands classified as industrial within the población shall have a base market value equal to that of commercial or residential lots, depending on their location within the población.

Commercial or industrial lands located outside the población or within the barrios (rural barangays) of the municipality shall have a unit base market value the same as that of residential lots in the area.



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF MERCEDES**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub-Classification	Unit Value (Per Square Meter)	Sub-Classification
<u>ALONG ECO AVENUE</u>				
From the corner of Briola/Zaldua St.	5,100.00	C-1	9,540.00	C-1
From Zaldua St. to the corners of Riel and Doña Moreno St.	4,000.00	C-2	7,630.00	C-2
From Riel St. to the corner of Bicol Enterprises, and from the corner of Road 7 to the corner of Road 6	4,000.00	(R-2) C-2	7,630.00	(R-2) C-2
From the corner of Bicol Enterprises St. to Pitong Gatang St.	1,660.00	(I-1) R-2	3,440.00	(I-1) R-2
From the corner of Road 6 to the corner of Road 3 (North)	1,660.00	(R-3) R-2	3,440.00	(R-3) R-2
From the corner of Pitong Gatang St. to San Roque (<i>except Vivar Village</i>)	1,660.00	(I-2) R-2	3,440.00	(I-2) R-2
From the corner of Road 3 to San Roque	1,660.00	(I-3) R-2	3,440.00	(I-3) R-2
<u>DE LOS REYES STREET</u> (former Piscador Street)				
From the corner of Briola St. to the corner of Doña Moreno St.	1,250.00	(I-3) R-3	2,150.00	(I-3) R-3
From the corner of Road 7 to the corner of Road 6	1,250.00	(R-2) R-3	2,150.00	(R-2) R-3
From the corner of Road 6 to Road 3	1,250.00	R-3	2,150.00	R-3
From the corner of Road 3 to the corner of Road 1	1,250.00	R-3	2,150.00	R-3
From the corner of Road 1 to San Roque (<i>near the cemetery</i>)	1,200.00	I-2	3,400.00	I-2
Part of San Roque (<i>going to Sabangan</i>)	1,500.00	I-1	4,860.00	I-1



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<u>MABINI, ZALDUA, RIEL, AND DE LA CRUZ STREETS</u>				
The whole block of Mabini St., Zaldua St., Riel St., and De La Cruz St.	1,660.00	R-2	3,440.00	R-2
<u>SUBDIVISION</u>				
<u>VIVAR VILLAGE SUBDIVISION</u>				
<i>(Barangay 2)</i>	2,500.00	R-1	6,370.00	R-1
<u>COSTA BUENA SUBDIVISION</u>				
<i>(Brgy. San Roque)</i>	2,500.00	R-1	6,370.00	R-1
<u>FOSTER PARENT SUBDIVISION</u>				
<i>(Brgy. San Roque)</i>	1,660.00	R-2	3,440.00	R-2
<u>ALONG DAET-MERCEDES ROAD</u>				
All rural residential lots	850.00	R-4	1,580.00	R-4
<u>INTERIOR PORTION OF C-1</u>	4,000.00	C-2	7,630.00	C-2
<u>BARANGAY GABOC, MAMBUNGALON, AND CAYUCYUCAN</u>				
Residential lots within the barangays	850.00	(R-6) R-4	1,580.00	(R-6) R-4
<u>BARANGAY MATOOGTOOG, HINIPAAN, MASALONG-SALONG, PAMBUHAN, AND TARUM</u>				
Residential lots within the barangays	540.00	(R-6) R-5	1,250.00	(R-6) R-5
<u>BARANGAY COLASI, HAMORAON, LALAWIGAN, AND LANOT</u>				
Residential lots within the barangays	300.00	R-6	930.00	R-6
<u>URBAN BARANGAYS</u>				
Brgy. Manguisoc	1,250.00	(R-2) R-3	2,150.00	(R-2) R-3
Brgy. San Roque	1,660.00	R-2	3,440.00	R-2
Brgy. Del Rosario	1,660.00	R-2	3,440.00	R-2
<u>ISLAND BARANGAYS OF APUAO, CARINGO, AND QUINAPAGUIAN</u>				
All rural residential lots within the island barangays	200.00	R-7	550.00	R-7



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF PARACALE**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
<u>BATOBALANI</u> From Gold Street to Iron Street Left and right of the street	3,200.00	C-1	6,850.00	C-1
<u>CANDELARIA STREET</u> From Real Street to Antigua Street	2,600.00	C-2	5,480.00	C-2
<u>BATOBALANI</u> From Iron Street to Batobalani Bridge	2,600.00	C-2	5,480.00	C-2
<u>STO. NIÑO STREET</u> From Real Street to San Antonio Street	2,600.00	C-2	5,480.00	C-2
From San Antonio Street to Antigua St.	3,200.00	C-1	6,850.00	C-1
From Antigua St. to Del Rosario St.	1,900.00	C-3	4,110.00	C-3
<u>SAN ROQUE STREET</u> From San Jose St. to Tugos Bridge	1,900.00	C-3	4,110.00	C-3
<u>UNITED PARACALE ROAD</u> From Parian St. to Up Bridge	1,900.00	C-3	4,110.00	C-3
<u>STA. CRUZ STREET</u> From Real Street to San Antonio Street	2,600.00	C-2	5,480.00	C-2
<u>BATOBALANI</u> All Residential Lots surrounding the Brgy. Site	2,300.00	R-1	3,020.00	R-1
<u>REAL STREET</u>				



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From Sto. Niño Street to Parian Street	1,900.00	C-3	4,110.00	C-3
<u>MITRA STREET</u> From Del Rosario Street to San Jose Street	1,620.00	R-2	1,930.00	R-2
<u>P.O. ROAD</u> From San Jose Street to Real Street	1,620.00	R-2	1,930.00	R-2
<u>SAN JOSE STREET</u> From Sto. Niño Street to Real Street	1,620.00	R-2	1,930.00	R-2
<u>SAN ANTONIO STREET</u> From Sto. Niño Street to Parian Street left and right of the street	1,900.00	(R-2) C-3	4,110.00	(R-2) C-3
<u>SAN ISIDRO STREET</u> Whole length of the street	1,900.00	(R-2) C-3	4,110.00	(R-2) C-3
<u>REAL STREET</u> From Sto. Niño Street to Progreso Street left and right of the road	1,900.00	C-3	4,110.00	C-3
<u>STO. DOMINGO STREET</u> From Candelaria Street to Parian Street, left and right of the road	2,600.00	C-2	5,480.00	C-2
<u>CANDELARIA STREET</u> From Antigua Street to Anak Dagat Street	1,330.00	R-3	1,370.00	R-3
<u>ANAK DAGAT STREET</u> Whole length of the street	1,330.00	R-3	1,370.00	R-3
<u>REAL STREET</u> From Parian Street to Paracale River	1,330.00	R-3	1,370.00	R-3
<u>PROGRESO STREET</u> Whole length of the street	1,330.00	R-3	1,370.00	R-3
<u>VICTORY ROAD</u> From San Jose Street to Del Rosario Street	1,330.00	R-3	1,370.00	R-3



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<u>PARIAN STREET</u> From San Jose Street to San Antonio Street	1,330.00	R-3	1,370.00	R-3
<u>STA. ROSA STREET</u> From Antigua St. to Anak-Dagat Street	1,330.00	R-3	1,370.00	R-3
<u>ANTIGUA STREET</u> From Candelaria Street to Sto. Niño Street	1,900.00	(R-3) C-3	4,110.00	(R-3) C-3
<u>DEL ROSARIO STREET</u> Frm Progreso Street to Parian Street	1,330.00	R-3	1,370.00	R-3
<u>COCO GROVE ROAD</u> Whole length of the street	1,330.00	R-3	1,370.00	R-3
<u>BARANGAY BAGUM- BAYAN</u> Trece Martinez St., Mabini Street, Rizal St., Vinzons Street, Sta. Elena St. and Bonifacio Street Whole length of the street	850.00	R-4	930.00	R-4
<u>BARANGAY PALANAS</u> Residential lots situated at the barangay site including the mine site of United Paragon Mining Co. & all residential lots within the barangay	850.00	R-4	930.00	R-4
<u>BARANGAY TUGOS</u> All residential lots within the barangay	850.00	R-4	930.00	R-4
<u>BARANGAY TAWIG, CAPACUAN, DALNAC, MALACBANG AND MAYBATO</u> All residential lots within the barangays	510.00	R-5	600.00	R-5
All other remaining barangays of Paracale including Sitio Sampaguita and Purok 3- Niogan of Brgy. Batobalani.	300.00	R-6	370.00	R-6
All other rural residential lots not otherwise classified	300.00	R-6	370.00	R-6



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF SAN LORENZO RUIZ**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
<u>ALONG PROVINCIAL ROAD (both sides)</u> From the corner of Velez Subd. to B. Panotes Street	1,700.00	C-1	3,970.00	C-1
<u>LADEA STREET</u> From Ermita Street to Adefuin Subdivision	1,400.00	C-2	3,176.00	C-2
<u>V. RACHO STREET</u> From the corner of V. Racho Street to Salamero Street	1,400.00	C-2	3,176.00	C-2
<u>SUBDIVISIONS</u> Pakai Subdivision, Velez Subdivision, and Adefuin Subdivision	1,000.00	R-1	1,660.00	R-1
<u>B. PANOTES STREET</u> From Villegas Street to S. Dayon Street (Eastern Portion)	1,000.00	R-1	1,660.00	R-1
<u>VILLEGAS STREET</u> From Villegas Street to Kabilang Sapa (Northern Portion)	780.00	R-2	1,320.00	R-2
<u>LADEA ST. EXTENSION</u> Residential lots between Matacong Creek and Matacong Elementary School	780.00	R-2	1,320.00	R-2
<u>DAYON STREET</u> From Dayon St. to Patag Road (southern portion)	780.00	R-2	1,320.00	R-2
<u>RESIDENTIAL LOTS</u> Boma Subdivision	780.00	R-2	1,320.00	R-2



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Within the poblacion of Barangay Mampurog	780.00	R-2	1,320.00	R-2
All lots within the commercial area of the poblacion are not otherwise classified.	1,400.00	C-2	3,176.00	C-2
All lots are used for residential purposes along the road in Brgy. Mampurog, Daculang Bolo, Dagotdotan, and all Subdivision Lots.	590.00	R-3	980.00	R-3
Interior lots at Brgy. Matacong/ Poblacion, Mampurog Brgy. Site Daculang bolo Brgy. Site & Dagotdotan Brgy. Site.	590.00	R-3	980.00	R-3
<u>ALL RESIDENTIAL LOTS OF BARANGAYS ADJACENT THE POBLACION.</u>	340.00	R-4	720.00	R-4
All lots used for residential purposes within the barangay site are far from the poblacion.	260.00	R-5	500.00	R-5
All other rural residential lots not otherwise classified.	200.00	R-6	340.00	R-6

All lands classified as industrial within the población shall have a base market value the same as a commercial lot or a residential lot, depending upon the location in the población.

Commercial or Industrial lands outside población or within the barrios (rural barangay) of the municipality shall have a unit-based market value the same as residential lots in the area.



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF SAN VICENTE**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
<u>MABINI STREET</u> From J. Rizal Street to Gomburza Street	1,100.00	R-1	3,260.00	R-1
From Gomburza Street to N. Alegre Street	910.00	R-2	2,190.00	R-2
<u>GOMBURZA STREET</u> From F. Apo Street to A. Mabini Street	1,100.00	R-1	3,260.00	R-1
<u>JOSE P. RIZAL STREET</u> From A. Mabini Street to M. del Pilar Street	1,100.00	R-1	3,260.00	R-1
From Del Pilar Street to P. Cababan Street	2,000.00	C-1	5,400.00	C-1
From P. Cababan Street to Alleja Street	1,100.00	R-1	3,260.00	R-1
<u>P. APO STREET</u> From A. Bonifacio Street to N. Alegre Street.	1,100.00	R-1	3,260.00	R-1
<u>NATALIO ALEGRE STREET</u> From P. Apo Street to P. Moreno Street and from P. Moreno Street to P. Cababan Street	1,100.00	R-1	3,260.00	R-1
From P. Apo Street to A. Mabini Street	910.00	R-2	2,190.00	R-2
<u>TANDANG SORA STREET</u> From F. Zaño Street to P. Moreno Street	2,000.00	C-1	5,400.00	C-1
From P. Moreno Street to P. Cababan Street	2,000.00	C-1	5,400.00	C-1



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From P. Cababan Street to Alleja Street	1,100.00	R-1	3,260.00	R-1
From Alleja Street to B. Aquino Street	910.00	R-2	2,190.00	R-2
<u>FELIX ZAÑO STREET</u> From N. Alegre Street to Tandang Sora Street	2,000.00	C-1	5,400.00	C-1
From N. Alegre Street to School Site	1,100.00	R-1	3,260.00	R-1
<u>A. BONIFACIO STREET</u> From P. Apo Street to P. Cababan Street	2,000.00	C-1	5,400.00	C-1
<u>MARIANO DEL PILAR ST.</u> From A. Bonifacio Street to J. Rizal Street	1,100.00	R-1	3,260.00	R-1
<u>PEDRO MORENO STREET</u> From N. Alegre Street to Tandang Sora Street	2,000.00	C-1	5,400.00	C-1
From Tandang Sora Street to J. Rizal Street	2,000.00	C-1	5,400.00	C-1
From J. Rizal Street to the barangay boundary	2,000.00	(R-1) C-1	5,400.00	(R-1) C-1
<u>PELAGIO CABABAN ST.</u> Whole length of the street	1,100.00	R-1	3,260.00	R-1
<u>NEW ROAD – ALLEJA ST.</u> From Tandang Sora Street to Sto. Domingo Street	910.00	R-2	2,190.00	R-2
<u>STO DOMINGO STREET</u> From B. Aquino Street to Robles-Zano Street	630.00	R-3	1,880.00	R-3
Lots along provincial road from San Vicente Elementary School to Froilan. High School	910.00	R-2	2,190.00	R-2
Lots situated in barangay and along school site of barangays	630.00	R-3	1,880.00	R-3
Lots situated in Foster Parents Plan, Man-ogob				
Block # 1 & 2; Western part of Block				



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF SANTA ELENA**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub-Classification	Unit Value (Per Square Meter)	Sub-Classification
<u>NATIONAL HIGHWAY</u> Whole length of the street from Villabroza to the former Philtranco Terminal(Both Sides)	3,100.00	C-1	6,780.00	C-1
From Villabroza St. to Bonifacio St. (Both Sides).	2,500.00	C-2	5,420.00	C-2
From Philtranco to San Jose St. (Both Sides).	1,900.00	C-3	4,070.00	C-3
The rest of lots along the National Road	1,200.00	C-4	2,710.00	C-4
<u>M. ROXAS STREET</u> Whole length of the street from National Highway to public market	3,100.00	C-1	6,780.00	C-1
Whole length of the street from National Highway to H. Del Moro Street	2,500.00	C-2	5,420.00	C-2
From H. Del Moro St. to the rest of the street (to Santol River)	2,400.00	R-1	3,560.00	R-1
<u>JOSE RIZAL STREET</u> Whole length of the street (Market Site)	3,100.00	C-1	6,780.00	C-1
<u>DIASANTA STREET</u> Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>V. DIMATERA STREET</u>				



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Whole length of the street from National Highway to New Public Market.	3,100.00	C-1	6,780.00	C-1
<u>H. DEL MORO STREET</u> Whole length of the street from Junterial St. to A. Bonifacio St.	2,400.00	R-1	3,560.00	R-1
Whole length of the street From M. Roxas St.	2,400.00	R-1	3,560.00	R-1
<u>CUDIAMAT STREET</u> Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>JUNTERIAL STREET</u> Whole length of the street from Magsaysay Street to H. Del Moro Street	2,400.00	R-1	3,560.00	R-1
100 Meters from Magsaysay Street going to Brgy. Pulong Guit-guit	1,350.00	R-2	2,250.00	R-2
After the 100 meters to another 100 meters going to Brgy. Pulong Guit-guit	800.00	R-3	1,330.00	R-3
<u>ALLEY</u> Whole length of the street from V. Dimatera Street to Cudiamat Street	2,400.00	R-1	3,560.00	R-1
<u>Z. DORIA ST.</u> Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>MAGSAYSAY STREET</u> Whole length of the street from Diasanta Street to Cudiamat Street	2,400.00	R-1	3,560.00	R-1
Along the New Public Market	3,100.00	C-1	6,780.00	C-1
<u>L. FERRER STREET</u>				



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Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>21 DE JUNIO STREET</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>ALONZO STREET</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>VILLABROZA STREET</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>W. Q. VINZONS STREET</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>E. AGUINALDO STREET</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>LOPEZ JAENA STREET</u>				
Whole length of the street from D. Asis Street to H. Del Moro Street	2,400.00	R-1	3,560.00	R-1
The rest of the street	1,350.00	R-2	2,250.00	R-2
<u>E. ECO STREET</u>				
Whole length of the street from D. Asis Street to H. Del Moro Street	2,400.00	R-1	3,560.00	R-1
<u>ANDRES BONIFACIO ST.</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>EMILIO AGUINALDO STREET</u>				
Whole length of the street	2,400.00	R-1	3,560.00	R-1
<u>D. ASIS STREET</u>				
Whole length of the street	1,350.00	R-2	2,250.00	R-2
<u>SUBDIVISION LOTS</u>				
Cudiamat Property along Magsaysay St.	2,400.00	R-1	3,560.00	R-1
Malonzo Property			3,560.00	R-1
The rest of the area	1,350.00	R-2	2,250.00	R-2
Alaon Property	1,350.00	R-2	2,250.00	R-2
Obre Property	1,350.00	R-2	2,250.00	R-2



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Cortez Property	1,350.00	R-2	2,250.00	R-2
Febrer Property	1,350.00	R-2	2,250.00	R-2
Jayag Property (Sitio Dahugon)	800.00	R-3	1,330.00	R-3
1 st CLASS SUBD.	2,400.00	R-1	3,560.00	R-1
2 nd CLASS SUBD.	1,350.00	R-2	2,250.00	R-2
<u>RESIDENTIAL</u>				
<u>LOTS ALONG THE NAT'L. HIGHWAY</u>				
Barangay Rizal	1,350.00	R-2	2,250.00	R-2
Barangay San Vicente	1,350.00	R-2	2,250.00	R-2
Barangay San Pedro	800.00	R-3	1,330.00	R-3
Barangay Bulala	510.00	R-4	770.00	R-4
Barangay Kabuluhan	800.00	R-3	1,330.00	R-3
Barangay Plaridel	800.00	R-3	1,330.00	R-3
Barangay Tabugon	800.00	R-3	1,330.00	R-3
Barangay Tabugon	1,350.00	R-2	2,250.00	R-2
200 meters from intersection going to boundary marker of Camarines Norte and Quezon (Bothsides of Hi-way)	2,400.00	R-1	3,560.00	R-1
Along the main road	1,350.00	R-2	2,250.00	R-2
Along the secondary road	800.00	R-3	1,330.00	R-3
RESIDENTIAL LOTS LOCATED AT BRGY. PULONGGUIT-GUIT	800.00	R-3	1,330.00	R-3
Barangay Villa San Isidro	510.00	R-4	770.00	R-4
Barangay Salvacion	370.00	R-5	450.00	R-5
Barangay Guitol	510.00	R-4	770.00	R-4
Barangay Kagtalaba	510.00	R-4	770.00	R-4
Barangay Patag-ilaya	370.00	R-5	450.00	R-5
Barangay Patag-ibaba	370.00	R-5	450.00	R-5
All other Rural residential lots not otherwise classified	250.00	R-6	450.00	R-5
RESIDENTIAL LOTS LOCATED AT BRGY. MAULAWIN	800	R-3	1,330.00	R-3

All lands used as industrial within the población shall have a base market value the same as commercial lot or residential lot depending upon the location in the población.

Commercial or industrial land outside the población or within the barrios of the municipality shall have a unit base market value the same as residential lots in the area.



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
 MUNICIPALITY OF TALISAY**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub-Classification	Unit Value (Per Square Meter)	Sub-Classification
<u>MANILA SOUTH ROAD</u> From Legazpi St. to Rada Street	3,800.00	C-1	7,340.00	C-1
From Contreras Street to Talisay River	3,800.00	C-1	7,340.00	C-1
From Legazpi Street to Road (no name)	3,800.00	C-1	7,340.00	C-1
<u>MAGANA STREET</u> From Legazpi Street to Rada Street	3,000.00	C-2	5,870.00	C-2
From De Lara Street to Legazpi Street	3,000.00	C-2	5,870.00	C-2
From De Lara Street to Creek	3,000.00	C-2	5,870.00	C-2
From Contreras Street to Road (no name)	3,000.00	C-2	5,870.00	C-2
From Creek to Rada St.	2,300.00	R-1	4,170.00	R-1
From Rada Street to Talisay River	2,300.00	R-1	4,170.00	R-1
<u>JAMITO STREET</u> From Rada Street to Legazpi Street	2,300.00	R-1	4,170.00	R-1
<u>DE LARA STREET</u> From Magana Street to Vanan Street	2,300.00	R-1	4,170.00	R-1
From Ibis St. to Jamito Street (both sides)	2,300.00	R-1	4,170.00	R-1
From Ibis Street to Cortez (both sides)	1,610.00	R-2	2,780.00	R-2



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From Cortez Street to Cabezudo Street	1,610.00	R-2	2,780.00	R-2
From Cabezudo Street to Road (no name)	1,610.00	R-2	2,780.00	R-2
<u>LEGAZPI STREET</u> From Jamito Street to Manila South Road	3,000.00	C-2	5,870.00	C-2
From Jamito Street to Ibis Street	2,300.00	R-1	4,170.00	R-1
From Manila South Road to Magana Street	3,000.00	C-2	5,870.00	C-2
From Ibis St. to Cabezudo Street	1,610.00	R-2	2,780.00	R-2
From Cabezudo Street to Creek	1,220.00	R-3	1,840.00	R-3
From Magana Street to Carlos Ascutia	1,610.00	R-2	2,780.00	R-2
<u>IBIS STREET</u> From Legazpi Street to Road (no name)	1,220.00	R-3	1,840.00	R-3
From Legazpi Street to De Lara Street	1,610.00	R-2	2,780.00	R-2
From De Lara Street to Rada Street	1,610.00	R-2	2,780.00	R-2
<u>CORTEZ STREET</u> From Legazpi Street to Rada Street	1,610.00	R-2	2,780.00	R-2
From Legazpi Street to Northward	1,220.00	R-3	1,840.00	R-3
<u>RADA STREET</u> From Ibis Street to Road	1,220.00	R-3	1,840.00	R-3
From Ibis St. to Jamito St.	2,300.00	R-1	4,170.00	R-1
<u>CONTRERAS STREET</u> From Talisay Elementary	2,300.00	R-1	4,170.00	R-1



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School to Ibis Street				
From Talisay Elementary School to Manila South Road	2,300.00	R-1	4,170.00	R-1
From Magana St. to Manila South Road	2,300.00	R-1	4,170.00	R-1
<u>DE LARA STREET</u> From Jamito St. to Manila South Road	3,000.00	C-2	5,870.00	C-2
From Manila South Road to Magana Street	3,000.00	C-2	5,870.00	C-2
From Magana St. to Creek	3,000.00	C-2	5,870.00	C-2
From Creek to Legazpi St.	2,300.00	R-1	4,170.00	R-1
<u>VANAN STREET</u> From Legazpi Street to De Lara Street	2,300.00	R-1	4,170.00	R-1
<u>BARANGAY RESIDENTIAL</u> All lots used as residential within the barangay site adjacent the poblacion.	760.00	R-4	1,450.00	R-4
All lots used as residential Within the barangay site far from the poblacion.	510.00	R-5	1,100.00	R-5
All other rural residential lots not otherwise classified.	300.00	R-6	530.00	R-6

All lands classified as industrial within the población shall have a base market value the same as a commercial lot or residential lot, depending upon the location in the población.



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Commercial or Industrial lands outside poblacion or within the barrios (rural barangay) of the municipality shall have a unit-based market value the same as residential lots in the area.

A.2 Agricultural Land

Lands	Class and Base Unit Market Value (Per Hectare)							
	1st		2nd		3rd		4th	
	Old	New	Old	New	Old	New	Old	New
Rice Land, Irrigated	290,000.00	705,760.00	254,200.00	618,610.00	184,300.00	448,540.00	148,500.00	361,390.00
Rice Land, Unirrigated	111,800.00	272,100.00	96,100.00	233,840.00	80,400.00	195,570.00		
Rice Land, Upland	76,900.00	187,070.00						
Coconut	155,000.00	729,170.00	132,900.00	625,000.00	66,400.00	312,500.00		
Citrus (Lemon)								
Fishpond	175,000.00	655,120.00	144,400.00	540,470.00	105,000.00	393,070.00		
Swamp	43,800.00	163,780.00						
Cogon/Bulas	62,000.00	291,670.00						
Pineapple								
Orchard	68,500.00	136,650.00	61,600.00	122,950.00	47,400.00	95,640.00	41,100.00	81,950.00
Nipa		165,680.00		151,050.00		121,810.00		107,180.00



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**SCHEDULE OF MARKET VALUES (SMV) OF THE
MUNICIPALITY OF VINZONS**

A.1 Residential, Commercial, and Industrial Land

Location, Avenue, Street, etc.	Old SMV		New SMV	
	Unit Value (Per Square Meter)	Sub-Classification	Unit Value (Per Square Meter)	Sub-Classification
Lots situated along Vinzons Avenue along Sta. Veronica Street eastward to F. Balce Street, and all lots situated around the premises of the Municipal Building	3,200.00	C-1	4,950.00	C-1
Lots along National Highway of Brgy. Sto. Domingo used as commercial	3,200.00	(C-4) C-1	4,950.00	(C-4) C-1
Lots situated along San Isidro Street eastward to F. Balce and from Sta. Cruz St. to Minaogan Bridge	2,600.00	C-2	3,960.00	C-2
Lots situated along Romero Street and San Vicente St. Eastward to F. Balce Street and lots within Minaogan	1,900.00	C-3	2,970.00	C-3
Barangay lots along Vinzons Avenue, from the junction of Calangcawan Sur, road going to Talisay	1,900.00	(C-4) C-3	2,970.00	(C-4) C-3
Along Guinacutan-Labo and interior lots of Brgy. Sto. Domingo used as a commercial	1,300.00	C-4	1,980.00	C-4
Lots situated along Vinzons Avenue, along Sta. Veronica Street eastward to F. Balce, from Sta. Cruz Street to F. Balce St. and San Vicente St.	2,300.00	R-1	3,600.00	R-1



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Lots situated along San Benito Street, San Pedro St., San Isidro Street, and Sta. Cruz Street, to Minaogan, lots along A. Guinto Street	1,620.00	R-2	2,400.00	R-2
Lots situated along Bautista Street, San Eustaquio Street, Romero St. and lots situated in Bagong Lipunan Street and San Roque Street	1,200.00	R-3	1,600.00	R-3
Lots along the National Road of Sto. Domingo; approved complex/simple subdivision of Brgys. Guinacutan and Calangcawan Sur	1,200.00	(R-4) R-3	1,600.00	(R-4) R-3
Lots along Vinzons Avenue from the junction of Calangcawan Sur Road going to Talisay, along Guinacutan-Labo Road	820.00	R-4	1,070.00	R-4
Interior lots of Barangays Calangcawan Sur, Sto. Domingo, and Guinacutan	820.00	(R-5) R-4	1,070.00	(R-5) R-4
Barangay lots of Aguit-it, Cagbalogo, Manlucugan, Matango, Napilihan, Sabang, Singi, Sula	500.00	R-5	700.00	R-5
Lots within the Calaguas Group of Islands	300.00	R-6	400.00	R-6
Interior lots used for residential purposes.	300.00	R-6	400.00	R-6
APPROVED COMPLEX SUBD.				
In Barangay Calangcawan Sur. (Madrigal and Ecology)	1,620.00	R-2	2,400.00	R-2



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Commercial or Industrial lands outside población or within the barrios (rural barangay) of the municipality shall have a unit base market value the same as residential lots in the area.

A.2 Agricultural Land

Lands	Class and Base Unit Market Value (Per Hectare)							
	1st		2nd		3rd		4th	
	Old	New	Old	New	Old	New	Old	New
Rice Land, Irrigated	270,000.00	643,940.00	236,700.00	564,410.00	171,600.00	409,250.00	138,200.00	329,730.00
Rice Land, Unirrigated	104,100.00	248,260.00	89,400.00	213,350.00	74,800.00	178,440.00		
Rice Land, Upland	71,600.00	170,680.00						
Coconut	152,000.00	593,460.00	130,300.00	508,680.00	65,100.00	254,340.00		
Citrus (Lemon)								
Fishpond	170,000.00	475,870.00	140,200.00	392,590.00	102,000.00	285,520.00		
Swamp	42,500.00	118,970.00						
Cogon/Bulas	60,800.00	237,380.00						
Pineapple								
Orchard	67,800.00	148,430.00	61,000.00	133,550.00	47,400.00	103,880.00	40,700.00	89,010.00
Nipa		165,680.00		151,050.00		121,810.00		107,180.00