

Republic of the Philippines
Department of Finance
OFFICE OF THE CITY ASSESSOR
City of Tagaytay

ANNEX "A"

OFFICE ORDER NO. 01-2010

DATE:

Pursuant to Section 212 of Republic Act No. 7160, otherwise as the Local Government Code of 1991, and its implementing Rules and Regulations, the following Schedule of Fair Market Value (Schedule of Base Unit Values for Lands and Schedule of Base Unit construction Cost for Buildings and other Structures) are hereby prescribed as the basis for the classification, appraisal and assessment of real properties located in the City of Tagaytay, in connection with the year 2011 General Revision of Real Property Assessments and Classification mandated under Section 219 of the same code.

1. SCHEDULE OF BASE UNIT MARKET VALUES FOR LANDS, BUILDING AND OTHER IMPROVEMENTS IN THE CITY OF TAGAYTAY

LOCATION, AVENUES, STREET, ETC.	1997 Schedule Market/ SQ. Mtr	2000 Schedule Market / SQ. Mtr	2010 Schedule Market/ SQ. Mtr	SUB-CLASS- IFICATION (Criteria)	Zonal Value (B I R)
1. All developed areas within Tagaytay Highlands and Belle Corp. except undeveloped and forest area.		1,300.00	5,000.00	R-1	5,500.00 (Condo)
2. All residential lands situated on the South Side of the following National Road along ridge over looking Taal Lake.					
a) Tagaytay-Laguna via Calamba Road From iruhin passing through Brgy Sungay, Francisco, Tolentino and San Jose, Silang Junction Boundary.	P2,500.00	P3,250.00	P5,000.00	R-1	4,375.00
b) Tagaytay-Batangas Via Tuy Road from Silang Junct passing through Brgy Maharlika, Mendez Junction, Sambong Bagong Tubig up to Tagaytay-Alfonso Bdry.	P2,500.00	P3,250.00	P5,000.00	R-1	4,850.00
c) Ligaya Drive from Horizon Realty Property up to Sitio Catmon Brgy Francisco.	P2,500.00	P3,250.00	P5,000.00	R-1	4,375.00
d) All lands on the north side of above cited land but over Looking the lake and all other lands although not adjacent to the National road but with the access road situated along ridge side overlooking the lake from Brgy. Iruhin to Mendez Junction	P2,500.00	P3,250.00	P5,000.00	R-1	4,065.00
3. All residential lands situated on the south side of the road enumerated under R-1 (now R-2) which are not overlooking Taal Lake because of Topography, Sunken areas and due to natural block and other residential lands situated on both sides of the following national and city roads.					
a) Tagaytay-Laguna via Calamba road from Brgy Iruhin passing through Brgy Sungay, Francisco, Tolentino, San Jose, Silang Junction Boundary.	P1,000.00	P1,300.00	P3,000.00	R-2	5,065.00

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b) Aguinaldo Hi-way from Tagaytay Silang Boundary passing through Brgy Maitim 2 nd & Brgy Silang Junc	P1,000.00	P1,300.00	P3,000.00	R-2	3,950.00
c) Tagaytay-Batangas Via Tuy Road From Brgy. Silang Junction, Maharlika, Kaybagal, Asisan and Neogan up to Tagaytay Alfonso Bdry	P1,000.00	P1,300.00	P3,000.00	R-2	3,000.00
d) Along JP Rizal Avenue (formerly mahogany)	P1,000.00	P1,300.00	P3,000.00	R-2	1,625.00
e) Tagaytay Sta. Rosa Road from City Market up to Tagaytay/ Silang Boundary.	P1,000.00	P1,300.00	P3,000.00	R-2	1,625.00
f). Both sides of Bacolod Street	P1,000.00	P1,300.00	P3,000.00	R-2	1,625.00
g). Both sides of Akle Street					
h) All other areas within Tagaytay Highlands which are not overlooking Under Sec 02 , Sec 05 and Sec. 04 Which is sunken area.	P1,000.0	<u>P1,300.00</u>	<u>P3,000.00</u>	R-2	1,625.00
4. All residential lands situated on both sides following National Brgy Roads.					
a) Tagaytay Amadeo Road from the Intersection of J.P Rizal Ave to Tagaytay-Amadeo Boundary.	P500.00	P650.00	<u>P2,000.00</u>	R-3	1,375.00
b) Ligaya drive (except lands which are overlooking Taal Lake) from intersection of Tagaytay-Laguna via Calamba Road and Ligaya Drive up to Sitio Catmon.	P500.00	P650.00	<u>P2,000.00</u>	R-3	1,100.00
c) Tagaytay-Mendez Road from ETC Resources Ventures Ave., Samuel C. Yap et al up to Tagaytay Mendez boundary	P500.00	P650.00	P2,000.00	R-3	825.00
d) Magallanes Drive road from EVA Dev Corp. to the intersection of Sta. Rita Road	P500.00	P650.00	P2,000.00	R-3	825.00
e) SVD/Trucking Road from intersection of Aguinaldo Hi-way up to intersection of Tagaytay Laguna via Calamba Road	P500.00	P650.00	<u>P2,000.00</u>	R-3	825.00
f) Lagusan Drive from intersection Of Tagaytay Sta. Rosa Road					
g) Mayor's Drive up to the intersection of Tagaytay Mendez Road			P2,000.00	R-3	690.00
			P2,000.00	R-3	1,100.00
h) Along Tagaytay-Talisay Road From the intersection of Ligaya Drive up to Tagaytay-Talisay Boundary.					

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part 3

5) All residential lands situated on Both sides of the following National/City/Brgy. Road.	P350.00	P450.00	P2,000.00	R-4	825.00
a) Along Tagaytay-Ulat Road Up to Tagaytay Silang Boundary	P350.00	P450.00	P1,000.00	R-4	825.00
b) Along Malabag 1 st from City Market to Tagaytay Silang Boundary.	P350.00	P450.00	P1,000.00	R-4	825.00
c) Along Malabag 2 nd from City Market up to Tagaytay Silang Boundary.	P350.00	P450.00	P1,000.00	R-4	690.00
d) H. R. Maglabe road from Tagaytay Batangas via Tuy Road up to Tagaytay Anuling Boundary.	P350.00	P450.00	P1,000.00	R-4	1,375.00
e) Along Tagaytay-Batangas Aterial Hi-way from Maitim 2 nd Elem School to the Intersection of Tagaytay Batangas Arterial Road Ext.	P350.00	P450.00	P1,000.00	R-4	1,000.00
f) Vilbay St up to the intersection Of Tagaytay Batangas Arterial Road.	P350.00	P450.00	P1,000.00	R-4	825.00
g) Picnic Grove Kaykulot Road From Bliss Housing Project up to St. Michael Village	P350.00	P450.00	P1,000.00	R-4	825.00
h) Heroes Farm road from intersection of P. Malaki Kaybagal Road	P150.00	P200.00	P600.00	R-4	825.00
6) All residential lands situated on Both sides of the following City and Brgy. Roads	P150.00	P200.00	P600.00	R-5	825.00
a). Tagaytay-Zambal Road from Brgy Asisan and Neogan up to Boundary line of Zambal	P150.00	P200.00	P600.00	R-5	825.00
b). Neogan St from Intersection of Tagaytay-Batangas via Tuy Rd up To Brgy Boundary Line of Zambal	P150.00	P200.00	P600.00	R-5	825.00
c). Tagaytay-Kabangaan Road from intersection of Tagaytay Calamba Road up to Tagaytay-Silang Boundary.	P150.00	P200.00	P600.00	R-5	825.00
d). General Gonzales St from the intersection of Tagaytay-Calamba Road up to Focolare Movement	P150.00	P200.00	P600.00	R-5	825.00
e. Tagaytay-Bulalong Matanda Road from the intersection of Tagaytay Calamba road up to Tagaytay-Silang Boundary.	P100.00	P130.00	P400.00	R-6	825.00
7) All residential lands situated on both sides of the following City and Brgy Roads.	P100.00	P130.00	P400.00	R-6	825.00
a) Sta Rita Road from the inter-section of Magallanes and Sta Rita Roads	P100.00	P130.00	P400.00	R-6	925.00

Sec-11 + 12

12270

20070

20070

b) Lourdes Drive from Tagaytay Batangas Arterial Road up to Cityland	P100.00	P130.00	P400.00	R-6	1,100.00
c) Mag-asawang Ilat Road From the intersection of SVD Road to Tagaytay-Silang Boundary.	P100.00	P130.00	P400.00	R-6	890.00
d) Tagaytay-Caloocan Zigzag Road From Zulueta property up to Tagaytay Talisay Boundary.	P100.00	P130.00	P400.00	R-6	890.00
e). Tagaytay-Batangas Arterial Hi-way Ext. from the inter-section of Magallanes Drive and Sta Rita Road Tagaytay up to Tagaytay Talon Bdry.			P400.00	R-6	645.00
f). Along Patutong Malaki-Heroes Farm Road to Maglabe road.			P400.00	R-6	645.00
g). Bayanan Road from Mary Grace Lontok property-Dapdap up to Tagaytay-Talisay Boundary			P400.00	R-6	645.00
h). Tagaytay-Canlubang Road from the Dapdap intersection of Tagaytay Calamba Road up to Tagaytay Canlubang Boundary.			P400.00	R-6	645.00
i). Tagaytay-Banawan Road from Rufo Velasco, Rebecca Gilido & Ariel Rojo Et Al property up To Tagaytay-Talisay Boundary And all other street at Barangay Road lot mentioned herein.			P400.00	R-6	645.00

**COMMERCIAL LANDS
LOCATION, AVENUE, STREET, ETC.**

**2000
Schedule
Of Market
Value per
Sq. Meter**

**2003
Schedule
Of Market
Value per
Sq. Meter**

**2006
Schedule of
Market
Value per
Sq. Meter**

**SUB-CLASS
IFICATION
(CRITERIA)**

**Zonal Value
(BIR)**

1. All lands situated on the following commercial zones

a). Mendez Crossing on the both sides of Tagaytay-Via Tuy from the intersection Of J.P Rizal Ave to Rancho Preva	P3,000.00	P3,000.00	P6,000.00	C-2	9,625.00
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All lands along Tagaytay Mendez Road Up to Vicente Fragante property.

2. Silang Crossing along Aguinaldo Hi-way from Rural of Tagaytay-Batangas Road via Tuy from Silang Rotonda to Days Hotel, and all lands within 100 meter radius from Tagaytay Rotonda	P2,000.00	P2,000.00	P4,000.00	C-2	3,940.00
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a) City Market

P2,000.00

P2,000.00

P4,000.00

C-3

1,715.00

100%

All lands situated within 100 meters radius in vicinity of City Market except lands on The Southern part of Tagaytay Calamba Road.

GROUPING OF SUBDIVISION ACCORDING TO CLASS

NAME OF SUBDIVISION

CLASS

SMV 2000

SMV 2010

%INCREASE

1. Brittany Subd- Iruhin Central	S-1	5,000.00	10,000.00	100%	5,000.00
2. Bloomfield-Robinsons-Maharlika West	S-1	5,000.00	10,000.00	100%	10,000.00
1. Herbal Cove- Iruhin West	S-2	5,000.00	6,500.00	30%	5,000.00
2. Tag. Executive Village-San Jose	S-2	NEW	6,500.00	62.5%	4,000.00
3. Palm Crest- Maharlika West	S-2	NEW	6,500.00		5,000.00
4. Alta Monte- Kaybagal Central	S-2	2,000.00	6,500.00	116%	5,000.00
5. Sotogrande- Asisan	S-2	5,000.00	6,500.00	30%	5,000.00
<i>Omega Subd (Palm Crest)</i>					
1. Royal Pines West- Kaybagal Central	S-3	5,000.00	6,000.00	20%	5,000.00
2. RML Highgrove -Maharlika West	S-3	5,000.00	6,000.00	20%	5,000.00
3. Southridge Subd- Sungay East & South	S-3	5,000.00	6,000.00	20%	5,125.00
4. Prime Peak M2nd West	S-3	5,000.00	6,000.00	20%	5,125.00
1. Cityland III (Silang Junct East)	S-4	4,000.00	5,000.00	25%	5,000.00
2. Cityland IV-Asisan	S-4	4,000.00	5,000.00	25%	4,000.00
3. Tropical Greens- P. Malaki South	S-4	4,000.00	5,000.00	25%	4,450.00
5. Velvet View- Kaybagal Central	S-4	4,000.00	5,000.00	25%	4,000.00
6. Saling-Lahi-San Jose	S-4	4,000.00	5,000.00	25%	4,275.00
7. Jestra Heights - Francisco	S-4	4,000.00	5,000.00	25%	4,375.00
8. Richmore Land Subd (Maitim II C & W)	S-4	2,000.00	5,000.00	150%	5,950.00
9. Tagaytay Heights-Phil Township -Kaybagal	S-4	3,000.00	5,000.00	25%	4,400.00
10. Pueblo Del Sol-P Malaki South	S-4	4,000.00	5,000.00	25%	4,000.00
10. Bay Horizon Land Homes-Sungay East	S-4	NEW	5,000.00	25%	4,000.00
1. Buenavista Subd. Tolentino West	S-5	3,000.00	4,000.00	33%	3,500.00
2. Monte Vista -Don Tim - Francisco	S-5	3,000.00	4,000.00	33%	3,500.00
3. Bernardo Baybay - S. Junct East)	S-5	3,000.00	4,000.00	33%	3,000.00
4. Foggy Heights- San Jose (Tag. Realty)	S-5	3,000.00	4,000.00	33%	3,250.00
5. Erlinda Perez Realty - M. Junct East	S-5	3,000.00	4,000.00	33%	4,125.00
6. Windsor Heights- Tolentino East)	S-5	3,000.00	4,000.00	33%	3,500.00
7. Taal Greenheights- Iruhin West	S-5	3,000.00	4,000.00	33%	1,625.00
8. Villa Cecilia (Iruhin West)	S-5	1,300.00	4,000.00	210%	1,625.00
9. Cityland II- Neogan	S-5	3,000.00	4,000.00	33%	3,940.00
10. Metrogate Subd- Kaybagal Central	S-5	3,000.00	4,000.00	33%	3,900.00
11. Woodridge Properties Inc. Tolentino E	S-5	NEW	4,000.00	33%	3,500.00
12. Metrogate Subd- P. Malaki South	S-5	3,000.00	4,000.00	33%	3,900.00
13. Metrogate (MG Mañors) Maitim 2 nd M. list	S-5	3,000.00	4,000.00	33%	3,900.00
14. Pacific Grove- Kaybagal	S-5	3,000.00	4,000.00	33%	3,900.00
15. Tagaytay Garden Villas	S-5	3,000.00	4,000.00	33%	3,900.00
<i>Omega Subd</i>					
1. Prime Peak - (Maitim 2 nd East	S-6	NEW	3,000.00	50%	5,500.00
2. Rogem Realty - Villa Ciara- Iruhin West	S-6	NEW	3,000.00	50%	5,500.00
3. Cityland I- S. Junct West	S-6	2,000.00	3,000.00	50%	3,440.00
4. Hollywood- Francisco	S-6	2,000.00	3,000.00	50%	3,850.00
5. Nueva Villa (Casimiro)-Kaybagal North	S-6	2,000.00	3,000.00	50%	3,000.00
6. Tagaytay Woodsborough-Asisan	S-6	2,000.00	3,000.00		8,500.00
7. Gochecho Bros. P. Malaki	S-6	2,000.00	3,000.00		3,000.00
8. St. Gabriel Subd. Tolentino East	S-6	2,000.00	3,000.00		2,065.00
9. Magallanes Heights. -M 2 nd West	S-6	2,000.00	3,000.00		3,000.00
10. Prime Peak-Maitim 2 nd West	S-6	NEW	3,000.00		3,000.00

11. Pious Heights Mendez East	S-6	NEW	3,000.00		3,000.00
12. VJ Properties (Pineapple Residences)- M.Ilat	S-6	2,000.00	3,000.00		2,000.00
13. Tagaytay Dream Heights	S-6	2,000.00	3,000.00		
14. Wonderland Heights	S-6	2,000.00	3,000.00		
	S-7	1,500.00	2,000.00	2 33.33%	1,790.00
1. P.B. Constantino -S. Junct East	S-7	1,500.00	2,000.00	2 33.33%	3,000.00
2. Leveriza Subd.- Kaybagal South	S-7	1,500.00 ^{6.00}	2,000.00	2 33.33%	1,875.00
3. West Coast Subd.- Sungay East)	S-7	1,500.00	2,000.00		1,875.00
4. Exodus Subd.- Maharlika East)	S-7	1,500.00	2,000.00	2 33.33%	
<i>Pineapple Subd - Montecillo Central</i>	S-7	1,500.00	2,000.00	33.33%	1,375.00
5. Pacrim Realty & Dev. Corp. Iruhin West	S-7	1,500.00	2,000.00	33.33%	1,050.00
6. Regalado Subd. - Sungay East	S-7	1,000.00	2,000.00	33.33%	1,375.00
7. NHA Maharlika East	S-7	1,500.00	2,000.00	33.33%	1,375.00
8. Montecillo-Kaybagal Central <i>Reed Realty + Div. (Merinda Dec.)</i>	S-8	1,000.00	1,500.00	50%	1,500.00
1. Rural & Urban - M Junct West	S-8	1,000.00	1,500.00	50%	1,800.00
2. Sarmiento Subd- M. junct East	S-8	1,000.00	1,500.00	50%	1,375.00
3. Continental Subd- Maharlika East	S-8	1,000.00	1,500.00	50%	1,000.00
4. Victoria Ver Subd-M 2 nd East	S-8	1,000.00	1,500.00	50%	1,375.00
5. Llamado Subd- Kaybagal South	S-8	1,000.00	1,500.00	50%	3,500.00
6. Family Tree Land-Kaybagal Central	S-8	1,000.00	1,500.00	50%	1,375.00
7. P.C & Employees Vill-Kaybagal S	S-8	1,000.00	1,500.00	50%	1,000.00
8. Ricafrente Subd- M 2 nd East					
1. Divine Word Village- M. Ilat	S-9	800.00	1,000.00	25%	1,115.00
2. Filipinas Farm Subd-M. Ilat	S-9	800.00	1,000.00	25%	1,115.00
3. Polivel Subd- Maitim 2 nd East	S-9	800.00	1,000.00	25%	1,100.00
4. Tagaytay Golden Ent. M 2 nd East	S-9	800.00	1,000.00	25%	970.00
5. Modesta Bayot Subd-S Junct East	S-9	800.00	1,000.00	25%	840.00
6. Tagaytay Country Homes-Neogan	S-9	800.00	1,000.00	25%	3,940.00
1. Filipinas Farm-Iruhin West	S-10	600.00	800.00	33.33%	1,150.00
2. Tag. Dev. Co. (M 2 nd East)	S-10	600.00	800.00	33.33%	840.00
3. Rivero Subd. Mendez Junct East	S-10	600.00	800.00	33.33%	1,500.00
4. St. Michael Village- Sungay East	S-10	600.00	800.00	33.33%	750.00
5. Corehouse - Kaybagal South	S-10	600.00	800.00	33.33%	1,625.00
6. Filipinas Farm- S. Junction East	S-10	600.00	800.00	33.33%	1,500.00
7. Seis de Junio-Sungay East	S-10	600.00	800.00	33.33%	1,500.00
1. N H A - Metrico- Kaybagal South					
2. Guinhawa Village- Guinhawa	S-11	400.00	600.00	50%	1,375.00
3. Evergreen Subd. (Francisco)	S-11	400.00	600.00	50%	1,015.00
4. 7 th BCT- Iruhin West	S-11	200.00	600.00	200%	500.00
	S-11	200.00	600.00	200%	925.00

IN WITNESS WHEREOF, I Have signed this order and caused the seal of my office to be affixed thereon this ___ day of ___

ENGR. GREGORIO M. MONREAL

City Assessor

STANDARD DEPTHS

- (1) For residential land- 20 meters
- (2) For commercial land - 25 meters

CORNER INFLUENCE:

- (1) For residential land - 10%
- (2) For commercial land -10-%