

**OFFICE OF THE PROVINCIAL ASSESSOR
KALIBO, AKLAN**

NOTICE TO THE PUBLIC

Pursuant to Section 212 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and its Implementing Rules and Regulations, the following Schedule of Market Values (Schedule of Base Unit Market Values for Lands and Schedule of Base Unit Construction Cost for Buildings and other Structures) duly issued a Certificate of Compliance by Bureau of Local Government Finance-Department of Finance (BLGF-DOF) are hereby prescribed as the basis for the classification, appraisal and assessment of real properties located in the **Province of Aklan**, for the purpose of conducting the **2017 General Revision of Real Property Assessment and Classification** mandated under Section 219 of the same code.

(sgd.) **KOKOY B. SOGUILON**
Provincial Assessor



Republic of the Philippines
DEPARTMENT OF FINANCE
Bureau of Local Government Finance
REGION VI
2nd Floor, Philippine Veterans Bank Bldg.,
Corner Valeria-Delegado Sts., Iloilo City

Certification No. **04-2017**

CERTIFICATION

This is to certify that the Proposed Schedule of Market Values (SMV) of the Province of Aklan for CY 2017, submitted by **Mr. KOKOY B. SOGUILON**, Provincial Assessor, thereat, has been reviewed by this Office and found to be in order and compliant with Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the Philippine Valuation Standards (PVS) and the Mass Appraisal Guidebook (MAG) issued under DOF Order No. 37-09 and DOF Order No. 10-2010, respectively. It had also complied with the provisions of Manual on Real Property Appraisal and Assessment Operations (MRPAAO) issued under DOF Local Assessment Regulations (LAR No.1-04) and DOF Local Assessment Regulations (LAR No. 1-07) and other existing rules, regulations and guidelines.

This Certification however, notes and limits its bases on the available sales transactions recorded and through the opinion value presented by the Provincial Assessor.

It is emphasized further that all ensuing component activities contemplated under Sec. 1, Chapter III of the MRPAAO shall be observed and complied with before the effectivity of the revised real property assessments.

Likewise, it is advised that the Offices of Provincial Assessor and the other members of the Provincial Local Finance Committee (CLFC) collaborate in determining the appropriate tax policy options involving the applicable assessment levels and tax rates that the Provincial Government may adopt as a result of the updating of SMV.

Issued this 11th day of July 2017.


GILBERT S. GUMABAY
OIC Regional Director

SCHEDULE OF BASE MARKET VALUES FOR RESIDENTIAL LANDS (per sq.m.)

Municipality	SUB-CLASS								
	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH
Altavas	₱600	₱480	₱370						
Balete	₱500	₱320	₱220						
Banga	₱600	₱450	₱350	₱290	₱200				
Batan	₱500	₱350	₱190						
Buruanga	₱560	₱450	₱340						
Ibajay	₱700	₱530	₱400	₱270					
Kalibo	₱4,800	₱3,500	₱2,500	₱2,000	₱1,500	₱1,100	₱800	₱650	₱450
Lezo	₱400	₱340	₱270						
Libacao	₱500	₱370	₱280	₱190	₱120	₱80			
Madalag	₱370	₱300	₱220	₱190					
Makato	₱400	₱300	₱200	₱180					
Malay	₱4,950	₱3,730	₱2,400	₱1,630	₱1,100	₱770	₱580	₱440	₱330
Malinao	₱420	₱320	₱250	₱180					
Nabas	₱600	₱500	₱350						
New Washington	₱620	₱510	₱360	₱240	₱160				
Numancia	₱710	₱600	₱500	₱370	₱250	₱180			
Tangalan	₱350	₱250	₱190						

SCHEDULE OF BASE MARKET VALUES FOR COMMERCIAL LANDS (per sq.m.)

Municipality	SUB-CLASS								
	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH
Altavas	₱1,500	₱1,000	₱850						
Balete	₱2,000	₱1,300	₱750						
Banga	₱1,600	₱1,400	₱1,200	₱1,000	₱800				
Batan	₱1,500	₱1,000	₱880						
Buruanga	₱1,200	₱1,100	₱920						
Ibajay	₱1,500	₱1,200	₱920						
Kalibo	₱10,500	₱8,500	₱6,500	₱5,300	₱4,400	₱3,600	₱3,000	₱2,400	₱1,000
Lezo	₱1,000	₱880	₱750						
Libacao	₱1,200	₱800							
Madalag	₱2,500	₱1,600	₱1,100	₱700					
Makato	₱1,000	₱700	₱500						
Malay	₱11,460	₱8,650	₱5,910	₱4,040	₱3,020	₱2,500	₱2,070	₱1,430	₱890
Malinao	₱1,400	₱1,200							
Nabas	₱1,000	₱800	₱600						
New Washington	₱1,500	₱1,300	₱1,100	₱1,000					
Numancia	₱2,500	₱2,000	₱1,500	₱1,000					
Tangalan	₱1,000	₱800	₱600						

SCHEDULE OF BASE MARKET VALUES FOR INDUSTRIAL LANDS (per sq.m.)							
Municipality	SUB-CLASS						
	1ST	2ND	3RD	4TH	5TH	6th	7th
Altavas	₱1,500	₱1,300					
Balete	₱2,000	₱1,500					
Banga	₱2,100	₱1,600	₱1,300	₱1,100	₱900		
Batan	₱1,500	₱1,200					
Buruanga	₱1,200	₱1,000	₱920				
Ibajay	₱1,400	₱1,000	₱900				
Kalibo	₱10,000	₱8,100	₱5,800	₱4,200	₱3,000		
Lezo	₱1,000	₱950					
Libacao	₱1,500	₱1,300					
Madalag	₱2,500	₱2,200	₱2,000				
Makato	₱1,000	₱800	₱600				
Malay	₱4,000	₱3,800	₱3,500	₱3,100	₱2,600	₱1,900	₱1,200
Malinao	₱1,000	₱800					
Nabas	₱1,200	₱1,000	₱800				
New Washington	₱1,900	₱1,400	₱1,000	₱700			
Numancia	₱2,500	₱2,000	₱1,500	₱1,000			
Tangalan	₱1,000	₱800					

SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS (per hectare)

KIND OF LAND	1st	2nd	3rd	4th	5th	6th	7th
Irrigated Rice Land	₱410,000.00	₱369,000.00	₱328,000.00	₱287,000.00	₱246,000.00	₱205,000.00	-
Unirrigated Rice Land	₱284,000.00	₱256,000.00	₱227,000.00	₱199,000.00	₱171,000.00	₱142,000.00	-
Upland Rice Land	₱78,000.00	₱71,000.00	₱63,000.00	-	-	-	-
Abaca Land	₱188,000.00	₱169,000.00	₱150,000.00	₱132,000.00	₱113,000.00	₱94,000.00	₱75,000.00
Ambulong Land	₱86,000.00	₱78,000.00	₱69,000.00	₱61,000.00	₱52,000.00	₱44,000.00	-
Bamboo Land	₱150,000.00	₱135,000.00	₱120,000.00	₱105,000.00	₱90,000.00	₱75,000.00	₱60,000.00
Banana Land	₱162,000.00	₱146,000.00	₱130,000.00	₱114,000.00	₱97,000.00	₱81,000.00	₱65,000.00
Coconut Land	₱189,000.00	₱170,000.00	₱151,000.00	₱132,000.00	₱113,000.00	₱94,000.00	-
Coffee Land	₱133,000.00	₱119,000.00	₱106,000.00	₱93,000.00	₱80,000.00	-	-
Cogon Land	₱60,000.00	₱54,000.00	₱48,000.00	₱42,000.00	₱36,000.00	₱30,000.00	-
Corn Land	₱128,000.00	₱115,000.00	₱103,000.00	₱90,000.00	₱77,000.00	₱64,000.00	-
Fallow Land	₱57,000.00	₱51,000.00	₱46,000.00	₱40,000.00	₱34,000.00	₱29,000.00	₱23,000.00
Fishpond	₱250,000.00	₱225,000.00	₱200,000.00	-	-	-	-
Floricultural	₱300,000.00	₱270,000.00	₱240,000.00	₱210,000.00	-	-	-
Gamefowl Breeding Farm	₱523,000.00	₱470,000.00	₱418,000.00	₱366,000.00	₱314,000.00	₱261,000.00	-
Horticultural Land	₱304,000.00	₱274,000.00	₱243,000.00	₱213,000.00	-	-	-
Mangrove Land	₱37,000.00	₱34,000.00	₱30,000.00	-	-	-	-
Nipa Land	₱90,000.00	₱81,000.00	₱72,000.00	₱63,000.00	₱54,000.00	-	-
Orchard	₱148,000.00	₱133,000.00	₱118,000.00	-	-	-	-
Pandan, Baliw & Buri Land	₱42,000.00	₱38,000.00	₱33,000.00	₱29,000.00	-	-	-
Pasture Land	₱29,000.00	₱26,000.00	₱24,000.00	₱21,000.00	₱18,000.00	-	-
Pineapple Land	₱71,000.00	₱64,000.00	₱56,000.00	₱49,000.00	-	-	-
Poultry Farm Land	₱484,000.00	₱436,000.00	₱388,000.00	₱339,000.00	₱290,000.00	₱242,000.00	₱194,000.00
Rootcrops	₱50,000.00	₱45,000.00	₱40,000.00	₱35,000.00	₱30,000.00	₱25,000.00	-
Sugar Land	₱155,000.00	₱139,000.00	₱124,000.00	₱108,000.00	₱93,000.00	₱77,000.00	-
Swine Farm	₱500,000.00	₱450,000.00	₱400,000.00	₱350,000.00	₱300,000.00	₱250,000.00	₱200,000.00
Swampy/ Marsh Land	₱35,000.00	₱32,000.00	₱28,000.00	-	-	-	-
Tobacco Land	₱135,000.00	₱121,000.00	₱108,000.00	₱94,000.00	₱81,000.00	₱67,000.00	-
Vegetable Land	₱130,000.00	₱117,000.00	₱104,000.00	₱91,000.00	-	-	-

SCHEDULE OF BASE MARKET VALUES FOR SPECIAL CLASSES OF LANDS

SN	KIND OF LAND	UNIT OF MEAS.	BMV / SUB-CLASS		
			1st Class	2nd Class	3rd Class
1	Timberland	ha.	₱196,000	₱177,000	₱157,000
2	Golf Course	sq.m.	₱1,000	₱500	
3	Memorial Park	sq.m.	₱600	₱450	₱300

SCHEDULE OF BASE UNIT CONSTRUCTION COST FOR BUILDINGS
(Basic Rate in Pesos per Square Meter of Ground Floor Area)
Use Structural Type and Cost Grade Classification

Type of Building	Makeshift House, Single Detach, One-Family Dwelling	Duplex, Multiple, Two-Family Dwelling	Apartment Row House Town House Condominiums	Boarding House Lodging House Motel Hotel	Accessoria Quarters Laundry, Guard House	Church Parsonages Assembly Houses	School	Hospital Office Parking Bank	Theater S-Market Mall Shopping Center Restaurants	Factories Warehouses Bodegas Industrial Bldgs Hangars	Barn Poultry Stables Hog Green Houses	Gymnasium Coliseum Convention Centers Stadiums Cockpits	Bowling Lanes Club Houses Pelota Recreation Bldg	Saw Mills Lumber Shed Beach Houses Cottages	Gasoline Stn Gas Refilling plant Gas Pump Shed
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
V-A	5,750	5,810	5,880	5,800	4,500	7,320	7,310	7,320	7,330	6,290	4,000	6,000	7,400	4,020	7,200
V-B	5,600	5,670	5,780	5,700	4,300	7,180	7,190	7,200	7,220	6,140	3,980	5,980	7,250	4,000	7,180
IV-A	5,460	5,530	5,600	5,590	4,010	6,960	6,800	7,980	6,990	5,990	3,330	5,480	7,180	3,970	7,040
IV-B	5,250	5,320	5,390	5,370	3,970	6,640	6,610	7,620	6,650	5,680	3,160	5,260	7,110	3,890	7,000
IV-C	5,040	5,110	5,210	5,120	3,790	6,380	6,300	6,390	6,400	5,320	3,050	5,140	6,920	3,600	6,600
III-A	4,900	5,000	5,110	5,050	3,650	6,170	6,160	6,180	6,190	5,180	3,010	4,980	6,620	3,520	6,420
III-B	4,500	4,760	4,970	4,880	3,200	5,890	5,800	5,900	5,910	4,900	2,900	4,300	6,460	2,980	6,000
III-C	4,340	4,550	4,850	4,700	3,020	5,540	5,520	5,580	5,600	4,560	2,820	3,500	6,340	2,600	5,900
II-A	4,060	4,090	4,150	4,110	2,800	4,900	4,860	4,920	4,950	3,930	1,980	2,770	6,020	2,600	5,500
II-B	3,850	3,880	3,920	3,910	2,010	4,560	4,540	4,590	4,570	3,580	1,970	2,310	5,900	2,000	5,080
II-C	3,360	3,460	3,570	3,480	1,980	3,980	3,970	3,990	3,960	3,410	1,540	2,100	4,780	1,960	4,640
I	2,940	3,080	3,220	3,190	1,750	430	3,420	3,440	3,480	2,910	1,200	2,000	4,500	1,740	4,300