

Schedule of Base Unit Market Values for Agricultural Lands, Perennial Plants, Fruit Bearing Trees and its corresponding SUB-CLASSIFICATION CRITERIA.

Agricultural lands (Php/Hectare)

	Classification	Sub-Class	2025 SMV Proposed
1	Riceland	1 st	650,000.00
		2 nd	515,000.00
		3 rd	365,000.00
2	Un-irrigated Riceland	1 st	240,000.00
		2 nd	200,000.00
		3 rd	140,000.00
3	Upland Riceland	1 st	205,000.00
		2 nd	155,000.00
		3 rd	88,500.00
4	Coconut Land	1 st	380,000.00
		2 nd	315,000.00
		3 rd	190,000.00
5	Cornland	1 st	190,000.00
		2 nd	160,000.00
		3 rd	100,000.00
6	Fish Pond	1 st	710,000.00
		2 nd	450,000.00
		3 rd	270,000.00
7	Orchard Land	1 st	320,000.00
		2 nd	210,000.00
		3 rd	105,000.00
8	Root Crop Land	1 st	170,000.00
		2 nd	140,000.00
		3 rd	100,000.00
9	Vegetable Land	1 st	420,000.00
		2 nd	210,000.00
		3 rd	105,500.00

Other Kind of Agricultural Lands (Without Productivity Classification)

10	Pasture or Uncultivated Land	24,000.00
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SCHEDULE OF BASE UNIT CONSTRUCTION COST (SBUCC) FOR BUILDINGS

ONE FAMILY DWELLING		(2) FAMILY DWELLING (DUPLEX) (3) MULTIPLE FAMILY (DUPLEX), APARTMENT, BOARDING HOUSE, LODGING HOUSE, MOTELS		ACCESSORIA, ROW HOUSE (4)		GARAGE, QUARTERS, LAUNDRY HOUSE, GUARD HOUSE		SCHOOL BUILDING, CHURCH HOUSE		HOSPITALS, OFFICE, HOTEL BUILDINGS, BANKS CONDOMINIUM		FUNERAL BUILDING, CREMATORIUM, COLUMBARIUM		THEATER, ASSEMBLY HOUSE	
V-A	16,600.00	V-A	16,200.00	V-A	13,200.00	V-A	10,300.00	V-A	9,300.00	V-A	22,700.00	V-A	18,700.00	V-A	20,700.00
V-B	15,400.00	V-B	15,200.00	V-B	11,900.00	V-B	9,300.00	V-B	8,400.00	V-B	20,400.00	V-B	16,800.00	V-B	18,600.00
V-C	14,500.00	V-C	13,700.00	V-C	10,700.00	V-C	8,400.00	V-C	7,600.00	V-C	18,400.00	V-C	-	V-C	16,700.00
IV-A	13,900.00	IV-A	12,300.00	IV-A	9,600.00	IV-A	7,600.00	IV-A	6,800.00	IV-A	16,500.00	IV-A	-	IV-A	15,000.00
IV-B	13,200.00	IV-B	11,100.00	IV-B	8,600.00	IV-B	6,800.00	IV-B	6,100.00	IV-B	14,800.00	IV-B	-	IV-B	13,500.00
III-A	10,200.00	III-A	10,000.00	III-A	7,700.00	III-A	6,100.00	III-A	5,500.00	III-A	13,300.00	III-A	-	III-A	12,100.00
III-B	9,500.00	III-B	9,000.00	III-B	6,900.00	III-B	5,500.00	III-B	4,900.00	III-B	12,000.00	III-B	-	III-B	-
III-C	9,100.00	III-C	8,100.00	III-C	6,200.00	III-C	4,900.00	III-C	4,400.00	III-C	10,800.00	III-C	-	III-C	-
II-A	8,400.00	II-A	7,290.00	II-A	5,600.00	II-A	4,400.00	II-A		II-A	-	II-A	-	II-A	-
II-B	8,100.00	II-B	6,600.00	II-B	5,000.00	II-B	-	II-B		II-B	-	II-B	-	II-B	-
II-C	5,700.00	II-C	5,900.00	II-C	-	II-C	-	II-C		II-C	-	II-C	-	II-C	-
I-A	5,200.00	I-A	5,300.00	I-A	-	I-A	-	I-A		I-A	-	I-A	-	I-A	-
I-B	4,800.00	I-B	4,700.00	I-B	-	I-B	-	I-B		I-B	-	I-B	-	I-B	-

ELECTRIC POST - P 16,300.00

TELEPHONE POST - P 27,000.00

WAREHOUSE STORAGE, INDUSTRY BUILDING, CAMARIN		RESTAURANT, SHOPPING CENTER, HARDWARE, GROCERIES		COLISEUM, GYMNASIUM		RECREATION, RESORT BUILDING, COCKPIT		SAW MILLS, LUMBER SHEDS,POULTRY HOUSE, CATTLE BARN HOUSE, PIGGERY		GAS STATION		SWIMMING POOL	
(1)		(1)		(1)		(1)		(1)		(1)		(1)	
V-A	12,200.00	V-A	16,700.00	V-A	19,600.00	V-A	16,900.00	V-A	12,800.00	V-A	9,500.00	V-A	13,000.00
V-B	11,000.00	V-B	15,000.00	V-B	17,600.00	V-B	15,200.00	V-B	11,500.00	V-B	8,900.00	V-B	11,700.00
V-C	9,900.00	V-C	13,500.00	V-C	15,800.00	V-C	13,700.00	V-C	10,300.00	V-C	-	V-C	10,500.00
IV-A	-	IV-A	-	IV-A	-	IV-A	12,300.00	IV-A	-	IV-A	-	IV-A	-
IV-B	-	IV-B	-	IV-B	-	IV-B	11,000.00	IV-B	-	IV-B	-	IV-B	-
III-A	7,000.00	III-A	9,500.00	III-A	11,000.00	III-A	10,000.00	III-A	7,200.00	III-A	-	III-A	-
III-B	6,300.00	III-B	8,500.00	III-B	-	III-B	-	III-B	6,500.00	III-B	8,000.00	III-B	-
III-C	-	III-C	7,600.00	III-C	-	III-C	-	III-C	-	III-C	-	III-C	-
II-A	5,000.00	II-A	-	II-A	8,800.00	II-A	-	II-A	-	II-A	-	II-A	-
II-B	-	II-B	-	II-B		II-B	-	II-B	-	II-B	-	II-B	-
II-C	-	II-C	-	II-C		II-C	-	II-C	-	II-C	-	II-C	-
I-A	-	I-A	-	I-A		I-A	-	I-A	-	I-A	-	I-A	-
I-B	-	I-B	-	I-B		I-B	-	I-B	-	I-B	-	I-B	-

CLASSIFICATION OF BUILDINGS AND OTHER IMPROVEMENTS.

Buildings shall be classified according to their use and construction characteristics and unit values established for each class and sub-class together with the set of addition and deduction factors.

Buildings shall be classified according to their characteristics as follows:

TYPE I TEMPORARY MAKESHIFT

Type I buildings shall be of wood construction. The structural elements may be any of the materials permitted as follows: Nipa Houses and similar will fall under this type.

TYPE II WOODEN MATERIALS

Type II buildings shall be of wood construction with protective fire-resistant materials and one hour fire resistive throughout: Except, that permanent non-bearing partitions may use fire retardant treated wood within the framing assembly

TYPE III STRONG MATERIALS

Type III buildings shall be of masonry and wood construction. Structural elements may be any of the materials permitted by this code: Provided, that the building shall be one hour fire resistive throughout. Exterior wall shall be of incombustible fire-resistive construction.

- A. First Group wooden structural framings, walls on the first floor, and third group walls on the second floor, G.I roofing and RC flooring on the first floor.
- B. First group wooden structural framings, CHB Walls, G.I Roofing and RC flooring
- C. First group wooden posts, girders, grits, flooring, windows, walls and heads, third group floor joist and roof framing and sidings, and G.I roofing
- D. Third group wooden structural framings, flooring and sidings and G.I roofing.

TYPE IV MIXED CONCRETE

Type IV buildings shall be of steel, iron, concrete, or masonry construction, walls, ceiling, and permanent partitions shall be of incombustible fire-resistive construction: Except, that permanent non-

bearing partitions of one-hour fire resistive construction may use fire-retardant treated within the framing assembly.

- A. Concrete Columns, beams, walls and flooring but wooden roof framing and G.I roofing; even if walls are in CHB, kitchen and T&B are reinforced concrete.
- B. Concrete columns and beams but hollow blocks walls, wooden roof framing and G.I roofing.

TYPE V

REINFORCED CONCRETE

Type of building shall be fire resistive. The structural elements shall be of steel, iron, concrete, or masonry construction. Walls, ceiling, and permanent partitions shall be incombustible fire-resistive construction.

- A. RC Columns, beams, walls, and floors and Tegula or tile roofing.
- B. Same as "A" but walls are hollow blocks, RC Roofing
- C. Structural Steel or reinforced concrete columns, beams, CHB walls and permanent partitions, steel roof framing, GI roofing.

SPECIFICATIONS

TYPE I

TEMPORARY MAKESHIFT

Sheds, leans-to or barong-barong

TYPE II

WOODEN MATERIALS

Columns, beams and floorings are 3rd group-wood, walls are plywood, floor-joist and trusses are coco/wood and G.I Roof

TYPE III

STRONG MATERIALS

- A. Columns, beams and 1st floor walls are of 1st group-wood, 2nd floor walls are of 3rd group-wood, 1st Floor flooring & floor-joist are RC, 2nd floor flooring, floor-joist and trusses are of 1st group-wood, and, G.I roof.
- B. Columns, beams are of 1st group-wood, walls are CHB, Flooring & floor-joist are RC, trusses are 1st group-wood, and, G.I roof.
- C. Columns, beams, walls and flooring are of 1st group-wood, floor-joist and trusses are 3rd group-wood, and, G.I roofing
- D. All 3rd group wooden structural framings, flooring and sidings and G.I roofing.

TYPE IV

MIXED CONCRETE

- A. Columns, beams, walls, flooring & floor-joist are RC, with wooden Trusses and, G.I roof.
- B. Same with A but walls are CHB.

TYPE V

REINFORCED CONCRETE

- A. RC Columns, beams, walls and floors and Tegula or tile roofing.
- B. Same as "A" but walls are hollow blocks, RC Roofing
- C. Structural Steel or reinforced concrete columns, beams, CHB walls and permanent partitions, steels roof framing, GI roofing.