



Republic of the Philippines
OFFICE OF THE CITY ASSESSOR
 City of Legazpi

NOTICE TO THE PUBLIC

Notice is hereby given of the **Proposed Year 2028 Schedule of Market Values (SMV)** of all real properties within the City of Legazpi, covering the following land classifications: Residential, Agricultural, Commercial, Industrial, Mineral, Timber Land including Building and Other Structures and Depreciation Schedule.

This proposed schedule is issued in compliance with **Republic Act No. 12001**, otherwise known as the *Real Property Valuation and Assessment Reform Act (RPVARA)*, and shall serve as the basis for the fair, uniform, and equitable valuation of real properties within the City of Legazpi for the years **2028 to 2030**.

The adoption of this schedule ensures updated valuations reflective of prevailing market conditions, thereby promoting just and reasonable taxation in support of the City's fiscal sustainability and local development programs.

Residential Land Classification			
Proposed SMV for the Year 2028		Current SMV - Year 2025 to 2027	
Sub Class	Unit Value Per Square Meter	Sub Class	Unit Value Per Square Meter
First Class (R1)	₱ 9,000.00	R1	₱ 8,400.00
Second Class (R2)	7,800.00	R2	7,000.00
Third Class (R3)	6,600.00	R3	5,900.00
Fourth Class (R4)	5,500.00	R4	4,850.00
Fifth Class (R5)	4,900.00	R5	3,900.00
Sixth Class (R6)	3,600.00	R6	2,700.00
Seventh Class (R7)	2,500.00	R7	1,800.00
Eight Class (R8)	1,700.00	R8	1,200.00
Ninth Class (R9)	1,000.00	R9	770.00

Commercial & Industrial Land Classification			
Proposed SMV for the Year 2028		Current SMV - Year 2025 to 2027	
Sub Class	Unit Value Per Square Meter	Sub Class	Unit Value Per Square Meter
First Class (C1)	₱ 32,900.00	C1	₱ 28,400.00
Second Class (C2)	28,100.00	C2	22,000.00
Third Class (C3)	22,900.00	C3	17,000.00
Fourth Class (C4)	13,600.00	C4	13,000.00
Fifth Class (C5)	10,900.00	C5	10,000.00
Industrial (I-1)	10,900.00	I1	10,000.00

AGRICULTURAL LAND					
	Crop/Agri. Land Use	Sub-Classes		Current SMV (per hectare)	PROPOSED 2028 SMV (per hectare)
1	Riceland	1 st	With more than 166 to 205 cavanes of palay produced annually per hectare.	P 2,200,000.00	P 2,200,000.00
		2 nd	With 126 to 165 cavanes of palay produced annually per hectare.	1,700,000.00	1,700,000.00
		3 rd	With 86 to 125 cavanes of palay produced annually per hectare.	1,300,000.00	1,300,000.00
2	Un-irrigated Riceland	1 st	With more than 63 to 79 cavanes of palay produced annually per hectare.	800,000.00	800,000.00
		2 nd	With 47 to 63 cavanes of palay produced annually per hectare.	660,000.00	660,000.00
		3 rd	With 31 to 47 cavanes of palay produced annually per hectare.	500,000.00	500,000.00
3	Coconut Land	1 st	With a productivity of more than 70 to 90 nuts annually per tree.	900,000.00	900,000.00
		2 nd	With a productivity of 50 to 70 nuts annually per hectare	800,000.00	800,000.00
		3 rd	With a productivity of less than 50 nuts annually per tree.	600,000.00	600,000.00
4	Fish Pond	1 st	Land which is capable of producing more than 2,000 kilograms of fish per harvest of not less than 2 harvests per year.	1,300,000.00	1,300,000.00
		2 nd	Land which is capable of producing more than 1,500 to 1,999 kilograms of fish per harvest of not less than 2 harvests per year	1,100,000.00	1,100,000.00
		3 rd	Land which is capable of producing less than 1,500.00 kilograms of fish per harvest of not less than 2 harvests per year.	800,000.00	800,000.00
		4 th	Land which is capable of producing 300.00 kilograms of fish per harvest of not less than 2 harvests per year.	400,000.00	400,000.00
5	Orchard Land	1 st	With a productivity of over 2,000 kilos annually per hectare.	1,800,000.00	1,800,000.00
		2 nd	With a productivity of over 1,600 to 2,000 kilos annually per hectare.	1,400,000.00	1,400,000.00
		3 rd	With a productivity of over 1,200 to 1,599 annually per hectare.	1,000,000.00	1,000,000.00
		4 th	With a productivity of over 500 to 1,199, kilos annually per hectare.	600,000.00	600,000.00
6	Root Crop land	1 st	With a productivity of 20 tons or more of root crops annually per hectare.	1.100,000.00	1.100,000.00

		2 nd	With a productivity of 15 tons to 19.99 tons of root crops annually per hectare.	900,000.00	900,000.00
		3 rd	With a productivity of 7 tons to 14.99 tons of root crops annually per hectare.	700,000.00	700,000.00
		4 th	With a productivity of not more than 5 tons of root crops annually per hectare.	500,000.00	500,000.00
Other Kinds of Agricultural Lands (Without Productivity Classification)					
7	Pasture or Grazing Land *		This classification shall apply to all lands dedicated to cattle raising or being utilized for grazing and pasturages.	200,000.00	200,000.00
8	Lahar Land		This classification shall apply to agricultural lands mostly affected by Lahar or Volcanic Debris, rocks, sand & gravel caused by Mayon Volcano eruption which is not suitable for farming.	20,000.00	20,000.00

MINERALS LANDS

Fair Market Value of Mineral Lands. Mineral lands, whether or not covered by lease or any other form of tenurial arrangement, shall be appraised on the basis of its annual quarry production expressed in cubic meters. The unit value per cubic shall be determined in consultation with the Bureau of Mines, Provincial Environment and Natural Resources Office – Local Government Unit (PENRO-LGU), or any other pertinent agency, as the case may be.

Mineral lands are essential assets in the extractive industry – which is characterized by the extraction from the earth of natural resources which may pass through a series of ownership, processing and measurement stages.

The value of an extractive industry natural resource property is the projected net earnings derived or potentially derived which may vary from year to year depending on the type of natural resource commodity; the cyclical nature of the commodity markets; and the prices and variations in production rate and costs.

TIMBER LANDS

Fair Market Value of Timber Lands. Timber lands shall be appraised, upon consultation with the Department of Environment and Natural Resources, based on the volume of timber, a patent holder is permitted to extract on an annual basis. The volume of timber shall be expressed in board feet and shall be valued based on the prevailing price of said product in the open market. It shall also include mangrove areas along swamps and shorelines.

IDLE LANDS COVERAGE.

For purposes of real property taxation, idle lands shall include the following:

- a. Agricultural lands, more than one (1) hectare in the area, suitable for cultivation, dairying, inland fishery, and other agricultural uses, one half of which remain uncultivated or unimproved by the owner of the property or person having legal interest therein. Agricultural lands planted to permanent or perennial crops with at least fifty (50) trees to a hectare shall not be considered idle lands;
- b. Lands, other than agricultural, more than one thousand (1,000) square meters in area one-half (1/2) of which remain unutilized or unimproved by the owner of the property or person having legal interest therein.

Regardless of land area, this Section shall likewise apply to residential lots in subdivisions duly approved by proper authorities, the ownership of which has been transferred to individual owners, who shall be liable for the additional tax: Provided. However, that individual lots of such subdivisions, the ownership of which has not been transferred to the buyer shall be considered as part of the subdivision, and shall be subject to the additional tax payable by subdivision owner or operator.

Listing of Idle Lands. It shall be the duty of the City Assessor to maintain a list of idle lands, as defined in the preceding section, and update such list for the imposition of the additional levy on idle lands as may be ordained by the Sangguniang Panlungsod.

Inventory of Idle Lands. The inventory of idle lands shall be arranged alphabetically by owner's surname, and shall be filed by barangay at the Office of the City Assessor. In the event a property ceases to be considered idle, the same shall be cancelled from the inventory.

ON BUILDING & OTHER STRUCTURES

TYPE	One Family Dwelling	Two Family Dwelling	Accessory Building	Buildings (Below 5 Storey)	Assembly House	Hotel	School Building	Industrial / Recreational	Shed	Gas Refilling Station	Swimming Pool
V-A	18,200.00	15,200.00	14,300.00	18,000.00	17,100.00	19,000.00	14,800.00	13,500.00	11,700.00	-	-
V-B	18,000.00	14,400.00	13,600.00	17,500.00	16,500.00	17,900.00	14,000.00	13,000.00	-	-	12,100.00
V-C	17,800.00	14,000.00	13,200.00	16,800.00	15,900.00	17,400.00	13,700.00	12,600.00	11,000.00	11,400.00	-
IV-A	17,400.00	13,800.00	12,900.00	16,400.00	15,400.00	16,900.00	13,200.00	12,400.00	10,700.00	-	-
IV-B	17,000.00	13,500.00	12,600.00	15,800.00	14,900.00	16,500.00	12,700.00	12,100.00	-	-	-
III-A	14,500.00	12,700.00	12,100.00	15,000.00	14,200.00	15,800.00	12,200.00	10,700.00	10,500.00	-	-
III-B	13,800.00	12,500.00	11,900.00	14,200.00	13,400.00	15,000.00	11,600.00	-	-	-	-
III-C	13,300.00	12,000.00	11,600.00	13,200.00	12,400.00	14,100.00	10,900.00	10,500.00	10,200.00	-	-
III-D	12,400.00	11,600.00	11,100.00	12,000.00	11,200.00	13,100.00	10,100.00	-	-	-	-
II	11,000.00	10,200.00	9,700.00	11,000.00	9,700.00	11,900.00	9,200.00	-	-	-	-
I	7,000.00	7,000.00	7,000.00					-	-	-	-

SCHEDULE OF ORDINARY SHED OTHER THAN TYPE 9 AND 10

SPECIFICATION		COST PER SQ.M
1	Concrete Foundation	7,000.00
	Concrete Flooring	
	Wooden Post	
	GI Roofing	
2	Concrete Foundation	6,500.00
	Concrete Flooring	
	Wooden Post	
	GI Roofing	
3	Earth Fill Sub-base	5,000.00
	Gravel Fill Floor Surface	
	Wooden Post	
	Nipa Roofing	

STALL

Add 10% of BUCC of Shed (Type 9 and 10) and ordinary type that correspond to the classification of the stall to be assessed.

SCHEDULE OF PAVEMENT, FLOOR, SLAB

SPECIFICATION		COST PER SQ.M
1	4" thick Concrete w/ 12mm Temp bars @ 0.4m b.w.	1,800.00
2	6" thick Concrete w/ 12mm Temp bars @ 0.4m b.w.	2,200.00
3	Tennis Court	
4	6" thick Heavy Conc. w/ 12mm Temp bars @ 0.4m b.w.	2,500.00
5	Asphalt	COST PER MTON
	a. GRADE 40-50	57,000.00
	b. GRADE 60-70	53,000.00
	c. GRADE 85-100	44,000.00

FENCE

SPECIFICATION		COST PER SQ.M
1	3/16" X 2" X 2" bar steel grilles w/ RC columns and beams	4,000.00
2	1/4" x 1 1/2" x 1 1/2" bar steel grilles w/ RC columns and beams	4,700.00
3	4" thick CHB FENCE per sq.m w/ RC columns and beams	2,700.00

DEPRECIATION ALLOWANCE

No. of Years	TYPE										
	V-A	V-B	V-C	IV-A	IV-B	III-A & B	III-C & D	III-E	II-A*	II-B*	I*
Each of 1st 5 Years	2.75	2.75	3	3.5	4	4.5	4.5	4.5	5	6	7.5
Progressive Depreciation	13.75	13.75	15	17.5	20	22.5	22.5	22.5	25	30	37.5
Each of 2nd 5 Years	2.75	2.75	2.75	3.5	3.5	4	4	4.5	4.5	5	7
Progressive Depreciation	27.5	27.5	28.75	35	37.5	42.5	42.5	45	47.5	55	72.5
Each of 3rd 5 Years	2.5	2.5	2.5	3	3.5	3.5	4	4	4	4	5
Progressive Depreciation	40	40	41.25	50	55	60	62.5	65	67.5	75	95
Each of 4th 5 Years	2	2.5	2.25	2	3	3	3.5	3.5	3.5	3.5	-
Progressive Depreciation	50	52.5	52.5	60	70	75	80	82.5	85	85	95
Each year after 20 Years	1	1.25	1.5	1.5	1.5	2	2	2	-	-	-
Residual (%)	25	25	25	20	20	15	15	15	15	15	5
Years to get to Residual	45	38	35	34	27	25	23	21	20	18	15

* Indicates that building may have 'fully depreciated' and reached residual value prior to conclusion of 20 year period.

DEPRECIATION TABLE

% DEPRECIATION (Represented by Remaining Percentage Good)					
Year	(Value at end-of-year compared to new)				
	Type of Construction				
	V	IV	III	II	I
1	97.25	96.50	95.50	95.00	92.50
2	94.50	93.00	91.00	90.00	85.00
3	91.75	89.50	86.50	85.00	77.50
4	89.00	86.00	82.00	80.00	70.00
5	86.25	82.50	77.50	75.00	62.50
6	83.50	79.00	73.50	70.50	55.50
7	80.75	75.50	69.50	66.00	48.50
8	78.00	72.00	65.50	61.50	41.50
9	75.25	68.50	61.50	57.00	34.50
10	72.50	65.00	57.50	52.50	27.50
11	70.00	62.00	54.00	48.50	22.50
12	67.50	59.00	50.50	44.50	17.50
13	65.00	56.00	47.00	40.50	12.50
14	62.50	53.00	43.50	36.50	7.50
15	60.00	50.00	40.00	32.50	2.50
16	58.00	48.00	37.00	29.00	-
17	56.00	46.00	34.00	25.50	-
18	54.00	44.00	31.00	22.00	-
19	52.00	42.00	28.00	18.50	-
20	50.00	40.00	25.00	15.00	-
21	49.00	38.50	23.00	-	-
22	48.00	37.00	21.00	-	-
23	47.00	35.50	19.00	-	-
24	46.00	34.00	17.00	-	-
25	45.00	34.00	15.00	-	-
26	44.00	31.00	13.00	-	-
27	43.00	29.50	11.00	-	-
28	42.00	28.00	9.00	-	-
29	41.00	26.50	7.00	-	-
30	40.00	25.00	5.00	-	-

This Schedule of Market Values is being published for public information, guidance, and transparency in the conduct of real property valuation. The salient features of the proposed SMV for 2028 are hereby presented for review and evaluation.

The public is hereby enjoined to review and provide comments, inputs, or objections regarding the proposed SMV. Copies of the full schedule are available for inspection at the Office of the City Assessor, Legazpi City Hall, during regular office hours.

ENGR. EDUARDO A. LUNA JR., R.E.B., R.E.A.
City Assessor-Legazpi City

Noted :

Hon. HISHAM B. ISMAIL
City Mayor- Legazpi City