

Notes on RPT Reclassification

October 15, 2019

Objectives

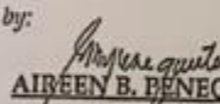
- Understand RPT and where we are today against the rest of Bataan
- Understand our pitch
- Understand Possible Outcome

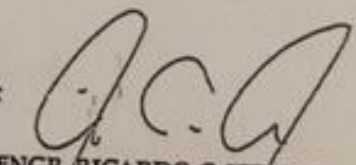
Draft Schedule of Fair Market Value for Morong

- All Properties in NHOA fall under Special Residential 1 regardless of location
- Noted that in the document from Provincial Assessor, there is no mention in the general provision for Special Residential and Special Commercial.

DRAFT SCHEDULE OF FAIR MARKET VALUES (LAND)
Municipality of Morong

Classification	Actual Use	2019 Base Unit Value				
		1	2	3	4	5
<i>Residential</i>		<i>Assessment Level - 15%</i>				
	Residential	1,000.00	800.00	600.00	400.00	250.00
	Special Residential	9,000.00	7,500.00	6,000.00	4,500.00	3,000.00
	Beachland Resort	1,800.00	1,600.00	1,200.00	800.00	
<i>Commercial</i>		<i>Assessment Level - 30%</i>				
	Commercial	2,000.00	1,800.00	1,400.00	1,000.00	
	Special Commercial	7,500.00	4,500.00	2,000.00	1,500.00	
	Beachland Resort/Eco-tourism	2,400.00	2,000.00	1,600.00	1,200.00	
	Memorial/Private Cemetery	750.00	650.00			
	Gas Station	4,000.00	3,000.00			
	Cell Site	3,000.00	2,500.00			
	Water Filling Station	1,500.00				
	Golf Course/Driving Range	1,200.00				
	Inland Resort	1,000.00	800.00	600.00		
	Offshore/Foreshore	300.00	200.00	100.00		
	Toll Road	1,000.00	800.00	700.00		
<i>Industrial</i>		<i>Assessment Level - 50%</i>				
	Industrial	800.00	700.00	600.00	500.00	
	Offshore/Foreshore	500.00	400.00	300.00		
<i>Mineral</i>		<i>Assessment Level - 50%</i>				
	Metallic	170.00				
	Non-metallic	90.00				
<i>Timberland</i>		<i>Assessment Level - 20%</i>				
	Timberland	15.00				

Prepared by: 
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Acting Municipal Assessor

Noted by: 
ENGR. RICARDO C. HERRERA
Provincial Assessor

Draft Schedule of Fair Market Value for Morong vs. Base Unit Values

- Proposed base price is HIGHER than Fair Market Value proposed
- Base price for computation of tax should be lower than such
- Affects all lots regardless of location.
- Prices of some lots have been sold under the proposed Fair Market Value rates and Base Unit Values

		2016 Proposed		
<i>Subdivision</i>				
Anvaya cove	SR-1	6,000.00	SR-1	10,500.00
Bernabe	R-2	600.00	R-2	720.00
Strand	SR-3	3,500.00	SR-3	6,000.00
De Jesus	R-2	600.00	R-2	720.00
Del Rosario	R-3	400.00	R-3	480.00
Beach Land				
Poblacion	R-3	400.00	R-3	480.00
Poblacion	C-3	700.00	C-3	1,400.00
Nagbalayong	R-3	400.00	R-3	480.00
Nagbalayong	C-3	700.00	C-3	1,400.00
Sabang	C-3	700.00	C-3	1,400.00
Sabang	R-3	400.00	R-3	480.00
Mabayo	R-3	400.00	R-3	480.00
Mabayo	C-3	700.00	C-3	1,400.00

STANDARD DEPTHS:

1. For Residential Lands	=	120 Meters
2. For Commercial Lands	=	15 Meters

CORNER INFLUENCE:

1. For Residential Lands	=	10%
2. For Commercial Lands	=	15%

NOTE: Under column "Sub-Classification" the following symbols should be used

R-1	for 1st class Residential based on the criteria
R-2	for 2nd class Residential based on the criteria
R-3	for 3rd class Residential based on the criteria
R-4	for 4th class Residential based on the criteria
C-1	for 1st class Commercial based on the criteria
C-2	for 2nd class Commercial based on the criteria
C-3	for 3rd class Commercial based on the criteria
C-4	for 4th class Commercial based on the criteria
S-1	for Special Industrial based on the criteria

Prepared By:

AIREEN B. PENEQUITO
Acting Municipal Assessor

Draft Schedule of Fair Market Value for Morong vs. Mariveles (Camaya Coast)

- Mariveles is a much more progressive town than Morong
- Selling price at Camaya Coast is 15,000 per square meter as per agent. Not far from our average of 18,000
- Camaya coast is classified as “Residential” and not “Special Residential”

2016 Proposed

Subdivision		2016	Proposed
Anvaya cove	SR-1	6,000.00	SR-1 10,500.00
Bernabe	R-2	600.00	R-2 720.00
Strand	SR-3	3,500.00	SR-3 6,000.00
De Jesus	R-2	600.00	R-2 720.00
Del Rosario	R-3	400.00	R-3 480.00
Beach Land			
Poblacion	R-3	400.00	R-3 480.00
Poblacion	C-3	700.00	C-3 1,400.00
Nagbalayong	R-3	400.00	R-3 480.00
Nagbalayong	C-3	700.00	C-3 1,400.00
Sabang	C-3	700.00	C-3 1,400.00
Sabang	R-3	400.00	R-3 480.00
Mabayo	R-3	400.00	R-3 480.00
Mabayo	C-3	700.00	C-3 1,400.00

STANDARD DEPTHS:

1. For Residential Lands = 120 Meters
2. For Commercial Lands = 15 Meters

CORNER INFLUENCE:

1. For Residential Lands = 1
2. For Commercial Lands = 1

NOTE: Under column "Sub-Classification" the following symbols should

R-1	for 1st class Resident
R-2	for 2nd class Resident
R-3	for 3rd class Resident
R-4	for 4th class Resident
C-1	for 1st class Commer
C-2	for 2nd class Commer
C-3	for 3rd class Commer
C-4	for 4th class Commer
S-1	for Special Industrial

Prepared By:

AIREEN B. PENEQUITO
Acting Municipal Assessor

2016 Proposed

Aglaloma	C-1	2,100.00	C-1	2,500.00
Biaan Proper	CB-3	5,000.00	CB-3	7,000.00
	R-3	700.00	R-3	900.00
Biaan Street	R-4	600.00	R-4	800.00
	I-2	600.00	I-2	700.00
Biaan to Bagac Road	R-1	1,100.00	R-1	1,500.00
Camaya Block 1 to 32	R-1	1,100.00	R-1	1,500.00
Camaya Coast	Eco-2	200.00	Eco-2	300.00
	C-3	1,500.00	C-3	1,800.00
Camaya Coast Beach Resort	CB-1	7,000.00	CB-1	8,000.00
Camaya Coast Road	Eco-1	300.00	Eco-1	600.00
Camaya Coast Subdivision	R-2	900.00	R-2	1,200.00
	R-3	700.00	R-3	900.00
	R-4	600.00	R-4	800.00
	R-5	30.00	R-5	400.00
	Cutad	R-3	700.00	R-3
Laki Roadupper Biaan Road	R-3	700.00	R-3	900.00
Lower Biaan	R-1	1,100.00	R-1	1,100.00
	R-3	700.00	R-3	900.00
Lusong	R-3	700.00	R-3	900.00
Sitio Talain	R-4	600.00	R-4	800.00
Upper Biaan	I-2	600.00	I-2	700.00
	R-1	1,100.00	R-1	1,500.00
	R-2	900.00	R-2	1,200.00
	R-3	700.00	R-3	900.00
	R-4	600.00	R-4	800.00
	I-2	600.00	I-2	700.00
Wain	I-2	600.00	I-2	700.00
	R-3	700.00	R-3	900.00

Other Notable points and arguments

- Assessed Value of Anvaya is highest across all properties in Bataan regardless of land classification
- Balanga City, though, is not part of this document. I have asked for the rates
- Base Prices for tax computation must be lower than the fair market values
- No Consultation done with regard to 2016 review
- No mention of Special Residential and Special Commercial in the general classification of land. We should check if such classification is even legal.
- Classification of all Lots in Anvaya are under 1 Class only regardless of location, feature, view etc.
- Highest Base price next to Anvaya is commercial land in Dinalupihan at 5,000
- Neighborhoods at Anvaya Cove unlike other subdivisions has no active parks, social halls, sports facilities.
- We must submit a proposed valuation in response.

Other Notable properties around Bataan and their Values in Abucay

2016 Proposed

2016 Proposed

BARANGAY	LOCATION	CLASS	Unit Value	CLASS	Unit Value	
NEW	Richville Subdivision	SR-3	1,600.00	SR-3	2,500.00	
	Santisville III (Phase I)	SR-3	1,600.00	SR-3	2,500.00	
	Santisville III (Phase II)	SR-3	1,600.00	SR-3	2,500.00	
Omboy	From Longos Street/Tomas Street/Tabon-tabonan	R-1	1,300.00	R-1	1,700.00	
	Martin/Malanday Street	R-1	1,300.00	R-1	1,700.00	
	From Ibayo to Petron	C-1	2,000.00	SC-3	3,000.00	
	From Omboy Lati/Paraiso Street	R-1	1,300.00	R-1	1,700.00	
	Maxima Dela Fuente Street East Side (Bacoed)	R-1	1,300.00	R-1	1,700.00	
	SUBDIVISION:					
	Siongo Subdivision	R-1	1,300.00	R-1	1,700.00	
Sunshine Subdivision (from Crossing to Omboy Road)	R-1	1,300.00	SR-3	2,500.00		
Leon	Plaza	C-1	2,000.00	C-1	3,000.00	
	From Catholic Cemetery to Bridge both sides	R-1	1,300.00	R-1	1,700.00	
	Sto. Nido Street	R-1	1,300.00	R-2	1,500.00	
	From Bridge to Kabayanan	R-1	1,300.00	R-1	1,700.00	
Mabatang	National Road	R-1	1,300.00	C-3	2,000.00	
	From Cabritit Street (Formerly Paroba) to P. Rodriguez Street (Plaza/Dulmig)	R-1	1,300.00	R-1	1,700.00	
	From Dominguez Street to Creek (Both Side)	R-1	1,300.00	R-1	1,700.00	
	From T. Silva Street to Santiago Street	R-1	1,300.00	R-1	1,700.00	
	From Santiago Street to Bridge	R-1	1,300.00	R-1	1,700.00	
	P. Sacdalan Street	R-1	1,300.00	R-1	1,700.00	
	Paralaya Street	R-1	1,300.00	R-1	1,700.00	
	SUBDIVISION:					
	Roseville Subdivision I	SR-3	1,600.00	SR-3	2,500.00	
	J. Canare Subdivision	R-1	1,300.00	R-1	1,700.00	
	St. Leonora	R-1	1,300.00	R-1	1,700.00	
	St. Leonord	R-1	1,300.00	R-1	1,700.00	
	Roseville Subdivision II	R-1	1,300.00	SR-3	2,500.00	
Joshville	R-1	1,300.00	R-1	1,700.00		
One Santana Place II	R-1	1,300.00	SR-3	2,500.00		
Lian	From Barangay Hall to Sallan Proper	R-1	1,300.00	R-1	1,700.00	
	Maxima Dela Fuente Street towards Roman Hiway	R-1	1,300.00	R-1	1,700.00	
	SUBDIVISION:					
Doña Josefa	SR-3	1,600.00	SR-3	2,500.00		
Mimoza (Capitangan)	SR-3	1,600.00	SR-3	2,500.00		
Luzon	Plaza	SC-3	2,300.00	SC-2	4,000.00	
	U.S Street	R-1	1,300.00	R-1	1,700.00	
	Wawa Plaza to Public Market	SC-3	2,200.00	SC-3	3,000.00	
	Public Market to Lara Street	C-1	2,000.00	C-1	3,000.00	
	Lara Street to Wawa Lati Bridge	R-1	1,300.00	R-1	1,700.00	
	Estrella Street	R-1	1,300.00	R-1	1,700.00	
	From Bridge to Bakawan	R-1	1,300.00	R-2	1,500.00	
STANDARD DEPTH 1 Class Lower 20 Meters 20 Meters						

BARANGAY	LOCATION	CLASS	Unit Value	CLASS	Unit Value	
Calaylayan	From Mun. Bldg to Magtanong Road (National Road)	C-1	2,000.00	C-1	3,000.00	
	From Magtanong St. to BCHS Road (National Road)	C-1	2,000.00	C-1	3,000.00	
	From BCHS Road to Wakas Bridge (National Road)	C-1	2,000.00	C-1	3,000.00	
	Public Market Vicinity	C-1	2,000.00	C-1	3,000.00	
	Kabukiran	R-1	1,300.00	R-1	1,700.00	
	Las Vegas	R-1	1,300.00	R-1	1,700.00	
	Magtanong Street	R-1	1,300.00	SR-3	3,000.00	
	Along Provincial Road	C-1	2,000.00	C-1	3,000.00	
	Bigong Dean Road both sides	R-1	1,300.00	R-1	1,700.00	
	NEW Along Judge Jose Gaszon Road			C-1	3,000.00	
SUBDIVISION:						
Yumul Subd.	SR-3	1,600.00	SR-3	2,500.00		
Bonifacio Village	SR-3	1,600.00	SR-3	2,500.00		
Friendship Village	SR-3	1,600.00	SR-3	2,500.00		
Puro Subdivision	SR-3	1,600.00	SR-3	2,500.00		
Gaszon Village	SR-3	1,600.00	SR-2	3,000.00		
Magtanong Subdivision	SR-3	1,600.00	SR-2	3,000.00		
One Santana Place (in front of Public Market)	SR-3	1,600.00	SR-2	3,000.00		
Capitangan	From Petron Abucay to Wakas Street (National Road)	SC-3	2,200.00	SC-3	3,000.00	
	Brgy. 2000 / Subungan	R-1	1,300.00	R-1	1,700.00	
	Salinas Street	R-1	1,300.00	R-1	1,700.00	
	National Road (Capitangan Proper)	R-1	1,300.00	R-1	1,700.00	
	Lote Phase 1, 2 & 3	R-1	1,300.00	R-1	1,700.00	
	Lati	R-1	1,300.00	R-1	1,700.00	
	Lumang Duan Street	R-1	1,300.00	R-1	1,700.00	
	Binayan Street (Rosa Gaszon Subdivision)	R-1	1,300.00	R-1	1,700.00	
	Bagong Buhay Street	R-1	1,300.00	R-1	1,700.00	
	National Hiway (Boundary Balanga to Sallan Road both side)	C-1	2,000.00	SC-3	3,000.00	
	Mang Juan Subdivision - Extension	R-1	1,300.00	R-1	1,700.00	
	SUBDIVISION:					
	Mang Juan Subdivision	R-3	1,600.00	R-3	2,500.00	
	Dilig Subdivision	R-1	1,300.00	R-1	1,700.00	
	Taglesville Subdivision	SR-3	1,600.00	SR-3	2,500.00	
	Silverland Subdivision	R-1	1,300.00	R-1	1,700.00	
	Santana Land (Sallan)	SR-3	1,600.00	SR-2	3,000.00	
San AndR-Subdivision	R-1	1,300.00	R-1	1,700.00		
Santisville II (Kalayaan College Site)	SR-3	1,600.00	SR-2	3,000.00		
NEW Allterra Residences	R-1	1,300.00	SR-1	4,500.00		
Gabor	Delphin Street	R-1	1,300.00	R-1	1,700.00	
	Du Street	R-1	1,300.00	R-1	1,700.00	
	Gabon Street	R-1	1,300.00	R-1	1,700.00	
	Tibag Street	R-1	1,300.00	R-1	1,700.00	
	Buliran Street	R-1	1,300.00	R-1	1,700.00	
	From Petron to Penelco	R-1	1,300.00	R-1	1,700.00	
	Hacienda	R-1	1,300.00	R-1	1,700.00	
	SUBDIVISION:					
	Sacred Heart	SR-3	1,600.00	SR-3	2,500.00	
	San Lorenzo	R-1	1,300.00	SR-4	2,000.00	

Other Notable properties around Bataan and their Values in Mariveles, Fully Developed and within the Industrial Zone. Note land value of luxury hotel “Oriental Hotel”

2016

Proposed

		2016		Proposed
Fourth Avenue	I-2	600.00	I-2	700.00
Luzon Avenue	I-2	600.00	I-2	700.00
Molave Street	R-3	700.00	R-3	900.00
Ninth Avenue	I-2	600.00	I-2	900.00
Oriental Convention Road	R-1	1,100.00	R-1	1,500.00
Oriental Hotel	C-1	2,100.00	C-1	2,500.00
Oriental Road	R-3	700.00	R-3	900.00
Second Avenue	I-2	500.00	I-2	900.00
Seventh Avenue	I-2	500.00	I-2	900.00
Sixth Avenue	I-3	400.00	I-3	500.00
Eliptical Road	R-3	700.00	R-3	900.00
Tenth Avenue	I-2	500.00	I-2	900.00
Third Avenue	I-2	500.00	I-2	900.00
Visayan Avenue	I-2	500.00	I-2	900.00
Yakal Street	R-3	700.00	R-3	900.00
Twelve Avenue	I-2	600.00	I-2	900.00
Ave of the Phils	I-2	500.00	I-2	900.00
Avocado Street	R-3	700.00	R-3	900.00
Bahay Bakulaw Trail	R-3	700.00	R-3	900.00
Cheza Street	R-2	900.00	R-2	1,200.00
Chico Street	R-3	700.00	R-3	900.00

The Pitch

- Reclassify Anvaya Lots.
- Decrease Valuation