

PROPOSED 2027 SCHEDULE OF MARKET VALUES

**MUNICIPALITY OF SAN RAFAEL**

CLASSIFICATION	ACTUAL USES	2027 BASE UNIT VALUE (per square meter)				
		1 <sup>st</sup> Class	2 <sup>nd</sup> Class	3 <sup>rd</sup> Class	4 <sup>th</sup> Class	5 <sup>th</sup> Class
<b>RESIDENTIAL</b>	Residential Lot	8000	7200	5700	4800	
	Subdivision Lot	13000	9000	5000	4000	
	Villa Grande Subdivision	6700	5850	5000		
	Prominence Properties(Paseo de San Roque)	13000	9000	5000		
	Cumberland (Villa Marcela)	10000	8000	6000		
	Villaverde Subdivision	10000	8000	6000		
	Fumitechniks (San Rafael Village)	5000	4000	3000		
	Riverview Subdivision	8000	6500	5000		
	San Juan De Dios Village	8000	6500	5000		
	Grace Village	9000	7000	5000		
	Paradise Village	10000	8000	6000		
	Primeworld (Enclave Subdivision)	8400	6700	5000		
	Royal Northwoods Subdivision	13000	9000	5000		
	Capijana Subdivision	10000	8000	6000		
	Garden Breeze Subdivision	10000	8000	6000		
	San Isidro Homes	10000	8000	6000		
	Fernandez Village	10000	8000	6000		
	Filinvest (Altavida Subdivision)	13000	9000	5000		
	Others	10000	8000	6000		
	Residential Vacant	8000	7200	5700	4800	
Low-Cost Housing	8000	7200	5700	4800		
Open Space, Parks & Playground, Terminal, Excluded Area	8000	7200	5700	4800		
Community Facilities Site	8000	7200	5700	4800		
Multi-purpose Hall Site	8000	7200	5700	4800		
Reserved Area	8000	7200	5700	4800		
Road Lot	8000	7200	5700	4800		
Subdivision Road Lot	8000	7200	5700	4800		
Easement, Alley, ROW, Canal/Drainage, Encroachment	8000	7200	5700	4800		
Road Widening	8000	7200	5700	4800		
<b>AGRICULTURAL</b>	Riceland, Irrigated	1680	1200	800	500	
	Riceland, Un-irrigated	1485	730	680		
	Agricultural Vacant	1680	1200	800	500	
	Agricultural Subdivision	1680	1200	800	500	
	Agricultural Road Lot	1680	1200	800	500	
	Agro-Industrial	1100	800	775	660	
	Backyard Piggery Site	450	330	180		
	Backyard Poultry Site	450	330	180		
	Bacood	550				
	Bamboo land	1680	1200	800		
Breeding Farm						

PROPOSED 2027 SCHEDULE OF MARKET VALUES

**MUNICIPALITY OF SAN RAFAEL**

CLASSIFICATION	ACTUAL USES	2027 BASE UNIT VALUE (per square meter)				
		1 <sup>st</sup> Class	2 <sup>nd</sup> Class	3 <sup>rd</sup> Class	4 <sup>th</sup> Class	5 <sup>th</sup> Class
	Citrus land					
	Coconut land					
	Cogon land	140				
	Corn land	440				
	Duck Peñ					
	Farm lot	1680	1200	800		
	Fishpond	300				
	Lowland					
	Mango land	750				
	Mangrove/Nipa/Swampy land	60				
	Orchard	750				
	Pastureland	250				
	Rawland	740				
	Saltbed					
	Sampaguita Plantation					
	Sugarland	210				
	Tobacco land					
	Tumanal	270				
	Underwater*/Riverbed	220	200			
	Upland					
	Vegetable land	1680	1200	800		
	Warehouse Site					
	Waterway					
	Watershed					
	Waterbed					
	Water Reservoir					
	Road Lot	1680	1200	800		
	Road Truck	700				
	Easement, Alley, ROW	1680	1200	800		
	Road Widening	1680	1200	800		
	Irrigation Canal/Creek	1680	1200	800		
	Irrigation Ditch	1680	1200	800		
	Irrigation Road	1680	1200	800		
	Water Impounding					
<b>COMMERCIAL</b>	Commercial Lot	15000	9700	8600	2150	
	Commercial Vacant	15000	9700	8600	2150	
	Commercial Road Lot	15000	9700	8600	2150	
	Cockpit Arena					
	Columbary/Crematory Site					
	Commercial Complex					
	Cooperative Site					

PROPOSED 2027 SCHEDULE OF MARKET VALUES

**MUNICIPALITY OF SAN RAFAEL**

CLASSIFICATION	ACTUAL USES	2027 BASE UNIT VALUE (per square meter)				
		1 <sup>st</sup> Class	2 <sup>nd</sup> Class	3 <sup>rd</sup> Class	4 <sup>th</sup> Class	5 <sup>th</sup> Class
	Dumpsite/Sanitary landfill					
	Firing Range					
	Funeral Parlor Site					
	Gas Station					
	Garden lot					
	Golf Course / Driving Range	15000	9700	8600		
	Hardware Site					
	Lodging House Site					
	Memorial Site	15000	9700			
	Memorial Undeveloped					
	Pottery					
	Recreational	15000	9700	8600		
	Resort Site	15000	9700	8600		
	Ricemill Site	15000	9700	8600		
	Store/Stall Site					
	Tailoring Shop					
	Warehouse Site	15000	9700	8600		
	Water Refilling Station					
	Open Space					
	Road Lot	15000	9700	8600		
	Easement, Alley, ROW	15000	9700	8600		
	Road Widening	15000	9700	8600		
	Cell Site					
	Slaughter Site					
	Training Site					
<b>INDUSTRIAL</b>	Industrial Lot	15000	9700	8600		
	Industrial Vacant	15000	9700	8600		
	Drying Area					
	Factory Site	15000	9700	8600		
	Road Lot	15000	9700	8600		
	Easement, Alley, ROW	15000	9700	8600		
	Road Widening	15000	9700	8600		
	Crushing Plant			8600		
<b>MINERAL</b>	Adobe	280	210			
	Gravel and Sand	280	210			
	Limestone	280	210			
	Marble	280	210			
	Silica	280	210			
	Stone Quarry	280	210			
	White Clay					
	Road Lot	700	700	700		
	Easement, Alley, ROW	700	700	700		
	Road Widening	700	700	700		

PROPOSED 2027 SCHEDULE OF MARKET VALUES

**MUNICIPALITY OF SAN RAFAEL**

CLASSIFICATION	ACTUAL USES	2027 BASE UNIT VALUE (per square meter)				
		1 <sup>st</sup> Class	2 <sup>nd</sup> Class	3 <sup>rd</sup> Class	4 <sup>th</sup> Class	5 <sup>th</sup> Class
<b>TIMBERLAND</b>	Forest land	140	120			
	Water Reservoir	140	120			
<b>SPECIAL</b>						
<b>EDUCATIONAL</b>	School Site	8000	7200	5700	4800	
	Daycare Center	8000	7200	5700	4800	
	Training Center					
<b>CULTURAL</b>	Historical and Cultural Site	8000				
	Monument Site					
	National Park					
<b>SCIENTIFIC</b>	Scientific	8000	7200	5700		
<b>HOSPITAL</b>	Hospital Site	8000	7200			
	Clinic/Health Center/Lying-in Site	8000	7200			
<b>GOCC</b>	Artesian Well Site	8000	7200	5700	4800	
	Dam Site					
	NPC Site/Powerline	8000	7200	5700		
	Electric Power Station	8000	7200	5700		
	Transmission Site	8000	7200	5700	4800	
	Transmitter/Cell/Radio Station Site	8000	7200	5700		
	Water District	8000	7200	5700	4800	
	Water District (Subdivision)					
<b>RELIGIOUS</b>	Chapel Site	8000	7200	5700		
	Church Site	8000	7200	5700		
	Columbary Site					
	Convent Site					
	Mosque Site					
	Parsonage Site					
	Retreat/Pastoral Site	8000	7200	5700	4800	
	Religious Site/Shrine					
<b>CHARITABLE</b>	Orphanage Site	8000	7200	5700	4800	
	Rehabilitation Site	8000	7200	5700		

PROPOSED 2027 SCHEDULE OF MARKET VALUES

**MUNICIPALITY OF SAN RAFAEL**

CLASSIFICATION	ACTUAL USES	2027 BASE UNIT VALUE (per square meter)				
		1 <sup>st</sup> Class	2 <sup>nd</sup> Class	3 <sup>rd</sup> Class	4 <sup>th</sup> Class	5 <sup>th</sup> Class
	Protection Dike					
	Public/Recreational Park/Plaza	8000	7200	5700	4800	
	Slaughter House Site					
	Swamp Shore					
	Water System					
	Water Tank Site					
	Watershed					
	River/River Bed					
	Training Site					
	Puericulture Center Site					
	Sub Station					

Prepared by:

**MRS. GINA I. DE GUZMAN, REA**  
Municipal Assessor

Reviewed by the Provincial Consultative Committee:

**MR. RODELLO S. ROBLES, REA**  
Provincial Assessor/Chairman

**MR. ROMEL H. MORENTE**  
BIR RDO 25-A/Member

**MR. RAYMUND V. RANCHEZ**  
BIR RDO 25-B/Member

**ATTY. GERARD NELSON C. MANALO**  
Provincial Legal Officer/Member

**MR. BENJAMIN F. ESPINO, REA**  
BLALI/Member

**MRS. YOLANDA Y. SACDALAN, REB**  
PAREB/Member

**MR. ALJERO S. PAGTALUNAN**  
Banker's Association of Malolos, Inc.

**MRS. ZENAIDA I. DE BORJA, REA**  
Coastal Cluster Representative

**ENGR. FERDINAND D. CRUZ, REA**  
Lowland Cluster Representative

**MR. AMANDO S. JIMENEZ, JR., REA**  
Upland Cluster Representative

**ENGR. ARNIE B. HERMOGENES, REA**  
Urban Cluster Representative

**MRS. LEONORA A. RESOLIS, REA**  
Cities Cluster Representative