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Republic of the Philippines  
City Government of Meycauayan  
Province of Bulacan

**Office of the Sangguniang Panlungsod**

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EXCERPT FROM THE MINUTES OF THE 5<sup>TH</sup> SPECIAL SESSION IN THE YEAR 2023  
OF THE 7<sup>TH</sup> SANGGUNIANG PANLUNGSOD OF THE CITY OF MEYCAUAYAN, BULACAN,  
HELD AT THE SESSION HALL OF THE CITY HALL BUILDING ON AUGUST 31, 2023.

Present:

JOSEFINA O. VIOLAGO	City Vice Mayor (Presiding Officer)
MARIANO V. ALARILLA II	City Councilor
RONALD S. PALOMARES	City Councilor
JERIMECO S. DULALIA	City Councilor
RAOUL M. ATADERO	City Councilor
MARIO T. BERBOSO	City Councilor
DANILO B. ABACAN, JR.	City Councilor
LARISSA DS. ABRACERO-SAN DIEGO	City Councilor
WILFREDO DS. MACATULAD	City Councilor
ROVIELYN A. CABIGQUEZ	City Councilor
CRISANTO NIÑO D. CAPARAS	President, SK Federation

Absent:

ANNA KATHRINA M. HERNANDEZ	City Councilor
OLIVERT Y. DUYA	President, LnB

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**CITY ORDINANCE NO. 362 (OF 2023)**

***AN ORDINANCE APPROVING THE PROPOSED SCHEDULE OF MARKET VALUES FOR  
2024 GENERAL REVISION OF REAL PROPERTY ASSESSMENT IN THE  
CITY OF MEYCAUAYAN, BULACAN.***

**WHEREAS**, Section 219 of Republic Act No. 7160, otherwise known as the *Local Government Code of 1991*, it is provided that:

**“SECTION 219. *General Revision of Assessments and Property Classification.*** - The provincial, city or municipal assessor shall undertake a general revision of real property assessments within two (2) years after the effectivity of this Code and every three (3) years thereafter.”

**WHEREAS**, as provided therein, assessments and classification of Real Properties may be revised at least once every three (3) years;

**WHEREAS**, the schedule of market values in the City of Meycauayan was last revised in 2018, and has been applied for the past five (5) years;

**WHEREAS**, there is a need to revise the fair market values of the real properties in the City to bring up-to-date the market values of said properties. This will in turn result to additional revenue for the City to support its projects, and enhance the delivery of basic services to the people;

WHEREAS, the proposed amendments to the schedule of fair market values for the different types and classes of real properties, which includes, but is not limited to, land, building and other structures, machineries as well as miscellaneous improvements in the City, underwent public consultation and the necessary coordination with the concerned government agencies;

WHEREAS, Section 212 of the Local Government Code, specifically requires that:

*“SECTION 212. Preparation of Schedule of Fair Market Values. - Before any general revision of property assessment is made pursuant to the provisions of this Title, there shall be prepared a schedule of fair market values by the provincial, city and the municipal assessors of the municipalities within the Metropolitan Manila Area for the different classes of real property situated in their respective local government units for enactment by ordinance of the Sanggunian concerned. The schedule of fair market values shall be published in a newspaper of general circulation in the province, city or municipality concerned, or in the absence thereof, shall be posted in the provincial capitol, city or municipal hall and in two other conspicuous public places therein.”*

NOW THEREFORE, be it **ORDAINED**, as it is hereby **ORDAINED**, by the Sangguniang Panlungsod of the City of Meycauayan, Bulacan, in a Special Session duly assembled, **THAT:**

**CHAPTER I  
TITLE AND SCOPE**

**SECTION 1. TITLE.** This ordinance shall be known as the **“SCHEDULE OF MARKET VALUES FOR 2024 - A GENERAL REVISION OF REAL PROPERTY ASSESSMENT IN THE CITY OF MEYCAUAYAN, BULACAN.”**

**SECTION 2. DECLARATION OF POLICY.** It is hereby declared the policy of the City Government of Meycauayan to comply with and effectively implement the provisions of the Local Government Code of 1991 pertaining to the general revisions of real properties within the city and in order to optimize the use thereof through the generation of real property taxes which would result to an effective delivery of basic services and faster implementation of the city’s programs and projects.

**SECTION 3. REVISED SCHEDULE OF MARKET VALUES.** Pursuant to Section 212 of Republic Act No. 7160, otherwise known as the “Local Government Code of 1991” and its Implementing Rules and Regulations (IRR), the attached **Schedule of Market Values** for different types and classes of real properties, land, building and other structures, machineries as well as for miscellaneous improvements, and fixing of assessment levels for the purpose of general revisions, is hereby prescribed as the new basis for classification, appraisal, and assessment of real properties located or found within the city.

**CHAPTER II  
BASIC PRINCIPLES**

**SECTION 4. FUNDAMENTAL PRINCIPLES.** The appraisal and assessment of real property, land, building and other structures, machineries and miscellaneous improvements tax shall be guided by the following fundamental principles:

- a) Real Property shall be appraised at its current and fair market value using the mass appraisal approach;
- b) Real Property shall be classified for assessment purposes on the basis of its actual use;
- c) Real Property shall be assessed on the basis of a uniform classification and sub-classification within the city;
- d) The appraisal, assessment, levy and collection of real property tax shall not be let to any private person; and
- e) The appraisal and assessment of real property shall be just and equitable.

**CHAPTER III  
DEFINITION OF TERMS**

**SECTION 5. DEFINITION OF TERMS** - As used in this Ordinance, the following terms shall mean:

- a) **Acquisition cost** - the newly-acquired machinery not yet depreciated and appraised within the year of its purchase, refers to actual cost of the machinery to its present owner, plus the cost of transportation, handling and installation at the present site.
- b) **Actual use** - the purpose for which the property is principally or predominantly utilized by the person in possession thereof.
- c) **Ad Valorem Tax** - is a levy on real property determined on the basis of a fixed proportion of the value of the property.
- d) **Agricultural Land** - land devoted principally to the planting of trees, raising of crops, livestock and poultry, dairying, salt making, inland fishing and similar aqua-culture activities.
- e) **Appraisal** - is the act or process of determining the value of property as of a specific purpose.
- f) **Assessment** - the process of determining the value of a real property or portion thereof subject to tax including the discovery, listing, classification and appraisal of property.
- g) **Assessment Level** - the percentage applied to the market value of a real property to determine its assessed or taxable value.
- h) **Assessed Value** - the fair market value of the real property multiplied by the assessment level. It is synonymous to taxable value.
- i) **Commercial Land** - a land devoted principally for the object of profit.

- j) **Building** - all kinds of structure more or less permanently attached to a piece of land excluding those which are merely superimposed on the soil.
- k) **Depreciated Value** - is the value remaining after deducting depreciation from the acquisition cost.
- l) **Economic Life** - the estimated period over which it is anticipated that a machinery or equipment maybe profitably utilized.
- m) **Fair Market Value** - the price at which a real property or commodity maybe sold by a seller who is not compelled to sell and be bought by a buyer who is not compelled to buy.
- n) **Improvement** - a valuable addition made to a real property or an amelioration in its condition, amounting to more than a mere repair or replacement of parts involving capital expenditures and labor, which is intended to protect or enhance its value, beauty or utility or to adapt it for new or further purposes.
- o) **Industrial Land** - land devoted principally to industrial activity as capital investment.
- p) **Lien** - a charge upon real or personal property for the satisfaction of some debt or duty ordinarily arising by operation of law.
- q) **Machinery** - machine, equipment, mechanical contrivances, instrument, appliances or apparatus which or may not be attached, permanently or temporarily to the real property. It includes the physical facilities for production, the installation and appurtenant service facilities, those which are mobile, self-powered or self-propelled and those not permanently attached to the real property which are actually, directly and exclusively used to meet the needs of a particular industry, business or activity and which by their very nature and purpose are designed for, or necessary to its manufacturing, mining, commercial, industrial or agricultural purposes. It includes machinery on residential property.

Residential machinery shall include machines, equipment, appliances or apparatus permanently attached to residential land and improvements or those immovable by destination.

- r) **Public Utility** - electric power generating and distributing system, road, rail and water transport, postal, and radio communication, and water companies, characterized by large investment because their optimum scale is large. They are natural monopolies whose prices, profit and efficiency are not subject to competitive checks and they provide services to industries and constituents whose operation is granted through special laws or ordinances.

- s) **Real Property** - land, building, machinery and other improvements temporarily or permanently attached to the real property which forms part of the land.
- t) **Reassessment** - the assigning of new assessed values to property, particularly real estate, as the result of a general partial or individual reappraisal of the property.
- u) **Remaining Economic Life** - is the period of the time expressed in years from the date of appraisal to the date when the machinery becomes valueless.
- v) **Replacement or Reproduction Cost** - the cost that would be incurred on the basis of current prices, acquiring an equally desired substitute property or the cost of reproducing a new replica of the property on the basis of current prices with the same materials.
- w) **Residential Property** - real property devoted to habitation.
- x) **Shopping Centers** - business establishment which may include groceries, appliances, refrigerated or non-perishable goods, amusement activities, movie houses, fitness centers, clothing apparel, home furnishings, etc. housed in one building or several buildings. It may be operated by one person or by different persons renting spaces in the complex.
- y) **Warehouse** - any building or portion thereof where goods, wares, merchandise, article of other personal property are received and stored. A Warehouse that accept orders or issues sales invoice shall be considered a branch or sale office.

**SECTION 6. POSTING AND PUBLICATION.** After its approval, certified true copies of this ordinance shall be published in full for three (3) consecutive days in a newspaper of local circulation. In the same way may be posted in at least two (2) conspicuous places and publicly accessible places as mandated in Section 18 and 189 of Republic Act No. 7160.

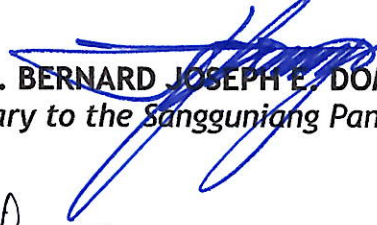
**SECTION 7. REPEALING CLAUSE.** Local Ordinances, Resolutions, Orders, Rules and Regulations and other issuances that are inconsistent with this Ordinance are hereby repealed, amended and/or modified accordingly.

**SECTION 8. SEPARABILITY CLAUSE.** If for any reasons, any section of this Ordinance, or any portion hereof, or the application of such section or provision, or portion hereof to any person, group or circumstance is declared invalid or unconstitutional, the remainder shall be in full force and effect.

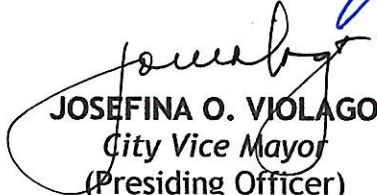
**SECTION 9. EFFECTIVITY** - This ordinance shall take effect immediately upon its approval.

**APPROVED UNANIMOUSLY.**

I hereby CERTIFY that this Ordinance was approved by the Sangguniang Panlungsod.

  
ATTY. BERNARD JOSEPH E. DOMINGO  
Secretary to the Sangguniang Panlungsod

ATTESTED BY:

  
JOSEFINA O. VIOLAGO  
City Vice Mayor  
(Presiding Officer)

  
MARIANO V. ALARILLA II  
City Councilor


  
RONALD S. PALOMARES  
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ROVIELYN A. CABIGQUEZ  
City Councilor

  
CRISANTO NIÑO D. CAPARAS  
President, SK Federation

APPROVED by the City Mayor this 06 SEP 2023 :

  
ATTY. HENRY R. VILLARICA  
City Mayor