

BIR ZONAL VALUES
MUNTINLUPA
January 27, 2024

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REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
MANILA

DEPARTMENT ORDER NO. 089 - 2023
December 18, 2023

SUBJECT: IMPLEMENTATION OF THE REVISED SCHEDULES OF ZONAL VALUES OF REAL (9TH REVISION), WITHIN THE JURISDICTION OF REVENUE DISTRICT OFFICE NO. 53B - NO. 8B - SOUTH NCR FOR INTERNAL REVENUE TAX PURPOSES.

TO : All Internal Revenue Officers and Others Concerned

Under Section 4 of Republic Act No. 10963, otherwise known as the "Tax Reform for Acceleration and Inclusion" amending Section 6 (E) of National Internal Revenue Code (NIRC) of 1997, the Commissioner is hereby authorized to divide the Philippines into different zones or areas and shall determine the fair market value of real properties located in each zone or areas, subject to automatic adjustment once every three (3) years.

By virtue of said authority and after the conduct of public hearing on May 15, 2023, the Commissioner of Internal Revenue has determined the zonal values of real properties in the City of Muntinlupa (9th Revision), within the jurisdiction of Revenue District Office No. 53B - Muntinlupa City, Revenue Region No. 8B - South NCR.

This Order is therefore issued to implement the revised schedule of zonal values of real properties for purposes of computation of any internal revenue tax due on sale/transfer or any other disposition of real properties. The zonal values established herein shall apply provided the same is higher than (1) the fair market value as shown in the schedule of values of the City Assessor and (2) the selling price/consideration as shown in the duly notarized document of sale or transfer of real property.

This Order shall take effect immediately.

(original signed)
BENJAMIN E. DIOKNO
Secretary of Finance

RECOMMENDED BY:

(original signed)
ROMEO D. LUMAGUI, JR.
Commissioner of Internal Revenue

DEFINITION OF TERMS

RESIDENTIAL	LAND/CONDOMINIUM PRINCIPALLY DEVOTED TO HABITATION.
COMMERCIAL	LAND DEVOTED PRINCIPALLY TO COMMERCIAL PURPOSES AND GENERALLY FOR THE OBJECT OF PROFIT.
INDUSTRIAL	DEVOTED PRINCIPALLY TO INDUSTRY AS CAPITAL.
AGRICULTURAL	DEVOTED PRINCIPALLY TO RAISING OF CROP SUCH AS RICE, CORN, SUGARCANE, TOBACCO, ETC. OR TO PASTURING, INLAND FISHING, SALT-MAKING, AND OTHER AGRICULTURAL USES INCLUDING TIMBERLAND AND FOREST LAND.
GENERAL PURPOSE	RAWLAND, UNDEVELOPED AND UNDERDEVELOPED AREA WHICH HAS POTENTIAL FOR DEVELOPMENT INTO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, ETC. MUST NOT BE LESS THAN 5,000 SQUARE METERS.
VICINITY	MEANS AN AREA, LOCALITY, NEIGHBORHOOD OR DISTRICT ABOUT, NEAR, ADJACENT PROXIMATE OR CONTIGUOUS TO A STREET BEING LOCATED.

CLASSIFICATION LEGEND:

CODE	CLASSIFICATION	CODE	CLASSIFICATION
RR	Residential Regular	GL	Government Land
CR	Commercial Regular	GP	General Purposes
RC	Residential Condominium	I	Industrial
CC	Commercial Condominium	X	Institutional
CL	Cemetery Lot	APD	Area for Priority Development
A	Agricultural	PS	Parking Slot

AGRICULTURAL LANDS

A1	Riceland Irrigated	A26	Bamboo Land
A2	Riceland Unirrigated	A27	Peanut Land
A3	Upland	A28	Soy beans Land
A4	Coco Land	A29	Grape vineyard

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- | | |
|--------------------|-------------------------------|
| A5 Citrus Land | A30 Pepper Land |
| A6 Fishpond | A31 Mineral Land |
| A7 Swamp | A32 Non Metallic mineral Land |
| A8 Nipa Land | A33 Coal Deposit |
| A9 Cotton Land | A34 African Oil Land |
| A10 Cogon | A35 Rubber Land |
| A11 Abaca Land | A36 Forest Land/Timber Land |
| A12 Orchard | A37 Horticultural Land |
| A13 Pineapple Land | A38 Salt Beds |
| A14 Banana Land | A39 Seashore |
| A15 Pasture Land | A40 Resort |
| A16 Corn Land | A41 Sandy/Stony |
| A17 Sugar Land | A42 Prawn pond |
| A18 Tobacco Land | A43 Sorghum |
| A19 Cacao | A44 Ipil-ipil |
| A20 Lanzones | A45 Kangkong |
| A21 Durian | A46 Zarate |
| A22 Rambutan | A47 Vegetable Land |
| A23 Mango | A48 Coffee |
| A24 Mangrove | A49 Mountainous / Hilly Areas |
| A25 Camote/Cassava | A50 Other Agricultural Lands |

BUREAU OF INTERNAL REVENUE
Revenue Region No. 8B - South NCR
Revenue District Office No. 53B - Muntinlupa City

Province : NCR
City/Municipality : MUNTINLUPA CITY
Barangay : ALABANG

D.O. No. 089-2023
Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER	RR	16,000.00
CORPORATE WOODS LOOP	FILINVEST CORPORATE CITY	CR	313,000.00
DE MESA COMPOUND	L & B 2	RR	18,000.00
EAST SERVICE ROAD	ALABANG TOLL GATE - CUPANG RIVER - ALONG THE ROAD	RR*	60,000.00
		CR*	70,000.00
	ALABANG TOLL GATE - CUPANG RIVER - INTERIOR	RR	30,000.00
		CR	42,000.00
ESTE HONOR COMPOUND	BARRIO PROPER	RR**	18,000.00
F DE CASTRO COMPOUND	NEAR T. MOLINA AND PNR RAILWAY	RR	18,000.00
		X	28,000.00
FILINVEST CORPORATE CITY	ALABANG-ZAPOTE RD- FILINVEST AVENUE	CR	313,000.00
		X	313,000.00
HIGHWAY HOMES SUBD.	NATIONAL HIGHWAY	RR***	19,000.00
LAGUNA HEIGHTS DRIVE	FILINVEST CORPORATE CITY	CR	313,000.00
L & B COMPOUND 1	INT. NATIONAL ROAD	RR	20,000.00
L & B COMPOUND 2	INT. T.M. ROAD	RR***	20,000.00
L & B COMPOUND 3	LAGUNA DE BAY	RR****	20,000.00
		RR	20,000.00
MENDIOLA ST.	BARRIO PROPER	X	30,000.00
		RR	35,000.00
MONTILLANO ST	INTERIOR (PNR-TM Road)	RR	35,000.00
	NATIONAL RD- TM ROAD	CR	70,000.00
	INTERIOR MONTILLANO	X	60,000.00
NATIONAL ROAD	TOLL GATE - BAYANAN RIVER	RR	53,000.00
		CR	63,000.00
		X	58,000.00
NORTHGATE CENTER	ALABANG ZAPOTE-NORTH BRIDGEWAY/ Northgate District	CR	313,000.00
		X	313,000.00
PACIFIC RIM	FILINVEST CORPORATE CITY	CR	313,000.00
PALMS POINTE SUBDIVISION	FILINVEST CORPORATE CITY	RR	150,000.00
PLEASANT VILLAGE	SOUTH EXPRESSWAY	RR	19,000.00
REMERATA SUBDIVISION	L & B COMPOUND	RR	19,000.00
SPECTRUM/BRIDGEWAY/COMMERCE AVE.	FILINVEST CORPORATE CITY	CR	313,000.00
T. MOLINA ST.	BARRIO PROPER	RR	19,000.00
TM RD - LAGUNA LAKESIDE	LAGUNA LAKE SIDE	RR****	10,000.00
		CR	30,000.00
TM RD ALABANG (SAN GUILLERMO STREET) PNR SIDE	PNR SIDE	RR****	12,000.00
		CR	30,000.00
TIERRA VILLAS	L & B 2	RR***	19,000.00
UP SIDE SUBDIVISION	NATIONAL HIGHWAY - BAYANAN CREEK	RR***	19,000.00
WESTGATE CENTER	ALABANG ZAPOTE - COMMERCE AVENUE	CR	313,000.00
WEST SERVICE ROAD	HILLSIDE HOSPITAL - BAYANAN	RR	35,000.00
		CR	65,000.00
		I	55,000.00
		X	50,000.00
ALL OTHER STREETS*****		RR	11,000.00

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		CR	29,000.00
		I	*****
		X	*****

Province : NCR
City/Municipality : MUNTINLUPA CITY
Barangay : ALABANG

D.O. No. 089-2023
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STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
CONDOMINIUMS			
2301 CIVIC PLACE CONDOMINIUM	FILINVEST CORPORATE CITY	RC	115,000.00
		CC	130,000.00
		PS	80,000.00
ACACIA GROVE/ACACIA HOTEL (FORMERLY CHMI HOTEL AND RESIDENCES)	FILINVEST CORPORATE CITY	RC	165,000.00
		CC	190,000.00
		PS	115,000.00
ASIAN STAR CONDOMINIUM	FILINVEST CORPORATE CITY	CC	120,000.00
		PS	84,000.00
ASIAN HOSPITAL & MEDICAL CTR	FILINVEST CORPORATE CITY	CC	300,000.00
		PS	210,000.00
ASPEN TOWER	FILINVEST CORPORATE CITY	RC	120,000.00
		PS	84,000.00
AVIDA TOWERS - ALTURA	National Road (Alabang Area)	RC	150,000.00
		PS	105,000.00
BOTANIKA NATURE RESIDENCES	FILINVEST CORPORATE CITY	RC	200,000.00
		PS	140,000.00
BRISTOL CONDOMINIUM	FILINVEST CORPORATE CITY	RC	160,000.00
		CC	205,000.00
		PS	112,000.00
CAPITAL ONE	FILINVEST CORPORATE CITY	CC	115,000.00
		PS	81,000.00
CIVIC PRIME CONDO	FILINVEST CORPORATE CITY	RC	110,000.00
		CC	130,000.00
		PS	77,000.00
ENTRATA TOWER	ALABANG-ZAPOTE ROAD	RC	140,000.00
		CC	160,000.00
		PS	98,000.00
LA VIE FLATS	FILINVEST CORPORATE CITY	RC	150,000.00
		PS	105,000.00
MONDRIAN PLACE	FILINVEST CORPORATE CITY	RC	132,000.00
		PS	92,000.00
PAULINE CONDOMINIUM	ILAYA	RC	41,000.00
		PS	29,000.00
PARQUE ESPAÑA RESIDENCE HOTEL	FILINVEST CORPORATE CITY	RC	110,000.00
		PS	77,000.00
PLAZA A CONDOMINIUM	FILINVEST CORPORATE CITY	CC	120,000.00
		PS	84,000.00
PLAZA B CONDOMINIUM	FILINVEST CORPORATE CITY	CC	120,000.00
		PS	84,000.00
PLAZA C, D, E CONDOMINIUM ^	FILINVEST CORPORATE CITY	CC	120,000.00
		PS	84,000.00
STUDIO ONE CONDO	FILINVEST CORPORATE CITY	RC	115,000.00
		CC	135,000.00
		PS	80,000.00
STUDIO TWO CONDO	FILINVEST CORPORATE CITY	RC	115,000.00
		CC	135,000.00
		PS	80,000.00
STUDIO CITY CONDOMINIUM	FILINVEST CORPORATE CITY	RC	115,000.00
		CC	135,000.00
		PS	80,000.00
THE LEVELS (ANAHEIM - OLD) (BURBANK - NEW CCT)	FILINVEST CORPORATE CITY	RC	135,000.00
		PS	94,000.00
VECTOR ONE	FILINVEST CORPORATE CITY	CC	120,000.00
		PS	84,000.00
VIVANT FLATS	FILINVEST CORPORATE CITY	RC	135,000.00
		PS	94,000.00
VIVERE HOTEL AND RESORTS (ALSO KNOWN AS RICHVILLE REGENCY SUITES CONDO)	FILINVEST CORPORATE CITY	RC	145,000.00
		CC	155,000.00
		PS	102,000.00

Province : NCR
City/Municipality : MUNTINLUPA CITY
Barangay : ALABANG

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STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
WEST PARC ALDER	FILINVEST CORPORATE CITY	RC	115,000.00
		CC	130,000.00
		PS	80,000.00
		RC	115,000.00

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WEST PARC BIRCH	FILINVEST CORPORATE CITY	CC	130,000.00
		PS	80,000.00
WEST PARC CEDAR	FILINVEST CORPORATE CITY	RC	115,000.00
		CC	130,000.00
		PS	80,000.00
WESTGATE TOWER CONDO	MADRIGAL BUSINESS PARK	CC	120,000.00
		PS	84,000.00
CERCA ALABANG	INVESTMENT DRIVE COR ALABANG ZAPOTE ROAD	RC	200,000.00
		PS	140,000.00
PARKWAY CORPORATE CENTER	FILINVEST CORPORATE CITY	CC	230,000.00
		PS	161,000.00
3 FORTY FIFTH RESIDENCES	ALABANG	RC	180,000.00
		PS	126,000.00
TOWNHOUSES (CCT)			
NHA FILINVEST	NORTHGATE CYBERZONE CENTER	RC	42,000.00
LA RESIDENCIA	ALABANG HILLS VILLAGE, ALABANG	RC	85,000.00

NOTE :

- **Barrio Proper** is a long time name of the vicinity which can be identified in the Map as the properties in between the PNR Railways
- Along Philippine National Railways property are valued based on the continuing development of the Barangay.
- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.
- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of
- '- Parking slot is 70% of the unit
- '- A new classification (CR) was added in TM Road -Lakeside and PNR Side.
- * As per City Assessor's Recommendation reclassified as Residential (Interior) and Commercial (Along the Road)
- ** Composed mostly of Low Cost Residential/Socialized Housing Area
- *** Located within or near the faultline area
- ****Low lying or flood prone area
- *****Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower than the
- *****Industrial and Institutional classification of lots have been deleted under "All Others Streets"

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : AYALA ALABANG

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	D.O. No. Effectivity Date CLASSIFICATION	089-2023
			1/27/24 9TH REVISION ZV/SQ.M.
ALABANG TOWN CENTER	ALABANG-ZAPOTE ROAD- COMMERCE AVENUE	CR*	313,000.00
		X	250,000.00
AYALA ALABANG COMMERCIAL CENTER	ALABANG-ZAPOTE ROAD/MADRIGAL BUSINESS PARK	CR*	313,000.00
AYALA ALABANG VILLAGE	PHASES 1, 2A,2B , 3A1, 3A2, 3B1, 3B2, 3B3, 4, 5, 6, 7, 8A, 8B, 9, 10A, 10B, 10C, 10D, XI-A, XI-B, XI-C & XII	RR	135,000.00
	LOTS BACKING THE GOLF COURSE PHASES 4 & 2B	RR	157,000.00
	LOTS ALONG THE PERIMETERS OF APITONG, ADELFA, ROSAL, BATANGAS EAST, SOUTH & WEST, TAMARIND, LANGKA, SANTIAGO, & PORTIONS OF SAN JUANICO, GUAVA DRIVE, TAMARIND	RR	100,000.00
	SCHOOLS, CHURCHES	X	110,000.00
	AYALA ALABANG EMPLOYEES HOUSING PROJECT 1 & 2 (AEHP 1 & 2 EMPLOYEES	RR	100,000.00
	BPI HOUSING	RR	100,000.00
	LOTS ALONG ACACIA AVENUE	RR	180,000.00
	LOTS ALONG MADRIGAL AVENUE	RR	180,000.00
	LOTS ALONG MINDANAO AVENUE	RR	180,000.00
	MADRIGAL BUSINESS PARK 1, 2 & 3 (formerly MADRIGAL BUSINESS PARK 1 & 2)	ALONG COMMERCE AVE/AYALA ALABANG ALABANG HILLS VILLAGE/PACIFIC	CR* X
MADRIGAL-VASQUEZ PROPERTY	MADRIGAL AVE. ALABANG-ZAPOTE RD	CR	313,000.00
MOLITO COMMERCIAL COMPLEX	ALABANG-ZAPOTE RD- APITONG	CR*	313,000.00
ALL OTHER STREETS		RR**	98,000.00
		CR	300,000.00
		X**	240,000.00
CONDOMINIUMS:			
ALABANG BUSINESS TOWER	MADRIGAL BUSINESS PARK	CC	120,000.00
		PS	84,000.00
ALPAP BLDG.	MADRIGAL BUSINESS PARK	CC	125,000.00
		PS	88,000.00
AYALA LIFE - FGU CENTER	MADRIGAL BUSINESS PARK	CC	125,000.00
		PS	88,000.00
AVIDA TOWER CONDO	MADRIGAL BUSINESS PARK	RC	120,000.00
		CC	150,000.00
		PS	84,000.00
AZUMI RESIDENCES	MADRIGAL BUSINESS PARK	RC	120,000.00
		CC	150,000.00
		PS	84,000.00
CELEREICA CORP TOWER CONDO (MAFRE INSULAR)	ACACIA AVENUE, AYALA ALABANG VILLAGE	CC	110,000.00
		PS	77,000.00
COMMON COAL TOWER	MADRIGAL BUSINESS PARK	CC	120,000.00

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COMMON USE TOWER	MADRIGAL BUSINESS PARK		
DAFFODILS (ENERGY OPT)	VENTURE ST., MADRIGAL BUSINESS PARK	PS	84,000.00
		CC	110,000.00
		PS	77,000.00
KINGSTON TOWER	MADRIGAL BUSINESS PARK	CC	125,000.00
		PS	88,000.00
JD TOWER (FORMERLY NOL BUILDING)	MADRIGAL BUSINESS PARK	CC	125,000.00
		PS	88,000.00
PAGE ONE (DON NICANOR REALTY)	MADRIGAL BUSINESS PARK	CC	110,000.00
		PS	77,000.00
PHILAM LIFE BLDG	MADRIGAL BUSINESS PARK	CC	130,000.00
		PS	91,000.00

Province : NCR
City/Municipality : MUNTINLUPA CITY
Barangay : AYALA ALABANG

D.O. No. 089-2023
Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
PARAGON CORPORATE CENTER	MADRIGAL BUSINESS PARK	CC	110,000.00
		PS	77,000.00
PARK TRADE CENTER	MADRIGAL BUSINESS PARK	CC	110,000.00
		PS	77,000.00
PRIME CENTER	MADRIGAL BUSINESS PARK	CC	110,000.00
		PS	77,000.00
RICHVILLE CORPORATE CENTER	MADRIGAL BUSINESS PARK	CC	120,000.00
		PS	84,000.00
RICHVILLE CORPORATE TOWER	MADRIGAL BUSINESS PARK	CC	120,000.00
		PS	84,000.00
SONRIA	MADRIGAL BUSINESS PARK	RC	180,000.00
		CC	200,000.00
		PS	126,000.00
SOUTH CENTER TOWER	MADRIGAL BUSINESS PARK	CC	120,000.00
		PS	84,000.00
SOUTHGATE BLDG	MADRIGAL BUSINESS PARK	CC	125,000.00
		PS	88,000.00
UNIOIL CENTER BLDG	MADRIGAL BUSINESS PARK	CC	120,000.00
		PS	84,000.00
TOWNHOUSES (CCT)			
NEW AYALA ALABANG TOWNHOUSE	AYALA ALABANG VILLAGE	RC	90,000.00

NOTE:

- X (Institutional) pertains to School, Churches, Hospitals, Hotel, etc.
- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of values from the
- ' - Parking slot is 70% of the unit.
- ' - A new classification (CR) was added in TM Road -Lakeside and PNR Side.

LEGEND:

* A Central Business District Area

**Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower the the lowest identified street.

Province : NCR
City/Municipality : MUNTINLUPA CITY
Barangay : BAYANAN

D.O. No. 089-2023
Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER	RR*	14,000.00
BAGONG PARAISO	INT. TM ROAD	RR**	10,000.00
BAUTISTA ST.	NATIONAL ROAD - T.M. ROAD LAKESIDE	RR	25,000.00
	NATIONAL ROAD	CR	58,000.00
	NATIONAL ROAD - SLEX GOING TO PLEASANT DRIVE	RR	25,000.00
FILRIZAM SUBDIVISION	VALEDA FEEDER ROAD BAUTISTA ST.	RR	18,000.00
NATIONAL ROAD	BAYANAN RVR-PUTATAN BDRY	RR	43,000.00
		CR	63,000.00
		X	58,000.00
PUROK 1 ****	BLOCK 1 - 10 SOUTH LUZON EXPRESSWAY	RR	12,000.00
SOUTH LUZON EXPRESSWAY (SLEX)	POBLACION RIVER-ALABANG VIADUCT	RR*	18,000.00
		CR*	54,000.00
		I*	42,000.00
		X*	30,000.00
SUMMIT CIRCLE	INT. NATIONAL ROAD	RR	12,000.00
SUNRISE VILLAGE	ALONG RAILROAD	RR	10,000.00
T.M. ROAD	LAKESIDE- T.M. ROAD	RR***	8,000.00
		CR	18,000.00
T.M. ROAD (SAN GUILLERMO ST.)	PNR SIDE	RR***	10,000.00
		CR	18,000.00

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ALL OTHER STREETS*****		RR	7,000.00
		CR	17,000.00
		I	*****
		X	*****
CONDOMINIUMS:			
MILLE CASE RESIDENCES (NEW)	NEAR SUMMIT CIRCLE / SUMMIT STREET	RC	87,000.00
		CC	104,000.00
		PS	61,000.00

NOTE :

- **Barrio Proper** is a long time name of the vicinity which can be identified in the Map as the properites in between the PNR Railways
- Along Philippine National Railways property are valued based on the continuing development of the Barangay.
- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.
- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of values from the Technical Committee on Real Property Valuation.
- '- A new classification (CR) was added in TM Road -Lakeside and PNR Side.

LEGEND:

- * No Right of Way
- ** Composed mostly of Low Cost Residential/Socialized Housing Area
- ***Low lying or flood prone area
- **** Per recommendation from the Office of the City Assessor and validated through ocular inspection this should be appropriately described as Purok I. Previously labeled as Purok I-IV
- *****Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower the the lowest identified street.
- *****Industrial and Institutional classification of lots have been deleted under "All Others Streets"

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : BULI

D.O. No. 089-2023

Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER	RR*	10,000.00
CONCEPCION ROAD	EAST SERVICE ROAD	RR	30,000.00
		CR	60,000.00
		I	55,000.00
		X	42,000.00
EAST SERVICE ROAD	CUPANG BDRY- BULI RIVER	RR	35,000.00
		CR	60,000.00
		I	55,000.00
		X	42,000.00
ESPELETA ST.	BARRIO PROPER	RR**	10,000.00
		X	12,000.00
TAGUIG MUNTINLUPA ROAD (T.M. ROAD)	LAKESIDE ECHO ASIA BRGY. BULI ROAD	RR**	8,000.00
		CR	18,000.00
		I*****	45,000.00
TAGUIG MUNTINLUPA ROAD (T M ROAD) (PRESIDENT MANUEL L. QUEZON) PNR SIDE	T.M.ROAD-PNR SIDE	RR**	10,000.00
		CR	18,000.00
		X	12,000.00
WEST SERVICE ROAD	CUPANG BDRY- BULI RIVER	RR	35,000.00
		CR	60,000.00
		I	55,000.00
		X	45,000.00
ALL OTHER STREETS***		RR	7,000.00
		CR	17,000.00
		I	****
		X	****
CONDOMINIUMS:			
ANUVA CONDO	EAST SERVICE ROAD	RC	120,000.00
		PS	85,000.00
RHAPSODY RESIDENCES- CARILLON/CELLO/CLARINET/ HARMONICA	EAST SERVICE ROAD	RC	120,000.00
		PS	85,000.00

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- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.
- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of values from the
- '- A new classification (CR)& (I) was added in TM Road -Lakeside and PNR Side.
- * No Right of Way
- **Low lying or flood prone area
- ***Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower the the lowest identified street.
- ****Industrial and Institutional classification of lots have been deleted under "All Others Streets"
- *****The Industrial lot situated in Barangay Buli is a previous fuel depot.

Province : NCR

City/Municipality : MUNTINLUPA CITY

D.O. No. 089-2023

JPATAG.COM

Barangay : CUPANG

Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ALABANG 400 VILLAGE SUBD	DON JESUS BLVD	RR	60,000.00
ALABANG HILLS VILLAGE SUBD	SAN BEDA ALABANG (FORMERLY ST BENEDICTINE)	RR	65,000.00
		X***	72,000.00
ALABANG HILLSBOROUGH	DON JESUS BLVD. ALABANG HILLS	RR	65,000.00
		X	72,000.00
ALABANG-ZAPOTE ROAD	WESTGATE TO BUENCAMINO TO ALABANG	CR	145,000.00
		X	100,000.00
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER	RR	12,000.00
BF HOMES SUBD PHASE 6	ALABANG HILLS	RR	42,000.00
DON JESUS BLVD.	WEST SERVICE ROAD	RR	65,000.00
		CR	75,000.00
DON MANOLO BLVD	ALABANG - ZAPOTE ROAD- DON JESUS BLVD	RR	65,000.00
		CR	72,000.00
		X	65,000.00
EAST SERVICE ROAD	CUPANG RIVER-BULI RIVER	RR	35,000.00
		CR	60,000.00
		I	55,000.00
		X	50,000.00
EMBASSY VILLAGE	EAST SERVICE ROAD	RR	45,000.00
		I	55,000.00
INTEGRAL TOWNHOMES (INTEGRAL REALTY CORPORATION)	ALABANG HILLS	RR	60,000.00
INTERCITY HOMES SUBDIVISION	WEST SERVICE ROAD	RR	25,000.00
KALIPAYAN HOMES VILLAGE	DON JESUS BLVD	RR	55,000.00
LIBERTY HOMES	INT. EAST SERVICE ROAD	RR	25,000.00
		X	30,000.00
MINTCOR SOUTHWEST TOWNHOUSES	INTERIOR WEST SERVICE ROAD WEST SERVICE ROAD	RR	25,000.00
		CR	60,000.00
PACIFIC MALAYAN VILLAGE	ALABANG HILLS	RR	65,000.00
PACIFIC VILLAGE	ALABANG HILLS	RR	65,000.00
PRIMAVERA HOMES SUBDIVISION	RIZAL VILLAGE	RR	23,000.00
RIZAL VILLAGE	ALONG KAP. TIAGO STREET SITIO RIZAL	RR	25,000.00
		RR	18,000.00
		X	25,000.00
SAN JOSE VILLAGE SUBD	ALL LOTS WITHIN SAN JOSE VILLAGE SUBD. *	RR	40,000.00
		X	43,000.00
SITIO RIZAL	ADJACENT TO RIZAL VILLAGE	RR	25,000.00
SITIO SANTO NINO	BESIDE ALABANG HILLS BOROUGH SUBD.; ACERO COMPD.*	RR	12,000.00
TIERRA NUEVA SUBDIVISION	ALABANG ZAPOTE ROAD	RR	50,000.00
		X	55,000.00
TAGUIG MUNTINLUPA ROAD T.M. ROAD	LAKESIDE	RR	8,000.00
		CR	18,000.00
TAGUIG MUNTINLUPA ROAD TM ROAD / PRES. MANUEL L. QUEZON	PNR SIDE	RR	10,000.00
		CR	18,000.00

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : CUPANG

**D.O. No. 089-2023
Effectivity Date 1/27/24**

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
VILLA DONATA	SAN JOSE SUBD.	RR	30,000.00
WEST SERVICE ROAD	CUPANG RIVER - BULI RIVER	RR	30,000.00
		CR	60,000.00
		I	55,000.00
		X	50,000.00
ALL OTHER STREETS****		RR	7,000.00
		CR	17,000.00
		I	*****
		X	*****
CONDOMINIUMS:			
ASIA ENCLAVES CONDO	WEST SERVICE ROAD	RC	120,000.00
		PS	84,000.00
CAPRI CONDOMINIUM	ALONG DON JESUS BLVD CORNER WEST SERVICE RD.	RC	60,000.00
		PS	42,000.00
TITO JOVER TOWER (TITO JOVY TOWER)	NEAR ALABANG ZAPOTE ROAD	CC	72,000.00
		PS	50,000.00
URBAN DECA HOMES CAMPVILLE (NEW)	ALONG EAST SERVICE ROAD	RC	70,000.00
		PS	49,000.00

NOTES :

- **Barrio Proper** is a long time name of the vicinity which can be identified in the Map as the properites in between the PNR Railways
- Along Philippine National Railways property are valued based on the continuing development of the Barangay.
- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.
- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of values from the Technical Committee on Real Property Valuation.

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'- A new classification (CR) was added in TM Road -Lakeside and PNR Side.

* Previously described Elsie Gaches

** Previously described as Squatter Area

*** School is San Beda Alabang

****Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower the the lowest identified street.

*****Industrial and Institutional classification of lots have been deleted under "All Others Streets"

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : POBLACION

D.O. No. 089-2023

Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER	RR	15,000.00
CAMELLA HOMES IV	KATIHAN	RR	20,000.00
COUNTRY HOMES 2	CAMELLA HOMES 4	RR	20,000.00
E. RODRIGUEZ SR. AVENUE (FORMERLY KATIHAN STREET)	SLEX-BILIBID ROAD (NBP) SLEX - NATIONAL ROAD	RR	25,000.00
		CR	40,000.00
		I	35,000.00
		X	32,000.00
KATARUNGAN VILLAGE I (PH I)	NBP RESERVATION	RR	25,000.00
KATARUNGAN VILLAGE I (PH II)	NBP RESERVATION	RR	30,000.00
KATARUNGAN VILLAGE II	NBP RESERVATION	RR	15,000.00
NATIONAL ROAD	MAGDAONG RIV-BALIMBING RIVER	CR	45,000.00
		X	30,000.00
QUEZON ST. AND PEDRO DIAZ ST.	NATIONAL ROAD-PNR	RR	25,000.00
		CR	42,000.00
	PNR - TM ROAD	X	40,000.00
		RR	15,000.00
RIZAL ST.	NBP-SLEX	CR	20,000.00
		X	30,000.00
		X	25,000.00
	SLEX-NATIONAL ROAD (KATIHAN)	RR	25,000.00
		CR	30,000.00
		X	27,000.00
	NATIONAL ROAD-PNR	RR	20,000.00
		CR	30,000.00
		X	27,000.00
	PNR - TM ROAD	RR	15,000.00
SAMAHANG MAGKAKAPITBAHAY (MAGDAONG)	MAGDAONG ST / DRIVE	RR	10,000.00
SOUTH LUZON EXPRESSWAY (SLEX)	PUTATAN BOUNDARY-TUNASAN BOUNDARY	CR	60,000.00
		RR	15,000.00
		I	42,000.00
		X	30,000.00
SOUTHVILLE I-III	SAMPAGUITA ROAD-INSULAR PRISON ROAD (Low Cost/Socialized Housing Area)	RR	12,000.00
TAGUIG MUNTINLUPA ROAD T.M. ROAD	LAKESIDE (Flood Prone Area)	RR	8,000.00
		CR	18,000.00
TAGUIG MUNTINLUPA ROAD T.M. ROAD (SAN GUILLERMO ST)	PNR SIDE (Flood Prone Area)	RR	10,000.00
		CR	18,000.00
ALL OTHER STREETS*		RR	7,000.00
		CR	17,000.00
		I	**
		X	**

NOTE :

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- Along Philippine National Railways property are valued based on the continuing development of the Barangay.

- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.

'- A new classification (CR) was added in TM Road -Lakeside and PNR Side.

- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of

* Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower the the lowest

**Industrial and Institutional classification of lots have been deleted under "All Others Streets"

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : PUTATAN

D.O. No. 089-2023

Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
A & A AGRO HOMES	INT. NATIONAL ROAD	RR	25,000.00
ALMAN VILLE SUBDIVISION	SUMMIT VILLE (Low Lying Area)	RR	15,000.00
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER (No Right of Way)	RR	12,000.00

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BAGONG SIBOL (Populated mostly by Informal Settler)	PASONG MAKIPOT	RR	10,000.00
BAYFAIR SUBDIVISION	INT. BRUGER ROAD	RR	15,000.00
BLOOMBLISS	INT. NATIONAL ROAD	RR	12,000.00
BRUGER SUBDIVISION	NATIONAL ROAD TO PNR	RR	30,000.00
	BRUGER STREET	RR	25,000.00
	LARBAF STREET	RR	27,000.00
	NATIONAL RD TO PNR	X	30,000.00
CAMELLA HOMES 1	SOUTH SUPERVILLE SUBD	RR	20,000.00
CAMELLA HOMES 2	SOLDIER'S HILLS	RR	20,000.00
CAMELLA HOMES II-D	SOLDIER'S HILLS	RR	20,000.00
CAMELLA HOMES II- E	SOLDIER'S HILLS	RR	20,000.00
CAMELLA HOMES IV-B	BALIMBING RIVER	RR	20,000.00
CAMELLA TOWNHOMES 1	CAMELLA HOMES I	RR	20,000.00
CAMELLA TOWNHOMES 2	SOUTH SUPERVILLE SUBD	RR	20,000.00
COUNTRY HOMES ALABANG/CERF TOWNHOMES	SLEX (NEAR SLEX, ENTRY ALONG NATIONAL ROAD)	RR	20,000.00
ESPORLAS CPD (Populated mostly by Informal Settler)	F. DE MESA ELEM SCHOOL	RR	12,000.00
		X	25,000.00
EXPRESS VIEW VILLAS	SLEX	RR	18,000.00
FREEDOM HILLS SUBDIVISION	INT. NATIONAL ROAD	RR	18,000.00
FREEWILL SUBDIVISION	INT. TM ROAD (Low Lying Area)	RR	15,000.00
GRUENVILLE SUBDIVISION	BRUGER ROAD (Located along Faultline)	RR	15,000.00
GUNDRAN COMPOUND	TREELANE	RR	15,000.00
HILLS VIEW	INT. NATIONAL ROAD (Low Lying Area)	RR	15,000.00
JAYSONVILLE SUBDIVISION	INT. NATIONAL ROAD (Low Lying Area)	RR	15,000.00
		X	18,000.00
JOAS MERRY SUBDIVISION	BRUGER SUBD (Low Lying Area)	RR	15,000.00
		X	25,000.00
JRS CMPD/SORIANO VILLE	INT. TM ROAD (TAGUIG MUNT. ROAD/Low Lying Area)	RR	15,000.00
LA CHARINA HEIGHTS	SLEX	RR	18,000.00
LAKEVIEW HOMES I SUBDIVISION	INT. NATIONAL ROAD (BACK OF CITY HALL)	RR	15,000.00
		X	20,000.00
LAKEVIEW HOMES II SUBDIVISION	INT. TM ROAD (Low Lying Area)	RR	15,000.00
LAS VEGAST ST	INT. NATIONAL ROAD (Low Lying Area)	RR	15,000.00
LITE HOMES SUBD.	BRUGER ROAD (Located along Faultline)	RR	15,000.00
MIDLAND SUBDIVISION	GRUENVILLE (Low Lying Area)	RR	15,000.00
MULTILAND I & 2 SUBDIVISION/NIA ROAD	GRUENVILLE (Low Lying Area)	RR	15,000.00
MUNTING NAYON	SUMMITVILLE (Low Cost/Socialized Housing Area)	RR	15,000.00
MUTUAL HOMES I & II	SOLDIERS HILLS	RR	18,000.00
MUTUAL HOMES III	SOLDIERS HILLS	RR	18,000.00
NATIONAL ROAD	BALIMBING - BAYANAN BOUNDARY	RR	35,000.00
		CR	48,000.00
		X	42,000.00
NHA HOUSING COMPOUND	SOLDIERS HILLS (Low Cost/Socialized Housing Area)	RR	15,000.00
NUWHRAIN HOMES SUBDIVISION	BRUGER ROAD	RR	18,000.00
PASONG MAKIPOT (Populated mostly by Informal Settler)	MUNTINLUPA - CAVITE BDRY	RR	10,000.00
PATDU COMPOUND (Populated mostly by Informal Settler)	SOUTH GREENHEIGHTS	RR	10,000.00

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : PUTATAN

D.O. No. 089-2023

Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
PRIMAVERA VILLAS	SOUTH SUPERVILLE SUBD	RR	15,000.00
PRIMAVERA VILLAS II	SOUTH SUPERVILLE SUBD	RR	15,000.00
PUPA COMPOUND (URBAN POOR)	SUMMITVILLE (Low Cost/Socialized Housing Area)	RR	12,000.00
GODSWILL HOMES	SOLDIERS HILLS	RR	18,000.00
		RR	18,000.00
		CR	30,000.00
ROMAN CRUZ AVENUE/SOLDIERS HILL ST.	SOLDIERS HILLS	X	25,000.00
		RR	15,000.00
		RR	25,000.00
SOLDIERS HILLS VILLAGES	NATIONAL ROAD TO SLEX	RR	25,000.00
		CR	35,000.00
		X	30,000.00
SOUTH GREENHEIGHTS SUBDIVISION	CAMELLA HOMES I	RR	15,000.00
SOUTH SUPERVILLE SUBDIVISION	CAMELLA HOMES II	RR	18,000.00
SUMMITVILLE SUBDIVISION	INT. NATIONAL ROAD	RR	15,000.00
		X	20,000.00
TEPAUREL	NATIONAL ROAD - RAILROAD	I	40,000.00
T.J. DIAZ TOWNHOMES	BACK OF BLISS	RR	12,000.00
TAGUIG MUNTINLUPA (T.M.) ROAD	LAKESIDE	RR*	8,000.00
		CR	18,000.00
TAGUIG MUNTINLUPA (TM) ROAD (SAN GUILLERMO ST)	PNR SIDE	RR*	10,000.00
		CR	18,000.00

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TOP HILLS SUBDIVISION	LAKEVIEW I	RR	15,000.00
TREELANE PARK SUBD	INT. NATIONAL ROAD	RR	15,000.00
ST. VERONICA VILLAS	SLEX	RR	25,000.00
ALL OTHER STREETS**		RR	7,000.00
		CR	17,000.00
		X	***
TOWNHOUSES (CCT)			
DOÑA SEGUNDINA TOWNHOUSE	INT. NATIONAL ROAD	RC	50,000.00
VM TOWNHOMES	SOLDIERS HILLS	RC	48,000.00
ALMAN TOWNHOUSE	SUMMITVILLE	RC*	42,000.00

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- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of values from the
- Parking slot is 70% of the unit.

'- A new classification (CR) was added in TM Road -Lakeside and PNR Side.

*Low lying

** Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower the the lowest

***Institutional classification of lots have been deleted under "All Others Streets"

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : SUCAT

D.O. No. 089-2023
Effectivity Date 1/27/24

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ALONG PHILIPPINE NATIONAL RAILWAYS	SUCAT ROAD (Interior/No right of Way)	RR	15,000.00
BRITTANY BAY / LA POSADA	POSADAS VILLAGE	RR	50,000.00
CORINTHIAN VILLAS	POSADAS VILLAGE	RR	50,000.00
DON JUAN BAYVIEW SUBD.	TM ROAD	RR	20,000.00
DOÑA ROSARIO BAYVIEW SUBD.	DON JUAN BAYVIEW	RR	25,000.00
DONA ROSARIO HEIGHTS SUBD.	POSADAS VILLAGE	RR	48,000.00
		X	55,000.00
		I	55,000.00
EAST SERVICE ROAD	BULI RIVER-MUNTI-P'QUE BDRY	RR	35,000.00
		CR	60,000.00
		I	55,000.00
		X	42,000.00
LA POSADA SUBDIVISION	SLEX TO MAYOR J. POSADAS	RR	45,000.00
MARINA HEIGHTS	BRITTANY	RR	50,000.00
NEW VICTORIANNE ROW	LA POSADA	RR	50,000.00
PATIO HOMES	POSADAS VILLAGE	RR	50,000.00
POSADAS VILLAGE	SLEX	RR	35,000.00
SAMAHANG PAGKAKAISA (Informal Settler Area)	MERALCO STATION	RR	12,000.00
SAMSON ROAD	WEST SERVICE ROAD	RR	35,000.00
		CR	60,000.00
		I	55,000.00
		X	45,000.00
SUCAT ROAD	SUCAT INTERCHANGE-MRR RD	RR	35,000.00
		CR	50,000.00
		I	46,000.00
		X	42,000.00
TAGUIG MUNTINLUPA ROAD T.M. ROAD	LAKESIDE (Low Lying Area)	RR	8,000.00
		CR	18,000.00
TAGUIG MUNTINLUPA ROAD T M ROAD (PRES MANUEL L. QUEZON)	PNR SIDE (Low Lying Area)	RR	10,000.00
		CR	18,000.00
VICTORIANNE ROW 2	LA POSA	RR	35,000.00
VILLONCO ST.	WEST SERVICE RD	RR	35,000.00
		CR	60,000.00
		I	55,000.00
WEST SERVICE ROAD	BULI RIVER-MUNTI-P'QUE BDRY	RR	35,000.00
		CR	60,000.00
		I	55,000.00
		X	45,000.00
ALL OTHER STREETS**		RR	7,000.00
		CR	17,000.00
		I	***
		X	***
CONDOMINIUMS/TOWNHOUSES (CCT)			
BELLINI SUITES CONDO*	PRESIDIO BRITTANY BAY	RC	95,000.00
		PS	67,000.00
CENTROPOLIS COMMUNITIES*	VILLONCO	RC	90,000.00
		CC	110,000.00
		PS	63,000.00
DA VINCI TOWER CONDO*	PRESIDIO BRITTANY BAY	RC	90,000.00
		PS	63,000.00
EAST BAY RESIDENCES*	EAST SERVICE ROAD	RC	120,000.00
		CC	150,000.00

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ESCALADES SOUTH METRO CONDO*	POWERCITY, SUCAT, MUNTINLUPA	PS	84,000.00
		RC	90,000.00
		PS	63,000.00

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : SUCAT

D.O. No. 089-2023

Effectivity

1/27/24

Date

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
MARFORI TOWER*	LAKEFRONT SUCAT	RC	90,000.00
		PS	63,000.00
MICHAELANGELO TOWER*	PRESIDIO BRITTANY BAY	RC	90,000.00
		PS	63,000.00
MONET TOWER CONDO*	PRESIDIO BRITTANY BAY	RC	90,000.00
		PS	63,000.00
PRESIDIO LIFESTYLE CONDO*	PRESIDIO BRITTANY BAY	RC	90,000.00
		PS	63,000.00
RENOIR TOWER CONDO*	PRESIDIO BRITTANY BAY	RC	90,000.00
		PS	63,000.00
SOLANO HILLS 1-6*	V ILLONCO ROAD	RC	110,000.00
		PS	77,000.00
TRIBECA 1*	INT EAST SERVICE ROAD	RC	90,000.00
		PS	63,000.00
TRIBECA 2*	INT EAST SERVICE ROAD	RC	90,000.00
		PS	63,000.00
TRIBECA 3*	INT EAST SERVICE ROAD	RC	90,000.00
		PS	63,000.00
TRIBECA BRYANT PLACE 3*	INT EAST SERVICE ROAD	RC	90,000.00
		PS	63,000.00
WATERFUN CONDO*	SUCAT WEST SERVICE ROAD	RC	60,000.00
		PS	42,000.00

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- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.

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'- Parking slot is 70% of the unit.

* Building is exclusively Residential

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***Industrial and Institutional classification of lots have been deleted under "All Others Streets"

Province : NCR

City/Municipality : MUNTINLUPA CITY

Barangay : TUNASAN

D.O. No. 089-2023

Effectivity

1/27/24

Date

STREETS/SUBDIVISIONS/ CONDOMINIUMS/TOWNHOUSES	VICINITY	CLASSIFICATION	9TH REVISION ZV/SQ.M.
ABBY'S PLACE	SUSANA HEIGHTS (Located along Faultline)	RR	12,000.00
AGUILA VILLAGE	SUSANA HEIGHTS	RR	20,000.00
ALONG PHILIPPINE NATIONAL RAILWAYS	BARRIO PROPER	RR	12,000.00
ARANDIA ST.	BARRIO PROPER (Flood Prone/Low Lying Area)	RR	12,000.00
BISMAC HOMES	ARANDIA ST.	RR	13,000.00
BRAZILIA HEIGHTS	SUSANA HEIGHTS	RR	30,000.00
BUENDIA ST	LAKESIDE (Flood Prone/Low Lying Area)	RR	8,000.00
BUENDIA ST.	PNR SIDE (Flood Prone/Low Lying Area)	RR	10,000.00
		X	18,000.00
CAMELLA HOMES ALABANG III	NATIONAL ROAD	RR	15,000.00
CAMELLA RIDGEVIEW 1 & 2	VICTORIA HOMES (Under-developed)	RR	15,000.00
J.P.A. SUBD	INT. NATIONAL ROAD (Flood Prone/Low Lying Area)	RR	18,000.00
		X	22,000.00
LA GUERTA COMPOUND	ADJACENT TO STO. NIÑO VILLAGE (Squatter's area/Informal Settlers)	RR	12,000.00
LAKE SHORE SUBDIVISION	LAGUNA LAKESIDE (Flood Prone/Low Lying Area)	RR	15,000.00
LINDENWOOD RESIDENCES SUBD.	SUSANA HEIGHTS SUBD.	RR	30,000.00
LINDENWOOD RESIDENCES SUBD.(PH 2)	SUSANA HEIGHTS SUBD.	RR	30,000.00
LODORA VILLAGE	INT. NATIONAL ROAD (Flood Prone/Low Lying Area)	RR	20,000.00
NATIONAL ROAD	MAGDAONG RIVER-SAN PEDRO RIVER	RR	25,000.00
		CR	42,000.00
		I	40,000.00
		X	30,000.00

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MIDLAND II SUBDIVISION	INT. BUENDIA ST (Flood Prone/Low Lying Area)	RR	12,000.00
PARCO BELLO SUBDIVISION	VICTORIA HOMES	RR	24,000.00
PARCO BELLO II	VICTORIA HOMES	RR	24,000.00
PARKHOMES SUBDIVISION	INT. NATIONAL ROAD	RR	18,000.00
PLANAS VILLA (SQUATTER'S AREA)	INT. NATIONAL ROAD (Squatter's Area/Informal Settlers)	RR	15,000.00
R.M. TIOSEJO IND'L COMPLEX	INT. NATIONAL ROAD	I	40,000.00
R.M. TIOSEJO RESIDENTIAL SUBD.	INT. NATIONAL ROAD	RR	20,000.00
SANTO NIÑO VILLAGE 1-3	ALONG PNR	RR	12,000.00
SANTO NIÑO VILLAGE 4	INT. NATIONAL ROAD	RR	12,000.00
SOUTH LUZON EXPRESSWAY (SLEX)	POBLACION - SAN PEDRO BDRY (Properties classified as Residential has no Right of Way)	RR	18,000.00
		CR	60,000.00
		I	42,000.00
		X	30,000.00
SUSANA HEIGHTS SUBDIVISION	SOUTH EXPRESSWAY	RR	18,000.00
		X	30,000.00
TIOSEJO SUBD (RODRIGUEZ St.)	TIOSEJO SUBDIVISION	RR	18,000.00
		CR	42,000.00
		I	40,000.00
VICTORIA HOMES SUBDIVISION	SUSANA HEIGHTS	RR	12,000.00
		X	15,000.00
VILLA CAROLINA 1	INT. NATIONAL ROAD	RR	17,000.00
VILLA CAROLINA 2	INT. RODRIGUEZ ST.	RR	12,000.00
ALL OTHER STREETS*		RR	7,000.00
		CR	40,000.00
		I	**
		X	**
CONDOMINIUMS:			
LEAF RESIDENCES	TUNASAN	RC	150,000.00
		PS	105,000.00

NOTE:

- **Barrio Proper** is a long time name of the vicinity which can be identified in the Map as the properties in between the PNR Railways
- Along Philippine National Railways property are valued based on the continuing development of the Barangay.
- X (Institutional) pertains to School, Churches, Hospitals, Hotels, etc.
- Developer/Owner of condominium project built after the effectivity of this revision shall request for an assignment of values from the
- * Values have been aligned pursuant to the provision of RMO 31-2019 that All Other Street (unidentified) must be lower than the lowest
- **Industrial and Institutional classification of lots have been deleted under "All Others Streets"

CERTAIN GUIDELINES IN THE IMPLEMENTATION OF ZONAL VALUE OF REAL PROPERTIES FOR RDO NO. 53B - MUNTINLUPA CITY

1. NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY

WHEREIN THE APPROVED SCHEDULE OF ZONAL VALUES FOR A PARTICULAR BARANGAY -

- a.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION IN A PARTICULAR STREET/ SUBDIVISION IN A BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN THE OTHER STREET/SUBDIVISION WITHIN THE SAME BARANGAY OF SIMILAR CONDITIONS SHALL BE USED; AND
- b.) NO ZONAL VALUE HAS BEEN PRESCRIBED FOR A PARTICULAR CLASSIFICATION OF REAL PROPERTY IN ONE BARANGAY, THE ZONAL VALUE PRESCRIBED FOR THE SAME CLASSIFICATION OF REAL PROPERTY LOCATED IN AN ADJACENT BARANGAY OF SIMILAR CONDITIONS SHALL BE USED.

2. PREDOMINANT USE OF PROPERTY.

- a.) ALL REAL PROPERTIES, REGARDLESS OF ACTUAL USE, LOCATED IN A STREET/BARANGAY/ZONE, THE USE OF WHICH ARE PREDOMINANTLY COMMERCIAL SHALL BE CLASSIFIED AS "COMMERCIAL" FOR PURPOSES OF ZONAL VALUATION.
- b.) THE PREDOMINANT USE OF OTHER CLASSIFICATION OF PROPERTIES LOCATED IN A STREET/BARANGAY/ZONE, REGARDLESS OF ACTUAL USE SHALL BE CONSIDERED FOR PURPOSES OF ZONAL VALUATION.

3. ZONAL VALUES OF CONDOMINIUM UNIT/TOWNHOUSE:

IF THE TITLE OF A PARTICULAR CONDOMINIUM UNIT/TOWNHOUSE IS -

- a.) A CONDOMINIUM CERTIFICATE OF TITLE (CCT), THE ZONAL VALUE OF THE LAND AND THE IMPROVEMENTS SHALL BE TREATED AS ONE; OR
- b.) A TRANSFER CERTIFICATE OF TITLE (TCT), THE LAND AND IMPROVEMENT SHALL BE GIVEN SEPARATE VALUES, i.e. ZONAL VALUE/GROSS SELLING PRICE/FAIR MARKET VALUE PER LATEST TAX DECLARATION WHICHEVER IS HIGHER AND, IN THE ABSENCE OF ZONAL VALUATION, PROPERTY SHALL BE VALUED PURSUANT TO RAMO 2-91.

THE GROUND FLOOR OF THE RESIDENTIAL CONDOMINIUM SHALL BE CLASSIFIED AS COMMERCIAL AND TWENTY PERCENT (20%) OF THE ESTABLISHED VALUE SHALL BE ADDED THERETO.

4. AREAS FOR PRIORITY DEVELOPMENT (APD).

THESE ARE AREAS IDENTIFIED AS AREAS FOR PRIORITY DEVELOPMENT CERTIFIED TO AS SUCH BY THE DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN DEVELOPMENT (DHSUD). IF IT IS UTILIZED FOR SOCIALIZED HOUSING,

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SHALL BE CERTIFIED TO AS SUCH BY THE PROPER GOVERNMENT AGENCY SUCH AS, PRESIDENTIAL COMMISSION ON URBAN POOR (PCUP), NATIONAL HOUSING AUTHORITY (NHA), ETC.

SECOND SALE OF LOT IDENTIFIED AS LOCATED IN THE APD SHALL NO LONGER BE VALUED AS AN APD AND SHALL BE TREATED AS AN ORDINARY REAL PROPERTY.

5. DIVISION OF A BARANGAY

IN THE EVENT THAT AN EXISTING BARANGAY IS DIVIDED INTO TWO OR MORE BARANGAYS, THE ZONAL VALUE PRESCRIBED FOR THE EXISTING BARANGAY SHALL BE USED FOR THE NEWLY CREATED BARANGAY

6. PARKING SLOT (PS)

IF NO ZONAL VALUE HAS BEEN PRESCRIBED FOR PARKING SLOTS, THE VALUE SHOULD BE 60% OF THE AMOUNT OF THE UNIT SOLD

7. INSTITUTION (X)

THESE ARE AREAS FOR SCHOOL, HOSPITAL AND CHURCHES. IF NO ZONAL VALUE HAS BEEN PRESCRIBED, THE COMMERCIAL VALUE OF THE PROPERTY NEAREST TO THE INSTITUTION, WITHIN THE SAME BARANGAY AND STREET SHALL BE USED

8. ZONAL VALUE OR FMV ESTABLISHED IN THE SCHEDULE OF VALUES OF ASSESSORS.

THE ZONAL VALUES ESTABLISHED HEREIN SHALL APPLY IN COMPUTING ALL INTERNAL REVENUE TAXES (i.e. CAPITAL GAINS, CREDITABLE WITHHOLDING, ESTATE, DONOR'S AND DOCUMENTARY STAMP TAXES) DUE ON SALES, EXCHANGES, OR OTHER DISPOSITIONS OF REAL PROPERTY. PROVIDED, THAT THE SAME IS HIGHER THAN (1) THE FAIR MARKET VALUES AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL AND CITY ASSESSORS (i.e. LATEST TAX DECLARATION) AND (2) THE GROSS SELLING PRICE AS SHOWN IN THE DULY NOTARIZED DOCUMENT OF SALE OR EXCHANGE AT THE TIME OF SALE OR EXCHANGE.

PROVIDED, HOWEVER, THAT THE VALUE OF PROPERTY TO BE USED IN COMPUTING ESTATE AND DONOR'S TAXES SHALL BE (1) THE FAIR MARKET VALUE AS DETERMINED BY THE COMMISSIONER OF INTERNAL REVENUE (i.e. ZONAL VALUES) OR (2.) THE FAIR MARKET VALUE AS SHOWN IN THE SCHEDULE OF VALUES OF THE PROVINCIAL/CITY/MUNICIPAL ASSESSOR, WHICHEVER IS HIGHER.