REPUBLIKA NG PILIPINAS SANGGUNIANG PANLUNGSOD LUNGSOD NG ORMOC



FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD RECORDS SECTION OF THE GUNIANG PANLUNGSOD NG ORMOC HELD RECORDS SECTION OF THE GUNIANG PANLUNGSOD SESSION HALL, RECORDS SECTION OF THE GUNIANG PANLUNGSOD SESSION OF THE GUNIANG PANLUNGS PANLUNGS PANLUNG PANLUNG PANLUNGS

ORMOC CITY HALL BUILDING ON NOVEMBER 23, 2021

PRESENT:

Leo Carmelo L. Locsin, Jr.
Benjamin S. Pongos, Jr.,
Roiland H. Villasencio,
Tomas R. Serafica,
Nolito M. Quilang,
Eusebio Gerardo S. Penserga,
Jasper M. Lucero,
Peter M. Rodriguez,
Vincent L. Rama,
Esteban V. Laurente,

City Vice Mayor & Presiding Officer SP Member, Majority Floor Leader SP Member, 1st Asst. Majority Floor Leader SP Member, Presiding Officer "Pro-Tempore" SP Member, 2nd Asst. Majority Floor Leader SP Member SP Member SP Member SP Member SP Member

Ex-Officio SP Member, Chapter President, Liga ng mga Barangay ng Ormoc Ex-Officio SP Member, Chapter President,

Joan Marbie C. Simbajon, Ex-Officio SP Member, Chapter President, Panlungsod na Pederasyon ng mga Sangguniang Kabataan ng Ormoc

ON OFFICIAL BUSINESS:

Gregorio G. Yrastorza III, Lalaine A. Marcos, (O.B. - Tacloban City), SP Member (O.B. - Cebu City), SP Member

RESOLUTION NO. 2021-322

A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ/OIC CITY MAYOR/ACTING CITY MAYOR TO ENTER INTO AND SIGN THE CONTRACT TO BUY AND SELL AND THE DEED OF ABSOLUTE SALE SUBSEQUENT THERETO RELATIVE TO THE PROPOSED ACQUISITION OF PARCELS OF LAND FOR THE CONSTRUCTION OF A ROAD LEADING TO THE CAGBUHANGIN-VALENCIA CEMETERY.

WHEREAS, this Fifteenth Sangguniang Panlungsod was in receipt of an Indorsement dated November 2, 2021 from the Office of the City Mayor, endorsing a request for the issuance of a resolution granting authority to the City Mayor Richard I. Gomez or the Acting City Mayor to enter into and sign the Contract to Buy and Sell and the Deed of Absolute Sale subsequent thereto relative to the proposed acquisition of parcels of land for the construction of a road leading to the Cagbuhangin-Valencia Cemetery, copies of the Contract to Buy and Sell and the Deed of Absolute Sale are hereto attached as "ANNEX A" and made an integral part hereof;

WHEREAS, Section 17 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, mandates the local government units to exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities;

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WHEREAS, in an Opinion dated November 2, 2021, the City Legal Office finds nothing legally objectionable in the said Contracts and that the same are not contrary to law, morals, public order, or public policy much less detrimental to the best interest of Ormoc City, a copy of the Opinion is hereto attached as "ANNEX B" and made an integral part hereof;

WHEREAS, the vendors are the registered owners of land located in Brgy. Cagbuhangin;

WHEREAS, the City Government of Ormoc, the vendee, is mandated by the Local Government Code to provide basic services and facilities including but not limited to "Infrastructure facilities intended to service the needs of the residence of the province and which are funded out of provincial funds including, but not limited to, provincial roads and bridges; inter-municipal waterworks, drainage and sewerage, flood control, and irrigation systems, reclamation projects and similar facilities;"

WHEREAS, the lots subject of the sale are identified as Lot No. 8372-A-5 covered by TCT No. 22449 under the name of Heirs of Numinada Saquin; portion of Lot No. 8372-A-4 covered by TCT No. 2248 under the name of Heirs of Ildefonsa Saquin; portion of Lot No. 8372-A-1 covered by TCT No. 22445 under the name of Heirs of Felipe Saquin; Lot No. 8372-A-2 covered by TCT No. 22446 under the name of Heirs of Guillerma Saquin; Lot No. 9 covered by TCT No. 22380 under the name of Benielda Lucero; Lot No. 8 covered by TCT No. 22379 under the name of Numeriana Lucero; Lot No. 7 covered by TCT No. 22378 under the name of Narcisa Lucero, copies of the TCTs are hereto attached as "ANNEX C" and made an integral part hereof;

WHEREAS, in a Memorandum issued by the Appraisal Committee dated October 8, 2021 the recommended appraised value of the aforesaid lots should not be more than One Thousand Philippine Pesos (Php1,000.00) per square meter, a copy of the Memorandum is hereto attached as "ANNEX D" and made an integral part hereof;

WHEREAS, the Office of the City Engineer has forwarded a copy of the Parcellary Plan of Road Right of Way (RROW) for Cagbuhangin-Valencia Cemetery, a copy of the said Sketch is hereto attached as "ANNEX E" and made an integral part hereof;

WHEREAS, the City Government of Ormoc has appropriated funds for the construction of a road leading to the Cagbuhangin-Valencia Cemetery;

WHEREAS, the said purchased properties shall be considered as forming part of the properties of the City for public use pursuant to the applicable provisions of the Civil Code;

WHEREAS, this Sanggunian, after thorough examination of the aforementioned request by the City Mayor, in addition to finding the price on the Contract as just, fair and reasonable, additionally finds that: the same is not contrary to law, existing contract, public policy, customs and morals; is reasonable and in order; the same is entered into for the best interests of the City; and, finally, that the granting of the authority for the purchase of the aforementioned parcels of land, among other lawful purposes, facilitates the ongoing developmental progress of the City and henceforth, deserving of this august Body's prompt and favorable consideration;



WHEREFORE, on joint motion of SP Member Roiland S. Villasencio, Chairperson, Committee on Public Properties and SP Member Benjamin S. Pongos, Jr., Chairperson, Committee on Laws and Ordinances, severally seconded by SP Members Joan Marbie C. Simbajon, Tomas R. Serafica, Esteban V. Laurente and Peter M. Rodriguez; be it

RESOLVED, AS IT IS HEREBY RESOLVED, to pass A RESOLUTION GRANTING AUTHORITY TO THE CITY MAYOR RICHARD I. GOMEZ/OIC CITY MAYOR/ACTING CITY MAYOR TO ENTER INTO AND SIGN THE CONTRACT TO BUY AND SELL AND THE DEED OF ABSOLUTE SALE SUBSEQUENT THERETO RELATIVE TO THE PROPOSED ACQUISITION OF PARCELS OF LAND FOR THE CONSTRUCTION OF A ROAD LEADING TO THE CAGBUHANGIN-VALENCIA CEMETERY;

ADOPTED, November 23, 2021.

RESOLVED, FURTHER, that copies of the final and notarized Contracts be submitted to this Sanggunian for its information and files;

RESOLVED, FINALLY, to furnish copies of this resolution each to the City Mayor of Ormoc Richard I. Gomez; the City Administrator, Mr. Vincent L. Emnas; the City Legal Officer, Atty. Josephine Mejia-Romero; the vendors; the City Budget Officer; the City Accountant; the City Treasurer, the City Auditor; the CPDO; the CEO; the City Local Government Operations Officer-DILG; and other offices concerned for their information and guidance;

CARRIED by Eight (8) SP Members present with One (1) Inhibition registered, by SP Member Jasper M. Lucero.

I HEREBY CERTIFY to the correctness of the above resolution.

MARIA ANTONIETA G-EO HAT

Secretary to the Sangguniang Panlungsod

ATTESTED:

LEO CARMELO L. LOCSIN, JR.

City Vice Mayor & Presiding Officer

CONTRACT TO BUY AND SELL

KNOW ALL MEN BY THESE PRESENTS:

This CONTRACT is made and entered into by and between:	
of, of legal age, Filipino, married to of, hereinafter referred to as the "VENDOR"	and a resident
-and-	
The CITY GOVERNMENT UNIT OF ORMOC, a municipal co and existing under Philippine laws, with address at Aunubing Str Ormoc City, represented by Mayor RICHARD I. GOMEZ, hereinafter "VENDEE".	
WITNESSETH: THAT -	
WHEREAS, the VENDOR is the registered owner of a parcel of Lot Nolocated in Brgy, Ormoc City, covered by Tran Title No;	land identified as sfer Certificate of
WHEREAS, the VENDEE is mandated by the Local Government basic services and facilities including but not limited to "Infrastructure to service the needs of the residence of the province and which a provincial funds including, but not limited to, provincial roads and municipal waterworks, drainage and sewerage, flood control, and irreclamation projects; and similar facilities;"	facilities intended re funded out of
WHEREAS, the VENDOR has appropriated funds for the const leading to the Cagbuhangin-Valencia cemetery;	ruction of a road
WHEREAS, a portion of the Lot No totaling an area of METERS, will be affected by the road right of way and the VENDOI purchase the same from the VENDEE;	SQUARE R has offered to
WHEREAS, the VENDOR, cognizant of the noble and laudable project, has expressed willingness to convey and sell a portion of the VENDEE for the pursuit of said public purpose, under the folloconditions:	flot No 1-
1. That the lot subject of the sale is hereunder identified as:	
Lot No: Area: Transfer Certificate of Title No: Tax Declaration No. Location: Brgy Ormoc City.	
2. That the Contract Price is(Php square meter net of capital gains tax, documentary stamp tax, tracks	00) per ansfer tax and

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registration fees, except for transfer costs on the tax declaration, and expenses or a total offorSQUARE METERS.
That the VENDOR agree to SELL to the VENDEE the property subject of this Contract.
4. That the consideration of this Contract, the VENDEE shall process the disbursement voucher for the release of the amount due under this contract, as follows:
a. That upon signing of this Contract, the VENDEE shall process the disbursement voucher for the release of the amount due under this contract, as follows:
a.1. FIFTY PERCENT (50%) of the consideration shall be released, within thirty (30) days from execution hereof and delivery of all documents necessary to transfer title to the
vendes; a.2. Of the first installment and if applicable, estate and other taxes (including real property taxes) due on the property shall first be paid by the city directly to the government agency concerned and the balance shall be delivered to the VENDEE. For this purpose, the VENDORS hereby gives consent and authorizes the VENDEE to make such payment(s) and deduct the taxes due from the consideration subject of this agreement.
b. That upon receipt of FIFTY PERCENT (50%) of the Contract Price, the VENDOR shall sign and execute a Deed of Absolute over the property subject of this contract in favor of the VENDEE, and the acknowledgement receipt of total amount;
c. That once the conveyance in favor of the VENDEE is annotated on the title, the amount of FIFTY PERCENT (50%) of the price shall be released to the VENDOR.
5. That the VENDOR shall secure the necessary documents and comply with all the necessary requirement for the transfer of title to the name of the VENDEE.
6. The VENDEE to cause the transfer of the registration of the subject land in its name and the annotation of the sale in the title.
7. Upon the complete execution of this agreement, the VENDOR hereby delivers to the VENDEE possession of the affected property for which the latter shall be entitled to enter into said property for any and all legal purpose.
IN WITNESS WHEREOF, the parties have hereunto affixed their signatures this day of in Ormoc City, Leyte, Philippines.

CITY GOVERNMENT OF ORMOC Represented by:

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MICHI	lai	uu	110		L

RICHARD I. GOMEZ, DPA

SIGNED IN THE PRESENCE	E OF:
(witness)	(witness)
	ACKNOWLEDGMENT
Republic of the Philippines) City of Ormoc)	ss
BEFORE ME, NOTAL Philippines, personally appea	RY PUBLIC, this in Ormoc City, Leyte, red the following with competent evidence of identity:
Name	CTC/ID No.
RICHARD I. GOMEZ	UMD CRN. 021-1628-7895-8
written and they acknowledge deed.	me persons who executed the foregoing Contract to Sell es, including this page on which this Acknowledgment is ed to me that the same is their free and voluntary act and AND NOTARIAL SEAL on the date and in the place above

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Cannex B

City Legal Office

2nd Floor New Ormoc City Hall Aunubing St., Cogon, Ormoc City (053) 255 2054 / 560 8050 loc. 1017

November 2, 2021

MAYOR RICHARD I. GOMEZ Ormoc City

Dear Mayor Gomez:

Respectfully transmitting to your office, a draft Contract to Buy and Sell for the acquisition of the lots affected by the Valencia- Cagbuhangin road concreting.

This office certifies that there is nothing legally objectionable to the acquisition and recommends that the draft Contract to Buy and Sell be referred to the Sangguniang Panlungsod for the issuance of a Resolution authorizing the City Mayor/ OIC Mayor/ Acting Mayor to sign the Contract to Buy and Sell, and the Deed of Absolute Sale subsequent thereto. This city further recommends that payment thereon be made subject to the availability of funds, appropriation ordinance(s), and submission of needed document(s) establishing interest and ownership as determined by this office and as directed by sound accounting practices.

For the consideration of the Honorable City Mayor.

Respectfully yours,

JOSEPHINE A. MENIA- ROMERO City Legal Officer

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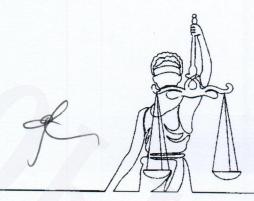
DATE:

SIGNATURE:

OFFICE OF THE CITY MAYOR

MAY

Oc. Jeliese



RPA Form No. 1 TAX DECLARATION NO. 00014-00132

- serve a party

PROPERTY INDEX NO. 155-04-0042-018-03

R-10 DECLARATION OF REAL PROPERTY (FILED UNDER REPUBLIC ACT NO. 7160)

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RPA Form No. 1

155-03-014-02-034

TAX DECLARATION NO. 00014-00131 R-10 DECLARATION OF REAL PROPERTY (FILED UNDER REPUBLIC ACT NO. 7160)

	Owner	SAQUIN, IL	DEFONSA			(Jagbuhar	gin, Orm	00 C:	
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	Certificate of	Title No.	Number and 224/8	Street Cadastra	(Barar	ngay/Distric	t)	Ormoc (City	
	di Journalies			Cadastra	I Lot. No	8372-	A-4	(Municipality	y/Cliy/Pro	vince)
:	North_	E Lot 8372	-A-5							
	o S East_	Lots 837	1 & 8372-	A-1	N Wood	h H L	ots 8372	2 1 0 0 0	372 -A	- 3
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lot				╢	-					
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should	Total	-		Total	9	392				
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and	01411	Irrania -			VY & TREES	S			P	20,660.
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purposes	1999 Gene	eral Revis	ion.	Adjustments:		к	nd	(Quantity)	Value	Market Value
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atio		1		(b) 0- kms. to						
ssued for taxation				weamer rd	0 %					
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d f				Total Adjustment	6 %					
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Ë	Total	1	-	Total						
AN:	Total		P ·	Adjusted Market Va	lue					*
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IMPORTANT		R'S DECLARATIO	N		וועם, וועם	ASSESSE	SPECIAL)			
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	(a) BUILDING A		at that the the					
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		SSOR'S F	INDINGS					
DESCRIPTION	Floor Area			ction Mal		Rool	- Markot V	alue
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	Total 115 /1	LA MACH	NEDV				- T	
		b) MACH						
DESCRIPTION	Date of Opera		Original Co	st	Do	preclation	Market \	/alue
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		ESSOR'S		Cart			Market	Jalus
DESCRIPTION	Date of Oper	ation	Replacement	0031	- 0	prociation	# Market	alub
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Land Improvements TOTAL VALUE				- ' ³				
Improvements				- \f		/Signatur		
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Subscribed and sworp to before person taking oath presenting Company at	nunity Tax Cer	o'a	of		issu	ed on _		
Subscribed and sworn to before person taking oath presenting Comments (x) State in the nearest multiple of the state of t	O as P950	o'a	of		lssu = of office	ed on _	. 19 the .	
Subscribed and sworn to before person taking oath presenting Commits at	O as P950	o'a	of	gnature	lssu = of office	ed on _	. 19 the .	
Improvements TOTAL VALUE Subscribed and sworn to before person taking oath presenting Community at	0 as P950 P1,004.	Y/PROVII	of	gnature	Issu b of office Offi	ed on _	. 19 the .	•
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\$55-03-014-DR-037

RPA FORM NO. 1 TAX DECLARATION NO. 00014-00129 R-10 DECLARATION OF REAL PROPERTY (FILED UNDER REPUBLIC ACT NO. 7160)

		DIEGOTIA,	THE TPE				A- + -			_	
	Administrato	r					Cagbuh	angin Add	Ormo	o Ci.	ty
		7777									
		DESCR	IPTION A	AND OTHER	PARTI	CIII.	ARS OF	ממת	7777		
•	Location of F	Property		AND OTHER	Carl	nah an	TILD OF	PRU	PERT	Y	
	O Continue .		Number and S	treet	(Baran	Dav/Die	RIU RIU		Or	moo (lity
	Detailed of	Title No 22	145	Cadastral	1 of No	8372	-A-1	. (Municipality	//City/Pro	ovince)
	boundaries	T			2011 110	-51-	-	_ Asse	ssor's L	of No.	
4	3 1401111		~LL						DIU	k No.	
5		Lot 8371			South	I IIO	# 8372	.1.2			
1	} ———	(Stat	e streets, lots,	or streams by which	bounded or	names	of owners	F adjoint	o landal	_	
			I (a)	LAND (AGRICUI	TUDAL			20,000	ianus)		
0		VNEDIC DECLARA		The (Admos)	LIUNALIM	INERA	L)				
considered	Kind	VNER'S DECLARAT				ASS	ESSOR'S F	INITIAL CLAR			
del		Area	Value	Kind		MOR	Cla		Unit Va	-	
ısi				Agricultu	iral 9	391	1	-			Market Values
Ö						-			1,52	100.	P23,477.5
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not be											
2			-								
should	Yelel			Total	.93	191				-	-
	Total		P	Total Adjusted Mar		<u> </u>					23,477.50
and				I (b) PLAN							22,070.00
	OWI	NER'S DECLARATE	/40	1,137,137,1	· Q INEE						
purposes	Number and Kind	Annual Product		-				SSESSO	R'S FIND	INGS	
ő		(Quantity)	Agipa	Base Market Valu	e 100%	N	umber and Kind	Annua	Product	Unit	Market
T'S		eral Revis	on.	Adjustments:				lui	antity)	Value	Value
g				(a) Along — or no rd. frontage	0			 -			-
io				0-1	%						
kat				(b) 0-1 Kms. to a	0 .						
Issued for taxation	-	-		(c) OV-9(me to	"						
0		-		(c) OV-9(ms. to	6 .						-
D		+		Total Adjustment _	6 %				-		
ne					94%						+
55					"						
		<u>-</u>		Total							-
N	Total		1-	Adhesing Mades 44.4							P
IMPORTA		11.1		Adjusted Market Value							P
OR	, OWNE	R'S DECLARATION	AND (RESIDE	ENTIAL, COMMER	RCIAL, IND	USTR	AL, SPEC	IAL)			
AP.		THE DECLARATION	V	,			SSOR'S FIN				
≤ .	Kind	Area	Value	Kind	Area						
					7408		Unit Value		Adjustment	5 N	larket Value
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_					,			-		-	
	7										
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_	Total		+	Total	,			-		-	
				- Olei						P	



	II (a) BUILDING A	ND OTHER	IMPROVEMI	ENTS		
		ER'S DECLA				
DESCRIPTION	Floor Area		Constructi	on Materials		Market Value
		1st Story	2nd Story	3rd Story	Roof	Marker Value
				1		
	Total		1			
		SSOR'S FIN	DINGS	· . ·		p
DESCRIPTION	Floor Area	1st Story		on Materials		Market Value
		181 31019	2nd Story	3rd Story	Rool	P
	Total	<u> </u>	1		<u> </u>	7
	III (b) MACHINE	RY			
		R'S DECLA				
DESCRIPTION	Date of Operal		Original Cost	De	preciation	Market Value
						P
	Total					· p
	2. ASSE	SSOR'S FIN	DINGS		٠,	
DESCRIPTION	Date of Operat	ion	Replacement Cos	1 De	preclation	Market Value
						P
	Total					22-
Subscribed and sworn to before person taking oath presenting Compatible at	munity Tax Certif	day of ficate No.		issue	ed on	o the
Kind of Property Actual Use Land Sugarlan	TENT BY (BOAF (CENT	RD OF ASS	L ASSESSO ESSMENT A ID OF ASSES	PPEALS SSMENT AP sment Love		Assessed Value
A STATE OF THE STA		,070,00		35	% _ % _ % _	7,720.00
APPROVED: Politica	SEVEN THOUSE	AND SEV	M HUNDRE	ED THENT	otal P	7,720.00
CRISTETA B. TUGONON					incial/City A	Assessor
Provincial/City Assessor July 21,1999			By DATE		Deputy	
THIS DECLARATION CANCELS TAX. TAX NOS YEAR 2000 CEASES WITH THE YEAR	R	TAX	UNDER TH	IIS DECLAI	PATION BI	S CANCELLED BY EGINS WITH THE SESSMENT ROLL
FOR 19 BY PREVIOU PREVIOUS ASSESSED VALUE: LAND	S OWNER	same o	WITOT.			SESSMENT ROLL
gđp		1				



RPA Form No. 1 TAX DECLARATION NO. 00014-00130

PROPERTY INDEX NO. 155-04-0042-018-09

R-10 DECLARATION OF REAL PROPERTY (FILED UNDER REPUBLIC ACT NO. 7150)

OwnerS	AQUIN, GUII	LERMA			Cachiha	noin	Ormoc Cit;		
Administrator_					ong numa	Add	oraliog at	У	
						Ada	trace		
	DESCRI	PTION AI	ND OTHER I	PARTICI	JLARS (OF PRO	PERTY		
Location of Proceedings Contilicate of Boundaries North L		lumber and Stre		Cagbuha	ngin	(Ormoc City		
Certificate of	Title No. 2244	6	Cadastral L	(Barangay	/District)		(Municipality/City	Provin	ice)
Boundaries			Cadastral L	ot. No	312-A-2	Ass	essor's Lot		
North_L	ot 8372-A-3			South	Lots 83	70 & 8	Block N	0.	
East_L	ot 8372-A-4	& A-1		West -	Lot 835	0	0:02	-	
	(State	streets, lots, or	streams by which b	ounded or na	mes of owne	ers of action	ing lands)		
			LAND (AGRICULT					-	
g OW	NER'S DECLARATI		7						
Kind	Area	Valuo	Kind		ASSESSOR	_			
			gricultur	Area		Class 1	Unit Values		Market Values
				• • • • • • • • • • • • • • • • • • • •		li .	P25,000.	, P	23,477.5
				1					
								+	
				0.70					
Total		P	Total Total Adjusted Mark	1 •9391					23,477.5
								P	22,070.0
	NER'S DECLARATION		I (b) PLANT	& TREES					
~ 111			-	п			SOR'S FINDING	S	
	Annual Product (Quantity)	Val. e	Base Market Velue		Number at Kind	nd Anr		Unit Value	Market Value
1999 Gener	cal Revision	2	Adjustments:						
		1	no rd. frontage						
			6) 2-1kms. to at	, ,					
			weather rd	0 %					
			market (pob)	6 %					
			Total Adjustment -				-		+
				94%					
-			·						
			Total						P
Total		P	Adjusted Market Valu	10					P
	11 L	AND (RESIDE	ENTIAL, COMMER	CIAL, INDI	JSTRIAL, S	SPECIAL)			
- OWN	ER'S DECLARATIO	N	• ,		ASSESSOR		is		
Kind	Area	Value	Kind	Area		it Values	Adjustments	14	arket Value
									1-41 VA:00
/48/							'		
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Total		P	Total	:				-	



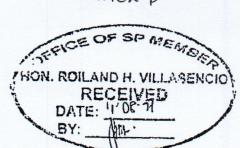
	III (a) BUILDING A			-1110		
	1. OWN	ER'S DECLAR	ATION			
DESCRIPTION	Floor Area		Construction	Materials		1
	- Not Filda	tel Story	2nd Story	3rd Story	Roof	Market Va
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		-			· ·	
	Total	٠				-
	2. ASSE	SSOR'S FIND				
DESCRIPTION	Floor Area		Construction	m Materials		
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· · · · · · · · · · · · · · · · · · ·						
	Total		L		· ·	
		· · · · · · · · · · · · · · · · · · ·				P.
) MACHINE	•			
DESCRIPTION	The second secon	R'S DECLARA	ATION			
DESCRIPTION	Date of Operat	ion	Original Cost	De	preciation	Market Val
						17-
	<u>'</u>					
	Total					· ·
	2. ASSE	SSOR'S FIND	INGS			-
DESCRIPTION	Date of Operat		eplacement Cost		prociation	
				00	- centron	Market Val
						7
	Total			-		
	SWORN STA					14
Subscribed and sworp to be						
Subscribed and sworp to belowerson taking oath presenting Com-	te me this mountly Tax Centil	_ day of _ icate No		(1)	10) the
c) State in the hearest multiple of	Mountly Tax Centif	_ day of _ icate No		issue	19) the
c) State in the hearest multiple of	Mountly Tax Centif	_ day of _ icate No		(1)	19) the
at	Mountly Tax Centif	_ day of _ icate No	Signatu	lssue	d on19	the
at	Mountly Tax Centif	_ day of _ icate No	Signatu	lssue	d on19	the
at	10 as 7950 1 P1,004.	PROVINCIAL	Signatu TIN	issue	d on19	the
ata	10 as 7950 171,004. (CITY/P MENT BY (BOAR)	PROVINCIAL D OF ASSES	Signate TIN ASSESSOR	issue of official Official Official PEALS	d on	the
) State in the nearest multiple of stead of P948; \$1,000 instead of Assess	10 as 7950 1-71,004. (CITY/F	PROVINCIAL D OF ASSES	TIN ASSESSOR SSMENT AP OF ASSESS	issue ire of officia Officia PEALS SMENT APP	d on	the
) State in the pearest multiple of stead of P948; P1,000 instead of ASSESS	10 as 7950 1-71,004. MENT BY (BOAR) (CENTE	PROVINCIAL D OF ASSES BAL BOARD	TIN ASSESSOR SSMENT AP OF ASSES: Assossr	issue ire of official Official PEALS SMENT APPRIENT LOVE	d on	the ring oath Assessed Val
) State in the pearest multiple of stead of P948; P1,000 instead of Assess Kind of Property Actual Use	10 as 7950 1-71,004. MENT BY (BOAR) (CENTE	PROVINCIAL D OF ASSES	Signatu TIN ASSESSOR SSMENT AP OF ASSES: Assossr	issue Officia Officia Officia PEALS SMENT APP ment Lovel	d on	the
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Assess Kind of Property Liand. Assess Sugarlar	MENT BY (CENT) Mark 10 as 1°950 (CITY/P (BOAR) (CENT) Mark 22	PROVINCIAL D OF ASSES RAL BOARD Let Value	TIN ASSESSOR SSMENT AP OF ASSESS Assossr 3	issue ire of officia Officia PEALS SMENT APP ment Lovel	d on	Assessed Val
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Assess Kind of Property Actual Use Sugarlar TOTAL ASSESSED VALUE	10 as 7950 1-71,004. MENT BY (BOAR) (CENTE	PROVINCIAL D OF ASSES RAL BOARD set Value 070.00	TIN ASSESSOR SSMENT AP OF ASSES: Assossr 3	issue Officia Officia PEALS SMENT APP ment Lovel To	d on	Assessed Val
Assess Kind of Property Actual Use Sugariar TOTAL ASSESSED VALUE APPROVED: White	MENT BY (CENT) Mark 10 as 1°950 (CITY/P (BOAR) (CENT) Mark 22	PROVINCIAL D OF ASSES RAL BOARD set Value 070.00	TIN ASSESSOR SSMENT AP OF ASSESS Assossr 3	DEALS SMENT APPRINGED TO DRDS)	d on	Assessed Val 7,720.00
ASSESS Kind of Property TOTAL ASSESSED VALUE APPROVED: ARRIVATION OF THE PROPERTY APPROVED: CRISTETA B. THUGONON	MENT BY (CENT) Mark 10 as 1°950 (CITY/P (BOAR) (CENT) Mark 22	PROVINCIAL D OF ASSES RAL BOARD set Value 070.00	TIN ASSESSOR SSMENT AP OF ASSES: Assossr 3	DEALS SMENT APPRINGED TO DRDS)	d on	Assessed Val 7,720.00
State in the nearest multiple of stead of P948; P1,000 instead of Assess Kind of Property Actual Use Sugarian TOTAL ASSESSED VALUE APPROVED: AP	MENT BY (CENT) Mark 10 as 1°950 (CITY/P (BOAR) (CENT) Mark 22	PROVINCIAL D OF ASSES RAL BOARD set Value 070.00	Signatu TIN ASSESSOR SSMENT AP OF ASSES: Assossi 3	DEALS SMENT APPRINGED TO DRDS)	d on	Assessed Val 7,720.00
State in the nearest multiple of stead of P948; P1,000 instead of Assess Kind of Property Actual Use Sugarilar TOTAL ASSESSED VALUE APPROVED: While	MENT BY (CENT) Mark 10 as 1°950 (CITY/P (BOAR) (CENT) Mark 22	PROVINCIAL D OF ASSES RAL BOARD set Value 070.00	Signatu TIN ASSESSOR SSMENT AP OF ASSES: Assessi 3	issue Official Official Official PEALS SMENT APP Ment Lovel Decomposition of the proving the pro	d on	Assessed Val 7,720.00
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REPUBLIC OF THE PHILIPPINES ORMOC CITY



MEMORANDUM:

FOR:

HON. RICHARD I. GOMEZ, DPA

City Mayor Ormoc City

FROM:

APPRAISAL COMMITTEE

Composed of City Assessor, City Engineer and City

Planning and Development Officer

SUBJECT:

APPRAISAL REPORT

Lots 8372-A-1, 8372-A-2, 8372-A-4 and 8372-A-5; Psd-08-004317 of Felipe saquin Et Al, situated in Brgy. Cagbunangin, Ormoc City.

DATE:

October 8, 2021

I. GENERAL

The term Fair Market Value is defined as the estimated amount for which property should exchange on the date of valuation after proper marketing wherein the parties had each acted knowledgeably prudently, and without compulsion.

In this definition it is assumed that any transaction shall be based on cash or its equivalent consideration. This price which the property would fetch if offered for sale in the open market would undoubtedly be affected, should the sale be on terms, whether favorable or unfavorable.

It is further assumed that the titles to the property are good, marketable and free from liens and encumbrances, and that fee simple ownership is transferable.

The rights appraised in this report are the property rights in fee simple, free and clear. Fee Simple is defined as the absolute fee without limitation to any particular class of heirs or restrictions but subject to the limitations of eminent domain, escheat, police power and taxation.

II. SCOPE AND PURPOSE OF APPRAISAL

This Appraisal Committee was constituted pursuant to Executive Order No. 56 dated December 10, 2018. It is tasked with the duty to determine the appraised value of a portion of a real property owned by the Felipe Saquin Et Al sought to be used by the LGU of Ormoc City for Road Right of Way Access to Cagbuhangin Public Cemetery.

III. PROPERTY IDENTIFICATION, LOCATION, AND OWNERSHIP

The above subject property has been surveyed and is identified as:

Parcel 1: "A parcel of land, Lot 8372-A-1, Psd-08-004317, situated in Barangay Cagbuhangin, Ormoc City, covered by Transfer Certificate of Title No. 22445 and Tax Dec. No. 00014-00129 R-10 in the name of Felipe Saquin."

Parcel 2: "A parcel of land, Lot 8372-A-2, Psd-08-004317, situated in Barangay Cagbuhangin, Ormoc City, covered by Transfer Certificate of Title No. 22446 and Tax Dec. No. 00014-00129 R-10 in the name of Guillerma Saquin."

Parcel 1: "A parcel of land, Lot 8372-A-4, Psd-08-004317, situated in Barangay Cagbuhangin, Ormoc City, covered by Transfer Certificate of Title No. 22448 and Tax Dec. No. 00014-00129 R-10 in the name of Idefonsa Saguin."

Parcel 1: "A parcel of land, Lot 8372-A-5, Psd-08-004317, situated in Barangay Cagbuhangin, Ormoc City, covered by Transfer Certificate of Title No. 22449 and Tax Dec. No. 00014-00129 R-10 in the name of Iluminada Saquin."

IV. CLASSIFICATION, IMPROVEMENTS, AND GENERAL CONDITION

The above subject property is classified as Industrial land and is accessible to land transportation as it is adjacent to Ormoc-Carigara-Palo NationalRoad. The property is bounded as follows:

NW by Lot 8372-A-8

NE by Lots 8375 and 8333

SE by Lot 8371 SW by Lot 8350

V. NEIGHBOURHOOD DATA

The property is located in an area where land development is of mixed use, specifically, residential and agricultural.

Generally, the road along the subject parcel of land is designed to accommodate medium to heavy vehicular traffic loads being a National Road going to Tacloban City via Carigara and Palo.

VI. COMMUNITY FACILITIES AND UTILITIES

Electric and water supply facilities are available within the vicinity of the site.

Public transportation connecting to the City Proper is available along the National Road. Mobile patrols of the PNP are maintained by the CityGovernment with the Police Precinct No. 2 situated in Barangay Cagbuhangin.



VII. GOVERNMENT/BANK ASSESSMENT

Market Sales Data of Residential Land along National Road on year 2019 is at Php 1,000.00 per square meter (Barangay Cabulihan Covered Court Site).

BIR Zonal Valuation of Residential Land along National Road in Barangay Cagbuhangin, Ormoc City is at Php 1,000.00 per square meter.

Metrobank and Philippine National Bank Valuation of Residential Land in Barangay Cagbuhangin is at Php 1,000.00 per square meter.

Apporved Schedule of Market Value of Residential Land in Barangay Cagbuhangin is at Php 1,000.00 per square meter.

VIII. HIGHEST AND BEST USE

Taking into consideration the location, size, actual use the land use of neighboring properties, the highest and the best use of the lot is for Residential purpose. (Please see attached satellite photo)

IX. RECOMMENDED APPRAISED VALUE

Based on the valuations gathered by the Appraisal Committee, it is recommended that the appraisad value of the aforesaid lots should not be more than One Thousand Pesos (Php 1,000.00) per square meter.

Prepared by:

APPRAISAL COMMITTEE

ENGR. RAOUL E. CAM
City Planning and Development Officer

ENGR. RANULTO D. OLIVEROS
City Engineer

ENGR. ARTHUR C. ARCUINO City Assessor

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