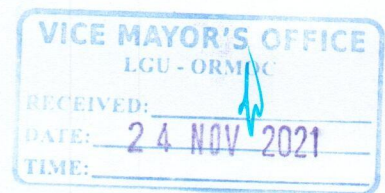
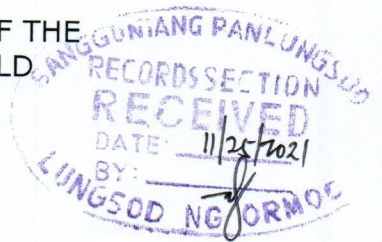


REPUBLIKA NG PILIPINAS
SANGGUNIANG PANLUNGSOD
LUNGSOD NG ORMOC



EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE
FIFTEENTH SANGGUNIANG PANLUNGSOD NG ORMOC HELD
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL,
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
Ex-Officio SP Member, Chapter President,
Liga ng mga Barangay ng Ormoc
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;

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 Iluminada Saquin; portion of Lot No. 8372-A-4 covered by TCT No. 2248 under the name of Heirs of Ildelfonsa 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;

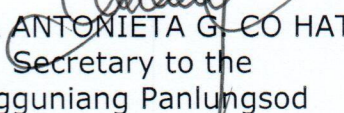
ADOPTED, November 23, 2021.

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. CO 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 legal age, Filipino, married to _____ and a resident
of _____, hereinafter referred to as the "VENDOR"

-and-

The **CITY GOVERNMENT UNIT OF ORMOC**, a municipal corporation created and existing under Philippine laws, with address at Aunubing Street, Brgy. Cogon, Ormoc City, represented by Mayor RICHARD I. GOMEZ, hereinafter referred to as the "VENDEE".

WITNESSETH: THAT -

WHEREAS, the VENDOR is the registered owner of a parcel of land identified as Lot No. _____ located in Brgy. _____, Ormoc City, covered by Transfer Certificate of Title No. _____;

WHEREAS, 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 VENDOR has appropriated funds for the construction of a road leading to the Cagbuhangin- Valencia cemetery;

WHEREAS, a portion of the Lot No. _____ totaling an area of _____ SQUARE METERS, will be affected by the road right of way and the VENDOR has offered to purchase the same from the VENDEE;

WHEREAS, the VENDOR, cognizant of the noble and laudable intention of the project, has expressed _____ willingness to convey and sell a portion of Lot No. _____ to the VENDEE for the pursuit of said public purpose, under the following terms and conditions:

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 _____ .00) per square meter net of capital gains tax, documentary stamp tax, transfer tax and



registration fees, except for transfer costs on the tax declaration, and expenses or a total of _____ for _____ SQUARE METERS.

3. 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 **VENDEE**;

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**.

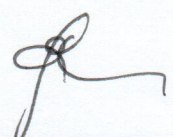
5. That the **VENDOR** shall secure the necessary documents and comply with all the necessary requirement for the transfer of title to the name of the **VENDEE**.

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:



Marital consent:

RICHARD I. GOMEZ, DPA

SIGNED IN THE PRESENCE OF:

(witness)

(witness)

ACKNOWLEDGMENT

Republic of the Philippines)
City of Ormoc.....) SS

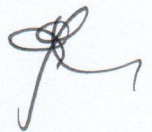
BEFORE ME, NOTARY PUBLIC, this _____ in Ormoc City, Leyte, Philippines, personally appeared the following with competent evidence of identity:

Name	CTC/ID No.
RICHARD I. GOMEZ	UMID CRN. 021-1628-7895-8

all known to me to be the same persons who executed the foregoing Contract to Sell consisting of THREE (3) pages, including this page on which this Acknowledgment is written and they acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL on the date and in the place above written.

Doc. No. _____
Page No. _____
Book No. _____
Series of 2021.





"Annex 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:

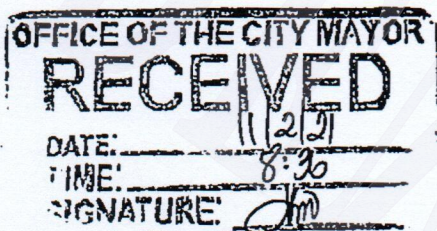
Respectfully transmitting to your office, a draft Contract to Buy and Sell for the acquisition of the lots affected by the Valencia- Cagbuhangin road concreting.

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.

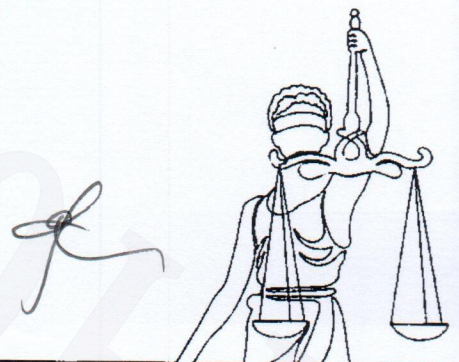
Respectfully yours,

JOSEPHINE A. MEJIA- ROMERO
City Legal Officer



R. Gomez

11-02/21



00014-00132

R-10

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

Owner SAQUIN, ILUMINADA

Cagbuhangin, Ormoc City

Administrator.

Address

Address

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property _____ Cagbuhangin _____ Ormoc City _____

Number and Street (Barangay/District) (Municipality/City/Province)
Certificate of Title No. 22449 Cadastal Lot No. 8372-A-5

Boundaries

North E Lots 8375 & 8333 South W Lot 8372-A-4
S East Lot 8371 N West Lot 8372-A-8

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

1 (a) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Values	Market Values
			Agricultural	1.9392	1	P25,000.	P23,480.
			Total	1.9392			P23,480.
			Total Adjusted Market Value				P20,660.

1 (b) PLANT & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Number and Kind	Annual Product (Quantity)	Value	Number and Kind	Annual Product (Quantity)	Unit Value	Market Value
1999 General Revision.			Base Market Value	100%		
			Adjustments:			
			(a) Along — or no rd. frontage	6	%	
			(b) <u>0-1</u> Kms. to all weather rd.	0	%	
			(c) <u>0V-9</u> Kms. to market (pob)	6	%	
			Total Adjustment	1.2	%	
				88%		
Total			P			
Adjusted Market Value			P			

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Unit Values	Adjustments	Market Value
Total		₱	Total				₱

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P-
Total						P-

2. ASSESSOR'S FINDINGS

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P-
Total						P-

III (b) MACHINERY

1. OWNER'S DECLARATION

DESCRIPTION	Date of Operation	Original Cost	Depreciation	Market Value
				P-
Total				P-

2. ASSESSOR'S FINDINGS

DESCRIPTION	Date of Operation	Replacement Cost	Depreciation	Market Value
				P-
Total				P-

SWORN STATEMENT OF OWNER

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land _____ P-
 Improvements _____ P-
 TOTAL VALUE _____ P-

(Signature) _____

TIN _____ 19 ____ the ____

Subscribed and sworn to before me this _____ day of _____
 person taking oath presenting Community Tax Certificate No. _____ issued on _____
 19 ____ at _____

Signature of official administering oath _____

Official Title _____

TIN _____

(x) State in the nearest multiple of 10 as P950 instead of P948; P1,000 instead of P1,004.

ASSESSMENT BY

(CITY/PROVINCIAL ASSESSOR
 BOARD OF ASSESSMENT APPEALS
 CENTRAL BOARD OF ASSESSMENT APPEALS)

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Land	Sugarland	P 20,660.00	35 %	P 7,230.00
			%	
			%	
			%	
TOTAL ASSESSED VALUE		Total P 20,660.00	Total	P 7,230.00

SEVEN THOUSAND TWO HUNDRED THIRTY

(AMOUNT IN WORDS)

APPROVED: *Cristeta B. Tugonon*
 CRISTETA B. TUGONON
 Provincial/City Assessor
 July 21, 1999

By _____ Provincial/City Assessor
 DATE _____ Deputy

THIS DECLARATION CANCELS TAX NOS. 00014-00134 : IS CANCELLED BY
 TAX NOS. _____
 YEAR 2000 CEASES WITH THE YEAR _____ TAX UNDER THIS DECLARATION BEGINS WITH THE
 FOR 19 ____ BY _____ PREVIOUS OWNER same owner ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL
 PREVIOUS ASSESSED VALUE: LAND P 5,520.00 IMPROVEMENT P _____

.00014-00131

R-10

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

Owner. SAQUIN, ILDEFONSA

Administrator

Cagbuhangin, Ormoc City

Address

Address	DESCRIPTION AND OTHER PARTICULARS OF PROPERTY
ty _____	Cashubania

Location of Property.

Number and Street

Cagbuhangin

Ormoc City

Certificate of Title No.

2244.8

(Barangay/District)

(Municipality/City/Province)

Boundaries

Cadastral Lot. No. 8372-A-4

Assessor's Lot No.

North E Lot 8372-A-5

S East Lots 8371 & 8372-A-1

South W Lots 8372 A-2 & 8372-A-3
West Trt 8372 A 8

Block No.

West Lot 8372-A-8

Lot 8372-A

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

1 (a) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION		
Kind	Area	Value
Total		

ASSESSOR'S FINDINGS			
Kind	Area	Class	Unit Values
Agricultural	9392	1	P25,000.
			Market Values
			P23,480.
Total	9392		
Total Adjusted Market Value			P23,480.
1 (b) PLANT & TREES			P20,660.

1. (b) PLANT & TREES

[illegible]

Base Market Value — 100%		ASSESSOR'S FINDINGS			
Adjustments:		Number and Kind	Annual Product (Quantity)	Unit Value	Market Value
(a) Along — or no rd. frontage	6 %				
(b) <u>0-1</u> Kms. to all weather rd.	<u>0</u> %				
(c) <u>0V-2</u> Kms. to market (pub)	<u>6</u> %				
Total Adjustment	<u>12</u> % <u>88%</u>				
Total					
Adjusted Market Value					

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)	
LOCATION	

OWNER'S DECLARATION		
Kind	Area	Value
Total		P=

ASSESSOR'S FINDINGS				
Kind	Area	Unit Values	Adjustments	Market Value
Total				

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P=
Total						P=

2. ASSESSOR'S FINDINGS

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P=
Total						P=

III (b) MACHINERY

1. OWNER'S DECLARATION

DESCRIPTION	Date of Operation	Original Cost	Depreciation	Market Value
				P=
Total				P=

2. ASSESSOR'S FINDINGS

DESCRIPTION	Date of Operation	Replacement Cost	Depreciation	Market Value
				P=
Total				P=

SWORN STATEMENT OF OWNER

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land _____
 Improvements _____
 TOTAL VALUE _____

(Signature) _____

TIN _____

Subscribed and sworn to before me this _____ day of _____ 19____ the _____ person taking oath presenting Community Tax Certificate No. _____ Issued on _____ 19____ at _____

(x) State in the nearest multiple of 10 as P950 instead of P948; P1,000 instead of P1,004.

Signature of official administering oath _____

Official Title _____

TIN _____

ASSESSMENT BY (CITY/PROVINCIAL ASSESSOR
 (BOARD OF ASSESSMENT APPEALS
 (CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Land	Sugarland	P= 20,660.00	35 %	P= 7,230.00
			%	
			%	
			%	
Total		P= 20,660.00		P= 7,230.00

TOTAL ASSESSED VALUE SEVEN THOUSAND TWO HUNDRED THIRTY (AMOUNT IN WORDS)

APPROVED: CRISTINA B. TUGONON

Provincial/City Assessor

July 21, 1999

Provincial/City Assessor

By _____

Deputy

DATE

THIS DECLARATION CANCELS TAX NOS. 00014-00133 : IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION BEGINS WITH THE YEAR 2000 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19____ BY _____ PREVIOUS OWNER same owner PREVIOUS ASSESSED VALUE: LAND P5,190.00 IMPROVEMENT P_____

R-10**DECLARATION OF REAL PROPERTY**
(FILED UNDER REPUBLIC ACT NO. 7160)Owner **SAQUIN, FELIPE**

Administrator _____

Cagbuhangin, Ormoc City

Address

Address

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property _____

Number and Street

Cagbuhangin**Ormoc City**Certificate of Title No. **22445**

(Barangay/District)

(Municipality/City/Province)

Boundaries

Cadastral Lot. No. **8372-A-1**

Assessor's Lot No. _____

Block No. _____

North **Lot 8372-A-1**South **Lot 8370**East **Lot 8371**West **Lot 8372-A-2**

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

I (a) LAND (AGRICULTURAL/MINERAL)**OWNER'S DECLARATION**

Kind	Area	Value
Total		P

ASSESSOR'S FINDINGS

Kind	Area	Class	Unit Values	Market Values
Agricultural	.9391	1	P25,000.	P23,477.50
Total	.9391			P23,477.50
Total Adjusted Market Value				P22,070.00

OWNER'S DECLARATION

Number and Kind	Annual Product (Quantity)	Value
1999 General Revision.		
Total		P

I (b) PLANT & TREES

Base Market Value — 100%

Adjustments:

(a) Along — or no rd. frontage **0** %(b) **0-1** Kms. to all weather rd. **0** %(c) **0.1-2** Kms. to market (pub) **6** %Total Adjustment **6** %**94%**

Total

Adjusted Market Value

ASSESSOR'S FINDINGS

Number and Kind	Annual Product (Quantity)	Unit Value	Market Value
Total			P
Adjusted Market Value			P

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)**OWNER'S DECLARATION**

Kind	Area	Value
Total		P

ASSESSOR'S FINDINGS

Kind	Area	Unit Values	Adjustments	Market Value
Total				P

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P-
Total						P-

2. ASSESSOR'S FINDINGS

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P-
Total						P-

III (b) MACHINERY

1. OWNER'S DECLARATION

DESCRIPTION	Date of Operation	Original Cost	Depreciation	Market Value
				P-
Total				P-

2. ASSESSOR'S FINDINGS

DESCRIPTION	Date of Operation	Replacement Cost	Depreciation	Market Value
				P-
Total				P-

SWORN STATEMENT OF OWNER

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land _____ P-
 Improvements _____ P-
 TOTAL VALUE _____ P-

(Signature) _____

TIN _____

Subscribed and sworn to before me this _____ day of _____ 19____ the _____ person taking oath presenting Community Tax Certificate No. _____ issued on _____ 19____ at _____

(x) State in the nearest multiple of 10 as P950 instead of P948; P1,000 instead of P1,004.

Signature of official administering oath _____

Official Title _____

TIN _____

ASSESSMENT BY

(CITY/PROVINCIAL ASSESSOR
 (BOARD OF ASSESSMENT APPEALS
 (CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Land	Sugarland	P 22,070.00	35 %	P 7,720.00
			%	
			%	
			%	
Total		P 22,070.00		P 7,720.00

TOTAL ASSESSED VALUE

SEVEN THOUSAND SEVEN HUNDRED TWENTY

(AMOUNT IN WORDS)

APPROVED: _____

CRISTINA B. JUGONON

Provincial/City Assessor

July 21, 1999

Provincial/City Assessor

By _____

Deputy

DATE

THIS DECLARATION CANCELS TAX NOS. 00014-00131 : IS CANCELLED BY TAX NOS. _____ TAX UNDER THIS DECLARATION BEGINS WITH THE YEAR 2000 CEASES WITH THE YEAR _____ ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL FOR 19____ BY _____ PREVIOUS OWNER same owner PREVIOUS ASSESSED VALUE: LAND P 6,180.00 IMPROVEMENT P _____ gdp

RPA Form No. 1

TAX DECLARATION NO. **00014-00130**

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

155-03-014-02-036

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

Owner **SAQUIN, GUILLERMA**

Cagbuhangin, Ormoc City

Administrator _____

Address _____

Address _____

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property _____ **Cagbuhangin** _____ **Ormoc City**

Number and Street

(Barangay/District)

(Municipality/City/Province)

Certificate of Title No. **22446**

Cadastral Lot. No. **8372-A-2**

Assessor's Lot No. _____

Boundaries

North **Lot 8372-A-3**

South **Lots 8370 & 8352**

Block No. _____

East **Lot 8372-A-4 & A-1**

West **Lot 8350**

(State streets, lots, or streams by which bounded or names of owners of adjoining lands)

I (a) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Class	Unit Values	Market Values
			Agricultural	.9391	1	P25,000.	P23,477.50
Total		P	Total	.9391			P23,477.50
			Total Adjusted Market Value				P22,070.00

I (b) PLANT & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Number and Kind	Annual Product (Quantity)	Value	Base Market Value — 100%	Number and Kind	Annual Product (Quantity)	Unit Value
1999 General Revision			Adjustments:			Market Value
			(a) Along — or			
			road, frontage	0		
			%			
			(b) — Kms. to all			
			weather rd.	0		
			%			
			(c) OV-9 Kms. to			
			market (pub)	6		
			%			
			Total Adjustment	6		
			%			
			94%			
			Total			P
Total		P	Adjusted Market Value			P

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS				
Kind	Area	Value	Kind	Area	Unit Values	Adjustments	Market Value
Total		P	Total				P

IMPORTANT: Issued for taxation purposes and should not be considered as title to the property.

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P
						P
Total						P

2. ASSESSOR'S FINDINGS

DESCRIPTION	Floor Area	Construction Materials				Market Value
		1st Story	2nd Story	3rd Story	Roof	
						P
						P
Total						P

III (b) MACHINERY

1. OWNER'S DECLARATION

DESCRIPTION	Date of Operation	Original Cost	Depreciation	Market Value
				P
				P
Total				P

2. ASSESSOR'S FINDINGS

DESCRIPTION	Date of Operation	Replacement Cost	Depreciation	Market Value
				P
				P
Total				P

SWORN STATEMENT OF OWNER

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land _____ P
Improvements _____ P
TOTAL VALUE _____ P

(Signature)

TIN _____
Subscribed and sworn to before me this _____ day of _____ 19____ the _____
person taking oath presenting Community Tax Certificate No. _____ issued on _____
19____ at _____

(x) State in the nearest multiple of 10 as P950 instead of P948; P1,000 instead of P1,004.

Signature of official administering oath

Official Title

TIN _____

ASSESSMENT BY

(CITY/PROVINCIAL ASSESSOR
(BOARD OF ASSESSMENT APPEALS
(CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Land	Sugarland	P 22,070.00	35 %	P 7,720.00
			%	
			%	
			%	

TOTAL ASSESSED VALUE Total P 22,070.00 Total P 7,720.00
SEVEN THOUSAND SEVEN HUNDRED TWENTY
(AMOUNT IN WORDS)

APPROVED: Cristeta B. Tugonon
CRISTETA B. TUGONON
Provincial/City Assessor
July 21, 1999

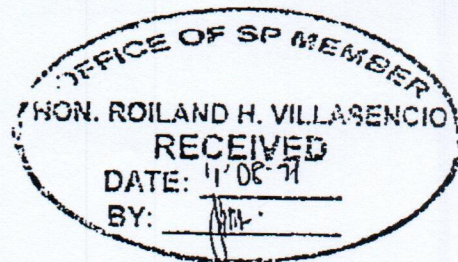
Provincial/City Assessor
By _____
Deputy

DATE

THIS DECLARATION CANCELS TAX NOS. 00014-00132 : IS CANCELLED BY
TAX NOS. _____
YEAR 2000 CEASES WITH THE YEAR _____ TAX UNDER THIS DECLARATION BEGINS WITH THE
FOR 19 ____ BY _____ PREVIOUS OWNER same owner ENTERED IN THE REAL PROPERTY ASSESSMENT ROLL
PREVIOUS ASSESSED VALUE: LAND P 6,180.00 IMPROVEMENT P _____
gdp

Cagbuhangin

REPUBLIC OF THE PHILIPPINES
ORMOC CITY



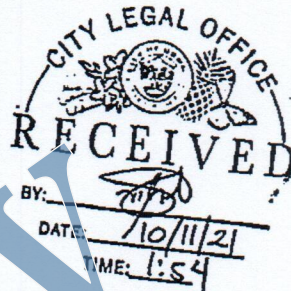
MEMORANDUM:

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. Cagbuhangin, 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 Ildefonso Saquin."

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 National Road. 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 City Government 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

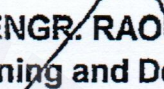
Taking into consideration the location, size, actual use the land use of neighboring properties, the highest and the best use of the lot is for Residential purpose. (Please see attached satellite photo)

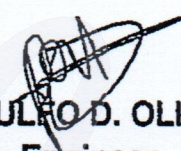
IX. RECOMMENDED APPRAISED VALUE


Based on the valuations gathered by the Appraisal Committee, it is recommended that the appraised 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. RANULFO D. OLIVEROS
City Engineer


ENGR. ARTHUR C. ARCUINO
City Assessor

"Annex E"



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