



## RESOLUTION NO. 2024-127

**“ADOPTING THE SCHEDULE OF FAIR MARKET VALUES FOR THE GENERAL REVISION OF REAL PROPERTY ASSESSMENT IN THE PROVINCE OF BULACAN.”**

*Motioned by:*

**Honorable Aljhaneal E. Quiñones**

OFFICE OF THE MAYOR  
Bustos, Bulacan

**RECEIVED**

by: *[Signature]*

Date: *Apr. 23s* Time: *10:09 AM*

**WHEREAS**, the Provincial Assessor’s Office, through Ar. Rodello C. Robles, submitted to the Sangguniang Panlalawigan a proposed Schedule of Market Values (SMV) for the General Revision of Real Property Assessment in the Province of Bulacan for review, approval, and implementation in 2024;

**WHEREAS**, Section 219 of the Local Government Code (Republic Act No. 7160) mandates the Provincial Assessor and Municipal Assessors to conduct a general revision of real property assessments and classifications within two (2) years after the effectivity of the Code and every three (3) years thereafter;

**WHEREAS**, the proposed SMV was certified by the Bureau of Local Government Finance (BLGF) Regional Office No. III, through Regional Director Ms. Divina M. Corpuz, as compliant with RA 7160, Philippine Valuation Standards, the Mass Appraisal Guidebook, and the Manual on Real Property Appraisal and Assessment Operations issued by the BLGF under the Department of Finance (DOF);

**WHEREAS**, the last Schedule of Fair Market Values (SFMV) was approved on September 29, 2017, under Resolution No. 513-T’17, and implemented in 2018;

**WHEREAS**, extensive public hearings were conducted across the 20 municipalities of Bulacan, attended by representatives from various sectors including agriculture, commerce, real estate developers, brokers, homeowners’ associations, non-government organizations, and Barangay Captains or their representatives;

**TANGCAPAN NG SANGGUNIANG BAYAN**

BAKURAN NG BAHAY PAMAHALAANG BAYAN NG BUSTOS, BULACAN

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**WHEREAS**, the total estimated increase in assessed values province-wide amounts to Php24,768,050,120, with an expected incremental tax collection of Php495,361,004, aimed at ensuring timely property valuation for equitable taxation and funding development projects and public services for the welfare of Bulacan residents;

**WHEREAS**, the proposed SFMV was formulated by Municipal Assessors under the supervision of the Provincial Assessor, adhering to guidelines issued by the BLGF and DOF;

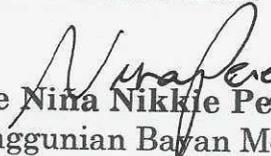
**WHEREAS**, land valuations were derived from sales data over the past three (3) years, opinion surveys, and the current Bureau of Internal Revenue (BIR) Zonal Valuation, while building/structure valuations utilized data provided by the Association of Local Engineers in Bulacan;

**WHEREAS**, the Provincial Legal Office confirmed the proposal's compliance with legal procedures and affirmed its alignment with the Cost-Benefit Analysis prepared by Provincial Assessor Ar. Rodello Robles, ensuring expenses are commensurate with projected benefits.

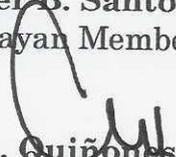
**NOW, THEREFORE**, upon the motion of **HONORABLE ALJHANEAL E. QUIÑONES**, seconded and unanimously approved by all the members of the Sangguniang Bayan.

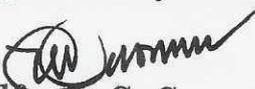
**RESOLVED**, as it is hereby **RESOLVED**, to adopt the schedule of fair market values for the general revision of real property assessment in the Province of Bulacan.

**APPROVED and ADOPTED**, 23<sup>rd</sup> of December, 2024 at the Amado Raymundo Session Hall.

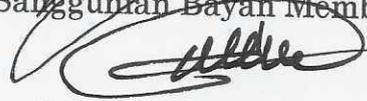
  
**Marie Niña Nikkie Perez, MA**  
Sanggunian Bayan Member

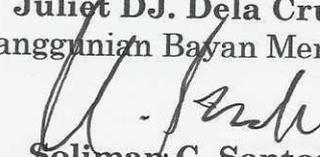
  
**Phillip Wyder B. Santos**  
Sanggunian Bayan Member

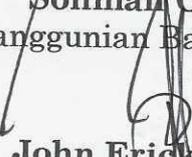
  
**Aljhaneal E. Quiñones**  
Sanggunian Bayan Member

  
**Wilfredo G. Canoza**  
Sanggunian Bayan Member

  
**Leo T. Santos**  
Sanggunian Bayan Member

  
**Juliet DJ. Dela Cruz**  
Sanggunian Bayan Member

  
**Soliman C. Santos**  
Sanggunian Bayan Member

  
**John Erick L. Perez**  
Sanggunian Bayan Member



**Raymond R. Perez**  
ABC Vice President



**Mel Ryan P. Juan**  
SK President

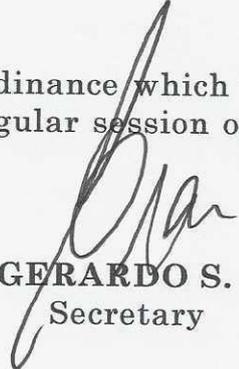


**Martin S.J. Angeles**  
Municipal Vice Mayor and  
Presiding Officer of the Sangguniang Bayan



**CERTIFICATION:**

I HEREBY CERTIFY that the foregoing ordinance which was duly adopted by the Sangguniang Bayan during its regular session on 23rd of December, 2024.



**ATTY. GERARDO S. BRIASA**  
Secretary

