



Republic of the Philippines  
PROVINCE OF CAVITE  
City of Bacoor

OFFICE OF THE SANGGUNIANG PANLUNGSOD

CITY ORDINANCE NO. CO 154-2021  
SERIES OF 2021

**AN ORDINANCE AMENDING SECTIONS 4.1.b and 4.1.3 of CITY ORDINANCE NO. CO 37-2019 (ALSO KNOWN AS THE "2019 GENERAL REVISION OF REAL PROPERTY ASSESSMENTS ORDINANCE OF BACOR") AND PROVIDING PENALTIES FOR VIOLATIONS HEREOF.**

Sponsored by:

Hon. Roberto L. Advincula, Hon. Miguel N. Bautista, Hon. Rowena Bautista-Mendiola, Hon. Leandro A. De Leon, Hon. Mac Raven Espiritu, Hon. Adrielito G. Gawaran, Hon. Victorio L. Guerrero, Jr., Hon. Hernando C. Gutierrez, Hon. Alejandro F. Gutierrez, Hon. Roberto R. Javier, Hon. Gaudencio P. Nolasco, Hon. Alde Joselito F. Pagulayan, Hon. Reynaldo D. Palabrica and Hon. Michael E. Solis.

**WHEREAS**, City Ordinance No. CO 37-2019 (otherwise known as the "2019 General Revision of Real Property Assessments Ordinance of Bacoor") was approved by the Sangguniang Panlungsod on 28 October 2019.

**WHEREAS**, on 16 November 2020, the City Assessor, Mr. Jose Lito Mallare, sent a letter to the Sangguniang Panlungsod requesting that certain provisions of the said Ordinance be amended in order to correct errors in the sub-classification and unit values of various real properties covered by the said piece of local legislation. The said request was immediately referred to the Committee on Finance and Budget and Appropriations.

**WHEREAS**, during the committee hearings called for the purpose of studying Mr. Mallare's request, it was revealed that the "erroneous" valuations being referred to in his letter emanated from his office and was a result of a clerical inadvertence.

**WHEREAS**, it was also learned during the said hearing that the erroneous valuations and sub-classifications subject for amendment appear in Sections 4.1.b and 4.1.3 of City Ordinance No. CO 37-2019.

**WHEREAS**, Section 214 of Republic Act No. 7160 (the "Local Government Code of 1991") provides that "the provincial, city, or municipal assessor may recommend to the Sanggunian concerned amendments to errors in valuation in the schedule of fair market values. The Sanggunian concerned shall, by ordinance, act upon the recommendation within ninety (90) days from receipt hereof."

**WHEREAS**, a review of the proposed amendments to City Ordinance No. CO 37-2019 revealed that their implementation would



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result to a reasonable valuation of real properties and idle land taxes to be paid by most of the real property owners concerned as compared to the rates originally provided under City Ordinance No. 37-2019.

**NOW THEREFORE, BE IT ORDAINED** by the 4<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite that:

**SECTION 1.** Section 4.1.b of City Ordinance No. 37-2019 is hereby amended and shall henceforth read as follows:

**"4.1.b. Residential.**- the specific range of unit values for each sub-classification of residential lands shall be as follows:

Residential 1	PhP7,220.00 – PhP14,580.00
Residential 2	PhP4,600.00 – PhP 7,200.00
Residential 3	PhP2,900.00 – PhP 4,940.00
Residential 4	PhP1,850.00 – PhP 2,800.00
Residential 5	PhP 850.00 – PhP 1,820.00

The value of residential lands in the various barangays of the City of Bacoor shall be as follows:

BARANGAY	2008 Market Value per Sq.M.	2019 Market Value per Sq.M.	Sub- Classifica- tion
BACOR WEST (DISTRICT I)			
1.ALIMA	780.00 - 1,600.00	850.00 – 7,200.00	R -2,3,4,5
2.ANIBAN I	750.00 - 1,800.00	850.00 – 4,940.00	R -3,4,5
3.ANIBAN II	750.00 - 1,800.00	850.00 – 4,940.00	R -3,4,5
4.ANIBAN III	750.00 - 1,800.00	850.00 – 4,940.00	R -3,4,5
5.ANIBAN IV	750.00 - 1,800.00	850.00 – 4,940.00	R -3,4,5
6.ANIBAN V	750.00 - 1,800.00	850.00 – 4,940.00	R -3,4,5
7.BANALO	1,100.00 - 1,600.00	<u>850.00</u> – 7,200.00	R - 2,3,4,5
8.CAMPOSANTO	800.00 - 1,300.00	850.00 – 7,200.00	R -2,3,4,5
9.DAAN BUKID	800.00 - 1,200.00	850.00 – 4,940.00	R -3,4,5
10.DIGMAN	800.00 - 1,600.00	850.00 – 7,200.00	R -2,3,4,5
11.DULONG BAYAN	1,250.00 - 3,000.00	2,900.00 – 7,200.00	R - 2,3
12.HABAY I	1,250.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
13.HABAY II	1,250.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
14.KAINGEN	1,250.00 - 2,250.00	850.00 – 7,200.00	R -2,3,4,5
15.LIGAS I	700.00 - 1,680.00	2,900.00 – 7,200.00	R -2,3
16.LIGAS II	700.00 - 1,680.00	2,900.00 – 7,200.00	R -2,3
17.LIGAS III	700.00 - 1,680.00	2,900.00 – 7,200.00	R -2,3
18.MABOLO I	1,800.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
19.MABOLO II	1,800.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
20.MABOLO III	1,800.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
21.MALIKSI I	1,250.00 - 2,000.00	850.00 – 7,200.00	R -2,3,4,5



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22.MALIKSI II	1,250.00 - 2,000.00	850.00 – 7,200.00	R -2,3,4,5
23.MALIKSI III	1,250.00 - 2,000.00	850.00 – 7,200.00	R -2,3,4,5
24.NIOG I	1,500.00 - 2,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
25.NIOG II	1,500.00 - 2,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
26.NIOG III	1,500.00 - 2,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
27.PANAPAAN I	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R 1,2,3
28.PANAPAAN II	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R -1,2,3
29.PANAPAAN III	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R -1,2,3
30.PANAPAAN IV	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
31.PANAPAAN V	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
32.PANAPAAN VI	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
33.PANAPAAN VII	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R -1,2,3
34.PANAPAAN VIII	1,000.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R -1,2,3
35.REAL I	850.00 - 2,250.00	2,900.00 - 7,200.00	R -2,3
36.REAL II	850.00 - 2,250.00	2,900.00 - 7,200.00	R -2,3
37.SALINAS I	1,130.00 - 2,250.00	2,900.00 – 7,200.00	R -2,3
38.SALINAS II	1,130.00 - 2,250.00	2,900.00 – 7,200.00	R -2,3
39.SALINAS III	1,130.00 - 2,250.00	2,900.00 – 7,200.00	R -2,3
40.SALINAS IV	1,130.00 - 2,250.00	2,900.00 – 7,200.00	R -2,3
41.SAN NICOLAS I	900.00 - 3,000.00	<u>1,850.00</u> – 7,200.00	R -2,3,4
42.SAN NICOLAS II	900.00 - 3,000.00	<u>1,850.00</u> – 7,200.00	R -2,3,4
43.SAN NICOLAS III	900.00 - 3,000.00	<u>1,850.00</u> – 7,200.00	R -2,3,4
44.SINEGUELASAN	800.00 - 1,250.00	850.00 – 7,200.00	R -2,3,4,5
45.TABING DAGAT	800.00 - 1,250.00	850.00 – 7,200.00	R -2,3,4,5
46.TALABA I	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
47.TALABA II	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
48.TALABA III	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
49.TALABA IV	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
50.TALABA V	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
51.TALABA VI	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
52.TALABA VII	1,200.00 - 3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
53.ZAPOTE I	3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
54.ZAPOTE II	3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
55.ZAPOTE III	3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
56.ZAPOTE IV	3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
57.ZAPOTE V	3,000.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
<b>BACOR EAST</b>			
<b>(DISTRICT II)</b>			
1.BAYANAN	600.00 - 1,320.00	<u>1,850.00</u> – 14,580.00	R - 1,2,3,4
2.MAMBOG I	790.00 - 2,500.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
3.MAMBOG II	790.00 - 2,500.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
4.MAMBOG III	790.00 - 2,500.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
5.MAMBOG IV	790.00 - 2,500.00	<u>2,900.00</u> – 14,580.00	R - 1,2,3
6.MAMBOG V	790.00 - 2,500.00	<u>2,900.00</u> – 14,580.00	R -1,2,3
7.MOLINO I	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R -1,2,3,4
8.MOLINO II	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R -1,2,3,4
9.MOLINO III	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R - 1,2,3,4
10.MOLINO IV	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R -1,2,3,4
11.MOLINO V	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R -1,2,3,4
12.MOLINO VI	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R -1,2,3,4
13.MOLINO VII	900.00 - 3,000.00	<u>1,850.00</u> – 14,580.00	R -1,2,3,4



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14.QUEENS ROW EAST	900.00	1,850.00 – 7,200.00	R -2,3,4
15.QUEENS ROW WEST	900.00	1,850.00 – 7,200.00	R -2,3,4
16.QUEENS ROW CENTRAL	900.00	1,850.00 – 7,200.00	R -2,3,4

**SECTION 2.** Section 4.1.3 of City Ordinance No. CO 37-2019 is hereby amended and shall henceforth read as follows:

**"4.1.3. IDLE LAND.** Idle lands as defined under R.A. No. 7160 shall be subject to 1% additional tax. However, the collection of this tax shall be temporarily suspended until July 30, 2022 in view of the adverse economic impact caused by the COVID-19 pandemic among real property owners in the City of Bacoor. Idle land tax payments paid prior to the date of effectivity of this Ordinance shall be credited in favor of the real property owner concerned who shall be exempted from paying the same tax in 2022."

**SECTION 3. SEPARABILITY CLAUSE.** Any provision of this Ordinance that is declared void or unconstitutional shall not affect the validity or enforceability of other provisions hereof not affected by such declaration.

**SECTION 4. IMPLEMENTATION.** The Office of the City Assessor is hereby directed to implement this ordinance within the provisions of the law and the implementing rules and regulations issued by the Department of Finance.

**SECTION 5. EFFECTIVITY.** This Ordinance shall become effective upon completion of its publication at least once in a newspaper of general circulation within the City of Bacoor and after it has been posted in at least three (3) conspicuous places in the City of Bacoor pursuant to Section 21 of RA 10160.

**APPROVED** this 15<sup>th</sup> day of March 2021 at the City of Bacoor, Cavite during the 47<sup>th</sup> regular online session of the 4<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite.

We hereby vote in favor of the foregoing Ordinance this 15<sup>th</sup> day of March 2021.

DISTRICT I (BACOR WEST)	DISTRICT II ( BACOR EAST)
 HON. MIGUEL N. BAUTISTA	 HON. ROBERTO L. ADVINCULA
 HON. MICHAEL E. SOLIS	 HON. HERNANDO C. GUTIERREZ



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 HON. ROWENA BAUTISTA-MENDIOLA	 HON. GAUDENCIO P. NOLASCO
 HON. ADRIELITO G. GAWARAN	 HON. LEANDRO A. DE LEON
 HON. VICTORIO L. GUERRERO, JR.	 HON. ALDE JOSELITO F. PAGULAYAN
 HON. ALEJANDRO F. GUTIERREZ	 HON. ROBERTO R. JAVIER
 HON. REYNALDO D. PALABRICA Liga ng mga Barangay President	
 HON. MAC RAVEN ESPIRITU SK Federation President	

I hereby certify that the contents of the foregoing Ordinance are true and correct and that it was duly approved in accordance with law.

Certified by:

  
**HON. CATHERINE S. EVARISTO**  
City Vice Mayor/Presiding Officer

Attested by:

  
**ATTY. KHALID A. ATEGA JR.**  
Sangguniang Panlungsod Secretary

Approved by:

  
**HON. LANI MERCADO-REVILLA**  
City Mayor

Approved on: 22 APR 2021