



Republic of the Philippines  
Province of Cavite  
CITY OF BACOR

Office of the Sangguniang Panlungsod

DISTRICT I

HON. CATHERINE SARINO-EVARISTO

City Councilor

HON. MIGUEL N. BAUTISTA

City Councilor

HON. ADRIELITO G. GAWARAN

City Councilor

HON. MANOLO S. GALVEZ JR.

City Councilor

HON. RICARDO F. UGALDE

City Councilor

HON. LEVY M. TELA

City Councilor

DISTRICT II

HON. ROBERTO I. ADVINCULA

City Councilor

HON. REYNALDO D. PALABRICA

City Councilor

HON. ROGELIO M. NOLASCO

City Councilor

HON. REYNALDO M. FABIAN

City Councilor

HON. SIMPLICIO G. DOMINGUEZ

City Councilor

HON. HORACIO M. BRILLANTES JR.

City Councilor

HON. RANDY C. FRANCISCO

City Councilor-ABC President

HON. PALM ANGELS S. BUNCIO

City Councilor-SK Federation President

Attested by:

ATTY. KHALID A. ATEGA, JR.

Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA

City Vice Mayor/Presiding Officer

Approved:

HON. STRIKE B. REVILLA

City Mayor



CITY RESOLUTION NO. 2026-943  
Series of 2026

A RESOLUTION APPROVING BACOR CITY LAND AND IMPROVEMENT APPRAISAL COMMITTEE RESOLUTION NO. 1, SERIES OF 2026 ENTITLED: "A RESOLUTION ADOPTING THE APPRAISAL REPORT OF THE OFFICER-IN-CHARGE FOR THE CITY ASSESSOR'S DEPARTMENT, JO ANNE S.J. BONIFACIO, DATED 14 JANUARY 2026 PERTAINING TO THE AGUIRE PROPERTY".

Sponsored by:

Hon. Horacio M. Brillantes, Jr.

Co-sponsored by:

Hon. Simplicio G. Dominguez, Hon. Catherine Sarino-Evaristo, Hon. Reynaldo M. Fabian, Hon. Randy C. Francisco, Hon. Adrielito G. Gawaran, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Levy M. Tela and Hon. Ricardo F. Ugalde

**WHEREAS**, on 14 January 2026, the Bacoor City Land and Improvement Appraisal Committee issued a Resolution No. 1 entitled: "A Resolution Adopting The Appraisal Report Of The Officer-In-Charge For The City Assessor's Department, Jo Anne S.J. Bonifacio, Dated 14 January 2026 Pertaining To The Aguirre Property".

**WHEREAS**, on 23 January 2026, the City's Administrator Office sent a letter to the Sangguniang Panlungsod requesting to pass a resolution approving Bacoor City Land and Improvement Appraisal Committee Resolution No. 1, Series of 2026. The said resolution is incorporated hereto and will be made a part of this Resolution as **Annex "A"**.

**WHEREAS**, as stated in the aforementioned resolution, the City Government of Bacoor intends to purchase a parcel of land with an area of 71,036 square meters, more or less, located at Barangay Molino 2, Bacoor City, Cavite identified as Lot No. 5714 under Transfer Certificate of Title (TCT) No. 79371 and Tax Declaration (TD) No. 19-238-0065-09562 registered under the name of Tomas B. Aguirre

**WHEREAS**, the said committee recommended that the fair market value as of 14 January 2026 of the abovementioned property is estimated at an average of **One Hundred Twenty Seven Pesos and Fifty Centavos (Ph127.50) per square meter** or a total value of **Nine Million Fifty-Seven Thousand Ninety Pesos (PhP9,057,090.00)**.



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City Councilor-ABC President

HON. PALM ANGELS S. BUNCIO  
City Councilor- SK Federation President

Attested by:

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

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor/Presiding Officer

Approved:

HON. STRIKE B. REVILLA  
City Mayor



**NOW THEREFORE**, upon motion of Councilor Horacio M. Brillantes, Jr. duly seconded by the rest of the Council **BE IT RESOLVED AS IT IS HEREBY RESOLVED** by the 6<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite to approve Bacoor City Land and Improvement Appraisal Committee Resolution No. 1, Series of 2026 entitled: "A Resolution Adopting The Appraisal Report of The Officer-In-Charge For The City Assessor's Department, Jo Anne S.J. Bonifacio, Dated 14 January 2026 Pertaining To The Aguirre Property".

**RESOLVED FURTHER**, to furnish the Office of the City Mayor, City Assessor's Department and other offices and government agencies concerned with copies of this resolution.

**APPROVED** this 2<sup>nd</sup> day of February 2026 during the 28<sup>th</sup> Regular Session of the 6<sup>th</sup> Sangguniang Panlungsod of the City of Bacoor, Cavite.

I hereby certify that the contents of the foregoing Resolution are true and correct.

Certified:

HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor

Attested:

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

Approved:

HON. STRIKE B. REVILLA  
City Mayor





**BACOOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

**RESOLUTION NO. 01 SERIES OF 2026**

**A RESOLUTION ADOPTING THE APPRAISAL  
REPORT OF THE OFFICER-IN-CHARGE FOR THE  
CITY ASSESSOR'S DEPARTMENT, JO ANNE S.J.  
BONIFACIO, DATED 14 JANUARY 2026  
PERTAINING TO THE AGUIRRE PROPERTY**

**WHEREAS**, on 08 July 2025, the Hon. Strike B. Revilla issued Executive Order No. MSBR-020-2025, Series of 2025 entitled "*An Order Reconstituting the Bacoor City Land and Improvement Appraisal Committee*" or the BCLIAC;

**WHEREAS**, the City Government of Bacoor intends to purchase a parcel of land with an area of 71,036 square meters, more or less, located at Barangay Molino 2, Bacoor City, Cavite, identified as Lot No. 5714 under Transfer Certificate of Title (TCT) No. T-79371 and Tax Declaration (TD) No. 19-238-0065-09562 declared under the name of Tomas B. Aguirre (the "**Aguirre Property**");

**WHEREAS**, on 14 January 2026, the Officer-in-Charge (OIC) for the City Assessor's Department, Ms. Jo Anne S.J. Bonifacio, issued an *Appraisal Report* on the Aguirre Property;<sup>1</sup>

**WHEREAS**, based on the above-mentioned *Appraisal Report*, the Aguirre Property is estimated at an average of One Hundred Twenty-Seven Pesos and Fifty cents (P127.50) per square meter, or a total value of Nine Million Fifty-Seven Thousand Ninety Pesos (P9,057,090.00);

**WHEREAS**, on 14 January 2026, the BCLIAC had a meeting which discussed the *Appraisal Report* on the Aguirre Property, and resolved to adopt the same;

**NOW THEREFORE**, pursuant to the authority of this committee in arriving at the appraisal of land and determining its market value, including any improvement therein that may be subject to the acquisition by the City Government of Bacoor, the Bacoor City Land and Improvement Appraisal Committee **RESOLVED** to recommend to the City Mayor the following:

1. To adopt the *Appraisal Report* dated 14 January 2026 issued by Ms. Jo Anne S.J. Bonifacio, OIC for the City Assessor's Department, pertaining to

<sup>1</sup> Copy of Appraisal Report on Lot No. 5714, Barangay Molino 2, Bacoor City, Cavite, dated 14 January 2026 is attached hereto as **ANNEX "A"**





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**CITY OF BACOR**



**BACOR CITY LAND AND  
IMPROVEMENT APPRAISAL COMMITTEE**

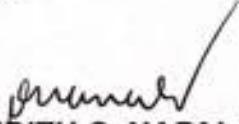
a parcel of land with an area of 71,036 square meters, more or less, located at Barangay Molino 2, Bacoor City, Cavite, identified as Lot No. 5714 under Transfer Certificate of Title (TCT) No. T-79371 and Tax Declaration (TD) No. 19-238-0065-09562 declared under the name of Tomas B. Aguirre, the salient portion thereof is reproduced herein below for ease of reference:

"Applying the available data and adjustment factors, the undersigned considers the fair market value, as of January 14, 2026, of the [S]ubject [P]roperty with a total land area of Seventy-One Thousand Thirty-Six (71,036) square meters, is estimated at an average of **One Hundred Twenty-Seven Pesos and Fifty cents (P127.50)** per square meter, or a total value of **Nine Million Fifty-Seven Thousand Ninety Pesos (P9,057,090.00).**"

- To officially endorse this Resolution to the Sangguniang Panlungsod for appropriate action.

Done this 14<sup>th</sup> of January 2026, at Bacoor City, Cavite.

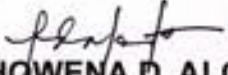
  
**MS. JO ANNE S.J. BONIFACIO**  
OIC, City Assessor's Department  
*Chairperson*

  
**ATTY. EDITH C. NAPALAN**  
City Treasurer  
*Co-Chairperson*

  
**ATTY. AIMEE TORREFRANCA-NERI**  
City Administrator  
*Member*

**HON. ROGELIO NOLASCO**  
SP Committee on Finance, Budget and  
Appropriation  
*Member*

  
**ENGR. ARTHUR SAN JOSE**  
Head, Zoning and Land Development  
Department  
*Member*

  
**MS. RHOWENA D. ALCANTARA**  
OIC, City Planning and Development  
Coordinating Office  
*Member*

BCLIAC Resolution No. 01-2026

Page 2 of 2



Address: Bacoor Government Center, Bacoor Blvd.,  
Brgy. Bayanan, City of Bacoor, Cavite  
Trunkline: 434-1111  
Website: [www.bacoor.gov.ph](http://www.bacoor.gov.ph)



Cert no. 24/181809



Republic of the Philippines  
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**CITY OF BACOOR**



**BAGONG PILIPINAS**



## **CITY ASSESSOR'S DEPARTMENT**

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*CONFIDENTIAL*

# **APPRAISAL REPORT**

Property Location: Lot No. 5714 Barangay Molino 2, Bacoor, Cavite

Date of Valuation: January 14, 2026



SCAN ME



Address: Bacoor Government Center, Bacoor Div  
Brgy. Bayanan, City of Bacoor, Cav  
Trunkline: 434-11  
Website: [www.bacoor.gov](http://www.bacoor.gov)



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## **CITY ASSESSOR'S DEPARTMENT**

The subject property is a parcel of land located at Barangay Molino 2, Bacoor, Cavite, identified as Lot No. 5714 under TCT No. T-79371. It is declared in the name of Tomas B. Aguirre under Tax Declaration No. 19-238-0065-09562, with a total land area of Seventy-One Thousand Thirty-Six (71,036) square meters.

This appraisal aims to determine the fair market value of the subject property for possible acquisition with an appraisal date of January 14, 2026.

### **I. LOCATION:**

The location of the property is with reference to the copy of the Map provided by the Bacoor City Assessor's Department and supplemented with the Title and Tax Declaration.

The property is located at Lot No. 5714 Barangay Molino 2, Bacoor, Cavite. The subject property is bounded by Lot 5723 to the north, Lots 5720 & 5730 to the east, and Lots 5716 & 5715 to the south, and Lot 6289 to the west. The nearest landmark is the BJMP Bacoor City Jail and Ciudad Kaunlaran.

### **II. LIMITING CONDITIONS**

1. The subject of this report is a parcel of land located in Barangay Molino 2, Bacoor, Cavite.
2. Any existing liens or encumbrances, if any, are disregarded, and the property is appraised as though free and clear under responsible ownership.
3. No legal responsibility is assumed for matters requiring specialized legal interpretation.
4. The Transfer Certificate of Title (TCT) and Tax Declaration were provided by the client.
5. All measurements and dimensions are reasonable estimates due to the irregular lot shape and absence of a detailed instrument survey.



SCAN ME

**STRIKE  
AS1KE**

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## CITY ASSESSOR'S DEPARTMENT

6. The subject of this valuation report is a parcel of land, which is appraised as if it is a vacant lot, regardless of any existing structures, improvements, or other developments on the property.
7. Comparable properties were selected from within a reasonable distance to the subject property.
8. No instrument survey or soil/geotechnical analysis was conducted.
9. All maps, plots, and illustrations are for visualization purposes only and should not be treated as engineering or cadastral surveys.
10. Any erasure or alteration of figures or appraisal dates renders this report invalid.
11. This report cannot be reproduced or cited in any public or private document without prior written approval of the appraiser.
12. The appraiser will not provide court testimony unless specifically engaged for that purpose.
13. Movable or personal properties are excluded from this valuation and remain at the discretion of the property owner.

### III. NEIGHBORHOOD DATA:

The subject real estate property is located in Barangay Molino 2, Bacoor, Cavite. The area is for mixed-use residential development.

Generally, the main streets in the neighborhood are designed to accommodate light to medium vehicular and pedestrian traffic. The surrounding land is predominantly residential with pockets of agricultural use.

At the time of the ocular inspection, the land was used for Agricultural purposes.

### IV. PHYSICAL CHARACTERISTIC:

The property was declared and classified as Agricultural Land. It has an irregular shape and a sloping terrain. The subject property is also landlocked.



SCAN ME



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## CITY ASSESSOR'S DEPARTMENT

### V. HIGHEST AND BEST USE:

Highest and best use is defined as the most probable use of a property that is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest and best use of the property being valued.

Based on prevailing land use patterns and urban development trends in the area, the highest and best use of the property is considered to be mixed Residential Utility.

### V. VALUATION ANALYSIS

An ocular inspection was conducted to establish the prevailing land values in the vicinity. Since no recent sales of comparable property were recorded for the current year, the valuation relied on the City's Schedule of Market Values (SMV). The Market Value based on the SMV is ₱127.50.

Applying the available data and adjustment factors, the undersigned considers the fair market value, as of January 14, 2026, of the subject property with a total land area of Seventy-One Thousand Thirty-Six (71,036) square meters, is estimated at an average of **One Hundred Twenty-Seven Pesos and Fifty cents (₱127.50)** per square meter, or a total value of to **Nine Million Fifty-Seven Thousand Ninety Pesos (₱9,057,090.00)**.

  
Jo Anne S.J. Bonifacio, REA, REB  
Real Estate Appraiser  
PRC License No. 7700 valid until September 03, 2028



SCAN ME

**STRIKE  
AS1KE**

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