



Republic of the Philippines

CARAGA REGION

Province of Dinagat Islands

**PROVINCIAL ASSESSOR'S OFFICE**

Provincial Capitol

Brgy. Cuarinta, San Jose, Dinagat Islands

**NOTICE TO THE PUBLIC**

The public is hereby notified of the Proposed Schedule of Market Values for the real properties located in the Seven (7) component municipalities of the Province of Dinagat Islands.

This posting is made pursuant to Section 15 of Republic Act No. 12001, otherwise known as the Real Property Valuation and Assessment Reform Act (RPVARA), and its Implementing Rules and Regulations (IRR).

Posting hereof runs 2 weeks from August 18, 2025 to September 1, 2025 at PLGU official website and 2 conspicuous places at the Provincial Capitol and Municipal Hall of San Jose.

**ENGR. JOPHER S. TARRE, REA**  
Provincial Assessor

**PROPOSED SCHEDULE OF MARKET VALUES**

**FOR URBAN LANDS**

**BY CLASSIFICATION UNIT MARKET VALUE  
(PER SQUARE METER)**

Classification	Sub-Classification				
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>
Residential	₱1,860.00	₱1,280.00	₱840.00	₱570.00	₱370.00
Commercial	₱6,740.00	₱4,430.00	₱3,510.00	₱2,630.00	₱1,500.00
Industrial	₱3,980.00	₱2,570.00	₱1,820.00	₱1,190.00	₱490.00



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**FOR AGRICULTURAL LANDS**

**UNIT MARKET VALUE  
(PER HECTARE)**

Land	Sub-classification				
	1st	2nd	3rd	4th	5th
Agro-industrial forest land (Falcata, Mangium, Bagras, Gmelina, Mahogany and Other Species)	156,000.00	134,000.00	112,000.00	89,000.00	67,000.00
Abaca Land	97,000.00	85,000.00	73,000.00	69,000.00	57,000.00
Banana Land	113,000.00	90,000.00	79,000.00	57,000.00	45,000.00
Camote land	64,000.00	60,000.00	54,000.00	44,000.00	35,000.00
Calamansi/ Agriidulsi Land	136,000.00	111,000.00	89,000.00	76,000.00	49,000.00
Cassava Land	67,000.00	63,000.00	56,000.00	46,000.00	37,000.00
Coconut land	258,100.00	198,560.00	142,060.00	91,760.00	60,000.00
Cogon/Talahib land	55,000.00	53,000.00	48,000.00	40,000.00	31,000.00
Corn land	95,000.00	80,000.00	61,000.00	46,000.00	34,000.00
Dragon Fruit Land	158,000.00	126,000.00	84,000.00	63,000.00	42,000.00
Fishpond land	171,000.00	133,000.00	95,000.00	76,000.00	47,000.00
Mango land	167,000.00	120,000.00	94,000.00	67,000.00	50,000.00
Nipa Land	85,000.00	73,000.00	61,000.00	49,000.00	36,000.00
Orchard Land	55,000.00	53,000.00	48,000.00	40,000.00	31,000.00
Payao Land	86,000.00	69,000.00	51,000.00	43,000.00	31,000.00
Pasture Land	55,000.00	53,000.00	48,000.00	40,000.00	31,000.00
Riceland with irrigation	313,000.00	265,000.00	205,000.00	144,000.00	108,000.00
Riceland without irrigation	149,000.00	113,000.00	84,000.00	53,000.00	36,000.00
Swamp land/marshy	55,000.00	53,000.00	48,000.00	40,000.00	31,000.00
Water Melon	119,000.00	103,000.00	87,000.00	71,000.00	55,000.00
Sugarcane Land	111,000.00	94,000.00	72,000.00	47,000.00	33,000.00



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**FOR BUILDINGS**

**SCHEDULE OF BASE UNIT CONSTRUCTION COST  
(PER SQUARE METER)**

TYPE OF STRUCTURE	CLASS	ONE FAMILY DWELLING	DUPLEX/ROW HOUSE/ACCESSORIA/BOARDING HOUSE	APARTMENT	LODGING HOUSE/ PENSION HOUSE/ ORPHANAGE/ MOTEL	SCHOOL BUILDING	HOSPITAL BLDG./ HEALTH CENTER/ CLINICS
I. Temporary Makeshift							
	A	2,000.00	1,980.00				
II. Wooden Materials							
	A	2,910.00	3,100.00	3,290.00	2,740.00	2,470.00	3,200.00
	B	3,060.00	3,230.00	3,620.00	3,020.00	2,750.00	3,740.00
III. Strong/Mixed Materials							
	A	4,180.00	3,590.00	4,430.00	3,910.00	3,110.00	5,180.00
	B	5,090.00	4,540.00	4,850.00	4,470.00	4,090.00	5,790.00
	C	6,240.00	5,740.00	5,890.00	5,800.00	5,360.00	5,800.00
	D	6,770.00	6,600.00	5,760.00	5,650.00	5,650.00	6,100.00
	E	7,480.00	9,300.00	6,850.00	6,780.00	5,880.00	7,250.00
IV. Semi-Concrete Materials							
	A	7,490.00	6,570.00	6,880.00	6,720.00	6,450.00	7,240.00
	B	8,030.00	7,220.00	7,410.00	7,220.00	6,560.00	7,660.00
V. Reinforced Concrete							
	A	9,200.00	7,990.00	7,760.00	7,630.00	6,950.00	9,230.00
	B	9,380.00	8,430.00	8,090.00	7,770.00	7,370.00	9,420.00
	C	10,020.00	9,010.00	8,760.00	8,500.00	7,830.00	10,280.00
TYPE OF STRUCTURE	CLASS	HOTEL	THEATER/AUDITORIUM/TRAINING CENTER/ CONVENTION CENTER	CHURCH/ CHAPEL/ ASSEMBLY HOUSE	FUNERAL PARLOR/ BEAUTY SALON/ BARBER SHOP/ LABORATORIES	INDUSTRIAL BUILDING	BOWLING LANES/ RECREATION BLDG./ CLUB HOUSE/ GYMNASIUM
I. Temporary Makeshift							
	A	-	-	1,670.00	-	-	3,080.00
II. Wooden Materials							
	A	3,450.00	3,250.00	3,140.00	3,120.00	3,410.00	3,360.00
	B	3,620.00	3,610.00	3,590.00	3,560.00	3,690.00	3,550.00
III. Strong/Mixed Materials							
	A	4,850.00	5,080.00	4,090.00	4,390.00	5,070.00	5,780.00
	B	6,680.00	6,420.00	5,840.00	6,010.00	5,600.00	6,260.00
	C	6,540.00	6,550.00	6,340.00	6,200.00	5,890.00	6,320.00
	D	7,140.00	7,060.00	6,700.00	6,720.00	6,800.00	7,130.00
	E	7,890.00	7,570.00	6,920.00	6,910.00	7,270.00	8,090.00
IV. Semi-Concrete Materials							
	A	7,950.00	7,950.00	8,310.00	6,850.00	7,130.00	8,290.00
	B	8,600.00	8,130.00	8,820.00	7,300.00	7,950.00	8,580.00
V. Reinforced Concrete							
	A	9,260.00	9,150.00	8,200.00	8,200.00	9,480.00	9,420.00
	B	9,900.00	9,550.00	8,410.00	8,410.00	9,620.00	10,190.00
	C	10,890.00	10,890.00	9,970.00	9,330.00	9,870.00	11,260.00



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TYPE OF STRUCTURE	CLASS	WAREHOUSE/ BODEGA/ STORAGE/ MILLS/ FACTORY/ POWER HOUSE	MARKET/ STORE/ BAKESHOP/ SHOPPING CENTER/ RESTAURANT	COMPUTER SHOP/ INTERNET/ VIDEO/ AUDIO/ COVERAGE SHOP/ PHOTO HOUSE	SWIMMING POOL	GASOLINE STATION/ REFILLING PLANT	LUMBER YARD/ SAWMILL/ RICEMILL
I. Temporary Makeshift							
	A	-	1,780.00	-	-	-	1,390.00
II. Wooden Materials							
	A	2,390.00	2,460.00	3,050.00	-	-	2,150.00
	B	2,730.00	2,790.00	3,200.00	-	-	2,340.00
III. Strong/Mixed Materials							
	A	3,740.00	3,490.00	3,770.00	-	-	3,040.00
	B	4,580.00	4,540.00	5,390.00	-	-	3,020.00
	C	4,710.00	5,160.00	5,680.00	-	-	4,640.00
	D	5,330.00	5,550.00	5,970.00	-	-	5,230.00
	E	6,030.00	5,970.00	6,280.00	-	-	5,610.00
IV. Semi-Concrete Materials							
	A	5,870.00	6,730.00	6,970.00	-	-	5,620.00
	B	6,600.00	7,220.00	7,330.00	-	-	5,780.00
V. Reinforced Concrete							
	A	7,150.00	8,250.00	8,170.00	10,070.00	7,860.00	6,690.00
	B	7,450.00	8,440.00	8,320.00	10,240.00	7,950.00	7,030.00
	C	7,970.00	9,530.00	9,150.00	10,520.00	8,940.00	7,310.00

TYPE OF STRUCTURE	CLASS	OFFICE/ BANKS/ PAWNSHOP	PELOTA COURT/ TENNIS COURT/ BASKETBALL COURT	GUARD HOUSE/ LAUNDRY HOUSE	BATH HOUSE/ BEACH COTTAGE/ BEACH HOUSE	SHED/ DANCING HALL/ MULTI- PURPOSE/ TERMINAL/ WAITING SHED/ GARAGE	HELIPAD/ AIRPORT/ HANGARS
I. Temporary Makeshift							
	A	-	-	1,330.00	990.00	1,000.00	-
II. Wooden Materials							
	A	3,240.00	1,740.00	1,900.00	1,180.00	1,600.00	-
	B	3,610.00	2,110.00	2,100.00	1,250.00	1,930.00	-
III. Strong/Mixed Materials							
	A	5,100.00	3,070.00	3,060.00	1,770.00	2,580.00	-
	B	6,940.00	3,090.00	3,090.00	2,790.00	3,450.00	-
	C	6,950.00	3,380.00	3,380.00	2,800.00	3,380.00	-
	D	7,490.00	3,640.00	3,640.00	3,050.00	4,030.00	-
	E	8,280.00	3,890.00	3,890.00	3,570.00	4,620.00	-
IV. Semi-Concrete Materials							
	A	8,340.00	4,210.00	4,210.00	4,210.00	5,150.00	-
	B	8,860.00	4,430.00	4,430.00	4,310.00	5,340.00	-
V. Reinforced Concrete							
	A	10,130.00	5,070.00	5,070.00	5,020.00	5,850.00	7,780.00
	B	10,390.00	5,570.00	5,540.00	5,250.00	5,960.00	8,040.00
	C	11,440.00	6,090.00	6,090.00	5,710.00	6,100.00	8,360.00



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TYPE OF STRUCTURE	CLASS	COCKPIT	CLUB HOUSE	FARM HOUSE/ BARN/ STABLE/ HOG HOUSE/ GRAIN HOUSE/ COPRA DRIER/ POULTRY HOUSE	WHARF/ CAUSEWAY
I. Temporary Makeshift					
	A	1,980.00	2,860.00	1,090.00	-
II. Wooden Materials					
	A	2,800.00	3,130.00	1,390.00	-
	B	3,000.00	3,240.00	1,640.00	-
III. Strong/Mixed Materials					
	A	4,020.00	3,950.00	2,440.00	-
	B	4,920.00	5,480.00	3,260.00	-
	C	4,860.00	5,460.00	3,600.00	-
	D	5,460.00	5,900.00	3,760.00	-
	E	6,140.00	6,310.00	4,280.00	-
IV. Semi-Concrete Materials					
	A	6,470.00	6,420.00	4,610.00	-
	B	6,590.00	6,770.00	4,750.00	-
V. Reinforced Concrete					
	A	7,170.00	7,420.00	5,260.00	-
	B	7,410.00	7,560.00	5,320.00	-
	C	8,070.00	8,300.00	5,920.00	2,640.00 per cubic meter