

GR FORM NO. 6

**II. SCHEDULE OF BASE UNIT MARKET VALUES FOR AGRICULTURAL LANDS
2024**

**LANDS: CLASS AND BASE UNIT MARKET VALUE
(PER HECTARE)**

	1ST	2ND	3RD	4TH
Rice Land, Irrigated	1,140,000.00	890,000.00	730,000.00	600,000.00
Rice Land, Unirrigated	500,000.00	410,000.00	290,000.00	-
Rice Land, Upland	390,000.00	330,000.00	240,000.00	-
Corn Land	630,000.00	500,000.00	360,000.00	-
Tobacco Land	630,000.00	500,000.00	360,000.00	-
Cassava Land	630,000.00	500,000.00	360,000.00	-
Sugar Cane Land	630,000.00	500,000.00	360,000.00	-
Peanut Land	630,000.00	500,000.00	360,000.00	-
Coconut Land	550,000.00	450,000.00	340,000.00	-
Horticultural Land	530,000.00	390,000.00	-	-

AGRO COMMERCIAL & INDUSTRIAL

	1ST	2ND	3RD	4TH
Piggery & Poultry	3,000,000.00	2,470,000.00	1,940,000.00	-
Fishpond Commercial	1,140,000.00	890,000.00	690,000.00	-
Calamansi, Mango, Banana, Coffee, Rambutan, Pineapple etc.	640,000.00	530,000.00	410,000.00	250,000.00

	STANDARD VALUE
Fishpond Backyard	490,000.00
Agro Forest Land	410,000.00
Pasture/Grazing Land	320,000.00
Stony/Sandy Land	290,000.00
Orchard Land	330,000.00

PRODUCTIVITY CLASSIFICATION:

RICE LAND, IRRIGATED:

- 1ST CLASS - Lands capable of producing more than 240 cavans of palay annually per hectare.(two cropping)
- 2ND CLASS - Lands capable of producing 221 to 240 cavans of palay annually per hectare.(two cropping)
- 3RD CLASS - Lands capable of producing 201 to 220 cavans of palay annually per hectare.(two cropping)
- 4TH CLASS - Lands capable of producing less than 200 cavans of palay annually per hectare.(two cropping)

RICE LAND, UNIRRIGATED:

- 1ST CLASS - Lands capable of producing more than 120 cavans of palay annually per hectare.
- 2ND CLASS - Lands capable of producing 110 to 120 cavans of palay annually per hectare.
- 3RD CLASS - Lands capable of producing less than 109 cavans of palay annually per hectare.

RICE LAND, UPLAND:

- 1ST CLASS - Lands capable of producing more than 80 cavans of palay annually per hectare.
- 2ND CLASS - Lands capable of producing 70 to 79 cavans of palay annually per hectare.
- 3RD CLASS - Lands capable of producing less 69 cavans of palay annually per hectare.

CORN LAND

- 1ST CLASS - Lands capable of producing more than 160 cavans of corn annually per hectare. (two cropping)
- 2ND CLASS - Lands capable of producing 149 to 159 cavans of corn annually per hectare. (two croppings)
- 3RD CLASS - Lands capable of producing less than 148 cavans of palay annually per hectare.(two croppings)

TOBACCO LAND:

- 1ST CLASS - with production of more than 1,000 kgs per hectare annually.
- 2ND CLASS - with production of 900 kgs 1,000 kgs per hectare annually.
- 3RD CLASS - with production of less than 899 kgs per hectare annually.

Note: For tobacco weights 125 kgs of dried tobacco leaf equals to one (1) bale.

CASSAVA LAND:

- 1ST CLASS Fresh - Lands capable of producing more than 52,001 kgs to more than 65,000 kgs of cassava.
Dried - Lands capable of producing 21,841 kgs. to more than 27,930 kgs cassava per hectare annually.
- 2ND CLASS Fresh - Lands capable of producing 39,001 kgs. to more than 52,000 kgs cassava per hectare annually.
Dried - Lands capable of producing 16,381 kgs. to more than 21,840 kgs of cassava per hectare annually.
- 3RD CLASS Fresh - Lands capable of producing less than 39,000 kgs. of cassava per hectare annually.
Dried - Lands capable of producing less than 16,380 kgs. of cassava per hectare annually.

SUGAR CANE LAND:

- 1ST CLASS - Lands capable of producing more than 100 piculs per hectare annually.
- 2ND CLASS - Lands capable of producing 81 to 100 piculs per hectare annually.

3RD CLASS - Lands capable of producing less than 81 piculs per hectare annually.

PEANUT LAND:

1ST CLASS - Lands capable of producing more than 100 cavans of peanut annually per

2ND CLASS - Lands capable of producing 80 to 99 cavans of peanut annually per hectare.

3RD CLASS - Lands capable of producing less than 79 cavans of peanut annually per hectare.

COCONUT LAND:

1ST CLASS - Lands capable of producing more than 4700 pieces per hectare annually

2ND CLASS - Lands capable of producing 4,401 to 4,699 pieces per hectare annually.

3RD CLASS - Lands capable of producing less than 4,400 pieces per hectare annually.

HORICULTURAL LAND

VEGETABLE

A) AMPALAYA

1ST CLASS - Lands capable of producing more than 15,000kgs per hectare annually.

2ND CLASS - Lands capable of producing less than 14,999 kgs. per hectare annually

B) EGGPLANT/ OKRA/UPO/HOT PEPPER

1ST CLASS - Lands capable of producing more than 20,000kgs per hectare annually.

2ND CLASS - Lands capable of producing less than 19,999 kgs. per hectare annually

C) SQUASH

1ST CLASS - Lands capable of producing more than 30,000kgs per hectare annually.

2ND CLASS - Lands capable of producing less than 29,999 kgs. per hectare annually

D. TOMATO

1ST CLASS - Lands capable of producing more than 25,000kgs per hectare annually.

2ND CLASS - Lands capable of producing less than 24,999 kgs. per hectare annually

E. PATOLA

1ST CLASS - Lands capable of producing more than 10,000kgs per hectare annually.

2ND CLASS - Lands capable of producing less than 9,999 kgs. per hectare annually

AGRO COMMERCIAL & INDUSTRIAL

PIGGERY AND POULTRY LAND:

1ST CLASS - Lands that are capable of raising:

- 1,000 heads of swine/hogs and more of whatever age
- 10,000 heads of poultry-chickens and more

2ND CLASS - Lands that are capable of raising:

- 500 to 999 heads of swine/hogs of whatever age
- 5,000 to 9,999 heads of poultry-chickens

3RD CLASS - Lands that are capable of raising:

- below 499 heads of swine/hogs of whatever age
- below 4,999 heads of poultry-chickens

Backyard - Lands capable of raising:

- 21 heads of swine/hogs and below of whatever age
- Native chicken regardless of numbers

FISHPOND COMMERCIAL

1ST CLASS	- Lands capable of producing more than 4,000 kgs of grown fish per hectare
2ND CLASS	- Lands capable of producing 3,000 to 4,000 kgs of grown fish per hectare
3RD CLASS	- Lands capable of producing less than 3,000 kgs of grown fish per hectare

CALAMANSI, MANGO, BANANA, COFFEE, RAMBUTAN, PINEAPPLE ETC.

1ST CLASS	- Lands capable of producing more than 2,000 kgs
2ND CLASS	- Lands capable of producing 1,600 to 2,000 kgs
3RD CLASS	- Lands capable of producing 1, 200 to 1,599 kgs
4TH CLASS	- Lands capable of producing less than 1,200 kgs

STANDARD VALUE – In the assessment of real property, a standard value often refers to a predetermined or accepted measure used as a reference point for evaluating the worth or value of a property. This value might be based on factors like location, size, and market conditions, providing a baseline for assessing the fair market value of similar properties.