



Republic of the Philippines
Province of Cagayan
Tuguegarao City

OFFICE OF THE CITY MAYOR



04 October 2024

THE PRESIDING OFFICER AND MEMBERS

Sangguniang Panglungsod
This City



Dear **Presiding Officer and Members of the Sanggunian:**

Greetings!

Our office received an offer made by Ms. Norma Gosiengfiao, Ms. Ester G. Bitonio, Ms. Amparo Gosiengfiao Ibarra, and Ms. Grace Guillen to sell their real estate property situated in Centro 11. The property being offered has a total area of 7,472.62 square meters, which is strategically located and presents an ideal opportunity for a much-needed additional parking space for the Tricycle Operation and Drivers Association (TODA).

In view thereof, we are respectfully transmitting the following documents, for your review and action:

1. Copy of Resolution No. 07-2024 titled "*Resolution Undertaking the Appraisal of Parcel of Land Offered for Sale to the City Government of Tuguegarao City Owned by Norma Gosiengfiao, et.al. of Tuguegarao City*";
2. Copy of Memorandum No. 103-2024 transmitting the Offer to Sell Real Estate Property to the members of the Appraisal Committee;
3. Copy of Offer to Sell Real Estate Property by Norma Gosiengfiao, et.al.;
4. Copy of Transfer Certificate of Title No. 032-2023000977;
5. Copy of Transfer Certificate of Title No. 032-2023003808;
6. Copy of Transfer Certificate of Title No. 032-2023002809;
7. Copy of Transfer Certificate of Title No. 032-2023000980;
8. Copy of the Joint Inspection and Evaluation Report classifying the properties offered for sale as Commercial/Residential Zone;
9. Copy of Deeds of Sale executed for Lots located within Barangay 11 (Poblacion) and Adjacent Lots;
10. Copy of Tax Declaration with TD No. 01-0011-01434;
11. Copy of Tax Declaration with TD No. 01-0011-01435;
12. Copy of Tax Declaration with TD No. 01-0011-01436; and
13. Copy of Tax Declaration with TD No. 01-0011-01437.

We trust that these documents will facilitate your deliberation on this offer and in passing the necessary resolution to address the pressing parking issues for TODA members.

Thank you for your attention to this matter.

In the name of public service,


MAILA ROSARIO S. TING-QUE
City Mayor



Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

OFFICE OF THE CITY ASSESSOR

1ST Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500
Email add: assessortuguegarao@yahoocom

October 1, 2024

HON. MAILA ROSARIO S. TING-QUE
City Mayor
Tuguegarao City

OFFICE OF THE CITY MAYOR

RECEIVED
Date: OCT 02 2024
Time: 3:55 PM
By: *[Signature]*

Dear Mayor Ting-Que:

In view of the Memorandum 103-2024 dated August 20, 2024, from the City Administrator JUANITO A. CALUBAQUIB, addressed to the members of the Appraisal Committee, we are respectfully transmitting herewith our Committee Appraisal report, to wit:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Norma Gosiengfiao	Lot No. 1128-A	TCT-032-2023000977	1,868.15
Ester G. Bitonio	Lot No. 1128-B	TCT-032-2023003808	1,868.15
Amparo Gosiengfiao Ibarra	Lot No. 1128-C	TCT-032-2023003809	1,868.16
Grace G. Guillien	Lot No. 1128-D	TCT-032-2023000980	1,868.16
TOTAL			7,472.62

Thank you.

Very truly yours,

[Signature]
ENGR. MARVIE Q. ALVAREZ, REA
City Assessor



OFFICE OF THE CITY ASSESSOR

1st Floor Tuguegarao City Hall, Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan, 3500
Email add: assessortuguegaracity@yahoo.com

CITY APPRAISAL COMMITTEE

MINUTES OF THE CITY APPRAISAL COMMITTEE MEETING HELD AT THE OFFICE OF THE CITY ASSESSOR on September 30, 2024

Present: ENGR. MARVIE QUILANG-ALVAREZ- City Assessor- Chairman
MR. BUENAVENTURA F. LAGUNDI- City Treasurer- Member
ENGR. EMILIO L. MATANGUIHAN – City Engineer- Member

Absent: NONE

RESOLUTION NO. 07-2024

RESOLUTION UNDERTAKING THE APPRAISAL OF PARCEL OF LAND OFFERED FOR SALE TO THE CITY GOVERNMENT OF TUGUEGARAO CITY OWNED BY NORMA GOSIENGFIAO, ET AL. OF TUGUEGARAO CITY.

PRESENTED: A Memorandum Order 103-2024 dated September 18, 2024 from the City Administrator JUANITO A. CALUBAQUIB addressed to the City Appraisal Committee to undertake appraisal of the following lot offered for sale to the City Government, offer by the land owner owned Norma Gosiengfiao, Ester G. Bitonio, Amparo Gosiengfiao Ibarra and Grace G. Guillien of Tuguegarao City, to wit.:

OWNER	LOT. NO.	TITLE NO.	AREA (SQM)
Norma Gosiengfiao	Lot No. 1128-A	TCT-032-2023000977	1,868.15
Ester G. Bitonio	Lot No. 1128-B	TCT-032-2023003808	1,868.15
Amparo Gosiengfiao Ibarra	Lot No. 1128-C	TCT-032-2023003809	1,868.16
Grace G. Guillien	Lot No. 1128-D	TCT-032-2023000980	1,868.16
TOTAL			7,472.62

WHEREAS, the Manual on Real Property Appraisal and Assessments dated January 2006 under Chapter VIII, Miscellaneous Provisions of the Manual, Section 1, provides that *“Whenever a private property is subject to acquisition by the government for public use, that property is referred to the Provincial/City Appraisal Committee for it to determine the market value”*;

WHEREAS, upon ocular inspection conducted by Engr. Rommel B. Iquin and Engr. Gilbert Z. Quinan, and Enr. Renee C. Palacay, said lot is found vacant except on Lot 1128-B;

WHEREAS,

1. The subject lots are classified as Residential Zone with a Commercial Zone Strip of Twenty (20) meters depth along Macapagal Avenue under the Approved Comprehensive Land Use Planning and Zoning Ordinance of Tuguegarao City CY 2019-2028.
2. There is an existing concrete city road (Macapagal Avenue) on the eastern part of the subject lots making it accessible to any form of land transportation.
3. The subject lots has a flat topography with the presence of concrete perimeter fence, concrete servants' quarter and steel gate on Lot 1128-B.
4. During the time of inspection, there are Fruit bearing trees seen on Lot No. 1128-C and Lot No. 1128-D.

WHEREAS, as per records of the office, the subject lot is classified as Residential Zone with a Commercial Zone Strip;

WHEREAS, under DOF Order No. 028-2014 dated March 14, 2024, the approved BIR Zonal Valuation is Seven Thousand Five Hundred Pesos (Php7,500.00) per sqm., (as the basis of computing the capital gains tax for transfer of ownership), while under the approved City Ordinance No. 67-08-19, dated January 13, 2020, the Unit Base Market Value is Five Thousand Five Hundred Pesos (Php5,500.00) per sqm. However, in the year 2021 and 2022 to the current year subsequent sales were executed for parcels of land within Barangay 11 (Poblacion) and adjacent lots for an average amount of Three Thousand Three Hundred Two and 53/100 (Php3,302.53) *per square meter (copy attached)*;


WHEREAS, after thorough deliberation and study; the City Appraisal Committee decide to adopt the Unit Base Market Value per approve City Ordinance No. 67-08-19, dated January 13, 2020 of Five Thousand Five Hundred Pesos (Php5,500.00) *per square meter*; be set as the price to negotiate for the purchase of the lot offered for sale to the Tuguegarao City Government;

WHEREFORE, premises considered, the City Appraisal Committee recommends that in the purchase of the subject lot, amounting to Five Thousand Five Hundred Pesos (Php5,500.00) *per square meter*, which is fair, just and reasonable.

Approved unanimously.


ENGR. EMILIO MATANGUIHAN
City Engineer (Member)


BUENAVENTURA F. LAGUNDI
City Treasurer (Member)


ENGR. MARVIE Q. ALVAREZ, REA
City Assessor (Chairman)



BAGONG PILIPINAS

Republic of the Philippines
Province of Cagayan
Tuguegarao City

CITY APPRAISAL COMMITTEE MEETING

Date : September 30, 2024

NAME	OFFICE/DESIGNATION	SIGNATURE
1. BUENAVENTURA F. LAGUNDI	CTO- CITY TREASURER	
2. ENGR. EMILIO MATANGGIHAN	CEO – CITY ENGINEER	
3. ENGR. MARVIE Q. ALVAREZ	CAO – CITY ASSESSOR	



Republic of the Philippines
Province of Cagayan
Tuguegarao City

OFFICE OF THE CITY ADMINISTRATOR

MEMORANDUM NO 103 2024

TO : APPRAISAL COMMITTEE

SUBJECT : OFFER TO SELL (GOSIENGFIAO, ET. AL.)

DATE : September 18, 2024

We are forwarding to your level the attached Offer to Sell Real Estate Property of Ms. Norma Gosiengfiao, et al., for your information and appropriate action.

For and by authority of the City Mayor


JUANITO A. CALUBAQUIB

City Administrator, OIC

July 12, 2024

OFFER TO SELL REAL ESTATE PROPERTY

HON. MAILA ROSARIO TING-QUE
Mayor, Tuguegarao City
Office of the City Mayor

OFFICE OF THE CITY MAYOR
RECEIVED
DATE: JUL 15 2024
TIME: 1:30 PM
BY: [Signature]

Dear Mayor,

GREETINGS!

We are writing to express our intent in selling our land/s to the City of Tuguegarao, specifically described as follows:

Location: Centro 11, Tuguegarao City, Cagayan, Luzon
Total Area: 7,472.62 square meters

NAME OF OWNER	Lot No/s.	Title No/s.	No of Square Meters
NORMA GOSIENGFIAO	1128-A	TCT # 032-2023-000977	1,868.15
ESTER G. BITONIO	1128-B	032-2023-003808	1,868.15
AMPARO GOSIENGFIAO IBARRA	1128-C	032-2023-003809	1,868.16
GRACE G. GUILLEN	1128-D	032-2023-000980	1,868.16
		TOTAL	7,472.62 =====

e copy
2024

Description: The property is situated along the city road for high visibility. It has two entrances: one is 17.9 meters each with a total of 71.63 meters entrance from Macapagal Highway and another is 5.5 meters along Gonzaga St. Directly adjacent to the market along Macapagal Highway, the land is a prime location and is easily accessible.

Offer Selling Price: P/ 16,000.00 per square meter

We believe our land would be a valuable asset to Tuguegarao City, especially since the city is currently scouting for a place for settling up an additional parking space for the Tricycle Operation and Drivers Association (TODA). Aside from this, the property can be used for whatever purpose the City deems it fit.

In this light, we have attached herewith copies of our land titles, tax declaration receipts, and a sketch plan of the lands for your easy reference. Should you have any question/s, you can contact our relative, Maria Cristina Agustin at her mobile number (0917)8222329.

Thank you for your time and consideration.

Respectfully,

[Signature]
NORMA GOSIENGFIAO

[Signature]
ESTER G. BITONIO

[Signature]
AMPARO GOSIENGFIAO IBARRA

[Signature]
GRACE G. GUILLEN

Cc: BIENVENIDO DE GUZMAN
Office of the Vice-Mayor
9 th City council

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2023000977

IT IS HEREBY CERTIFIED that certain land situated in POBLACION, TUGUEGARAO, CAGAYAN, bounded and described as follows:

LOT NO: 1128-A, PLAN NO: PSD-(AF)-02-105646

PORTION OF: LOT 1128, CAD 151

LOCATION: POBLACION, TUGUEGARAO, CAGAYAN (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: NORMA GOSIENGFIAO, OF LEGAL AGE, FILIPINO

Address: TUGUEGARAO CITY, CAGAYAN

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: 3

Record No.: G.L.R.O. CADASTRAL 414

Orig. Reg. Date: 10 13 1925

Decree No.:

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- 1098

Volume No.: A-7

Page No.: 247

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2021004950 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 20th day of JANUARY 2023 at 02:50pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023000977 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:53:58 PM Amt. Paid : 864.26



TCT No. : 032-2023000977

Page No. : 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 1128-B, PSD-(AF)-02-105646
2-3	SE	MACAPAGAL AVENUE, .
3-4	SW	LOT 1127, CAD-151
4-5	NW	ROAD, .
5-6-7-1	NW, SW	LOT 1128-H, PSD-(AF)-02-105646

TIE POINT: BBM NO. 1, CAD 151, TUGUEGARAO CADASTRE

TO CORNER	LINE	BEARING	DISTANCE
1	1	S. 31 ° 26` W	332.23 M.
1-2	2	S. 71 ° 50` E	109.85 M.
2-3	3	S. 17 ° 54` W	17.90 M.
3-4	4	N. 72 ° 26` W	89.37 M.
4-5	5	N. 82 ° 31` W	5.55 M.
5-6	6	N. 15 ° 22` E	11.41 M.
6-7	7	N. 76 ° 10` W	10.76 M.
7-1	1	N. 04 ° 18` W	10.06 M.

AREA: ONE THOUSAND EIGHT HUNDRED SIXTY EIGHT (1,868.15) SQUARE METERS AND FIFTEEN SQUARE DECIMETERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE MARKED BY PS CYL. CONC. MONS. 15 X 40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: DEC. 8, 2021

DATE APPROVED: AUGUST 18, 2022

GEODETIC ENGINEER: JAMES S. CAUILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2023000977 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
 Date : 09/11/2024 OR Date : Sep 11 2024
 Time : 02:53:58 PM Amt. Paid : 864.26

TCT No. : 032-2023000977

Page No. : 3

MEMORANDUM OF ENCUMBRANCES

. : TO A FIRST LIEN IN FAVOR OF THE INSULAR GOVERNMENT TO GUARANTEE THE PAYMENT OF THE SPECIAL TAXES ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 18 OF ACT NO 2259 AS AMENDED.

ATTY. HERMINIO C. SYCHANGCO, JR.
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023000977 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:53:58 PM Amt. Paid : 864.26





REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2023003808

IT IS HEREBY CERTIFIED that certain land situated in POBLACION, TUGUEGARAO, CAGAYAN, bounded and described as follows:

LOT NO: 1128-B, PLAN NO: PSD-(AF)-02-105646

PORTION OF: LOT 1128, CAD 151

LOCATION: POBLACION, TUGUEGARAO, CAGAYAN (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: ESTER G. BITONIO, OF LEGAL AGE, FILIPINO

Address: TUGUEGARAO CITY, CAGAYAN

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: 3

Record No.: G.L.R.O. CADASTRAL 414

Orig. Reg. Date: 10 13 1925

Decree No.:

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- 1098

Volume No.: A-7

Page No.: 247

Original Owner:

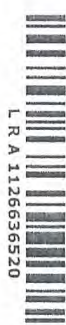
This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2023000978 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 23rd day of MARCH 2023 at 03:38pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
Deputy Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2023003808 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:54:25 PM Amt Paid : 864.26



TCT No.: 032-2023003808

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 1128-H, PSD-(AF)-02-105646
2-3	NE	LOT 1128-C, PSD-(AF)-02-105646
3-4	SE	MACAPAGAL AVENUE, .
4-1	SW	LOT 1128-A, PSD-(AF)-02-105646

TIE POINT: BBM NO. 1, CAD 151, TUGUEGARAO CADASTRE

TO CORNER	LINE	BEARING	DISTANCE
1		S. 31 ° 26` W	332.23 M.
1-2		N. 04 ° 18` W	16.33 M.
2-3		S. 73 ° 14` E	116.04 M.
3-4		S. 17 ° 54` W	17.91 M.
4-1		N. 71 ° 50` W	109.85 M.

AREA: ONE THOUSAND EIGHT HUNDRED SIXTY EIGHT (1,868.15) SQUARE METERS AND FIFTEEN SQUARE DECIMETERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE MARKED BY PS CYL. CONC. MONS. 15 X 40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

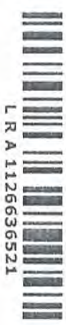
DATE OF SUBD/CONS SURVEY: DEC. 8, 2021

DATE APPROVED: AUGUST 18, 2022

GEODETIC ENGINEER: JAMES S. CAUILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2023003808 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN



Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:54:25 PM Amt. Paid : 864.26



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2023003809

IT IS HEREBY CERTIFIED that certain land situated in POBLACION, TUGUEGARAO, CAGAYAN, bounded and described as follows:

LOT NO: 1128-C, PLAN NO: PSD-(AF)-02-105646

PORTION OF: LOT 1128, CAD 151

LOCATION: POBLACION, TUGUEGARAO, CAGAYAN (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: AMPARO GOSIENGFIAO IBARRA, OF LEGAL AGE, FILIPINO

Address: TUGUEGARAO CITY, CAGAYAN

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: 3

Record No.: G.L.R.O. CADASTRAL 414

Orig. Reg. Date: 10 13 1925

Decree No.:

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- 1098

Volume No.: A-7

Page No.: 247

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2023000979 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on the 23rd day of MARCH 2023 at 03:38pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
Deputy Register of Deeds IV

It is hereby certified that this is a true electronic copy of TCT 2023003809 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:54:47 PM Amt Paid : 864.26



TCT No.: 032-2023003809

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 1128-C, PSD-(AF)-02-105646
2-3	SE	MACAPAGAL AVENUE, .
3-4	SW	LOT 1128-B, PSD-(AF)-02-105646
4-1	SW	LOT 1128-H, PSD-(AF)-02-105646

TIE POINT: BBM NO. 1, CAD 151, TUGUEGARAO CADASTRE

TO CORNER	LINE	BEARING	DISTANCE
1		N. 34 ° 47` W	307.80 M.
1-2		S. 75 ° 20` E	121.65 M.
2-3		S. 17 ° 54` W	17.91 M.
3-4		N. 73 ° 14` W	116.04 M.
4-1		N. 04 ° 18` W	14.41 M.

AREA: ONE THOUSAND EIGHT HUNDRED SIXTY EIGHT (1,868.16) SQUARE METERS AND SIXTEEN SQUARE DECIMETERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE MARKED BY PS CYL. CONC. MONS. 15 X 40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: DEC. 8, 2021

DATE APPROVED: AUGUST 18, 2022

GEODETIC ENGINEER: JAMES S. CAUILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2023003809 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
 Date : 09/11/2024 OR Date : Sep 11 2024
 Time : 02:54:47 PM Amt. Paid : 864.26



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Transfer Certificate of Title

No. 032-2023000980

IT IS HEREBY CERTIFIED *that certain land situated in POBLACION, TUGUEGARAO, CAGAYAN, bounded and described as follows:*

LOT NO: 1128-D, PLAN NO: PSD-(AF)-02-105646

PORTION OF: LOT 1128, CAD 151

LOCATION: POBLACION, TUGUEGARAO, CAGAYAN *(Continued on next page)*

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: GRACE G. GUILLEN, OF LEGAL AGE, FILIPINO

Address: TUGUEGARAO CITY, CAGAYAN

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED *that said land was originally registered as follows:*

Case No.: 3

Record No.: G.L.R.O. CADASTRAL 414

Orig. Reg. Date: 10 13 1925

Decree No.:

Original RD: TUGUEGARAO, CAGAYAN

OCT No.: OCT- 1098

Volume No.: A-7

Page No.: 247

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2021004950 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Tuguegarao, Cagayan, Philippines on
the 20th day of JANUARY 2023 at 02:50pm.

ATTY. HERMINIO C. SYCHANGCO, JR.
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023000980 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:55:04 PM Amt. Paid : 864.26

TCT No. : 032-2023000980

Page No. : 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 1128-H, PSD-(AF)-02-105646
2-3	NE	LOT 1128-E, PSD-(AF)-02-105646
3-4	SE	MACAPAGAL AVENUE, .
4-1	SW	LOT 1128-C, PSD-(AF)-02-105646

TIE POINT: BBM NO. 1, CAD 151, TUGUEGARAO CADASTRE

TO CORNER	LINE	BEARING	DISTANCE
1		S. 34 ° 47` E	307.80 M.
1-2		N. 04 ° 18` W	12.81 M.
2-3		S. 77 ° 56` E	126.95 M.
3-4		S. 17 ° 54` W	17.91 M.
4-1		N. 75 ° 20` W	121.65 M.

AREA: ONE THOUSAND EIGHT HUNDRED SIXTY EIGHT (1,868.16) SQUARE METERS AND SIXTEEN SQUARE DECIMETERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL POINTS ARE MARKED BY PS CYL. CONC. MONS. 15 X 40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: DEC. 8, 2021

DATE APPROVED: AUGUST 18, 2022

GEODETIC ENGINEER: JAMES S. CAUILAN

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2023000980 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:55:04 PM Amt Paid : 864.26



TCT No.: 032-2023000980

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

. : TO A FIRST LIEN IN FAVOR OF THE INSULAR GOVERNMENT TO GUARANTEE THE PAYMENT OF THE SPECIAL TAXES ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 18 OF ACT NO 2259 AS AMENDED.

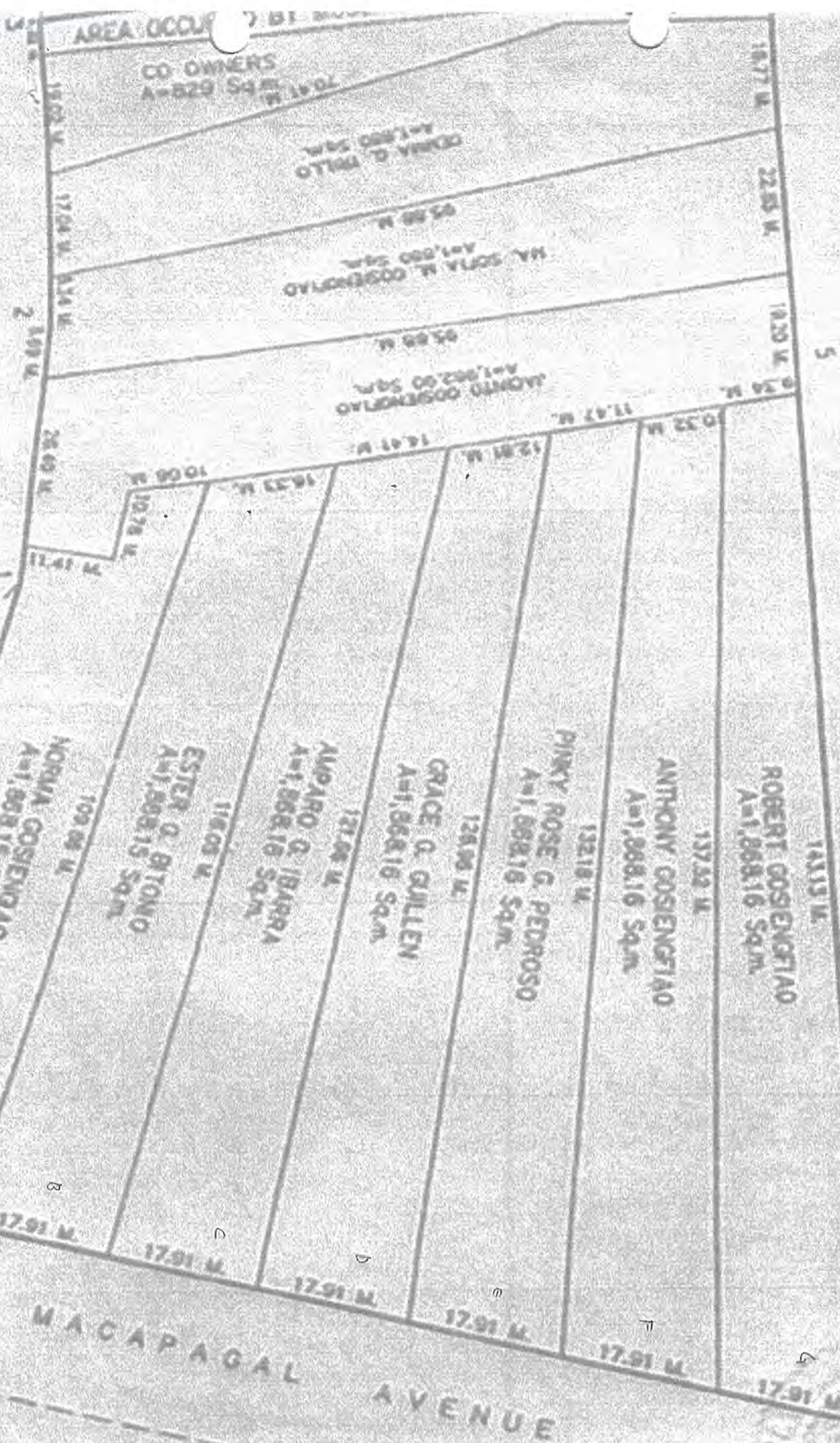
ATTY. HERMINIO C. SYCHANGCO, JR.
Acting Register of Deeds

It is hereby certified that this is a true electronic copy of TCT 2023000980 on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: MARIA CRISTINA AGUSTIN

Ref. : 2024024952 OR No. : 1033831139
Date : 09/11/2024 OR Date : Sep 11 2024
Time : 02:55:04 PM Amt. Paid : 864.26

Surveyed by [Signature]

PROVINCIAL ROAD



MACAPAGAL AVENUE

Certified True & Correct

Arlynne T. Saludez
ARLYNNE T. SALUDEZ
Clerk of Court

JOINT INSPECTION AND EVALUATION REPORT

City Planning and Development Office, City Assessors Office and City Engineering Office

Proponent: **NORMA GOSIENGFIAO ET.AL.**
Location: Balzain East, Tuguegarao City, Cagayan
Total Area: 7,472.62 square meters

REGISTERED OWNER	TITLE NO.	Lot No.	Area (sq.m.)
Norma Gosiengfiao	032-2023000977	Lot No. 1128-A	1,868.15
Ester G. Bitonio	032-2023003808	Lot No. 1128-B	1,868.15
Amparo Gosiengfiao Ibarra	032-2023003809	Lot No. 1128-C	1,868.16
Grace G. Guillen	032-2023000980	Lot No. 1128-D	1,868.16
Total Area			7,472.62

Approved CLUP/ZO Zone Classification: **COMMERCIAL/RESIDENTIAL ZONE**


Date and Time of Inspection: **September 25, 2024 @ 9:13 AM**

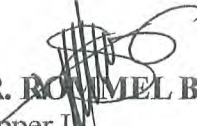
Findings:


- 1.The subject lots are classified as Residential Zone with a Commercial Zone Strip of Twenty (20) meters depth along Macapagal Avenue under the Approved Comprehensive Land Use Plan and Zoning Ordinance of Tuguegarao City CY 2019-2028.
- 2.There is an existing concrete city road (Macapagal Avenue) on the eastern part of the subject lots making it accessible to any form of land transportation.
- 3.The subject lots has a flat topography with the presence of a concrete perimeter fence, concrete servants' quarter and steel gate on Lot No. 1128-B.
4. Fruit bearing trees are also seen on Lot No. 1128-C and Lot No. 1128-D during the time of inspection.

Recommendation:

1. An on-site survey and assessment on the overall topography of the subject lots should be conducted.


EnP. GILBERT Z. QUINAN, MPA
Project Development Officer III
OIC Assistant City Planning and Dev't. Coordinator
CPDO Representative


ENGR. ROMMEL B. IQIN
Taxmapper II
City Assessor's Office Representative


ENGR. RENEE C. PALACAY
Assistant City Engineer
City Engineer's Office Representative

DEED OF SALES EXECUTED FOR LOTS LOCATED WITHIN THE BARANGAY 11 (POBLACION) AND ADJACENT LOTS

Tax Declaration	Lot No.	Name of Declared Owner	Classification	Area	Deed of Sale	Deed of sale/ sq. m	Year
21-109355	3718-D-3	BAUTISTA, IRENE	RESIDENTIAL	277	500,000	1,805.05	2019
21-111070	1129-C-2	Co-OWNERS: Matammu, Vincent C.	RESIDENTIAL	500	2,400,000	4,800.00	2021

Total	6,605.05
Parcel	2
Average/sq. m.	3,302.53

Data Gathered and Computed by:


ENGR. NORMA M. LOZADA
 LAO O II

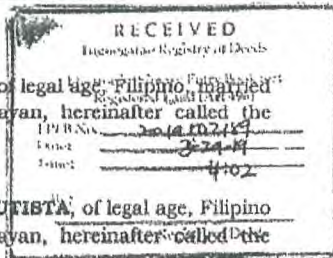
DEED OF ABSOLUTE SALE OF A REGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS:

This Deed made and executed by OSCAR BANAN, of legal age, Filipino, married and a resident of Balzain East, Tuguegarao City, Cagayan, hereinafter called the VENDOR:

- IN FAVOR OF -

IRENE D. BAUTISTA married to RONALDO A. BAUTISTA, of legal age, Filipino and a resident of Balzain East, Tuguegarao City, Cagayan, hereinafter called the VENDEE:



For and in consideration of the sum of FIVE HUNDRED THOUSAND PESOS (Php.500,000.00), Philippine currency, paid by the VENDEE, IRENE D. BAUTISTA, which the VENDOR, OSCAR BANAN acknowledged and received in full and complete satisfaction, do hereby SELLS, CEDES, TRANSFERS and CONVEYS by way of Absolute Sale unto IRENE D. BAUTISTA, her heirs, successors and assigns that certain parcel of land identified as LOT NO. 3718-D-3, PSD-(AF)-02-034857 being a portion of LOT 3718-D, PSD-02-056299 situated at Barrio of Balzain, Tuguegarao City, Province of Cagayan, Island of Luzon, Philippines, which is more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 032-2014002161

A parcel of land, LOT NO. 3718-D-3, PSD-(AF)-02-034857 being a portion of LOT 3718-D, PSD-02-056299 situated at Barrio of Balzain, Tuguegarao City, Province of Cagayan, Island of Luzon, Philippines. Bounded on the West by line 1-2, adjoining Lot(s), Lot 3718-E, PSD-02-056299 and perpetual right of way (3 meters wide), on the North by line 2-3, Lot 3718-D-2 of the subdivision plan, on the East by line 3-4, Lot 3718-C, PSD-02-056299 and on the South by line 4-1, Lot 3719, CAD-151, containing an area of TWO HUNDRED SEVENTY SEVEN (277) square meters, more or less.

of which the VENDOR, OSCAR BANAN is the Absolute owner in fee simple, as evidenced by the Transfer Certificate of Title TCT No.-032-2014002161 issued by the Registry of Deeds for the Province of Cagayan.

That this is free from liens or encumbrances of any kind whatsoever;

That this is not tenanted; that possible redemptioners were duly notified of this sale in compliance with the Civil Code of the Philippines.

IN WITNESS WHEREOF, we have hereunto set our hands this FEB 19 2019 day of _____, 2019 at Tuguegarao City, Cagayan.

Signature of OSCAR BANAN, Vendor, PhilHealth ID # 12-050029205-8. Issued on: _____ Issued at: _____

With Marital Consent:

LUZVIMINDA BANAN Signed in the presence of:

- 1. WENDIE A. ANCEL 2. _____

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: IRENE DANGA BAUTISTA

Ref. No.: 2021006244 OR No. : 1023712313 Date : 04/05/2021 OR Date : Mar 31 2021 Time : 12:12:25 PM Amt Paid: 393.94

21 109355



ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF CAGAYAN)s.s
CITY OF TUGUEGARAO)

BEFORE ME, on this FEB 19 2019 day of 2019 personally appeared the above-named person known to me to be the same person who executed the foregoing document and acknowledged to me that the same is their free act and voluntary deed. WITNESS MY HAND AND SEAL....

DOC NO. 29
PAGE NO. 6
BOOK NO. 13
SERIES OF 2019

[Signature]
NOTARY PUBLIC
UNTIL DECEMBER 31, 2019
PTR NO. 2966467 / 01/02/19 Tug. City
BP NO. 045585 / 01/02/19
ROLL NO163653/05-08-14
'TUGUEGARAO CITY, CAGAYA'

ASST. REVENUE DISTRICT OFFICER
MA. ELISA F. BATAJIA
[Signature]

It is hereby certified that this instrument has been duly registered in the Tuguegarao Registry of Deeds Electronic Registered Land Book system
CERTIFICATE No. 2014002161
2014002161
WATTY ALEXANDER F. SIMEON JR.
REGISTER OF DEEDS IV

TRANSACTION NO. : 2019-019-025297
CAR NO. : 951237
DATE OF CAR : 03/21/2019
TITLE NO. : 2014002161
TAX DECLARATION : 11-65940-R
CLASSIFICATION : RES
LOCATION : TUG CITY
AREA : 277.00

BUREAU OF INTERNAL REVENUE
REVENUE DISTRICT OFFICE 013
TUGUEGARAO CITY

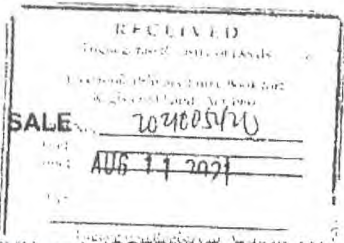
21 109355

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: IRENE DANGA BAUTISTA

Ref. No. : 2021006244 OR No. : 1023712313
Date : 04/05/2021 OR Date : Mar 31 2021
Time : 12:12:25 PM Amt Paid: 393.94

LR A 1084401348

DEED OF ABSOLUTE SALE



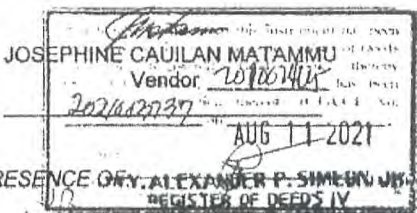
KNOW ALL MESE PRESENTS:

That weES VICENTE F. MATAMMU and JOSEPHINE CAUILAN MATAMMU, ages, Filipinos and residents of Maharlika Hi-way, Carig, Tuguegarao City, and for and in consideration of the sum of TWO MILLION HUNDRED THIRTY PESOS (P 2,400,000.00) Philippine Currency, to nd paid by VINCENT CAUILAN MATAMMU, JOEY CAUILAN MATAMMU, JCLAN MATAMMU, JOVY CAUILAN MATAMMU, JOY CAUILAN MATAMMU, JEJILAN MATAMMU and JOSEPHINE CAUILAN MATAMMU, of legal ages, Fili residents of Tuguegarao City, Cagayan, DO HEREBY SELL, TRANSFER, aEY by way of Absolute Sale unto the said Vendees, their heirs and assigns, a land covered by TCT no. 032-2011002465 with lot no. 1129-C-2 with an area uare meters, more or less located at Balzain, Tuguegarao City, Cagayan;

That wearrant our title over the parcel of land described above, with full right to dispose, free from all liens and encumbrances, and that henceforth, full right of ownd possession shall pertain to the vendee.

IN WITNEREOF, We have hereunto set our hands this 20 APR 2021 day of at Tuguegaragayan.

VICENTAMMU



Signed in the presence of Lucie Seldanay (signature)

Signed in the presence of Jomar C. Balinas (signature over printed name)

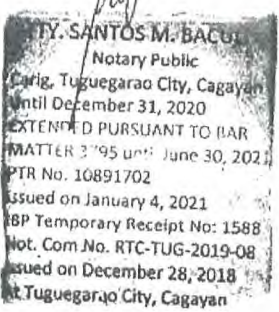
REPUBLIC OF LIPPINES) PROVINCE OF AN)Ss. CITY OF TUGD)

BEFORNotary Public for and the province of Cagayan, this 20 APR 2021 day of pcame and appeared the above-named persons, known to me and to me knothe same persons who executed the foregoing instrument and acknowledged arne is their free and voluntary act and deed.

WITNESND AND SEAL.



No. 464, 94, 2021



L R A 109008578

It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CHERILYN LIBAN

Ref. No. : 2021016862 OR No. : 1024426331 Date : 09/08/2021 OR Date : Sep 7 2021 Time : 04:21:24 PM Amt. Paid: 3939.40

21 111070

BUREAU OF INTERNAL REVENUE
REVENUE DISTRICT OFFICE 013
TUGUEGARAO CITY

TRANSACTION NO : T-2021 013-042059-M
CAR NO. : 20190664545
DATE OF eCAR : 07/30/2021
TITLE NO. : 2011002465
TAX DECLARATION : 11-65339-C
CLASSIFICATION : CR
LOCATION : BALZAIN, TUGUEGARAO CITY, CAGAYAN
AREA : 500 00

21 111070
REYMARCEL DE LA CRUZ
REVENUE DISTRICT OFFICER

It is
cons
Regi

Ref.
Date
Time



It is hereby certified that this is a true electronic copy of on file in Registry of Deeds of Tuguegarao, Cagayan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Tuguegarao, Cagayan. Requested By: CHERILYN LIBAN

Ref. No. : 2021016862 OR No. : 1024426331
Date : 09/08/2021 OR Date : Sep 7 2021
Time : 04:21:24 PM Amt. Paid: 3939.40

21 111070

TAX DECLARATION OF REAL PROPERTY

TD No. 01-0011-01434 Property Identification No. 182-01-0011-022-26

Owner: GUILLEN, GRACE G. TIN: _____

Address: #40 Magallanes St., Centro 02, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property : _____ **Centro 11/01** **Tuguegarao City**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2023000980 Survey No. 1128-D, Psd-(af)-02-105646

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
North E: lot 1128-E **South W: lot 1128-C, lot 1128-H**
S East: Macapagal Avenue **West**

KIND OF PROPERTY ASSESSED:

LAND

MACHINERY

Brief Description: _____

BUILDING

Others:

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment		Assessed Value
				Level		
Residential	1,868.16 <small>Php</small>	10,274,880.00	Res Lot	5%	<small>% Php</small>	513,740.00
		<i>10,274,880</i>			<small>%</small>	
					<small>%</small>	
					<small>%</small>	
Total	1,868.16 <small>Php</small>	10,274,880.00			<small>Php</small>	513,740.00

Total Assessed Value **FIVE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FORTY PESOS AND XX / 100**
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: _____ **2024**
Qtr. Yr.

APPROVED BY: ENGR. MARVIE QUILANG-ALVAREZ, REA _____
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 23-122748-R / 01-0011-01380pt. Owner: SAME / PAGULAYAN, ENGRACIA Previous A.V. Php 235,390 / 306,410

Memoranda: Revised pursuant to approved City Ordinance No. 67-08-2019 and 01-08-2020. Pin 017 retired.
[Memorandum of Encumbrances: To a first lien in favor of the Insular Government to guarantee the payment of the special taxes assessed pursuant to the provisions of Section 18 of ACT No. 2259 as amended. Atty. Herminio C. Sychangco, Jr., Acting Register of Deeds.]

Notes: ★ This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No. 01-0011-01435 Property Identification No. 182-01-0011-022-27

Owner: IBARRA, AMPARO GOSIENGFIAO TIN: _____
 Address: #40 Magallanes St., Centro 02, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No. _____

Location of Property : _____ **Centro 11/01** **Tuguegarao City**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2023003809 Survey No. 1128-C, Psd-(af)-02-105646

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
North E: lot 1128-C South W: lot 1128-B, lot 1128-H
East: Macapagal Avenue West

KIND OF PROPERTY ASSESSED:

- LAND** **MACHINERY**
 Brief Description: _____
- BUILDING** **Others:** _____
 No. of Storeys: _____
 Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	1,868.16 Php	10,274,880.00	Res lot	5% %	513,740.00 Php
Total	1,868.16 Php	10,274,880.00			513,740.00 Php

Total Assessed Value **FIVE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FORTY PESOS AND XX / 100**
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: _____ **2023**
Qtr. Yr.

APPROVED BY: **ENGR. MARVIE QUILANG-ALVAREZ, REA** _____
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 23-122749-R 01-0011-01380pt. Owner: SAME / PAGULAYAN, ENGRACIA Previous A.V. Php 235,390 306410

Memoranda: Revised pursuant to approved City Ordinance No. 67-08-2019 and 01-08-2020. Pin 017 retired.

Notes: ★ This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No. 01-0011-01436 Property Identification No. 182-01-0011-022-28

Owner: BITONIO, ESTER G. TIN: _____

Address: #40 Magallanes St., Centro 02, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____

Address: _____ Telephone No. _____

Location of Property : _____ **Centro 11/01** **Tuguegarao City**
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2023003808 Survey No. 1128-B, Psd-(af)-02-105646

CCT _____ Lot No. _____

Dated _____ Blk No. _____

Boundaries:
North E: lot 1128-C **South W: lot 1128-A, lot 1128-H**
S East: Macapagal Avenue **West**

KIND OF PROPERTY ASSESSED:

LAND

MACHINERY

Brief Description: _____

BUILDING

Others:

No. of Storeys: _____

Specify: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	1,868.15 Php	10,274,830.00	Res Lot	5% %	513,740.00 Php
				%	
				%	
				%	
Total	1,868.15 Php	10,274,830.00			513,740.00 Php

Total Assessed Value **FIVE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FORTY PESOS AND XX / 100**
(Amount in Words)

Taxable Exempt

Effectivity of Assessment/Reassessment: _____ **2025**
Qtr. Yr.

APPROVED BY: **ENGR. MARVIE QUILANG-ALVAREZ, REA** _____
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 23-122750-R 01-0011-01380pt. Owner: SAME / PAGULAYAN, ENGRACIA Previous A.V. Php 235,390 306,410

Memoranda: Revised pursuant to approved City Ordinance No. 67-08-2019 and 01-08-2020. 2024 tax paid under OR No. 0450032 dated March 20, 2024. Pin 017 retired.

Notes: ★ This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 20 20. It does not and cannot by itself alone confer any ownership or legal title to the property.

TAX DECLARATION OF REAL PROPERTY

TD No. 01-0011-01437 Property Identification No. 182-01-0011-022-29

Owner: GOSIENGFIAO, NORMA C. TIN: _____
 Address: #40 Magallanes St., Centro 02, Tuguegarao City Telephone No. _____

Administrator/Beneficial User: _____ TIN: _____
 Address: _____ Telephone No. _____

Location of Property : Centro 11/01 Tuguegarao City
(Number and Street) (Barangay/District) (Municipality & Province/City)

OCT/TCT/CLOA No. 032-2023000977 Survey No. 1128-A, Psd-(af)-02-105646
 CCT _____ Lot No. _____
 Dated _____ Blk No. _____

Boundaries:
North E: lot 1128-B **South W: lot 1127, lot 1128-H**
S East: Macapagal Avenue **N West: Road, Lot 1128-H**

KIND OF PROPERTY ASSESSED:

LAND MACHINERY
 Brief Description: _____
 BUILDING Others:
 No. of Storeys: _____ Specify: _____
 Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	1,868.15 Php	10,274,830.00	Res Lot	5 %	513,740.00 Php
				%	
				%	
				%	
Total	1,868.15 Php	10,274,830.00		%	513,740.00 Php

Total Assessed Value **FIVE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FORTY PESOS AND XX / 100**
(Amount in Words)

Taxable Exempt Effectivity of Assessment/Reassessment: 3rd qtr. **2023**
Qtr. Yr.

APPROVED BY: ENGR. MARVIE QUILANG-ALVAREZ, REA _____
Provincial/City/Municipal Assessor Date

This declaration cancels TD No. 01-0011-01380pt. Owner: SAME / PAGULAYAN, ENGRACIA Previous A.V. Php 235,390 / 306,410

Memoranda: Revised pursuant to approved City Ordinance No. 67-08-2019 and 01-08-2020. Pin 017 retired.
[Memorandum of Encumbrances: To a first lien in favor of the Insular Government to guarantee the payment of the special taxes assessed pursuant to the provisions of Section 18 of ACT No. 2259 as amended. Atty. Herminio C. Sychangco, Jr., Acting Register of Deeds.]

Notes: ★ This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the *Sangguniang Panlungsod* under Ordinance No. 67-08-2019 & 01-08-2020 dated Jan. 13, 2020. It does not and cannot by itself alone confer any ownership or legal title to the property.