



Republic of the Philippines
PROVINCE OF PANGASINAN
PROVINCIAL ASSESSMENT OFFICE

1st Floor, Legislative Building, Capitol Compound, Lingayen, Pangasinan
pangasinan.passo@gmail.com / provincialassessment.office@pangasinan.gov.ph

NOTICE TO THE PUBLIC

Pursuant to Section 15 of Republic Act No. 12001 (Real Property Valuation and Assessment Reform Act or RPVARA) and its Implementing Rules and Regulations, the Provincial Assessment Office announces that the Proposed Schedule of Market Values (SMV) for all real properties in the Province of Pangasinan is available for public review:

February 11 – February 25, 2026

Posted at: • Official website of the Province of Pangasinan

• Provincial Assessment Office website

PUBLIC HEARINGS:

February 27, 2026

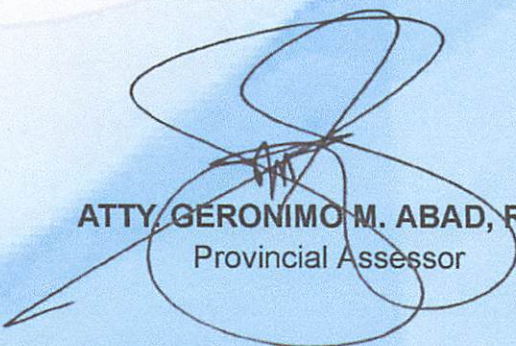
March 6, 2026

Session Hall, Sangguniang Panlalawigan

Presided by the Honorable SP Members

Open to the public

All interested parties are encouraged to attend.


ATTY. GERONIMO M. ABAD, REA
Provincial Assessor



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PROPOSED SCHEDULE OF MARKET VALUES (SMV)

MUNICIPALITY OF ASINGAN, PANGASINAN

I. FOR AGRICULTURAL LANDS

Lands	Class and Base Unit Market Value (Per Hectare)							
	1 st		2 nd		3 rd		4 th	
	2011	2026	2011	2026	2011	2026	2011	2026
Rice land, Irrigated	₱ 180,000.00	₱5,800,000.00	₱140,000.00	₱4,500,000.00	₱110,000.00	₱3,300,000.00	₱80,000.00	-
Poultry/Piggery	₱ 160,000.00	₱3,300,000.00	₱ 140,000.00	₱2,300,000.00	₱100,000.00	-	-	-
Mango	₱ 150,000.00	₱3,000,000.00	₱ 130,000.00	₱2,400,000.00	₱110,000.00	-	-	-
Orchard	₱ 130,000.00	₱3,000,000.00	₱110,000.00	₱2,400,000.00	-	-	-	-
Corn Land	₱ 130,000.00	₱4,100,000.00	₱ 85,000.00	₱2,900,000.00	₱ 78,000.00	₱ 2,100,000.00	-	-
Cogon	₱ 70,000.00	₱1,500,000.00	-	₱1,100,000.00	-	₱ 800,000.00	-	-

EDNA C. PADAYAO, REA

Municipal Assessor



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II. FOR RESIDENTIAL, COMMERCIAL, & INDUSTRIAL LANDS

Old SMV		New SMV	
Unit Value (Per Square Meter)	Sub- Classification	Unit Value (Per Square Meter)	Sub- Classification
₱ 700.00	RR-1	₱ 3,980.00	RR-1
₱ 600.00	RR-2	₱ 2,990.00	RR-2
₱ 500.00	RR-3	₱ 2,230.00	RR-3
-	RR-4	₱ 1,740.00	RR-4
₱ 1,700.00	C-1	₱ 7,760.00	C-1
₱ 1,400.00	C-2	₱ 6,690.00	C-2
₱ 1,200.00	C-3	₱ 5,760.00	C-3
₱ 900.00	C-4	₱ 4,280.00	C-4
₱ 1,500.00	I-1	₱ 7,760.00	I-1
₱ 1,200.00	I-2	₱ 6,690.00	I-2
₱ 1,000.00	I-3	₱ 5,760.00	I-3
-	I-4	₱ 4,280.00	I-4

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III. SCHEDULE OF BASE UNIT CONSTRUCTION COST (Per Square Meter)
A. BASE UNIT VALUE

Type of Bldg.	Group A (Residential Dwellings)				Group B (Residential, Hotels and Apartments)
	(1)	(2)	(3)	(4)	(5)
	Single Detached one-storey	Single Detached two-storey	Duplex one-storey	Apartments, Row Houses, Townhouses Convents, Monasteries, Villas, Hotels, Motels, Boarding Houses, Lodging Houses, Duplex (two-storey)	Apartments, Row Houses, Townhouses Convents, Monasteries, Villas, Hotels, Motels, Boarding Houses, Lodging Houses
V	₱ 24,430.00	₱ 34,350.00	₱ 24,430.00	₱ 34,350.00	₱ 20,450.00
IV	₱ 19,490.00	₱ 30,210.00	₱ 19,490.00	₱ 30,210.00	₱ 16,880.00
III	₱ 11,480.00	₱ 22,660.00	₱ 11,480.00	₱ 22,660.00	₱ 11,250.00
II	₱ 5,530.00	₱ 9,750.00	₱ 5,530.00	₱ 9,750.00	₱ 5,530.00
I	₱ 2,650.00		₱ 2,650.00		₱ 2,650.00

Group C (Education and Recreation)	Group D (Institutional)	Group E (Business & Mercantile)		
(6)	(7)	(8)	(9)	(10)
School Buildings, Churches, Assembly Houses	Office/ Parking Building, Banks, Condominium, Hospitals, Mental Hospitals, Mental Sanitaria, Jails, Prisons, Reformatories,	Gasoline Stations, Storage Garage, Market, Restaurants, Wholesale & Retail Store, Laundry Station, Water refilling Station, Fitness Gym, Club House, Toll Station, Canteen, Bakery, Clinic, Funeral Homes	Gasoline station Canopy	Shopping Malls
₱ 38,240.00	₱ 38,240.00	₱ 38,240.00		₱ 56,030.00
₱ 31,360.00	₱ 31,360.00	₱ 31,360.00	₱ 15,000.00	₱ 45,840.00
₱ 20,590.00	₱ 20,590.00	₱ 20,590.00		-
₱ 15,120.00	₱ 15,120.00	₱ 15,120.00		-
₱ 12,530.00	₱ 12,530.00	₱ 12,530.00		-



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Type of Bldg.	Group F&G (Industrial, Storage, & Hazardous)		Group H & I (Business & Mercantile)	Group J (Accessory & Agricultural)	
	(9)	(10)	(11)	(12)	(13)
	Factories, Industrial Buildings, Ice Plants, Power Plants, Pumping Plants, Creameries, Crematorium, Machine Shop, Welding Shop	Warehouses, Bodegas, Storage	Auditorium, Concert Halls, Convention Halls, Pavilion, Function Hall, Audio Visual Rooms, Arenas, Dance Halls, Stadium, Amusement Park, Reviewing Stands, Theater, Gymnasium	Accessoria, Garage, Quarters, Laundry, Houses/Guard Houses, Mausoleum, Control Room, Comfort Room	Barn, Poultry Houses, Stables, Hog Houses, Green Houses, Slaughter House, Saw Mills, Lumber Shed
V	₱ 38,240.00		₱ 38,240.00	₱ 20,450.00	-
IV	₱ 31,360.00	₱ 15,000.00	₱ 31,360.00	₱ 16,880.00	-
III	₱ 20,590.00		₱ 20,590.00	₱ 11,250.00	₱ 5,530.00
II	₱ 15,120.00		₱ 15,120.00	₱ 5,530.00	₱ 4,460.00
I	₱ 12,530.00		₱ 12,530.00	₱ 2,650.00	₱ 1,650.00

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