TSP

Republic of the Philippines
PROVINCE OF SURIGAO DEL SUR
TANDAG CITY

Provincial Governor's Office

BAGONG PILIPINAS

November 3, 2026

RELEASED
PGO-SURIGAO DEL SUR
VENELYN CORTES
SIGNATURE OVER PRINTED NAME
CONTROL NO: DATE: 11-4-26 TIME: 10:30 AM

THE HONORABLE MEMBERS
Office of the Provincial Council
This Province

Thru: **HON. MANUEL O. ALAMEDA, SR.**
Provincial Vice Governor & Presiding Officer

TANGGAPANG SANGGUNIANG PANLALAWIGAN
RECEIVED
11/4/26
2:40 pm
TANDAG CITY, SURIGAO DEL SUR

Sir:

Greetings!

May we respectfully request the passage of a Sangguniang Panlalawigan Resolution authorizing the Provincial Governor to enter into and sign a Deed of Absolute Sale with Mr. Luisito E. Caballo for the acquisition of a parcel of land containing an area of One Thousand One Hundred Fifty (1,150) square meters, which is presently occupied by the Marihatag District Hospital.

Attached herewith are the draft Deed of Absolute Sale, a copy of the Transfer Certificate of Title, the Tax Declaration of Real Property, and the Appraisal Report issued by the Provincial Appraisal Committee for your reference and perusal.

We are hoping for your favourable action on the matter.

Truly yours,

JOHNNY T. PIMENTEL
Provincial Governor

PROVINCE OF SURIGAO DEL SUR
Office of the Secretary to the Sangguniang Panlalawigan
Tel. No.: 086-2115832
Email: ossp@surigaodelsur.gov.ph
OSSP-26-06502

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

This **DEED OF ABSOLUTE SALE** is made and executed by and between:

> **LUISITO E. CABALLO**, of legal age, Filipino, a resident of Poblacion, Marihatag, Surigao del Sur, and married to **EDESIA S. CABALLO**, hereinafter referred to as the **VENDOR;**
>
> – and –
>
> **THE PROVINCIAL GOVERNMENT OF SURIGAO DEL SUR**, a local government unit existing under the laws of the Republic of the Philippines, represented herein by its Provincial Governor, **JOHNNY T. PIMENTEL**, of legal age, Filipino, married, and a resident of Tandag City, Surigao del Sur, duly authorized for this purpose by virtue of Sangguniang Panlalawigan Resolution No. _____, Series of 2026, dated_____, hereinafter referred to as the **VENDEE**;

WITNESSETH:

WHEREAS, the VENDOR is the registered owner of a parcel of land situated at Barangay Poblacion, Municipality of Marihatag, Province of Surigao del Sur, covered by Transfer Certificate of **Title (TCT) No. (T-5328) 161-2022001137**, particularly described as follows:

> Tax Declaration No.: **23-13-0001-00789**
> Lot No.: **Lot 39, Portion, PLS-751**
> Total Area: **11, 840 square meters**
> Area Subject of this Conveyance: **1,150 square meters**, forming part of the above-described property.

WHEREAS, Marihatag District Hospital has been occupying the 1,150 square meter portion of the above-described property as the site of its hospital building and facilities;

WHEREAS, the VENDEE intends to purchase the said 1,150 square meter-portion of land for the purpose of securing and formalizing the ownership of the land occupied by the hospital;

WHEREAS, the VENDEE has offered to purchase, and the VENDOR has agreed to sell and convey the 1,150 square meter-portion of land in favor of the VENDEE at the rate of **TWO THOUSAND PESOS (₱2,000.00) per square meter**, which valuation is well within the **Appraisal Report No. 01-2026 dated February 3, 2026** prepared by the **Provincial Appraisal Committee**;

NOW, THEREFORE, for and in consideration of the total sum of **TWO MILLION THREE HUNDRED THOUSAND PESOS (₱2,300,000.00), Philippine Currency,** the receipt of which is hereby acknowledged by the VENDOR to his full satisfaction, the said

VENDOR does hereby SELL, CEDE, TRANSFER, and CONVEY, absolutely and irrevocably, unto the VENDEE, its successors and assigns, the above-described 1,150-square-meter portion of land, together with all rights and interests appurtenant thereto, free from all liens and encumbrances, except those appearing on the title and those imposed by law.

IN WITNESS WHEREOF, the parties have hereunto set their hands this _____ day of _____ 2026 in Tandag City, Surigao del Sur, Philippines.

LUISITO E. CABALLO
Vendor
OSCA No. 16-711

With my conformity:

EDESIA S. CABALLO
Wife of Vendor
OSCA No. 0-821

PROVINCIAL GOVERNMENT OF SURIGAO DEL SUR
Vendee

Represented by:

JOHNNY T. PIMENTEL
TIN 102-223-050

Signed in the presence of:

_____ _____

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF SURIGAO DEL SUR) S.S.
TANDAG CITY)

BEFORE ME, a Notary Public for Tandag City and the Province of Surigao del Sur, this _____ day of _____ 2026, personally appeared the above-named parties, who exhibited to me their competent evidence of identity and who acknowledged that the foregoing instrument is their free and voluntary act and deed.

This instrument consists of **THREE (3) pages**, including this page on which this Acknowledgment is written, and has been signed by the parties and their instrumental witnesses on each and every page.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and at the place above-written.

Doc. No. _____;
Page No. _____;
Book No. _____;
Series of 2026.

Judicial Form No. 140-D
(Revised Feb 2013)

2021032391533

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

Registry of Deeds for Tandag, Surigao del Sur

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. (T-5328) 161-2022001137

IT IS HEREBY CERTIFIED *that certain land situated in* BARRIO OF PAGBAHANAN, MUNICIPALITY OF MARIHATAG, PROVINCE OF SURIGAO DEL SUR, ISLAND OF MINDANAO, *more particularly bounded and described as follows:*

A PARCEL OF LAND (LOT NO. 39, PLS-751), SITUATED IN THE BARRIO OF PAGBAHANAN, MUNICIPALITY OF MARIHATAG, PROVINCE OF SURIGAO DEL SUR, ISLAND OF MINDANAO, PHILIPPINES. BEGINNING AT A POINT MARKED "1" OF LOT NO. 39, PLS-751, BEING S. 75-10 W., 672.79 M. FROM BLLM NO. 1, PLS- *(Continued on next page)*

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: **LUISITO E. CABALLO, OF LEGAL AGE, FILIPINO, MARRIED TO EDESIA SU**

Address: POBLACION, MARIHATAG, SURIGAO DEL SUR

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent
Original RD: TANDAG, SURIGAO DEL SUR
Patent Date: 06/19/1973
OCT Date: 09/19/1973
Under Act No.: 496
OCT No.: OCT-FP-11211
Volume No.: 57
Page No.: 11
Original Owner: JUAN CABALLO

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE FP-11211(TOTALLY CANCELLED) *by virtue hereof in so far as the above-described land is concerned.*

Entered at Tandag, Surigao del Sur, *Philippines on* the 18th *day of* AUGUST 1989 *at* 01:40pm.

(SGD.) ANASTACIO T. AUZA
DEPUTY REGISTER OF DEEDS

Attested by:

Atty. Zorayda R. Sullano
Register of Deeds

2021032791534

TECHNICAL DESCRIPTION *(Continued from page 1)*

-751, THENCE N. 00-51 E., 120.98 M. TO POINT 2; S. 89-03., 27.53 M. TO POINT 3; N. 73-46 E., 67.83 M. TO POINT 4; S. 22-05 W., 28.99 M. TO POINT 5; S. 18-19 W., 98.33 M. TO POINT 6; S. 17-54 W., 25.08 M. TO POINT 7; S. 17-13 W., 37.19 M. TO POINT 8; N. 40-12 W., 52.55 M. TO POINT 1, POINT OF BEGINNING. CONTAINING AN AREA OF NINE THOUSAND THREE HUNDRED AND FIFTY SEVEN (9,357) SQUARE METERS. ALL POINTS ARE MARKED ON THE GROUND BY B.L. CYL. CONC. MONS. BOUNDED ON THE W., ALONG LINE 1-2 BY LOT 37, PLS-751; ON THE N., ALONG LINES 2-3-4 BY BY LOT 7, PLS-751; ON THE E., ALONG LINE 4-5 BY LOT 40, PCS-751; ALONG LINE 5-6 BY LOT 41, PLS-751; ALONG LINES 6-7-8 BY LOT 42, PLS-751; AND ON THE SW., ALONG LINE 8-1 BY LOT 38, PLS-751. BEARINGS TRUE. THIS LOT WAS SURVEYED IN ACCORDANCE WITH LAW AND EXISTING REGULATIONS PROMULGATED THEREUNDER BY P. JULIANDA, PUBLIC LAND SURVEYOR, ON DECEMBER 4, 1963. NOTE: THIS LOT IS COVERED BY F.P.A. NO. (IX-8) (1) 446-A.

Judicial Form No. 140-D
(Revised Feb 2013)

2021032391535

TCT No.: (T-5328) 161-2022001137

Page No.: 3

MEMORANDUM OF ENCUMBRANCES

. : ENTRY NO. 16646:- LOAN AND MORTGAGE AGREEMENT EXECUTED BY THE HEREIN REGISTERED OWNER IN FAVOR OF THE DEVELOPMENT BANK OF THE PHILIPPINES, SAN FRANCISCO BRANCH, SAN FRANCISCO, AGUSAN DEL SUR, FOR THE SUM OF ONE HUNDRED FIFTY THOUSAND PESOS (P 150,000.00), PHILIPPINE CURRENCY, COVERING THE HEREIN PARCEL OF LAND, SUBJECT TO ALL THE TERMS AND CONDITIONS STIPULATED THEREIN, PER DOC. NO. 524; PAGE NO. 93; BOOK NO. XXXV; SERIES OF 1989; ACKNOWLEDGED BEFORE NOTARY PUBLIC EX-OFFICIO AND MUNICIPAL TRIAL JUDGE JOSE M. GARCIA OF TANDAG, SURIGAO DEL SUR.

DATE OF INSTRUMENT:- NOVEMBER 21, 1989
DATE OF INSCRIPTION:- NOVEMBER 21, 1989

(SGD.) ANASTACIO T. AUZA
DEPUTY REGISTER OF DEEDS

(NOTE: ACCOMPANIED BY REALTY TAX CLEARANCE.)

. : ENTRY NO. 65563 RELEASE OF MORTGAGE, THE MORTGAGE UNDER ENTRY NO. 16646 ONE HUNDRED FIFTY THOUSAND PESOS ONLY (P 150,000.00) IS HEREBY CANCELLED IN VIEW OF THE DEED OF RELEASE OF MORTGAGE RATIFIED BEFORE NOTARY PUBLIC OF ATTY. ESTHER MARIE B. AMULCER, UNDER DOC. NO. 13; PAGE NO. 3; BOOK NO. XII; SERIES OF 2009

DATE OF INSTRUMENT: JUNE 22, 2009
DATE OF INSCRIPTION: FEBRUARY 2, 2010
FILE NO. 53347

(SGD.) PERCIVAL C. CAÑETE
OIC-REGISTER OF DEEDS

Atty. Zorayda R. Sullano
Register of Deeds

Entry No.: 2022002191 **Date:** September 26,2022 09:44:49AM

CONVERSION TO CTITLE : CERTIFICATE OF TITLE NO. 2022001137 IS ISSUED BASED ON TRANSFER CERTIFICATE TITLE NO. T-5328, BY VIRTUE OF LRA CIRCULAR NO. 02-2016 WITH SUBJECT: "PROGRAM FOR THE UPGRADE OF ALL MANUALLY-ISSUED TITLES WITHIN A 3-YEAR PERIOD", PUBLISHED ON JANUARY 29, 2016, AS AMENDED BY LRA CIRCULAR NO. 02-2017 DATED JANUARY 6, 2017, PUBLISHED ON JANUARY 11, 2017.

Atty. Zorayda R. Sullano
Register of Deeds

Entry No.: 2022002191 **Date:** September 26,2022 09:44:49AM

DONATION : BIR - CERTIFICATE AUTHORIZING REGISTRATION

ECAR NO.: C-2021-106-007097-M
SERIAL NO.: ECR201900426044
DATE ISSUED: 05/14/2021

5563516322301202

Judicial Form No. 140-D
(Revised Feb 2013)

2021032841534

TCT No.: (T-5328) 161-2022001137

Page No.: 4

REVENUE DISTRICT NO.: 106
AREA: 600.0 SQ.M
TAX TYPE: DONORS|DST
TAXES PAID: PHP 12,170.29

DONATION

EXECUTED BY LUISITO E. CABALLO, IN FAVOR OF LAARNI C. TAÑEDO, COVERING A PORTION WITH AN AREA OF 600 SQ.M. DESIGNATED AS LOT 39-A, IN ACCORDANCE WITH DOC. NO. 62; PAGE NO. 11; BOOK NO. IV; SERIES OF 2020; OF NOTARY PUBLIC OF TAGO, SURIGAO DEL SUR; ATTY. RONALD I. MAGALLANO; DATED SEPTEMBER 03, 2020.

Atty. Lorayda R. Sullano
Register of Deeds

Entry No.: 2022002192 **Date:** September 26,2022 09:54:53AM

AFFIDAVIT : EXECUTED BY LUISITO E. CABALLO AND LAARNI CABALLO TAÑEDO, ALLEGING AMONG OTHERS, STATING THAT THE AREA SHOULD BE 11,840 SQUARE METERS NOT 9,357 SQUARE METERS ON TCT NO. T-5328 AS PER CCERTIFICATION OF DENR-CARAGA REGION, IN ACCORDANCE WITH DOC. NO. 68; PAGE NO.13; BOOK NO. XV; SERIES OF 2022; OF NOTARY PUBLIC OF TAGO, SURIGAO DEL SUR; ATTY. RONALD I. MAGALLANO; DATED APRIL 30, 2021.

Atty. Lorayda R. Sullano
Register of Deeds

TAX DECLARATION OF REAL PROPERTY

T. D. No.: **23-13-0001-00789** Property Identification No.: **055-13-0001-029-07**

Owner: **CABALLO, LUISITO E.**

Address: **Pagbahanan II, Poblacion, Marihatag, SDS**

Administrator/Beneficial User:

Address:

Location of Property: **PAGBAHANAN II** (Number and Street) **POBLACION** (Barangay/District) **MARIHATAG, SURIGAO DEL SU** (Municipality/Province)

OCT/TCT/CLOA No. Survey No. **PLS-751**

TCT Date: Cad Lot No: **39-PORTION**

Lot No. Block No.

Boundaries: North: **SECTION 003** South: **08 (38-PORTION)**

East: **SECTION 028** West: **05 (36), 08 (37)**

KIND OF PROPERTY ASSESSED:

- [x] LAND
- [ ] BUILDING
  - No. of Storeys:
  - Brief Description:
- [ ] MACHINERY
  - Brief Description:
- [ ] OTHERS
  - Specify:

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value	Taxab
AGRICULTURAL	.9000 ha.	95,260.00	AA - RICE LAND (Unirrig.)-1	40 %	38,100.00	Taxable
			-			
			-			
			-			
Total Area	**0.9 ha.**	Php **95,260.00**			Php **38,100.00**	

Total Assessed Value *THIRTY-EIGHT THOUSAND ONE HUNDRED PESOS ONLY*
(Amount in Words)

Effectivity of Assessment/Reassessment: **1st - 2024**
QTR - YEAR

Recommending Approval: Approved by:

GELMA T. ALFEREZ, REA	7/11/2023	**SABINA C. NOGUERA, REA**	11/15/2
OIC - Municipal Assessor	Date	*Provincial Assessor*	Date

This declaration cancels TD No. 13-0001-00728 Previous A.V. Php 34,540.00

Previous Owner: Caballo, Luisito E.

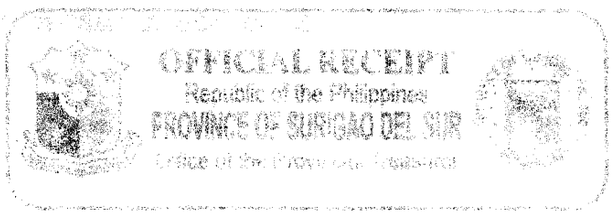
Memoranda:

Revised in compliance with section 219 of RA 7160, otherwise known as the LGC '91 and Ordinance No. 106-22 dated June 21, 2022 of the Sangguniang Panlalawigan of th Province of Surigao del Sur.

Note:

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 into an Ordinance by the Sangguniang Panlalawigan of Surigao del Sur under Ordinance No. 106-22 dated June 21, 2022. It does not and cannot by itself alone confer any ownership of legal title property.

Machine Validation: Printed by / 2:49:54 PM/ 10/15/2026



OFFICIAL RECEIPT

Republic of the Philippines

PROVINCE OF SURIGAO DEL SUR

Office of the Provincial Treasurer

Accountable Form No. 51 (Revised June 2003)	ORIGINAL
Date	2052473 A

Agency | Fund

Payee

Nature of Collection	Account Code	Amount
		₱
TOTAL		₱

Amount in words

	Drawee Bank	Number	Date
☐ Cash ☐ Check ☐ Money Order			

Received the amount stated above

COLLECTING OFFICER

NOTE: Only the number and date of this receipt on the back of check or money order received.

Republic of the Philippines
Province of Surigao del Sur
TANDAG CITY

PROVINCIAL APPRAISAL COMMITTEE

February 24, 2026

Edmund L. Lumacla, MD, MPH, FPSMS, CHA
Chief of Hospital I
Municipality of Maributong, Surigao del Sur

Thru: **Rose Sarah E. Lago, REA**
Municipal Assessor
Maributong, Surigao del Sur

Sir:

This has reference to the request forwarded to the Chairperson of the Provincial Appraisal Committee (PAC) regarding the properties sought to be expropriated by the Maributong District Hospital for the encroached portion of the hospital over the course of its operational expansion.

Annex of the foregoing, furnished herewith is a copy of **Resolution No. 01-2026.**

Kindly acknowledge receipt hereof.

Very truly yours,

SABINA C. NOGUERA, REA
Provincial Assessor
Chairperson of Provincial Appraisal Committee

By the Authority from the Chairperson:

ENGR. MARIANNE A. FALCON, REA
ADMINISTRATIVE OFFICER V
Provincial Assessor's Office
Provincial Government of Surigao del Sur

Republic of the Philippines
PROVINCE OF SURIGAO DEL SUR
Tandag City

PROVINCIAL APPRAISAL COMMITTEE

EXCERPT FROM THE MINUTES OF THE MEETING OF THE PROVINCIAL APPRAISAL COMMITTEE (PAC) OF THE PROVINCE OF SURIGAO DEL SUR HELD AT THE PROVINCIAL ASSESSOR'S OFFICE, CAPITOL HILLS, TELAJE, TANDAG CITY, SURIGAO DEL SUR ON FEBRUARY 3, 2026

PRESENT:

Sabina C. Noguera, REA	Provincial Assessor / Chairperson
Engr. Eleuterio S. Cubero Jr.	Provincial Engineer / Member
Represented by: Engr. Henrito A. Simplicio	
Fermina D. Palanggpang	Provincial Treasurer / Member
Represented by: Ronnel P. Dagayas	
Engr. Kay C. Miranda, PIM, REA, REB, ESP	TWG Member
Engr. Renor D. Jacquez, REB, REA	TWG Member
Khem John P. Taguiam, REA	TWG Member
Engr. Marianne A. Falcon, REA	Secretary

RESOLUTION NO. 01-2026
(Series of 2026)

RESOLUTION DETERMINING THE MARKET VALUE OF THE PROPERTY SOUGHT TO BE ACQUIRED BY THE MARIHATAG DISTRICT HOSPITAL DESIGNATED AS PORTION OF LOT NO. 39, PLS-751 WITH THE TOTAL AMOUNT OF THREE MILLION THREE HUNDRED SIX THOUSAND TWO HUNDRED FIFTY (P3,306,250.00) PESOS AT THE TIME OF VALUATION

WHEREAS, on December 17, 2025, the committee received a letter for Appraisal from the Chief of Hospital I, Marihatag District Hospital, Edmund L. Lamela, M.D., MPH, FPSMS, CHA for the determination of the market value of real property to be acquired by MARIHATAG DISTRICT HOSPITAL FOR THE ENCROACHED PORTION OF THE HOSPITAL OVER THE COURSE OF ITS OPERATIONAL EXPANSION;

WHEREAS, the property sought to be acquired by the MARIHATAG DISTRICT HOSPITAL is a parcel of land located in Barangay Poblacion, Marihatag, Surigao del Sur with an area of 1,150 sqm. and designated as PORTION OF LOT NO. 39, PLS-751;

WHEREAS, the Committee, in coordination with Ms. Rose Sarah E. Lago, REA, Municipal Assessor of Marihatag and her assessment staff, the team have conducted an ocular inspection on the above-mentioned property last January 20, 2026;

Republic of the Philippines
PROVINCE OF SURIGAO DEL SUR
Tandag City

PROVINCIAL APPRAISAL COMMITTEE

WHEREAS, the Appraisal Report No. 01-2026, with valuation date January 20, 2026, containing the full details is attached hereto and made an integral part hereof;

WHEREFORE: based on the foregoing, after analyzing all available data, subject to limiting conditions stated in the appraisal report; the Provincial Appraisal Committee unanimously resolves, as it hereby resolved that the committee hereby recommends to adopt the actual appraisal with a maximum amount of **THREE MILLION THREE HUNDRED SIX THOUSAND TWO HUNDRED FIFTY (₱3,306,250.00) PESOS** at the time of valuation.

Adopted: **FEBRUARY 3, 2026** at City of Tandag, Province of Surigao del Sur.

x ---------- x

I HEREBY CERTIFY to the correctness of the foregoing Resolution.

ENGR. MARIANNE A. FALCON, REA
ADMINISTRATIVE OFFICER V
Vice-Chairperson
Provincial Appraisal Committee

ATTESTED AND CERTIFIED
TO BE DULY ADOPTED:

FERMINA D. PALANGPANG
Provincial Treasurer
Member

ENGR. ELEUTERIO S. CUBERO, JR.
Provincial Engineer
Member

SABINA C. NOGUERA, REA
Provincial Assessor
Chairperson

Republic of the Philippines
Province of Surigao del Sur
TANDAG CITY

PROVINCIAL APPRAISAL COMMITTEE

Telefax (086) 211-3291 www.pacsurigaosur@gmail.com

APPRAISAL REPORT

Appraisal Report No. 01-2026

1. Project Identification:

Subject Property:	Portion of Lot No. 39
Location:	Brgy. Poblacion, Marihatag, Surigao del Sur
Party Requesting Appraisal:	Marihatag District Hospital
Purpose of Acquisition:	To acquire portion of w/c has been encroached upon by the hospital over the course of its operational expansion
Purpose and Scope of Appraisal:	Estimate the market value of the subject property as of the effective date, which is the date of the ocular inspection.
Excluded in the Scope:	Title Verification / Relocation Survey / No actual area measurement
Zoning Classification:	"AGRICULTURAL" based on the approved Comprehensive Land Use Plan/Zoning Ordinance of the Municipality of Marihatag. Zoning Certification dated January 28, 2026, issued by Municipal Planning and Development Coordinator, Rolando B. Bandibas, EnP., MDMG
Date of Valuation:	January 20, 2026
Appraised by:	**Provincial Appraisal Committee** Sabina C. Noguera, REA – Chairman Fermina D. Palangpang – Member Engr. Eleuterio S. Cubero, Jr. – Member Engr. Kay C. Miranda, RN, REA, REB, EnP – TWG Member Engr. Remor D. Jacquez, REB, REA – TWG Member Khem John Taguiam, REA – TWG Member Engr. Marianne A. Falcon, REA - Secretary

2. Valuation Terminologies:

a. **Market Value** is the estimated amount in cash or its equivalent for which a property should exchange in a typical market condition at a given time or place as a result of market balancing. It may be based on "willing buyer" and "willing seller" concept.

b. **Fee Simple** is the highest form of interest in a property; absolute ownership subject only to limitations imposed by the State such as taxation, police power, eminent domain, and escheat. Technically, it is the value of the owner's interest that is being estimated in appraisal.

c. **Highest and Best Use** is the most probable use of the property that are physically possible, appropriately justified, legally permissible, financially feasible, and which result in the highest value of the property being valued. A property, though classified and actually used for residential purposes, should be valued as commercial if uses of the adjoining lots and legal use is already commercial.

3. Assumptions, Limiting Conditions and Disclaimers:

a. The Committee is not responsible –
   - For matters of a legal nature that may affect the value of the property being appraised;
   - That the property is appraised on the basis of responsible ownership; and
   - That any liens and encumbrances, if any, are disregarded.

b. No actual ocular inspection was made on the identified comparables. Instead aerial observation was conducted. This is just to establish the ongoing prices in the area.

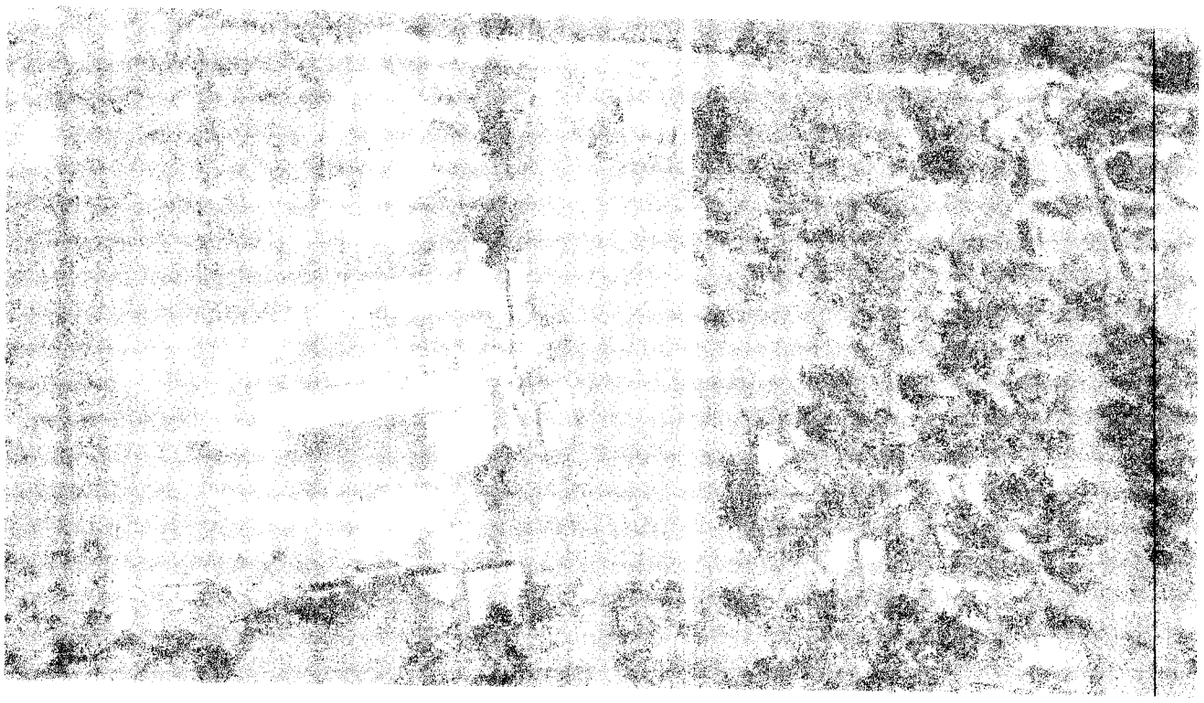
c. Asking prices of the identified comparables, estimates and opinions that were expressed in the appraisal report from sources were considered reliable and believed to be true and correct. The Committee does not assume responsibility for the accuracy of such items that were furnished by the informants.

d. The lot and plat plans of the property is shown as an attachment to the report to guide the user of the report to visualize the more or less shape of the lot, and its legal boundaries as shown in the title/tax declaration. No relocation survey was conducted on the subject property. The location and boundaries identified by the requesting party is considered reliable and believed to be true and correct. The Committee does not assume responsibility for the accuracy of the boundaries identified by the requesting party.

e. The Committee has no present nor contemplated interest in the subject property, nor has direct or indirect association or relation with the owner or the requesting party.

f. Compliance with all existing laws, rules, and regulations shall be the responsibility of the requesting party or the implementing local government unit.

Aerial View



c. Photographs Taken at the Subject Property:









4. **Property Information:**

a. **Based on Tax Declaration of Lot 39-P, PLS-751:**

Tax Declaration Number:		23-13-0001-03789
Property Index Number:		053-13-0001-029-07
Declared Owner / Beneficial User:		Caballo, Luisito C.
Title No.		
Location of Property:		Brgy. Poblacion, Marihatag, Surigao del Sur
Lot Number / Survey Number:		Lot no. 39-P, Pls-751
Land Area:		0.9000 hectares
Classification of Property/Actual Use:		Agricultural / Agricultural
Market Value / Assessed Value:		P95,250.00 / P38,100.00
Boundaries based on Tax Declaration:	North:	Section 053
	East:	Section 028
	South:	08 (38-Portion)
	West:	05 (36), 08 (37)

b. **Aerial Photos Taken from Google Maps**

Showing the shortest and fastest possible route from the subject property towards the Municipal Hall of Marihatag to the subject lot.



5. **Property Information and Other Observations based on Ocular Inspection:**

In coordination with the Municipal Assessor of Marihatag, Rose Sarah E. Lago, RSA, the team conducted an ocular inspection on the subject property on January 20, 2026. Observation that is relevant to the subject property are as follows:

a. **Physical Character of the Lot**
   - Subject property is portion of lot 39, PLS-751. Said Lot contains an area of 1,150 square meters as shown the copy of sketch plan prepared by Geodetic Engr. Nikki Van M. Cañete (**see Annex 1**)
   - Located in Brgy. Poblacion, Marihatag, Surigao del Sur
   - The land, by visual inspection, is a residential land under special classification.

b. **Neighborhood Data**
   - Neighborhood interview revels that the local residents find the subject property ideal for the hospital's on-ground expansion.

c. **Community Facilities**
   - Public transportation – available
   - Electricity – available
   - Water – available
   - Telecommunications – available

d. **Accessibility and Notable Developments in the Area**

Subject property is approximately 50 meters away from National Highway, and 500 meters away from the Municipal Hall of Marihatag.

e. **Improvements found in the Property**
   - Parking lot (Open Shed)
   - Maintenance Building
   - Welding Area
   - Delivery and Laundry Building

6. **Marketability Aspect of the Property:**

a. **Positive Factors**
   - Can be used for future development and operational expansion of the hospital

7. **Highest and Best Legal Uses**

The property is zoned as Agricultural based on the approved Comprehensive Land Use Plan/Zoning Ordinance of the Municipality of Marihatag. Zoning Certification dated January 26, 2026, issued by Municipal Planning and Development Coordinator, Rolando B. Bandibas, Engr., MDM.

8. **Valuation Method Used:**

a. **Market Data Approach**

- *This approach uses the principle of substitution. It means that the value of a property being appraised is dictated by the cost of getting another equally desirable property with the same uses or utility. The property with the very least adjustment is best comparable.*

9. **Available Market Data:**

a. **Deed of Absolute Sale dated August 8, 2023:**

Seller: Cesar Recto P. Alvizo
Buyer: Edwin Donaire Santiago
Property Location: Barangay Poblacion, Manhatag, Surigao del Sur
Amount of Consideration: ₱ 750,000.00
Land Area: 300 m
Lot Number: Portion of lot no. 41, Pls-751
Price per m²: **₱2,500.00/m²**

10. **Value Computation of Subject Property**

Particulars (Consideration)	Subject Property Portion of lot 39, PLS-751 Poblacion, Manhatag	Comparable Property Portion of lot 41, Pls-751 Poblacion, Manhatag
Value		₱750,000.00
Area in sqm	1,160	300
Unit Value per sqm		₱2,500.00
Time	Current	Year 2023
Accessibility	Excellent	Excellent
Location	Excellent	Excellent
Size or Economy of Scale	(Size of Reference)	Below Size of Reference

Application of Adjustment

Particulars (Consideration)	Subject Property Portion of lot 39, PLS-751 Poblacion, Manhatag	Comparable Property Portion of lot 41, Pls-751 Poblacion, Manhatag
Value		₱750,000.00
Area in sqm	1,160	300
Unit Value per sqm		₱2,500.00
Time	Current	15.00%
Accessibility	Excellent	0.00%

Location	Excellent	5.00%
Size or Economy of Scale	(Size of References)	0.00%
Total Adjustment		15.00%
Adjusted Unit Value per sqm		₱2,875.00
Adjusted Unit Market Value per sqm	₱2,875.00/ sqm	
Adjusted Market Value	₱3,308,230.00	

Subject property is appraised as an agricultural land in conformity with the Economic Principle of Highest and Best Use as defined in IVS 104, Paragraph 140.2 of the Philippine Valuation Standards 2nd Edition, to wit:

"The highest and best use must be physically possible (where applicable), financially feasible, legally allowed and result in the highest value."

The Comparable Property is within Barangay Poblacion of the Municipality of Marihatag, the subject property and comparable property are so situated close to the political boundary delineating Brgy. Poblacion making it adjacent with each other.

The comparable property is a parcel of land utilized in the Sales Comparison Approach or the Market Approach as defined in IVS 105, Paragraph 20.1 of the Philippine Valuation Standards 2nd Edition, to wit:

"The Market Approach provides an indication of value by comparing the asset with identical or comparable (that is, similar) assets for which the price information is available."

Adjustments were made to narrow down the dissimilarities of the subject property and comparable property in conformity with IVS 105, Paragraph 20.5 of the Philippine Valuation Standards 2nd Edition, to wit:

"When comparable market information does not relate to the exact or substantially the same asset, the valuer must perform a comparative analysis of qualitative and quantitative similarities and differences between the comparable asset and the subject asset. It will often be necessary to make adjustments based on this comparative analysis. These adjustments must be reasonable and valuers must document the reasons for the adjustments and how they were quantified.



11. **Provincial Appraisal Committee Opinion of Value:**

Based on the foregoing, with consideration to the following which affect the value of a property such as:

- Location, accessibility, and proximity to notable developments in the area
- Prices of available data on comparable properties from various sellers, discount factors and considerations with time transactions
- Physical characteristics of the property (shape, size, etc.)
- Personal observation, among others

The Provincial Appraisal Committee estimated the market value of the subject property located in Brgy. Poblacion, Municipality of Manhatag, Province of Surigao del Sur and hereby recommends to adopt the actual appraisal with a maximum amount of **Three Million Three Hundred Six Thousand Two Hundred Fifty Pesos (₱3,306,250.00) only** or at **₱2,875.00 per square meter.**

Unanimously passed this 3rd day of February 2026 at Tandag City, Surigao del Sur.

Prepared and Appraised by:

KHEM JOHN D. TAGUIAM, REA
TWG - Member

PRC License No. 0010758
valid until April 6, 2022

THE PROVINCIAL APPRAISAL COMMITTEE

Approved:

SABINA C. NOGUERA, REA	**FERMINA D. PALANGRANG**	**ENGR. ELEUTERIO S. CUBERO, JR.**
Provincial Assessor	Provincial Treasurer	Provincial Engineer
Chairman	Member	Member

PRC License No. 0004571
valid until January 27, 2026