



Republic of the Philippines
PROVINCE OF ISABELA
Ilagan City, Isabela

OFFICE OF THE PROVINCIAL ASSESSOR

June 4, 2025

HON. RODOLFO T. ALBANO, III
Governor
Province of Isabela

Dear Sir:


Greetings!

We are submitting herewith our **Monthly Accomplishment Report** for the month of May, 2025, for your information and ready reference.

Thank you and more power.

Very Truly yours,


ZENaida A. GABRIEL
Provincial Assessor 

	PROVINCIAL ASSESSOR'S OFFICE	
		MAY
	MONTHLY ACCOMPLISHMENT REPORT	2025
		YEAR

I. FOCUS AREA

PROGRAM/PROJECT/ACTIVITY	PROGRAM/PROJECT DESCRIPTION	STATUS/REMARKS/ACCOMPLISHMENT
1. REVENUE GENERATION AND RESOURCE MOBILIZATION PROGRAM 1.1. Approval of Assessment Transactions emanating from the thirty-four (34) Municipal Assessor's Offices 1.1.1 Real Property Units (RPU) of newly discovered real properties	Declaration of newly discovered real properties such as land, buildings and machineries for taxation purposes	<p>Approved a total of 283 Real Property Units (RPU) of newly declared real properties for Lands, Buildings and Machineries.</p> <p><u>Taxable Properties:</u></p> <p>Residential Lands:</p> <div> Market Value Php 505,230.00 Assessed Value 30,310.00 </div> <p>Residential Buildings:</p> <div> Market Value Php 63,426,302.00 Assessed Value 12,904,940.00 </div> <p>Agricultural Lands:</p> <div> Market Value Php 261,900.00 Assessed Value 18,330.00 </div> <p>Agricultural Buildings:</p> <div> Market Value Php 5,184,540.00 Assessed Value 2,257,740.00 </div> <p>Commercial Buildings:</p> <div> Market Value Php 26,732,940.00 Assessed Value 19,033,850.00 </div> <p>Commercial Machineries:</p> <div> Market Value Php 1,024,180.00 Assessed Value 819,340.00 </div> <p>Industrial Machineries:</p> <div> Market Value Php 2,500,000.00 Assessed Value 2,000,000.00 </div> <p>Industrial Building:</p> <div> Market Value Php 1,393,440.00 Assessed Value 622,700.00 </div>

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1.1.2 RPU's for transferred Properties	Transfer of Ownership with updated Real Property Tax (RPT) and Transfer Tax payment with Certificate Authorizing Registration for the payment of either Capital Gains Tax, Estate Tax or Donor's Tax with payment of Documentary Stamp Tax, whichever is applicable	<p>Exempt properties:</p> <p>Government Buildings: Market Value Php 24,777,210.00 Assessed Value 7,835,880.00</p> <p>Educational Buildings: Market Value Php 752,520.00 Assessed Value 225,760.00</p> <p>Approved a total of 288 RPU's for transferred properties.</p>
1.1.3 RPU's for subdivision, consolidation, revision or physical change	Subdivision and consolidation of real properties with updated RPT payment and upon payment of fees to Provincial Treasurer's Office (PTO), re-sectioning, and revision as to classification, actual use, area, boundaries, lot number, correct name of owner, etc.	Approved a total of 606 RPU's subdivided, consolidated and revised assessments and other data of existing real properties
1.2 Issuance of Certified Copy of Tax Declarations (TDs), various certifications, certified photocopy of TDs and other assessment records	Issuance of certifications, certified copies of TD and photocopies of TD and other assessment records as basis of the BIR in the computation and collection of Capital Gains Tax, Donor's Tax and Estate Tax; DENR in the issuance of title; DAR in identifying property owners for their file copy and reference, upon payment of Fees and Charges to PTO based on approved Ordinance by the Provincial Government of Isabela (PGI).	<p>Issued the following:</p> <p>321 Certified Copies of Tax Declarations 354 Various Certifications 97 Certified Photocopies of old TDs and other assessment records</p>
1.3 Annotation of encumbrance on the face of TDs	Annotation of encumbrance on TDs covering real properties for bail bonds, mortgages, levy, adverse claims and such other encumbrances and liens	<p>Annotated on the face of Tax Declarations:</p> <p>18 TDs - Mortgage 5 TDs - Bailbond</p>
2. ASSESSMENT ACCOUNTABILITY AND DISCIPLINE 2.1 Field Appraisal and Assessment of Real Property		

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2.2 LGU Visitation and Rendering of Technical Assistance to Municipal Assessor's Offices	2.2.1 Provision of assistance to Bureau of Local Government Finance (BLGF) Regional Evaluation Team in the conduct of Assessment Evaluation, Examination and Monitoring (AEEM) to Local Assessment Offices of the province	<p>Ms. Yulma Marie C. Balabbo, APA for Operations; and Ms. Kristine Kate L. Ramos, ACII, assisted the BLGF Regional Team to conduct Treasury and Assessment Operations Evaluation in Quirino, Isabela on May 14-15, 2025.</p> <p>Mr. Guillermo Maria B. Dy, JR., LAOO IV; and Ms. Ma. Gracia Preciosa L. Quitaig, TM I, assisted the BLGF Regional Team to conduct Treasury and Assessment Operations Evaluation in Naguilian, Isabela on May 23, 2025.</p>
	2.2.2 Visitation, monitoring, rendering of technical assistance to local assessment offices and upon request of real property owners.	<p>Engr. Ferdinand P. Ramos, LAOO III, together with Mr. Kurt Daniel B. Tomas & Mr. Prince Aljon P. Domingo, both Tax Mapping Aide, conducted land survey at Cansan, Cabagan, Isabela on May 2, 2025, as per verbal request of Ms. Josephine Estorquia.</p> <p>Engr. Ferdinand P. Ramos, LAOO III, together with Mr. Kurt Daniel B. Tomas & Mr. Prince Aljon P. Domingo, both Tax Mapping Aide, conducted land survey in San Isidro, Isabela & Santiago City, on May 5-9, 2025, as per verbal request of Ms. Josephine Estorquia.</p> <p>Engr. Ferdinand P. Ramos, LAOO III, together with Mr. Kurt Daniel B. Tomas & Mr. Prince Aljon P. Domingo, both Tax Mapping Aide, conducted land survey of Palanan Station Hospital, Palanan, Isabela, on May 22-24, 2025, as per letter request of Dr. Nelson O. Paguirigan, Provincial Health Officer II.</p> <p>Engr. Ferdinand P. Ramos, LAOO III, together with Mr. Kurt Daniel B. Tomas & Mr. Prince Aljon P. Domingo, both Tax Mapping Aide, conducted land survey in San Isidro, Isabela, on May 27-28, 2025, as per verbal request of Ms. Josephine Estorquia.</p>
2.3 Verification and Approval of Quarterly Report on Real Property Assessment (QRRPA) thru LIFT System	Approval of Quarterly Report on Real property Assessment (QRRPA) thru LIFT System by the Provincial Assessor.	Continued the review of submitted QRRPA of Local Assessors thru LIFT System for 1st quarter of CY 2025 and previous quarters that have some corrections.
	Monitoring of submission of QRRPA for 1st quarter CY 2025, and reviewing the same before uploading, thru LIFT System	Monitored Local Assessors in the submission of QRRPA reports for 1st quarter of 2025, have verified and checked those that were submitted before uploading to the LIFT System.

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2.4 Updating and Maintenance of Assessment Records	Updating and maintenance of Assessment Records on e-GAPS including technical and non-technical records such as FAAS, TDs, SMs, TMCRs and ROA	Updated on a continuing daily process assessment records in all the 1,177 Real Property Units of approved assessment transactions for the month.
3. LGU CAPABILITY BUILDING 3.1 Trainings, Workshops, Seminars, Orientation and Convention	Attendance and Participation in Trainings, Workshops, Seminars, Orientations and Conventions conducted by different department, agencies and offices.	Ms. Rowena T. Segui , LAOO III, attended the ARTA EODB Focals orientation held at the Balai, Capitol, Alibagu, City of Ilagan, Isabela on May 26, 2025.
4. INTERNAL ADMINISTRATION 4.1. Request of Real Property Owners/clientele 4.2. Conduct of and/or Attendance in Meetings	<p>4.1.1 Actions on requests of Real Property Owners, both in writing and party waiting</p> <p>4.1.2 Conduct of staff monthly meeting</p> <p>4.2.1 Monthly meeting with the Philippine Association of Municipal Assessors (PAMAS) - Isabela Chapter</p> <p>4.2.2 Court Hearing</p>	<p>Acted on a total of 790 requests of Real Property Owners, and 14 requests in writing with accuracy and efficiency in a prompt manner.</p> <p>Conducted monthly regular meeting on May 7, 2025 with discussion/resolution of issues and concerns in the operation of the office.</p> <p>Attended monthly meeting of PAMAS, Inc. - Isabela Chapter scheduled and conducted by the association on May 23, 2025 held at the Provincial Assessor's Office conference room.</p> <p>Mr. Lorenzo Charles A. Jucar, LAOO IV, appeared before RTC Branch 22, Cabagan to represent the Provincial Assessor on Civil Case No. 22-1416, on May 6, 2025.</p> <p>Mr. Lorenzo Charles A. Jucar, LAOO IV, was authorized to retrieve records submitted on November 12, 2023 as exhibit in relation to Civil Case No. 35-3269 at RTC Branch 35, Santiago City, on May 16, 2025.</p>
5. OTHER MATTERS		<p>This Office, led by Ms. Zenaida A. Gabriel, Provincial Assessor, assisted the ARTA Inspection Team on May 15, 2025.</p> <p>The Provincial Assessor's Office was awarded a Certificate of Recognition as "Huwarang Departamento ng Kapitolyo" in celebration of EODB Month with the theme "From Red Tape to Red Carpet: Better Business Movement in a Bagong Pilipinas (#R2C:BBMBP) having achieved the highest Client Satisfaction Measurement (CSM) score in the delivery of public service on May 26, 2025.</p> <p>Mr. Mark Gen S. Siquian, Assessment Clerk II, was recognized as "Natatanging</p>

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		<p>Kawani ng Kapitolyo” in celebration of EODB month on May 26, 2025.</p> <p>Engr. Yvette B. Malana, Engineering Assistant, was recognized as “GRTA Ulirang Kawani ng Linggo” on May 26, 2025.</p> <p>Atty. Jenny Flor M. Cabaddu, APA for Administration, attended the meeting with the PPDO, PESO, PEDIPO, High Value Commercial Crops (HVCC) Provincial Task Force and OPA re: proposal on the procurement of juicing machine for High Value Commercial Crops (HVCC) at the Office of the Provincial Agriculturist (OPA), on May 29, 2025.</p> <p>Mr. Allan Harris G. De Joya, LAOO I; and Mr. Aaron Joshua Duran, Administrative Aide III attended the following webinars conducted by the PGI through PESO in partnership with DICT, to wit:</p> <ul style="list-style-type: none">• Intro to Modern AI (May 27, 2025)• Mindful Art in Pixels: A Creative Journey with Canva (May 28, 2025)• Leveraging AI & ChatGPT to Enhance Workforce Efficiency (May 29, 2025)• Stay Safe Online: Cybersecurity Basics (May 30, 2025) <p>Attended the 2025 General Assembly of the Isabela Provincial Employees Multi-Purpose Cooperative at the Amphitheatre, Capitol, Alibagu, City of Ilagan, Isabela on May 10, 2025.</p>

Prepared by:

Submitted by:

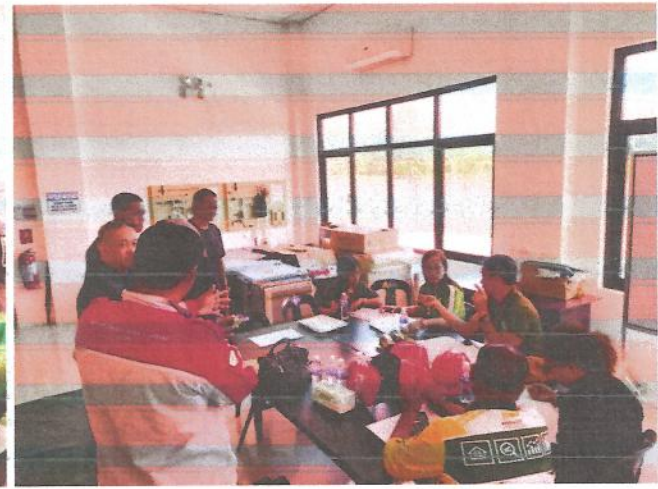

ROWENA T. SEGUI
LAOO III


ZENAIDA A. GABRIEL
Provincial Assessor 

SOME PICTURES TAKEN DURING THE DIFFERENT ACTIVITIES



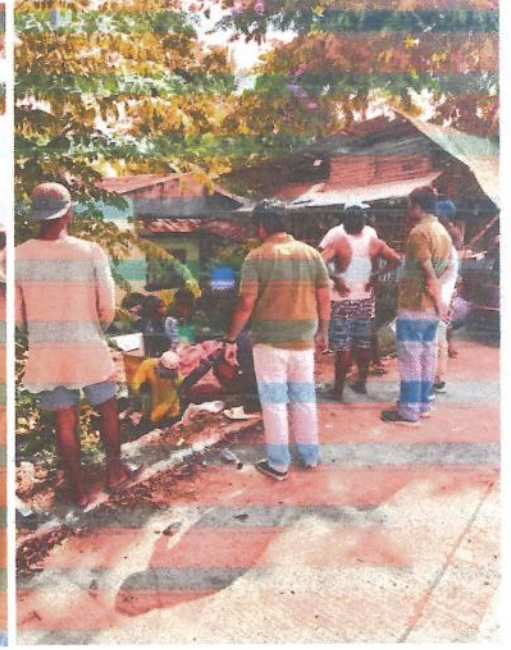
REASSESSMENT AT LGU – GAMU



JOINT EVALUATION AT LGU – QUIRINO



LAND SURVERY AT PALANAN, ISABELA



LAND SURVEY AT SAN ISIDRO, ISABELA



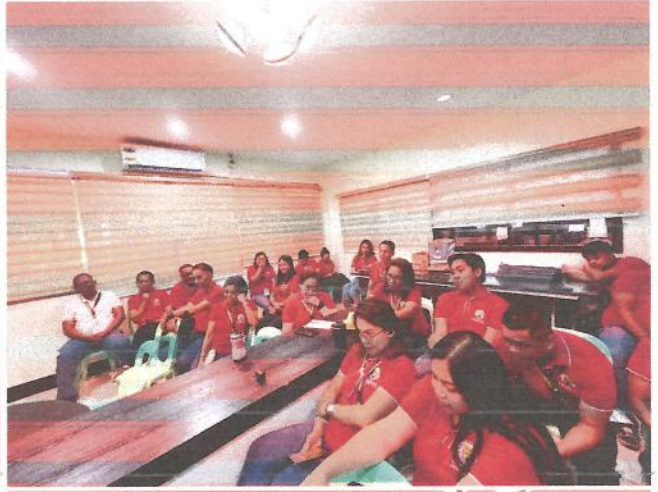
LAND SURVEY AT SANTIAGO CITY, ISABELA



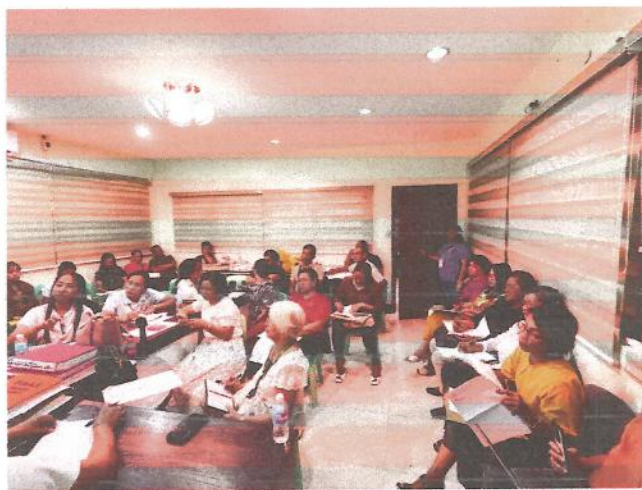
LAND SURVEY AT SAN PABLO, ISABELA



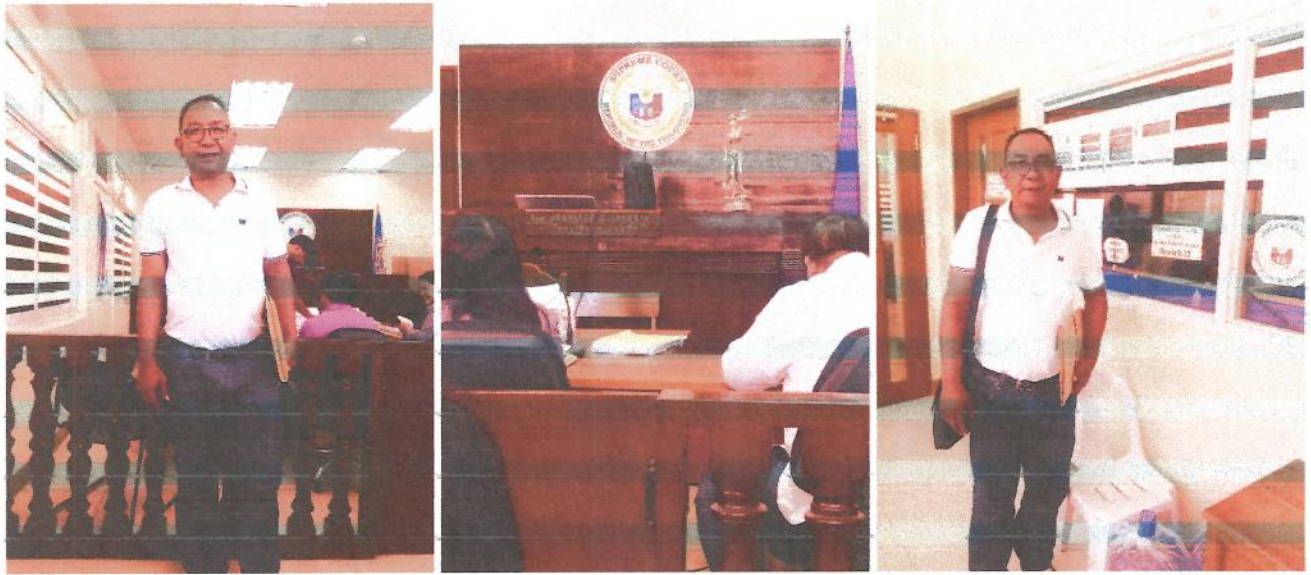
ATTENDED ARTA EODB FOCAL PERSON ORIENTATION



PAO STAFF MONTHLY REGULAR MEETING



PAMAS – ISABELA CHAPTER MONTHLY MEETING



APPEARANCE BEFORE REGIONAL TRIAL COURT



ARTA INSPECTION IN THE PROVINCIAL ASSESSOR'S OFFICE



IPEMPC GENERAL ASSEMBLY OF MEMBERS/EMPLOYEES



MONDAY CONVOCATION / CONFERMENT OF AWARDS