



DEPARTMENT OF FINANCE

BUREAU OF LOCAL GOVERNMENT FINANCE

Quarterly Report on Real Property Assessment



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Concepts and Theories of the QRRPA



Legal Basis



- **Section 201 and Article 291 of the IRR of RA 7160:**
The Department of Finance shall promulgate the necessary rules and regulations for the classification, appraisal and assessment of real property.

- **BLGF MC No. 04-2003:**
Revised Tracking System of the New Local Treasury and Assessment Reporting Formats as required under BLGF MC No. 01-2001 dated January 15, 2001.

Legal Basis



- **BLGF MC No. 19-2008:**
Submission of Statement of Receipts and Expenditures.
- **DOF Department Order No. 59-2015:**
The official submission of the QRRPA by assessors in the LGUs, as part of their official duties and functions, shall be coursed through the eSRE system.

Quarterly Report on Real Property Assessment



A tool used for monitoring the real property classifications of the LGUs.

Summarizes the data on real property assessment on a quarterly basis.

Composition of QRRPA:



- **No. of Real Property Units**
- **Land Area Assessed**
- **Market Value**
- **Assessed Value**
- **Properties with Restrictions**
- **Tax Collectibles (Basic & SEF)**

Analysis and Interpretation:



Data and information from QRRPA would be useful to Local Officials, NGAs, such as DOF & BLGF, in the monitoring of the movement of different classes of Real Property as it reflects the economic development of the particular LGU.

Analysis and Interpretation:



A historical QRRPA summarizes the changes in the assessments of a particular locality and traces the reasons for such changes on whether its from residential, agricultural, commercial, industrial, mineral and the special classes



Analysis and Interpretation:

Data reflected in the QRRPA can be viewed in the context of developments in the locality.

Example:

A growing area must be monitored for an increase in assessments of commercial areas and probably, a corresponding decrease in other classes of property, such as agricultural lands.

QRRPA Template



QRRPA Old Template

QRRPA New Template (Monthly)

QRRPA New Template (Quarterly)



Assessment Data as Target Parameter for RPT Collections

BLGF MC No. 19-2016

Clarification on the use of the assessment data on Properties with Restrictions as target parameter for RPT collections under Operational Performance Goal No. 1 (Local Collection Efficiency) of the Performance Standards for Local Treasurers and Assistant Treasurers.

Properties with Restriction (working definition) - includes the total assessed values of properties under CARP, under court litigation, road lots, open spaces and other amenities of subdivisions which have not been officially donated to LGUs etc., wherein the local treasurers are temporarily prevented from collecting the RPT.



Assessment Data as Target Parameter for RPT Collections

RPT Target shall be computed as follows:

$$\begin{aligned} \text{RPTT} &= (\text{TCC} \times 80\%) + (\text{Cumulative 5-Year Delinquencies} \times 35\%) \\ \text{TCC} &= (\text{TCAV} - \text{TAVPR}) \times \text{Tax Rate} \end{aligned}$$

Where:

- RPTT = Real Property Tax Target
- TCC = Total Current Collectibles
- TCAV = Total Current Assessed Values
- TAVPR = Total Assessed Value of Properties with Restrictions
- RPTCC = RPT Current Collections

Cumulative 5-Year Delinquencies

$$\begin{aligned} &= [(\text{TCAV} - \text{TAVPR}) \times \text{Tax Rate}_{\text{year } t-5} - \text{RPTCC}_{\text{year } t-4}] \\ &+ [(\text{TCAV} - \text{TAVPR}) \times \text{Tax Rate}_{\text{year } t-4} - \text{RPTCC}_{\text{year } t-3}] \\ &+ [(\text{TCAV} - \text{TAVPR}) \times \text{Tax Rate}_{\text{year } t-3} - \text{RPTCC}_{\text{year } t-2}] \\ &+ [(\text{TCAV} - \text{TAVPR}) \times \text{Tax Rate}_{\text{year } t-2} - \text{RPTCC}_{\text{year } t-1}] \\ &+ [(\text{TCAV} - \text{TAVPR}) \times \text{Tax Rate}_{\text{year } t-1} - \text{RPTCC}_{\text{year } t}] \end{aligned}$$

Assessment Data as Target Parameter for RPT Collections



For reporting purposes, pursuant to DOF Department Order No. 059-2015, it shall be the duty of the local assessors to monitor and justify the changes in the TAVPR with the end view that local treasurers may collect RPT from these properties. It is, therefore, imperative for local assessors to maintain up-to-date records/documents pertaining to properties with restrictions

Guidelines on the Preparation of the QRRPA:



Field	Instructions	Source
LGU	Name of Local Government Unit	
Period	Date covered by the report	
RPU Classification (Column 1)	Nature of real property unit classification	LGU
Land Area (Column 2)	Land area of real property	
No. of Real Property Units (Columns 3 to 6)	Number of real property units	

Guidelines on the Preparation of the QRRPA:



Field	Instructions	Source
Land (Column 7)	Market value of the land	Records of Assessment
Building - P175,000 or less (Column 8)	Market value of the building under the P175,000 or less bracket	
Building - over P175,000 (Column 9)	Market value of the building over P175,000 brackets	
Machinery (Column 11)	Market value of machinery	
Other improvements (Column 12)	Market value of other improvements	
Total	Sum of Land. Building-P175,000or less, Building-over P175,000, Machinery and Other Improvements under Market Value column	

Guidelines on the Preparation of the QRRPA:



Field	Instructions	Source
Building - P175,000 or less	Assessed value of the building under the P175,000 or less bracket	Records of Assessment
Building - over P175,000	Assessed value of the building over P175,000 brackets	
Machinery (Column 16)	Assessed value of machinery	
Other improvements (Column 17)	Assessed value of other improvements	
Total Assessed Value (Column 18)	Sum of Land. Building-P175,000or less, Building-over P175,000, Machinery and Other Improvements under Assesses Value column	

Guidelines on the Preparation of the QRRPA:



Field	Instructions	Source
Property with Restrictions	Property with legal restriction under CARP, under Litigations or Others	
Total Assessed Value net of Restriction	Sum of total under market value, assessed value less property with restrictions	
Rate of Levy (Columns 19 to 21)	Percentage of tax levy on the specified real property classification	Records of Assessment
Basic Tax Collectible Gross (Column 22)	(Sum of total assessed value net of restrictions) x (by rate of levy) x (by 50%)	
SEF Tax Collectible (Column 23)	(Sum of total assessed value net of restrictions) x (by rate of levy) x (by 50%)	

Guidelines on the Preparation of the QRRPA:



Field	Instructions	Source
Total as of Last Quarter	Cumulative total of the previous quarter	
Total for the Quarter	Quarterly Total (3 months w/in the Quarter)	Records of Assessment
Cumulative Total to Date	Total as of last quarter + Quarterly total	

- **The QRRPA should be prepared by the Assessor based on the Record of Real Property Assessment (RRPA)**
- **The RRPA should be maintained by the Assessor to record all real property tax collectible based on the approved Tax Declaration**
- **The record should be maintained for each property classification and should be updated regularly**
- **Entries to the record should be made based on the approved Tax Declaration from the Assessor's Office.**

Thank you!



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