
TO: All Internal Revenue Officers and Others Concerned

Section 4 of Republic Act No. 10963, otherwise known as the Tax Reform for Acceleration and Inclusion (TRAIN) Law, amending Section 6 (E) of National Internal Revenue Code (NIRC) of 1997 authorizes the Commissioner to divide the Philippines into different zones or areas and shall determine the fair market value of real properties located in each zone or areas, subject to automatic adjustment once every three (3) years.

By virtue of said authority, the Commissioner of Internal Revenue has determined the zonal values of real properties in the Cities of Angeles and Mabalacat and municipalities of Arayat, Clarkfield, Magalang & Porac, Province of Pampanga within the jurisdiction of Revenue District Office No. 21A – North Pampanga, Revenue Region No. 4 – San Fernando City, Pampanga after a public hearing were conducted on February 7 & 8, 2018 for the purpose. This Order is issued to implement the Revised Schedule of Zonal Values of Real Properties for purposes of computing any internal revenue tax due on sale/transfer or any other disposition of real properties.

The zonal values established herein shall apply provided the same is higher than (1) the fair market value as shown in the schedule of values of the provincial or city assessor and (2) the gross selling price/consideration as shown in the duly notarized document of sale or transfer of real property.

This order shall take effect immediately.

CARLOS G. DOMINGUEZ
Secretary of Finance
November 19, 2018

RECOMMENDED BY:

CARLOS R. DULAY
Commissioner of Internal Revenue
November 19, 2018

CERTIFIED

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RHODORA V. REYES
Chief Administrative Officer
Central Records Management Division
DEPARTMENT OF FINANCE