

BRING THE FOLLOWING ON EXAMINATION DAY:

- a. Notice of Admission (NOA)
- b. Two (2) or more pencils (No.2)
- c. One (1) piece long brown envelope
- d. One (1) piece long transparent/plastic envelope
- e. Snacks, packed lunch and water

Note: During breaktime, examinees are prohibited to leave the building to buy food.



Republic of the Philippines
Professional Regulation Commission
Manila



PROFESSIONAL REGULATORY BOARD OF REAL ESTATE SERVICE

**PROGRAM OF THE REAL ESTATE APPRAISERS LICENSURE EXAMINATION ON
SEPTEMBER 06, 2023 IN THE CITIES OF MANILA, BAGUIO, BUTUAN, CAGAYAN DE ORO,
CEBU, DAVAO, ILOILO, LEGASPI, AND TACLOBAN**

DATE AND TIME	SUBJECTS	WEIGHT
<u>WEDNESDAY, SEPTEMBER 06, 2023</u>		
7:00 A.M. – 7:45 A.M	GENERAL INSTRUCTIONS AND FILLING-OUT OF FORMS	
8:00 A.M. – 12:00 N.N	FUNDAMENTALS OF REAL ESTATE APPRAISAL	50%
1:00 P.M – 5:00 P.M	PROFESSIONAL APPRAISAL PRACTICE	<u>50%</u> 100%

COVERAGE OF EXAMINATION FOR:

Fundamentals of Real Estate Appraisal

1. Fundamentals of real estate principles and practices
2. Standards and ethics
 - 2.1 Philippine Valuation Standard
 - 2.2 International Valuation Standard
 - 2.3 National Code of Ethics (DTI)
3. Theories and principles in appraisal
4. Human and physical geography
5. Real estate finance and economics
6. Land management system and real property laws
 - 6.1 PD 957
 - 6.2 BP 220
 - 6.3 Family Code
 - 6.4 Government Assessment Principles/Taxation (R.A. 7160, Manual on Real Property Appraisal and Assessment Operations, Guide Book on Mass Appraisal)
 - 6.5 RESA 9646/IRR
 - 6.6 RA 7279
 - 6.7 Agri-Law
 - 6.8 CARPER
 - 6.9 Condominium Act/RA 4726
 - 6.10 REIT Law (RA 9856)
 - 6.11 Other Laws Affecting Real Estate

Professional Appraisal Practice

1. Methodology of appraisal approaches
2. Valuation procedures and research
3. Practical appraisal mathematics (statistics and basic mathematics)
4. Appraisal report writing
5. Appraisal of machinery and equipment
6. Case studies
 - 6.1 Specialized Valuation
7. Government assessment principles/taxation (application/computation)
8. Geographical Information System (GIS) (map reading, plotting)
9. Current events

GENERAL INSTRUCTIONS:

1. Check or verify your school/building assignments at the PRC official website (www.prc.gov.ph) or through the Notices/Announcements to be posted at the PRC premises two (2) to three (3) working days before the date of examination. Bring your NOTICE OF ADMISSION when you verify your school/building assignment. Visit your school/building assignment prior to the day of the examination.
2. Report to the school/building assignment before (5:30 a.m.) on the first day of examination to verify your room and seat number. Be punctual. Late examinees will not be admitted.
3. Examinees are required to wear the following attire every examination day:
 - Male:** White polo or shirt with collar (without any seal, logo or mark)
Decent slacks or pants
 - Female:** White blouse or shirt with collar (without any seal, logo or mark)
Decent skirt or pants
4. Bring the following on examination day:
 - a. Notice of Admission
 - b. Official Receipt
 - c. Two or more pencils (No. 2)
 - d. Ball pen with **BLACK INK ONLY**
 - e. One (1) piece Long Brown Envelope
 - f. One (1) piece Long Transparent (non-colored) Plastic Envelope (for keeping your valuables and other allowed items)
 - g. Calculators with the following features only addition, subtraction, multiplication, division trigometric, function. logarithm, and x^y

Only one basic calculator shall be allowed inside the examination room. Calculators shall be inspected.
5. The following are **PROHIBITED** inside the examination premises/rooms.
 - a. Books, notes, review materials, and other printed materials containing coded data/information/formula.
 - b. **Calculators which are programmable or with embedded functions especially CASIO FX991ES and CASIO FX-991ES plus**
 - c. **APPLE, SAMSUNG AND OTHER SMART WATCHES, CELLULAR PHONES, EAR PLUGS, TRANSMITTERS, PORTABLE COMPUTERS, BLUETOOTH AND OTHER ELECTRONIC GADGETS/DEVICES WHICH MAY BE USED TO STORE OR RETRIEVE DATA/INFORMATION AND/OR TO COMMUNICATE FOR WHATEVER PURPOSE**
 - d. Bags of any kind (ladies' bag, shoulder bags, attaché case, backpacks, etc.)
 - e. Other examination aids not stated in this program.

All personal belongings of the examinees shall be surrendered to the proctor and shall be placed in a secured space within the examination room.

The rules on the conduct of bodily search, inspection of personal belongings of the examinees, and the seizure/confiscation of prohibited items during the licensure exam (Annex A of PRC Memorandum Order No. 57, s. 2020) shall be strictly observed.

6. Joint Administrative Order No. 01 (s. 2022)¹, the following precautionary measures and protocols shall be observed and implemented during the conduct of licensure examination such as, but not limited to:

6.1 All examinees and examination personnel shall enforce the following precautionary measures among themselves:

- a. Limit their travel to a semi-bubble set up of home-testing venue-home
- b. Observe physical distancing of at least one (1) meter between and among examinees.
- c. Restrict examinees to their assigned seat;
- d. Wear a well-fitted face mask at all times;
- e. Bring 70% ethyl alcohol for hand disinfection;
- f. Avoid close contacts (e.g., “beso-beso”, hugging, handshakes), and similar activities which directly involve touching of other persons;
- g. Avoid touching one’s eyes, nose, and mouth;
- h. Observe cough and respiratory etiquette at all times; and
- i. avoid spitting in public, on floors, and corridors.

6.2 Examinees and examination personnel shall bring their own meals (pre-packed meal/snack and drink) to be eaten during breaks, on their assigned seats. Face masks and face shields (if applicable) will only be removed when taking meals or drinks.

6.3 Examinees shall bring their own pens, pencils, and erasers. Borrowing from a seatmate is strictly not allowed.

6.4 Loitering and unnecessary conversing in the hallways or in the examination room are strictly not allowed.

6.5 Physical distancing shall be strictly observed in the queuing of the examinees entering the testing venues;

6.6 Examinees shall proceed immediately to their designated examination rooms after the screening.

6.7 During the examination proper, the following shall be strictly observed:

- a. Room watchers/proctors and examinees shall be advised to observe and maintain the Minimum Public Health Standards (MPHS), at all times, within the examination rooms, particularly when examinees submit their answer sheets and test booklets/questionnaires. Only one examinee at a time shall be accommodated;
- b. Any examinee who needs to use the restroom shall be accompanied by a room watcher/proctor, while always observing and maintaining MPHS. Only one examinee at a time shall be allowed to go to the restroom. Proper hand hygiene shall be observed particularly every after use of the restrooms; and
- c. Protective facemasks and handkerchiefs/tissue shall be inspected by room watchers/proctors before the start of every subject and, if necessary, during the conduct of examination to ensure that they are not used to conceal codigos. In compliance with the MPHS, the inspection shall be done one at a time, while the rest of the examinees are seated.

7. In addition to the above, the examinees are required to submit a copy of the proof of full vaccination (1 or 2 doses depending on the vaccine received plus booster or based on the latest definition of “Fully Vaccinated”), RT-PCR test for those who are not fully vaccinated, or Certificate of Completion of Isolation, as the case may be, to the proctor on examination day. If the examinee recently contracted COVID-19, a Certificate of Completion of Isolation or its

¹ PRC, DOH, DILG, and PNP JAO, entitled “Revised Guidelines on the Observance of Protocols for Minimum Public Health Standards and Institutionalization of Health Settings in the Conduct of Licensure Examinations during State of Public Health Emergencies”

equivalent signed by any of the following must be submitted:

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1. Duly licensed Physician (government or private physician);
2. Municipal Health Officer, Provincial Health Officer or City Health Officer;
3. Designated Barangay Health Emergency Response Team (BHERTs) Officer or Barangay Health Worker visiting the residence of the examinee or examination personnel.

Examinees coming from other countries are required to quarantine following the latest quarantine and isolation protocols and guidelines, in and around the time of examination.

8. For detailed information, please refer to JAO 01(s 2022) (copy attached).
9. Read carefully and follow the instructions on your **NOTICE OF ADMISSION** and **EXAMINEES GUIDE**.

NOTE: PERSONAL BELONGINGS BROUGHT BY AN EXAMINEE SHALL BE FOR HIS/HER OWN ACCOUNT. THE PRC WILL NOT BE ANSWERABLE FOR ANY SUCH ITEM OR PERSONAL BELONGING THAT MIGHT BE LOST DURING THE EXAM WITHOUT FAULT OR NEGLIGENCE ON ITS PART.

*Manila, Philippines
July 11, 2023*

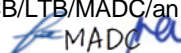
APPROVED:


OFELIA C. BINAG
Chairperson

Professional Regulatory Board of Real Estate Service

CERTIFIED CORRECT:


ATTY. LOVELIKA T. BAUTISTA
Chief, PRB Secretariat Division

PRBRAE/D-SRB
OCB/LTB/MADC/an

MADC



PROFESSIONAL REGULATION COMMISSION

CEBU

REAL ESTATE APPRAISER

SEPTEMBER 6, 2023

School : SALAZAR COLLEGES OF SCIENCE AND INSTITUTE OF TECHNOLOGY

Address : 211 NATALIO B. BACALSO AVE, CEBU CITY

Building : MAIN

Floor : 3RD

Room/Grp No. : 304

Seat No.	Last Name	First Name	Middle Name	School Attended
1	ABATAYO	MARITES	DEL MONTE	UNIVERSITY OF CEBU
2	ADAG	RAYMOND	CAMARGO	UNIVERSITY OF CEBU
3	AGANA	FLORENCIA	WAGAS	UNIVERSITY OF CEBU
4	ALEGADO	CHRISTINE JOYCE	LAYNO	UNIVERSITY OF CEBU
5	ALFORNON	AILEEN ANGELA	SARDA	UNIVERSITY OF CEBU
6	ALIMPOLOS	ERICA	DE LA CRUZ	UNIVERSITY OF CEBU
7	AMODIA	LOVER MAE	BARAN	UNIVERSITY OF CEBU
8	AMORA	ANGELIE GRACE	PEROCHO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
9	ANG	QUEENILYN JANE	QUE	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
10	BABON	CATHERINE	BALUNDO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
11	BANLASAN	LAURGEN CHARLES	SOCO	UNIVERSITY OF CEBU
12	BANLASAN	RAVEN FAYE	SOCO	UNIVERSITY OF CEBU
13	BARCELO	MARICEL	MALIBONG	LYCEUM OF ALABANG (for. NCST)
14	BARCELONA	TRINIDAD ALYSHA	FACTOR	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES

REMINDER: USE SAME NAME IN ALL EXAMINATION FORMS. IF THERE IS AN ERROR IN SPELLING AND OTHER DATA KINDLY REQUEST YOUR ROOM WATCHERS TO CORRECT IT ON THE FIRST DAY OF EXAMINATION. REPORT TO YOUR ROOM ON OR BEFORE 6:30 A.M. LATE EXAMINEES WILL NOT BE ADMITTED.



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Building : MAIN

Floor : 3RD

Room/Grp No. : 305

Seat No.	Last Name	First Name	Middle Name	School Attended
1	BARRIENTOS	MARYGYL	SANTILLANA	LYCEUM OF ALABANG (for. NCST)
2	BATCHELOR	MA. CHRISTINE	RAVAS	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
3	BATESTIL	MAREDITH	ESTRERA	UNIVERSITY OF CEBU
4	BAUTISTA	GEOMAR JOSIAH	CINCO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
5	BEJUGAN	LARABEL	PANILAG	UNIVERSITY OF CEBU
6	BERNATE	RODA	ARZADON	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
7	BURGOS	MARIA GRAZELA	MOLLEJON	LYCEUM OF ALABANG (for. NCST)
8	CABACANG	BELTESHAZZAR	LAGBO	UNIVERSITY OF CEBU
9	CABUENAS	AILEEN	CAMAY	UNIVERSITY OF CEBU
10	CADAG	JOSELITO JR	BANAYAD	SYSTEMS PLUS COLLEGE FOUNDATION,INC-ANGELES CITY(SPCCF)
11	CADAPAN	CLYDE	ALBARICO	LYCEUM OF ALABANG (for. NCST)
12	CANUBAS	MELISSA	OBERES	UNIVERSITY OF CEBU
13	CAPINIG	DANNY	CANDELASA	UNIVERSITY OF CEBU
14	CASAS	CHONA	QUIMCO	UNIVERSITY OF CEBU

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Building : MAIN

Floor : 3RD

Room/Grp No. : 306

Seat No.	Last Name	First Name	Middle Name	School Attended
1	CHU	THERESA LYN	KHO	TRINITY UNIVERSITY OF ASIA (TRINITY-QC)
2	CIRERA	ALGIN	CARELLAZA	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
3	CLARIN	CYRILLE ANN	OLIVERIO	LYCEUM OF ALABANG (for. NCST)
4	CLEMEÑA	LILT	LEGASPINO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
5	COMENDADOR	JAMESKLEIN	BAYOTLANG	UNIVERSITY OF CEBU
6	CORONEL	JASON	LADAGA	UNIVERSITY OF CEBU
7	CUIZON	MARINA	ROMANILLOS	UNIVERSITY OF CEBU
8	DACALOS	ROWENA	VILLACERAN	UNIVERSITY OF CEBU
9	DAKKANG	SHARIFFA AINE	HASIM	UNIVERSITY OF CEBU
10	DEGUIA	KATHLYNN JOY	BORINAGA	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
11	DEL PILAR	BRYAN KRISTOFFER	BALUMA	UNIVERSITY OF CEBU
12	DELA CERNA	SHARMAINE	GABUNADA	UNIVERSITY OF CEBU
13	DOMEN	CATHYRINE	CABAÑO	UNIVERSITY OF CEBU
14	DUQUE	MARY JANE	SOLIS	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES

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Building : MAIN

Floor : 4TH

Room/Grp No. : 406

Seat No.	Last Name	First Name	Middle Name	School Attended
1	EBAROLA	ALAN	VILLARIN	UNIVERSITY OF THE VISAYAS-CEBU CITY
2	ERECRE	ROVIE JOY	MANLIGUEZ	LYCEUM OF ALABANG (for. NCST)
3	EVARDO	MARIA GRETCHEL	GAMIL	UNIVERSITY OF CEBU
4	FLORES	ROSEMARIE	GARCIA	UNIVERSITY OF CEBU
5	FORMENTERA	CAROL JOSEPH		UNIVERSITY OF CEBU
6	GARBO	JHONLERY	PETALCORIN	UNIVERSITY OF CEBU
7	GECERA	EDUARDO	GALLARDO	UNIVERSIDAD DE ZAMBOANGA (for.ZAEC)
8	GILLANA	IMMACULATE	DACAY	UNIVERSITY OF CEBU
9	GRANADA	RENANTI	RAMOS	INFORMATION AND COMMUNICATION TECHNOLOGY ACADEMY
10	GUARIN	CERINIA	RAZO	HOLY NAME UNIVERSITY (for.DIVINE WORD-TAGBILARAN)
11	HERDA	ARNEL	PLEÑOS	LYCEUM OF ALABANG (for. NCST)
12	HERMOGILA	JULIE	VILLACERAN	UNIVERSITY OF CEBU
13	IMBANG	JUSTIN JAKE	ENARLE	SYSTEMS PLUS COLLEGE FOUNDATION,INC-ANGELES CITY(SPCCF)
14	JACALAN	MARIANNE MAE	SENO	UNIVERSITY OF CEBU
15	JILHANI	JILHASSIR	POLO	SOUTHERN CITY COLLEGES

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Room/Grp No. : 407

Seat No.	Last Name	First Name	Middle Name	School Attended
1	JURIDICO	WINDY	BACALSO	LYCEUM OF ALABANG (for. NCST)
2	LABORTE	SHIM RAE DAVE		UNIVERSITY OF CEBU
3	LAYO	JELLY	MILLARES	UNIVERSITY OF CEBU
4	LEONADO	NELLY	SALINAS	LA SALLE UNIVERSITY (for.IMMA.CONCEPCION-LA SALLE)
5	LIM	PHIL ANYANA	BULIGAN	TRINITY UNIVERSITY OF ASIA (TRINITY-QC)
6	LLANOS	ANNA MAE	ALCOMENDRAS	UNIVERSITY OF CEBU
7	LOJA	MARJORIE	NUENA	UNIVERSITY OF CEBU
8	LORENTE	CHONA	SULLANO	UNIVERSITY OF CEBU
9	MAGAN	MA. REBECCA	TORREGOSA	UNIVERSITY OF CEBU
10	MALAAY	CHRISTOPHER	SERION	NEGROS ORIENTAL STATE UNIVERSITY (CVPC)-DUMAGUETE
11	MANAGBANAG	ELOISA JEAN	ALEMAN	UNIVERSITY OF CEBU
12	MANDANTES	OLIVER	MAGCANTA	SYSTEMS PLUS COLLEGE FOUNDATION,INC-ANGELES CITY(SPCCF)
13	MANGILA	RICHELLE	ESPINOSA	UNIVERSITY OF CEBU
14	MARTA	BEVERLY JANE	TISMO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
15	MIANO	METCHE CLAIDE	CUEVA	UNIVERSITY OF CEBU

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REAL ESTATE APPRAISER

SEPTEMBER 6, 2023

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Address : 211 NATALIO B. BACALSO AVE, CEBU CITY

Building : MAIN

Floor : 5TH

Room/Grp No. : 501

Seat No.	Last Name	First Name	Middle Name	School Attended
1	MONDEJAR	SHAKIRA MARIS	COMAINGKING	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
2	NEGRE	MANILYN	TEVES	UNIVERSITY OF CEBU
3	NERI	DINA	BLANCAR	UNIVERSITY OF CEBU
4	NOYNAY	COLEEN	ANDALES	UNIVERSITY OF CEBU
5	OBLEFIAS	ELLA	LLANOS	UNIVERSITY OF CEBU
6	PAGADUAN	REYNEIR	JATICO	UNIVERSITY OF CEBU
7	PARAS	LEIGH MARJORIE	ALENTON	LYCEUM OF ALABANG (for. NCST)
8	PIQUERO	MARITES	SOLIS	LYCEUM OF ALABANG (for. NCST)
9	PISQUERA	DARWIN	SAYUD	UNIVERSITY OF CEBU
10	POQUITA	LOUISSE JILLIAN	CAMPANER	UNIVERSITY OF CEBU
11	QUEVEDO	PROCESO JR	VILAR	UNIVERSITY OF CEBU
12	QUIJANO	EBEYE JANE	PANTALEON	SAINT COLUMBAN COLLEGE-PAGADIAN CITY
13	QUIÑANOLA	GENER	ENDRINA	LYCEUM OF ALABANG (for. NCST)
14	RABADO	MARIO	JUMOAD	SOUTHERN CITY COLLEGES
15	REVILLA	ABEGAIL	BINAGATAN	LYCEUM OF ALABANG (for. NCST)

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Floor : 5TH

Room/Grp No. : 502

Seat No.	Last Name	First Name	Middle Name	School Attended
1	REYES	JOAN	PALES	UNIVERSITY OF CEBU
2	REYES	JONATHAN	LAGUNZAD	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
3	REYES	JUSTINE	YANSON	UNIVERSITY OF CEBU
4	SABELLANO	CLAVEL	ABATAYO	UNIVERSITY OF CEBU
5	SALAMAÑA	LORENA	BERONIO	LYCEUM OF ALABANG (for. NCST)
6	SALON	EUGENE ALLAN	DOLENDO	UNIVERSITY OF CEBU
7	SANTILLAN	JERAMY	SUPAPO	UNIVERSITY OF CEBU
8	SARMIENTO	GRECHELLE NIÑA	CUARTO	UNIVERSITY OF CEBU
9	SEVILLA	ESTIPHANY	CINCO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
10	SEVILLA	RENTZ JASON	HABEL	UNIVERSITY OF CEBU
11	SIA	CANDICE JOY	AMADO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES
12	SICAT	CHRISTOPHER JEFFREY	SERRANO	UNIVERSITY OF CEBU
13	SILVERO	CHERRY PEARL	PATILANO	LYCEUM OF ALABANG (for. NCST)
14	SILVERO	MICHAEL	TEATRO	LYCEUM OF ALABANG (for. NCST)
15	SILVOSA	VENNETTE CLAIRE	RIVERA	LYCEUM OF ALABANG (for. NCST)

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Building : MAIN

Floor : 5TH

Room/Grp No. : 503

Seat No.	Last Name	First Name	Middle Name	School Attended
1	SINAL	AMERIL	NARSICO	LYCEUM OF ALABANG (for. NCST)
2	SOCORIN	RODULFO	PETAGANZO	UNIVERSITY OF CEBU
3	SOLAMILLO	JENEFER	TORRES	LYCEUM OF ALABANG (for. NCST)
4	SORRERA	ELPEDIO II	SARCIDA	INFORMATION AND COMMUNICATION TECHNOLOGY ACADEMY
5	SULLANO	HERNAN	MALOLOY-ON	UNIVERSITY OF CEBU
6	SUSON	JONAH	CAPANGPANGAN	LYCEUM OF ALABANG (for. NCST)
7	TAM	RHODALEEN RACHEL	RALLOS	LYCEUM OF ALABANG (for. NCST)
8	TINGZON	MAE	GODINO	LYCEUM OF ALABANG (for. NCST)
9	TOJOS	AIRA	ENCARGUEZ	UNIVERSITY OF CEBU
10	TORIBIO	KYN NYSSUS	MALARAN	LYCEUM OF ALABANG (for. NCST)
11	UROT	ROMEL	CALIO	UNIVERSITY OF CEBU
12	VILLAMOR	CLEO	NAQUINES	UNIVERSITY OF SAN CARLOS
13	VILLARTA	JEYLYN	ARANAS	UNIVERSITY OF CEBU
14	YONSON	RICHELL	SERVANO	LYCEUM OF ALABANG (for. NCST)
15	ZAMORA	MAE ANN JOY	ABRASADO	SAINT PAUL SCHOOL OF PROFESSIONAL STUDIES

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