



Paying Real Property Tax in Cebu City: My Personal Experience at the Treasurer's Office

Description

Why I'm Dealing with Property Taxes

default watermark



Ugh, I always dread going here as I'm always thinking how much will the government take away from my hard earned money.

I'm back at the Cebu City Treasurer's Office again, sorting out real property taxes for a house that's been in my family for years. It's valuable to me, but it comes with some headaches. The main reason I'm here is the tax debt my mother left behind when she passed away. If I don't settle it, the city could auction off the property. I can't let that happen, so I'm dealing with it step by step, even though it's not easy.

Grinding Through the Payments

default watermark

IMPORTANT: THIS FORM IS NOT VALID AS A RECEIPT UNLESS MACHINE VALIDATED & SIGNED BY COLLECTOR

REPUBLIC OF THE PHILIPPINES
CEBU CITY
OFFICE OF THE TREASURER

REAL ESTATE TAX RECEIPT

BILL NO. B 515591

NAME & ADDRESS OF DECLARED OWNER				LOCATION OF PROPERTY				BL. CODE	TAX YEAR	UNIT	ACCOUNT NUMBER
[REDACTED]				[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TAX DECL. NO.	LOT NO.	BLOCK NO.	LINE	NEEDED ONLY FOR CASH OR CHECK PAYMENT							
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]							
TAXES				DUE							
ONE INSTALLMENT	TWO INSTALLMENTS	THREE INSTALLMENTS	FOUR INSTALLMENTS	REAL ESTATE TAX	EDUCATIONAL TAX	TOTAL TAX					
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
				- % PENALTY							
				TOTAL AMOUNT DUE → [REDACTED]							
PAID BY: CASH		RECEIVED PAYMENT		MARCH 31		JUNE 30		SEPTEMBER 30		DECEMBER 31	
[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]	
CHECK OR M/C NO.		COLLECTOR		MACHINE VALIDATION		DUE DATES		VERIFIED AND FOR COMPLIANCE			

default watermark

REPUBLIC OF THE PHILIPPINES
CEBU CITY
OFFICE OF THE TREASURER

REAL ESTATE TAX RECEIPT

BILL NO. B 5151150

NAME & ADDRESS OF DECLARED OWNER				LOCATION OF PROPERTY				BL. CODE	TAX YEAR	UNIT	ACCOUNT NUMBER
[REDACTED]				[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TAX DECL. NO.	LOT NO.	BLOCK NO.	LINE	NEEDED ONLY FOR CASH OR CHECK PAYMENT							
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]							
TAXES				DUE							
ONE INSTALLMENT	TWO INSTALLMENTS	THREE INSTALLMENTS	FOUR INSTALLMENTS	REAL ESTATE TAX	EDUCATIONAL TAX	TOTAL TAX					
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
				- % PENALTY							
				TOTAL AMOUNT DUE → [REDACTED]							
PAID BY: CASH		RECEIVED PAYMENT		MARCH 31		JUNE 30		SEPTEMBER 30		DECEMBER 31	
[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]	
CHECK OR M/C NO.		COLLECTOR		MACHINE VALIDATION		DUE DATES		VERIFIED AND FOR COMPLIANCE			

REPUBLIC OF THE PHILIPPINES
CEBU CITY
OFFICE OF THE TREASURER

REAL ESTATE TAX RECEIPT

BILL NO. B 5204447

NAME & ADDRESS OF DECLARED OWNER				LOCATION OF PROPERTY				BL. CODE	TAX YEAR	UNIT	ACCOUNT NUMBER
[REDACTED]				[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TAX DECL. NO.	LOT NO.	BLOCK NO.	LINE	NEEDED ONLY FOR CASH OR CHECK PAYMENT							
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]							
TAXES				DUE							
ONE INSTALLMENT	TWO INSTALLMENTS	THREE INSTALLMENTS	FOUR INSTALLMENTS	REAL ESTATE TAX	EDUCATIONAL TAX	TOTAL TAX					
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]					
				- % PENALTY							
				TOTAL AMOUNT DUE → [REDACTED]							
PAID BY: CASH		RECEIVED PAYMENT		MARCH 31		JUNE 30		SEPTEMBER 30		DECEMBER 31	
[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]		[REDACTED]	
CHECK OR M/C NO.		COLLECTOR		MACHINE VALIDATION		DUE DATES		VERIFIED AND FOR COMPLIANCE			

- Important note:
- 1.) Not valid without the Signature of the Issuer.
 - 2.) Please ensure that you are to pay the exact amount as indicated in the total amount due, otherwise, proceed to assessment for payment adjustment & slip printing.
 - 3.) Please get priority number for real property tax payment, and present this slip to the cashier.
 - 4.) Teller / Collector will only accept Cash, Cashier's Check / Manager's Check payable to Cebu City Treasurer.

My income gets spent on this problem. How I wish money would just rain in front of me to pay all the debt and just enjoy a whole year of vacation.

The total amount still isn't fully paid, but I'm making progress. It's a big sum, and my income isn't huge, so it's taking a while. I've been paying it off monthly to keep things manageable. Every payment gets me closer, and that's what keeps me going, even if it's slow.

The Toll It Takes and the Office Scene

default watermark



I look so tired in this photo because I am. I never wanted to be there but I have to. I was so tired from working that sleeping the entire day was the only thing in my mind.

When I get a day off or some leave from work, all I want is to kick back and rest. Instead, I'm here handling taxes. That's why I look tired lately. It's just from not getting enough sleep, nothing more complicated than that. I'd rather be chilling at home, but this has to get done. Walking into the City Treasurer's Office is always a busy scene. It reminds me of a packed market with people everywhere. But when you head up to the second floor for payment processing, it's a different story. Things move smoothly there. Maybe they save the calm atmosphere for those ready to pay. I don't care why as long as I can finish up fast and get out.

default watermark



Republic of the Philippines
City of Cebu
Office of the City Treasurer
2nd Floor, ABC Building
M.C. Briones Street cor. Jakosalem St., Cebu City
Telephone No: 411-0100 loc. 4003



REAL PROPERTY TAX AMNESTY AVAILMENT REQUEST FORM

ONE TIME / FULL PAYMENT

Date of Application: (mm/dd/yyyy) 02/21/2025

Application Number: _____

NAME OF APPLICANT: ROBIN M. LAYING

ADDRESS: _____

CONTACT NUMBER: _____

I, _____, hereby request to avail Real Property Tax Amnesty Pursuant to Section 30, Article V, Chapter 3 of Republic Act No. 2201, otherwise known as the "Real Property Valuation and Assessment Reform Act".

Tax Declaration Number: ✓ _____

Property Index Number: _____

Declared Owner: ✓ _____

Location of Property: ✓ _____

TERMS OF PAYMENT: _____

ONE TIME PAYMENT

INSTALLMENT

TOTAL AMOUNT PAID: _____

OR NO: _____

EXEMPTIONS:

- ☐ DISPOSED OF AT PUBLIC AUCTION
☐ UNDER COMPROMISE AGREEMENT
☐ PENDING CASE IN COURT

REFERENCE NUMBER _____

REFERENCE NUMBER _____

REFERENCE NUMBER _____

TO BE VERIFIED BY REAL PROPERTY TAX DIVISION PERSONNEL

✓ ROBIN M. LAYING

Signature Over Printed Name

Verified By: _____

Recommend Approval: _____

Approved By: _____

Signature Over Printed Name

MERCADER, DEROSALINDA T.
RPT Head

MARE VAE F. REYES
City Treasurer

Good thing they have this Tax Amnesty when I got there. When I availed for this, all the tax penalties were gone! I've got a discount of around 1,000 pesos.

How It Works and the Ownership Battle

default watermark



The process itself is pretty simple. You grab a queue number, fill out the payment slip, and they help if you're unsure about anything. Then you go to the cashier, pay, and you're done. It's quick and straightforward, which I like. I'm not an expert at this government stuff, so the clear steps make it easier. Here's the tough part, though. The property is still under my mother's name, and I'm working to get it transferred to me. There are others who think they have a claim, like some relatives or maybe outside people. I'm not backing down because this house matters. It's where I grew up, and it's tied to my past. I'm set on keeping it, so I'll keep paying these taxes month by month until it's officially cleared. I'm staying hopeful that it'll all work out, even if it takes time.

Wrapping It Up

Man, that's where I'm at. Just a guy in Cebu, wrestling with taxes and trying to keep what's mine. Hopefully, next time I post, it'll all be paid up. After all that, I'm looking forward to a good meal at a decent restaurant and chilling in some random park. Life's too short to stress over everything, you know? Need to unwind and clear my head. A cold drink would hit the spot as I start to feel the summer heat in Philippines. Then maybe just zone out and watch the sunset.

Category

1. Government

Tags

1. Cebu City Treasurer's Office

Date Created

February 25, 2025

Author

3nvikta