

DENR - PENRO  
DATE: AUG 23 2023  
RECEIVED  
BY: Slyn

August 4, 2023

To: Mr. Cesar P. Odi  
OIC, PENRO - Romblon  
Odiongan, Romblon

Subject: Complaint regarding Land Encroachment

sir,

I beg to state that I am Marita Joycelin Tan Marin Mapalad, married, aged 51 years old, a resident of barangay Doña Juana, San Agustin, Romblon. I had inherited the other half of a residential lot bearing Lot no. 3448-P and measuring a total land area of 119 sq. mts. more or less in barangay Carmen, San Agustin, Romblon from my deceased father Regino Marin.

This piece of land, since I was not using it, had a temporary tenant, it was left literally unattended under my care. The property is covered by concrete walls courtesy of my adjoining lot owner-neighbors on the West and South side, on the North by a road and on the West by the co-owner of the other half of this property, under Herminio Morgado, brother in-law of my father, who later donated this property also to his son Nino El Marin Morgado. Nino El is also my first cousin.

Recently, while visiting my property, I was shocked that my co-owner of this property no. 3448, living on the other half, has already illegally encroached a portion of my plot for their domestic purposes without my written consent. The name of the person responsible was Pacita Marin Morgado, wife of deceased Herminio Morgado and sister to my father who is resident to the other half of this property.

Last month of July, 2023, I visited their house and requested them to stop using my land for their private purposes. However, they refused to cooperate and in fact asserting to me that she even had to add more from my property for unfounded reasons. My plot is already registered with a Tax Declaration. They were able also to get a survey plan, (Specimen no. A) of the property, with a total land area of 143 sq. mts, showing crooked boundary between mine and their property which clearly reveals encroachment. From their survey, my plot is reduced to only 104 sq. mts.

This property should be divided based on original government survey map. Please refer to sketch attached (Specimen B). There is Public Survey Marker (Muhon) No. 4 at the middle

between PS point 3 and 5 of undivided Lot 3448. It was our boundary marker as noted and agreed by both parties which was the bases to both of our approved Tax Declarations. Please take note also that I never donated nor agreed to donate nor sold any portion of my property to my neighbors.

Therefore, I would like to request your good office to please evaluate and put on-hold any unlawful new registration from my adjoining lot owner, most especially from Pacita Marin Morgado, mother of Nino El Marin Morgado, because it is clear land encroachment and trespassing violation. I kindly request them also to please honor my rights being heirs of my deceased father, Regino Marin to the other half of this property the soonest. I shall be grateful for your kind cooperation for this matter.

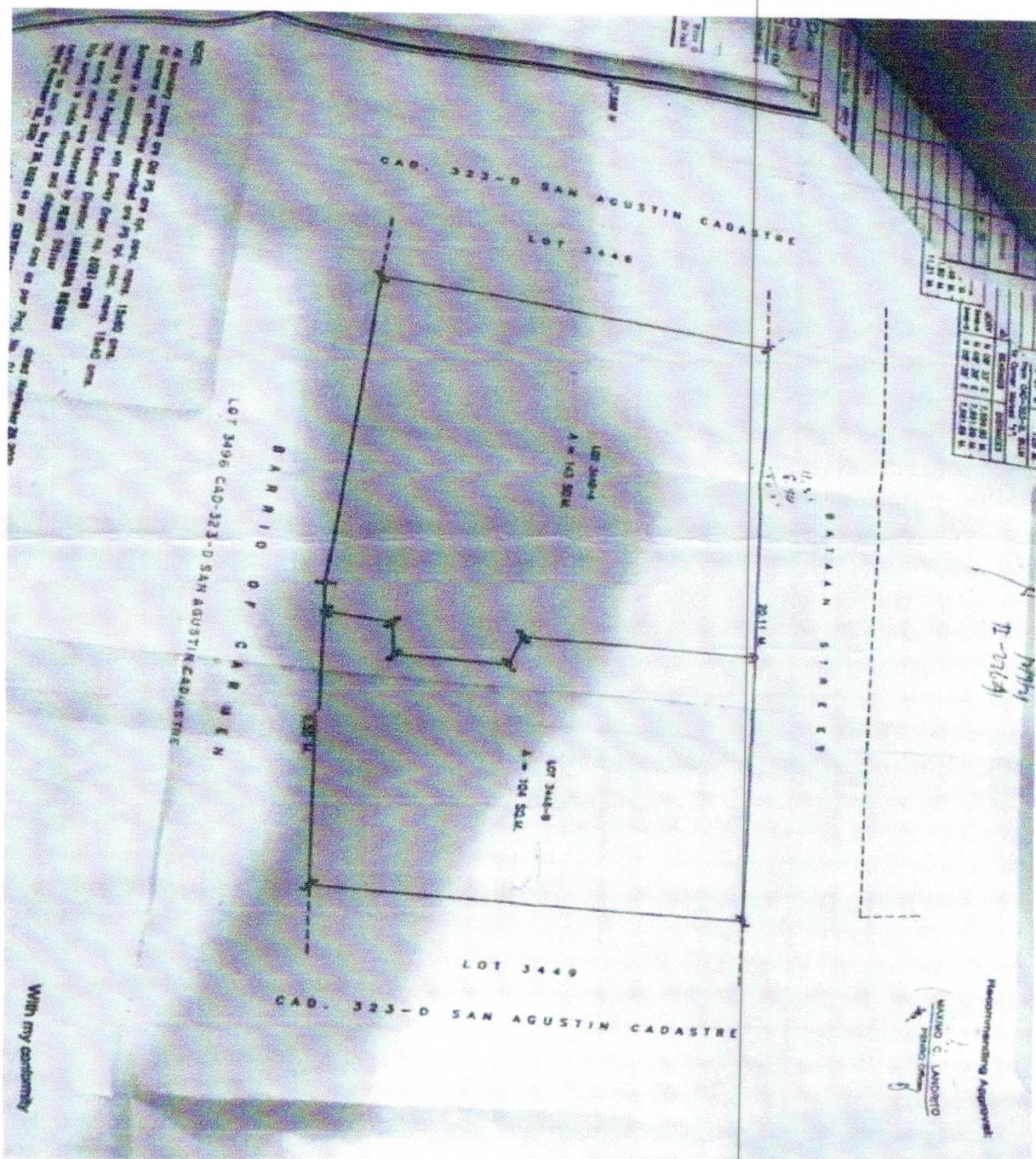
Thanking you,

Yours sincerely,

Marita Joycelin T. Marin Mapalad  
OP# 0942-920-20-41

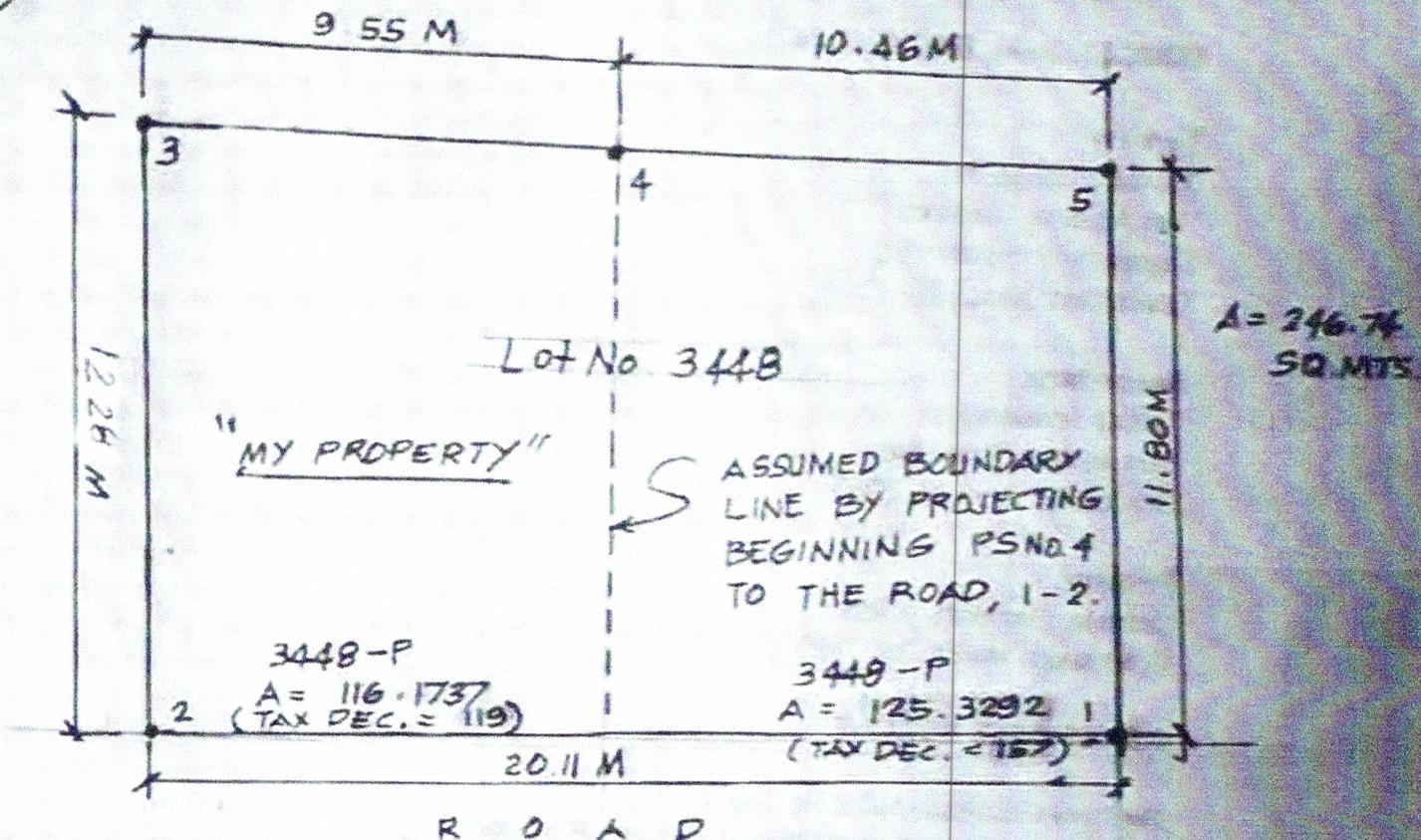




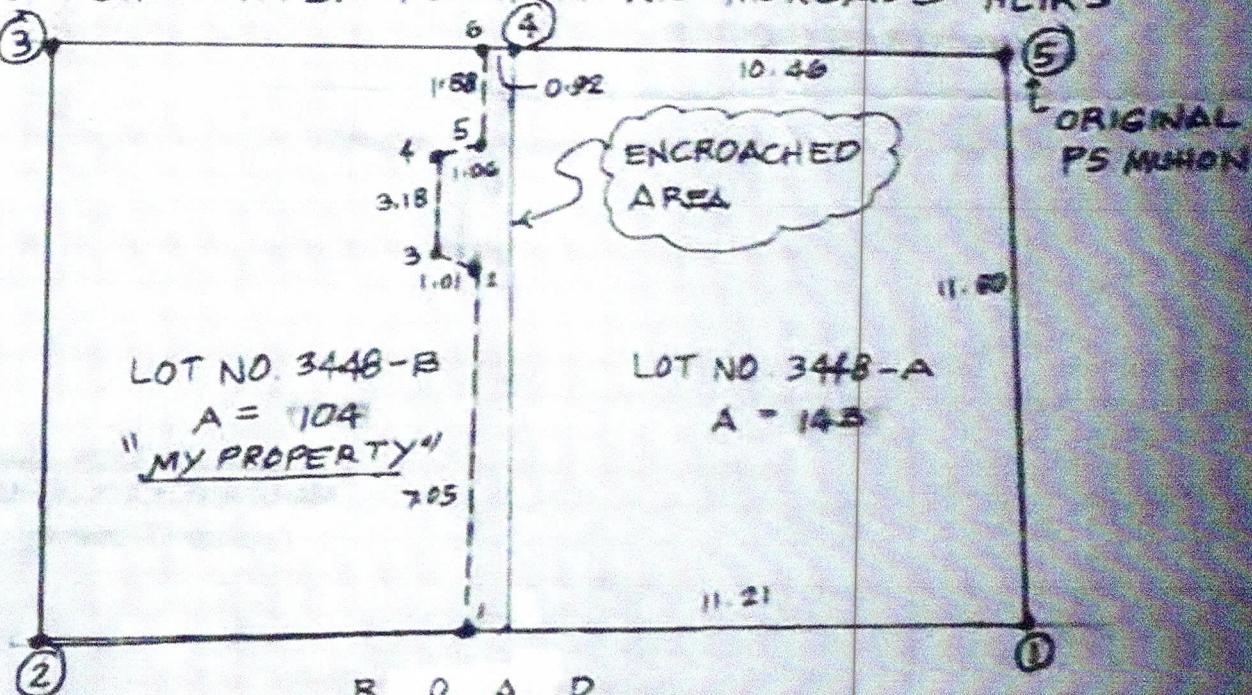


# SPECIMEN "B"

## ① ORIG SURVEY



## ② AS PER SURVEY FOR HERMINIO MORGADO HEIRS



### NOTE:

P.S. NO 4 (MUHON) WAS THE EXACT BOUNDARY THAT MY FATHER, REGINO MARIN (DECESSED) HAS ALWAYS EXPLAINED TO ME, AS FINAL BOUNDARY.

**TAX DECLARATION OF REAL PROPERTY**

Attachment 4

TAX DECLARATION OF REAL PROPERTY	
00086	
Property Identification No. 053-12-002-02-058	
TD No.	TIN:
Owner: MORGADO, Hermilio	Telephone No. _____
Address: Camugao, San Agustin, Bamban	TIN: _____
Administrator/Beneficial User: _____	Telephone No. _____
Address: _____	Telephone No. _____
Location of Property: _____ (Number and Street)	Carmen San Agustin, Bamban Municipality & Province/City
OCT/TCT/CLOA No. _____	(Barangay/District) Survey No. _____
CCT _____	Lot No. _____
Dated: _____	Blk. No. 5448-P
Boundaries: _____	South: Lot # 5496
North: BATAAN ST.	West: Lot # 5446
East: Lot # 5448-P	

SECURITY ASSESSED

KIND OF

No. Of Stareys: \_\_\_\_\_  
Brief Description: \_\_\_\_\_

### Machinery

#### try a Perspective

□ [Feedback](#)

No. Of Stareys: \_\_\_\_\_  
Brief Description: \_\_\_\_\_

Others: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	%	PHP ₱	6280.-
Residential	152	PHP ₱ 31400.-	Res.	20	%		
					%		
					%		
					%		
						PHP ₱	6280.-
Total		PHP ₱ 31400.-					

Total Pop. 34000.  
Total Assessed value Six Thousand Two Hundred Eighty Seven Only.  
(Amount in Words)

Total Assured value Six Thousand Two hundred (Amount in Words)

2011

APPROVED BY:

HARLAN M. SOLID

CB/18/08

100

Memoranda: Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuations indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20 \_\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.



**TAX DECLARATION OF REAL PROPERTY**

**Attachment 4**

00394

TAX DECLARATION OF		TIN: _____	
00394		Property Identification No. 033-12-007-04-224	
ID No.	Owner: MARIN, Marita Joycelin T.	TIN: _____	
Address:	Poblacion, San Agustin, Romblon	Telephone No. _____	
Administrator/Beneficiary User:	TIN: _____		
Address:	Telephone No. _____		
Location of Property:	Municipality & Province/City		
OCT/TCT/CLOA No. _____	Carmen San Agustin		Romblon
CCT _____	(Barangay/District)		Survey No. _____
Dated: _____	Survey No. _____		Lot No. 3496-F
Boundaries:	Lot No. 3496-F		Bld. No. _____
North: Lot # 3451	South: Lot # 3496-F		_____
East: Lot # 3496-F	West: Lot # 3496-F		_____

KIND OF PROPERTY ASSESSED

Lead

□ **Business**

No. Of Storeys: \_\_\_\_\_  
Brief Description: \_\_\_\_\_

Machinery      Brief Description: \_\_\_\_\_

Others:      Specify: \_\_\_\_\_

Others:  
Specify:

Classification	Area	Market Value	Actual Use	Level	Assessed Value
Residential	26.25 Php ₱	5250.-	Res.	20	% Php ₱ 1050.-
					%
					%
					%
					Php ₱ 1050.-
Total Assessed value	Total Php ₱	5250.-	One Thousand Fifty Pesos Only.		
			(Amount in Words)		
			1st		
			2011		

**Taxable**

**HARLAN M. SOLIDUM**

**(Amount in Words)**

(Amount in Words)

### Assessment/Results

— 10 —

**JM**

Preis Fr. 1050.-

—  
—  
—

st 201

Qtr. Yr.

-09-08

Date

APPROVED BY:

Provincial/City/Municipal Assessor

Date

This declaration cancels TD No. 00396/04 Owner: Marita Joycelin T. Marin Previous AVP No. 620-1

Memoranda: Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Board of Assessors \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20 \_\_\_\_\_. It does not affect in any way co-ownership or legal title to the property.

## TAX DECLARATION OF REAL PROPERTY

TD No. 00085

Property Identification No. 053-12-007-02-067

Owner: MARIN, Marita Joycelin T.  
Address: Carmen, San Agustin, Romblon  
Administrator/Beneficial User:

TIN:

Telephone No. \_\_\_\_\_

TIN:

Telephone No. \_\_\_\_\_

Address: Location of Property: (Number and Street)

Carmen (Barangay/District)

San Agustin

Romblon

Municipality &amp; Province/City

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. \_\_\_\_\_

CCT \_\_\_\_\_

Lot No. 3448-P

Dated: \_\_\_\_\_

Blk. No. \_\_\_\_\_

Boundaries:

North: BATAAN ST.

South: Lot # 3496

East: Lot # 3448-P 3449

West: Lot # 3448-P

## KIND OF PROPERTY ASSESSED

 Land Machinery

Brief Description: \_\_\_\_\_

 Building Others:

Specify: \_\_\_\_\_

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	119	Php ₱ 23800.-	Res.	20	Php ₱ 4760.-
				%	
				%	
				%	
				%	

Total Php ₱ 23800.-

Php ₱ 4760.-

Total Assessed value Four Thousand Seven Hundred Sixty Pesos Only.

(Amount in Words)

Taxable <input checked="" type="checkbox"/>	Exempt <input type="checkbox"/>	Effectively of Assessment/Reassessment:	1st	2014
			Qtr.	Yr.

APPROVED BY:

HARLAN M. SOLIDUM

09/18/08

Provincial/City/Municipal Assessor

Date

This declaration cancels TD No. 00086/04 Owner: Marita Joycelin T. Marin Previous AV Php ₱ 2,880.-

Memoranda: Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_ 20\_\_\_\_. It is understood that \_\_\_\_\_ cannot by itself alone confer any ownership or legal title to the property.

Used as Bail Bond in Criminal Case No. \_\_\_\_\_ dated \_\_\_\_\_ 20\_\_\_\_.

Mallen & Corsene Marin, SPC Attorneys at Law  
Dated: 10/10/05

## TAX DECLARATION OF REAL PROPERTY

TD No. 00096Property Identification No. 033-12-007-02-079Owner: MARIN, Marita Joycelin T.

TIN:

Address: Poblacion, San Agustin, Romblon

Telephone No.

Administrator/Beneficial User:

TIN:

Address:

Telephone No.

Location of Property:

Carmen San Agustin Romblon

(Number and Street)

(Barangay/District)

Municipality &amp; Province/City

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No.

CCT \_\_\_\_\_

Lot No. 3451, 4078, 3450

Dated: \_\_\_\_\_

Blk. No. \_\_\_\_\_

Boundaries:

North: F. MARIN ST.South: Lot # 3496-PEast: LOT # 3449West: Lot # 3451-P

## KIND OF PROPERTY ASSESSED

 Land Machinery

Brief Description: \_\_\_\_\_

 Building Others:

Specify: \_\_\_\_\_

No. Of Storeys: \_\_\_\_\_

Brief Description: \_\_\_\_\_

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Residential	<u>9</u>	Php ₱ <u>1800.-</u>	<u>Res.</u>	<u>20</u>	Php ₱ <u>360.-</u>
				%	
				%	
				%	
				%	
Total		Php ₱ <u>1800.-</u>			Php ₱ <u>360.-</u>

Total Assessed value Three Hundred Sixty Pesos Only.

(Amount in Words)

Taxable  Exempt  Effectively of Assessment/Renascement: 1st 2011  
Qtr. Yr.

APPROVED BY:

HARLAN M. SOLIDUM

Provincial/City/Municipal Assessor

09/18/08

Date

This declaration cancels TD No. 00097/04 Owner: Marita Joycelin T. Marin Previous AV. Php ₱ 210.-

Memoranda:

Gen. Revision - 2008

Note: This declaration is for real property taxation purposes only and the valuations indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang \_\_\_\_\_ under Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 20 \_\_\_\_\_. It does not and cannot by itself alone confer any ownership or legal title to the property.