

Republic of the Philippines
DEPARTMENT OF FINANCE

OFFICE OF THE PROVINCIAL ASSESSOR
Province of Isabela

OFFICE ORDER NO. 2023-01
October 15, 2023

Pursuant to Section 212 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991 and its Implementing Rules and Regulations, the following Schedule of Fair Market Values (Schedule of Base Unit Market Values for Lands and Schedule of Base Unit Construction Cost for Buildings and other Structures) are hereby prescribed as the basis for the classification, appraisal and assessment of real properties located in the Municipality of **ANGADANAN** in connection with the 2024 General Revision of Real Property Assessment and Classification, mandated under Section 219 of the same code.

**1. SCHEDULE OF BASE UNIT MARKET VALUES FOR RESIDENTIAL
COMMERCIAL AND INDUSTRIAL LANDS**

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
RESIDENTIAL			
All prime lots located within the Poblacion (Centro 1, Centro 2, Centro 3) and lots along Provincial Road of barangays Calabayan Minanga, Minanga Proper, Lomboy and Baniket	450.00	540.00	R-1
Interior lots of Centro 1 & Centro 3, all lots located at Rancho Bassit, interior lots in barangay Calabayan Minanga, Lomboy, Minanga Proper and Baniket	400.00	420.00	R-2
All other lots located at barangay Pissay, Bauí, Kalusutan, Cadalorian Region, Macalauat, Sinabbaran, Barangcuag, Dalakip, San Ambrocio, Fugaru, Cumu, Consular, Esperanza, San Guillermo, Ingud Sur, Ingud Norte, Ramona, Viga, Canangan and Villa Domingo	280.00	330.00	R-3
All lots located at Masabunto Region and La Suerte Region, San Isidro, Campanario, San Vicente, Malasin, Duroc, Dipaluda and Malannao and lots along Municipal Road of Barangay Mangandingay, Rang-ayan, Liwliwa Bonifacio, Bannawag, Calaocan, Saranay and Macaniao	180.00	230.00	R-4

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
All interior lots located at barangay Mangandingay, Rang-ayan, Liwliwa, Bonifacio, Bannawag, Calaocan, Saranay and Macaniao	130.00	130.00	R-5
COMMERCIAL/INDUSTRIAL			
All lots classified as commercial/industrial at Poblacion and along Provincial Road	600.00	770.00	C-1/I-1
All other lots located at other barangays except Poblacion	550.00	630.00	C-2/I-2

STANDARD DEPTH:

- (1) For Residential Lands = 20 meters
- (2) For Commercial Lands = 20 meters
- (3) For Industrial Lands = 30 meters

CORNER INFLUENCE:

- (1) For Residential Lands = 10 %
- (2) For Commercial Lands = 10 %

Note: Under column “sub-Classification” the following symbols should be used:

- R-1 for 1st Class Residential based on the criteria for sub-classification.
- R-2 for 2nd Class Residential based on the criteria for sub-classification.
- R-3 for 3rd Class Residential based on the criteria for sub-classification.
- R-4 for 4th Class Residential based on the criteria for sub-classification.
- R-5 for 5th Class Residential based on the criteria for sub-classification.
- C-1/I-1 for 1st Class Commercial/Industrial based on the criteria for sub-classification.
- C-2/I-2 for 2nd Class Commercial/Industrial based on the criteria for sub-classification.