

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 **BENITO SOLIVEN** 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
<b>RESIDENTIAL</b>			
All prime lots of brgys. District 1 & 2 and San Carlos which are classified as residential	360.00	440.00	R-1
All inner lots of brgys District 1 & 2 and San Carlos which are classified as residential	310.00	350.00	R-2
All lots of brgys Binogtungan Dagupan, Gomez, Lucban, Maluno Norte/Sur, Punit, Sta. Cruz, Santiago, Yeban Norte/Sur which are classified as residential	250.00	270.00	R-3
All lots brgys Andabuen, Ara, Balliao, Capuseran, Danipa, Guilingan, La Salette, Makindol, Nacalma, New Magsaysay, Placer, San Francisco, Sevillana, Sinipit and Villaluz, classified as residential	130.00	170.00	R-4
<b>COMMERCIAL/INDUSTRIAL</b>			
Along Provincial Road of San Carlos, and prime lots District I and Dist. 2 which are classified as commercial	860.00	1,040.00	C-1/I-1

<b>Location, Avenue, Street, etc.</b>	<b>2018 Market Value per sq. meter</b>	<b>2024 Market Value per sq. meter</b>	<b>Sub- Classification</b>
Inner lots of of brgys Dist. 1 & 2, and San Carlos which are classified as commercial	710.00	940.00	C-2/I-2
Lots classified as commercial of the brgys under sub-class R-3 of Residential Lands	570.00	740.00	C-3/I-3
Lots classified as commercial of the brgys under sub-class R-4 of Residential Lands.	510.00	570.00	C-4/I-4

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