

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 **CABAGAN** 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**

<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>
<b>RESIDENTIAL</b>			
Poblacion and residential lots along national highway	880.00	1,140.00	R-1
Casibarag Norte & Sur, Catabayungan, Luquilu, Ngarag, Anao, Cubag, Garita, Cansan, Angancasilian, Ugad	680.00	940.00	R-2
Masipi East, Masipi West, Aggub, San Antonio, San Bernardo, San Juan, Sauí, Tallag, Pilig Abajo, Pilig Alto, Balasig, Magassi, Mabangug, Union	550.00	580.00	R-3
<b>COMMERCIAL/INDUSTRIAL</b>			
All lots classified as Commercial/Industrial from Quezon Ave. to J.P. Rizal to barangay Anao and along the National Road West and East; In San Francisco Albano St. St., in barangay Ugad and along National Road West to East and from North to South to JP Laurel JP Rizal Ave. San Francisco Albano Sr. St., Quirino St. and Almazan St., North to South and West to East	1,280.00	1,770.00	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>
All lots classified as Commercial/Industrial from Quezon Ave. to all lots along National Highway of barangays Luquilu, Casibarag Sur & Catabayugan	1,070.00	1,380.00	C-2/I-2
All lots classified as Commercial/Industrial along Riverside, remote barangays and interior lots	830.00	870.00	C-3/I-3

**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.
- 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