

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 **CABATUAN** 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 lots of all barangays within población and along National Road and Provincial Road of barangays Centro, Sampaloc, Saranay, Magdalena, Del Pilar, and San Andress	620.00	770.00	R-1
All lots along National Road and Provincial Road of barangays Macalaoat, Diamantina, Luzon, Calaocan, Magsaysay, and Nueva Era and interior lots of Sub-Class R-1.	500.00	630.00	R-2
All lots along road of barangay Lapaz, Culing East, Culing West, Culing Centro, interior lots of Paraiso and Magsaysay under Sub-class R-2	430.00	520.00	R-3
All lots of barangays Canan, Namnama, Tandul, and interior lots of Nueva Era, Magsaysay, and Macalaoat under Sub-Class R-3	360.00	420.00	R-4
All lots of barangay Rang-ay, Del Corpuz and all interior lots of Tandul, Culing Centro, Culing West, Culing East, Namnama and Canan under Sub-Class R-4	330.00	330.00	R-5

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
COMMERCIAL/INDUSTRIAL			
Along National / Provincial Road and within the Poblacion	990.00	1,200.00	C-1/I-1
All lots along National / Provincial Road of barangays Macalaoat, Diamantina Luzon, Calaocan, Magsaysay, and Nueva Era.	680.00	890.00	C-2/I-2
Other lots along road of barangays La Paz, Culing Centro, Culing East, Culing West and interior lots of Paraiso and Magsaysay	600.00	730.00	C-3/I-3
All other lots on interior barangays	480.00	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 = 20 %
- (2) For Commercial Lands = 20 %

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
- C-3/I-3 for 3rd Class Commercial/Industrial based on the criteria for sub-classification
- C-4/I-4 for 4th Class Commercial/Industrial based on the criteria for sub-classification