

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 City of CAUAYAN 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			
Along National, Provincial Road and Interior lots of Barangays Cabaruan, San Fermin, District I, II and III, along national road of barangay Tagaran, Minante I, Minante II, Alinam, Nungnungan II, Sillawit & along Prov'l Road & Interior Lots of barangay Alicaocao and Turayong	1,080.00	1,600.00	R-1
Along National and Provincial Road of barangay Labinab, Baringin Sur, Buena Suerte, Culalabat, Dabburab, Rizal and interior lots of barangays Nungnungan II, Sillawit, Alinam, Tagaran, Minante I and Minante II	910.00	1,260.00	R-2
Residential lots from other barangays of East Tabacal, West Tabacal and Tanap Region	570.00	650.00	R-3
Residential lots of barangays of Forest Region	110.00	270.00	R-4
COMMERCIAL/INDUSTRIAL			
Along National, Provincial Road and Interior lots of barangays Cabaruan, San Fermin, District I, II and III, along National Road of barangays Tagaran, Minante I, Minante II,	3,120.00	3,820.00	C-1/I-1

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
Alinam, Nungnungan II, Sillawit and along Provincial Road and interior lots of barangay Alicaocao and Turayong			
Along National and Provincial Road of Barangay Labinab, Baringin Sur, Buena Suerte, Culalabat, Dabburab, Rizal and interior lots of barangays Nungnungan II, Sillawit, Alinam, Tagaran, Minante I and II	2,350.00	3,150.00	C-2/I-2
Commercial/Industrial lots from East Tabacal, West Tabacal and Tanap Region	1,560.00	1,730.00	C-3/I-3
Commercial/Industrial lots of forest region	670.00	880.00	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 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.
- 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