

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 **ILAGAN** 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 Metro Poblacion and along National Highway / Provincial Road of Barangay Guinatan to Malalam and Osmeña to Alibagu | 730.00 | 1,400.00 | R-1 |
| All lots along National / Provincial Road of Barangay Alinguigan 2 nd to San Juan | 520.00 | 890.00 | R-2 |
| All lots classified as Residential to other Barangays | 420.00 | 630.00 | R-3 |
| All lots classified as Residential to remote Barangays and Forest Areas | 310.00 | 390.00 | R-4 |
| COMMERCIAL/INDUSTRIAL | | | |
| Along Rizal St., from Gangan St. to Sto Domingo St. and along all National Road, Guinatan to Alibagu, Osmeña, Bliss and Malalam | 1,120.00 | 2,330.00 | C-1/I-1 |
| Along National Road from Alinguigan 2 nd to San Juan, along Aguinaldo St., from San Fernando St. to Mabini St., North and West Side | 900.00 | 1,560.00 | C-2/I-2 |

| Location, Avenue, Street, etc. | 2018 Market Value per sq. meter | 2024 Market Value per sq. meter | Sub- Classification |
|---|--|--|--------------------------------|
| Commercial/Industrial lots in Inner Barangays | 790.00 | 1,100.00 | 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 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.