

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 **CORDON** 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 classified as Residential of brgys. Magsaysay, Capirpirwan, Laurel, Osmeña, Quezon, Quirino, Roxas, Turod Norte, Taringsing, Turod Sur, Calimaturod, Caquilingan, Gayong, Malapat & Sapat	440.00	860.00	R-1
All inner lots of brgys. Capirpirwan, Osmeña, Quezon, Quirino, Turod Norte, Taringsing, Turod Sur, Caquilingan, Gayong, and prime lot of brgys. Sagat, San Juan, Tanggal & Villamarzo	320.00	510.00	R-2
All lots of brgys. Wigan, Anonang, Rizaluna and some parts of Villamarzo & San Juan	280.00	440.00	R-3
All lots of brgys. Villamiemban, Camarao, Taliktik & Dallao	240.00	270.00	R-4
<b>COMMERCIAL/INDUSTRIAL</b>			
All prime lots classified as commercial of brgys. Magsaysay, Roxas, Laurel, Capirpirwan, Malapat, Taringsing, Osmeña, Turod Norte, Turod Sur, Quezon, Quirino & Caquilingan	1,010.00	1,200.00	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 of brgys. Caquilingan, Gayong, Rizaluna, & Tanggal	870.00	930.00	C-2/I-2

**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.