

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 **DELFIN ALBANO** 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 lots of barangays along National and Provincial Road of barangay Ragan Sur, San Antonio, Rizal, San Juan, Villaluz, San Jose	370.00	740.00	R-1
All lots of barangays along National and Provincial Road of barangay Aga, Carmencita, Cal. Sur, San Patricio, Visitacion, San Nicolas, San Andres, Andarayan, Ragan Norte, Concepcion, San Roque, and all other interior lots under Sub-Class R-1	290.00	470.00	R-2
All lots of barangay along Provincial Road, Municipal Road and Barangay Roads of barangay Bayabo, Calaocan, Villa Pereda, Capitol, Santo Rosario, Ragan, Almacen, Quibal, San Isidro, Maui, aneg, San Macario, Santor and all other interior lots under Sub-Class R-2	220.00	360.00	R-3
All other interior lots under Sub-Class R-3	170.00	260.00	R-4
Some inner lots under Sub-Class R-3	110.00	160.00	R-5

<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>COMMERCIAL/INDUSTRIAL</b>			
All lots along National and Provincial Road within Road within Poblacion Perimeter of Public Market and town hall, San Antonio and Ragan Sur.	880.00	1,270.00	C-1/I-1
Lots classified as Commercial/Industrial of Rizal, Villaluz, San Jose, & San Juan	660.00	810.00	C-2/I-2
Other lots classified as Commercial/Industrial on other barangays	500.00	520.00	C-3/I-3

**STANDARD DEPTH:**

- (1) For Residential Lands = 20 meters
- (2) For Residential Lands = 20 meters
- (3) For Residential 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.
- R-5 for 5<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.
- C-3/I-3 for 3<sup>rd</sup> Class Commercial/Industrial based on the criteria for sub-classification.