

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 **GAMU** 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			
Prime lots of brgys. Dist. I, II, III, Guibang, Upi, Lenzon, Linglingay and Mabini	350.00	640.00	R-1
Inner lots of brgys., Dist. I, II, III Linglingay and Upi	220.00	420.00	R-2
Res. Lots of brgys., Lenzon, Pintor Barcolan, Buenavista, Dammao, Furao Mabini, Rizal, Songsong and Union	150.00	270.00	R-3
COMMERCIAL/INDUSTRIAL			
Along prov'l. road of Dist. I, II, II, and along National Road of brgys. Guibang, Upi, Lenzon, Barcolan Linglingay and Mabini	600.00	2,970.00	C-1/I-1
Inner lots of brgys. Dist 1, II & III, Barcolan, Dammao, Guibang, Linglingay, Mabini, Pintor, Rizal & Upi, classified as commercial	530.00	2,320.00	C-2/I-2
Com'l. lots in inner brgys.	400.00	1,440.00	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.
- 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.