

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 **JONES** 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**

| <b>Location, Avenue, Street, etc.</b>                                                                                                                                                                                                                                                                                                                                              | <b>2018<br/>Market<br/>Value per<br/>sq. meter</b> | <b>2024<br/>Market<br/>Value per<br/>sq. meter</b> | <b>Sub-<br/>Classification</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|--------------------------------|
| <b>RESIDENTIAL</b>                                                                                                                                                                                                                                                                                                                                                                 |                                                    |                                                    |                                |
| All lots along the streets of Pintang, Agpaoa, Ovar, Pascaran, F. Agustin, M. Binag & Tiburcio of Barangay I; Cabannuangan, Bonilla, Padre Sales, Ilocos Norte, Payuyo & Tiburcio of Barangay II                                                                                                                                                                                   | 430.00                                             | 660.00                                             | R-1                            |
| All lots within Central Region brgys. Palagao, Disimpit, San Jose, Fugo, Lacab, San Isidro, Payac, Dalibubon & San Vicente, also brgys. Diarao, Abulan, Daligan, Usol, & Dibuluan and brgy. San Jose, Arurub, Portion of Addalam, Tupax, San Roque, & Barangcuag and all interior residential lots of R1                                                                           | 360.00                                             | 490.00                                             | R-2                            |
| All lots within Addalam Region: brgys. San Antonio, Linamanan, Divinan, Pungpongan, Malannit & Dipangit; other brgys. of Dibuluan Region, brgys Bantay, Papan Weste, Papan Este, Napaliong, Minuri & San Sebastian; brgys. of Forest Region: Sto. Domingo, Dicomay I & II, Dumawing, Bannawag, Nannama, Linomot, Sta. Isabel & Villa Bello and all interior residential lots of R2 | 260.00                                             | 360.00                                             | R-3                            |

| <b>Location, Avenue, Street, etc.</b>                                                                                                                                                                                                                  | <b>2018<br/>Market<br/>Value per<br/>sq. meter</b> | <b>2024<br/>Market<br/>Value per<br/>sq. meter</b> | <b>Sub-<br/>Classification</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|--------------------------------|
| All interior residential lots of R-3 sitios of farflungs barangays                                                                                                                                                                                     |                                                    | 300.00                                             | R-4                            |
| <b>COMMERCIAL/INDUSTRIAL</b>                                                                                                                                                                                                                           |                                                    |                                                    |                                |
| All lots classified as commercial along National/Prov'l Road, along Paguirigan, (now P.G. Bello Avenue), Vallejo, V. Torio, and Manaligod St. within Poblacion                                                                                         | 640.00                                             | 850.00                                             | C-1/I-1                        |
| All lots classified as commercial along National/Provincial Road on Barangays Dalibubon, San Isidro, Payac, Palagao, & Fugo and other commercial lots in interior streets of Brgy I & II identified as C-1/I-1                                         | 570.00                                             | 700.00                                             | C-2/I-2                        |
| All lots classified as commercial along Provincial Road in San Vicente, Diarao, Abulan, Daligan, Usol, Dibuluan, Lacab, San Jose, Arubub, part of Addalam, Tupax, San Roque, Barangcuag, & interior commercial lots of Barangays identified as C-2/I-2 | 470.00                                             | 520.00                                             | C-3/I-3                        |
| Commercial lots in inner brgys. including interior commercial lots of Barangays identified as C-3/I-3                                                                                                                                                  |                                                    | 400.00                                             | 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 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.
- 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.
- C-4/I-4 for 4<sup>th</sup> Class Commercial/Industrial based on the criteria for sub-classification.