

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 LUNA 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 Market Value per sq. meter</b>	<b>2024 Market Value per sq. meter</b>	<b>Sub- Classification</b>
<b>RESIDENTIAL</b>			
All lots along Provincial and Barangay Road of Centro 1, Centro 2, Centro 3, Dadap, and Macañaño	590.00	730.00	R-1
All lots classified as residential of barangays Bustamante, Concepcion, Harana, Lalog 1, Lalog 2, Luyao, Mambabanga, Pulay, Puroc, San Isidro, San Miguel, Sto. Domingo, and Interior Lots under Sub-R-1	410.00	570.00	R-2
All Interior lots classified as residential of barangays Union Kalinga and Macugay	360.00	440.00	R-3
<b>COMMERCIAL/INDUSTRIAL</b>			
All lots classified as Commercial/Industrial of barangays Centro 1, Centro 2, and Centro 3	1,190.00	1,310.00	C-1/I-1
All lots classified as Commercial/Industrial on Barangay near Poblacion (Luyao and Macañaño), Bustamante, Dadap, Harana, Mambabanga, San Miguel	710.00	930.00	C-2/I-2
All lots classified as commercial on other barangays	600.00	800.00	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 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.