

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 **MACONACON** 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 along brgy roads of Fely: Donya Luz St., corner Sampaguita St., along Bouganvilla St., Sampaguita St., along Camia St., corner Bouganvilla St., and along brgy roads of Lita: Ebony St., and corner Ilang-Ilang.	300.00	440.00	R-1
Lots along Ebony corner Camia St., along Donya Luz St., Bouganvilla St., & Calachuchi St., corner Mariposa. All lots along Malasugui St., Tambakol St., Quijo St., Ipil St., Yakal St., along Mangga Avenue	230.00	330.00	R-2
All lots classified as Residential within the inner barangays	120.00	230.00	R-3
All lots classified as Residential within inner & far Flung barangays	79.00	130.00	R-4
COMMERCIAL/INDUSTRIAL			
Along Donya Luz St., corner Ilang-ilang St., along Bouganvilla St., corner Camia St.	650.00	1,080.00	C-1/I-1
All lots classified as commercial on barangays near Poblacion	260.00	740.00	C-2/I-2

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
All lots classified as commercial in the far flung barangays		410.00	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.
- R-4 for 4th 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.