

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 **QUEZON** 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			
All lots (second to third blocks) classified as residential along national road of Barangay (Alunan, Samonte, Arellano, and Santos) and all lots (first block) classified as residential along national road of Barangay (Barucboc, Abut and Minagbag)	410.00	530.00	R-1
All lots (fourth to sixth blocks) classified as residential along national road of Barangay (Alunan, Samonte, Arellano, and Santos) and all lots (second block) classified as residential along national road of Barangay (Barucboc, Abut and Minagbag)	300.00	320.00	R-2
All lots classified as residential of inner lots on barangays along national road (Barucboc, Alunan, Samonte, Arellano, Santos, Abut, and Minagbag).	250.00	260.00	R-3
All lots classified as residential of all interior barangay(Aurora, Dummon, Estrada, Turod, Mangga, San Juan, Callangigan and Lepanto)	180.00	210.00	R-4

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
COMMERCIAL/INDUSTRIAL			
All lots classified as commercial along national road and classes for inner blocks decrease (variable) depending on business activities	720.00	870.00	C-1/I-1
Lots classified as commercial / industrial of inner lots on barangay along national road	600.00	640.00	C-2/I-2

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.
- R-5 for 5th 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.