

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 **RAMON** 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 within the Poblacion (Bug. Proper, Bug. Norte, Burgos, Oscariz, Raniag)                        | 520.00   | 770.00   | R-1                            |
| All lots within the barangay of Ambatali, Gen. Aguinaldo, San Antonio, San Miguel, San Sebastian, Pabil | 390.00   | 540.00   | R-2                            |
| All lots within the barangay of Nagbacalan, Villa Marcos, Pagrang-ayan, Purok ni Bulan                  | 310.00   | 440.00   | R-3                            |
| All lots within the barangay of Bantug, Villa Beltran, Planas, Villa Carmen                             | 260.00   | 350.00   | R-4                            |
| <b>COMMERCIAL/INDUSTRIAL</b>  |  |  |                                |
| Along National roads within the Poblacion   | 1,280.00   | 1,610.00   | C-1/I-1                        |
| Along Provincial roads of barangay San Sebastian, San Miguel, San Antonio, Gen. Aguinaldo and Ambatali  | 960.00   | 1,250.00   | C-2/I-2                        |
| Along all major barangay roads of the remaining barangays of the municipality                           | 710.00   | 940.00   | 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.
- R-4 for 4<sup>th</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