

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 **ROXAS** 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 of brgys. Rizal, Vira, Bantug & Luna except those zonified under Central Business District	800.00	1,040.00	R-1
All lots of brgys. Rizal, Vira, Bantug & Luna which are zonified as interior lots	620.00	850.00	R-2
All lots of brgys. Masigun, Lucban, San Jose, Lantig, San Luis, Rang-ayan, Matusalem, San Antonio, San Rafael, Simimbaan, San Placido, Muñoz East, Muñoz West, Villa Concepcion, San Pedro, Doña Concha, Anao, Quiling and Nueva	450.00	630.00	R-3
All lots of brgys. Imbiao, Sinamar and Marcos	340.00	390.00	R-4
COMMERCIAL/INDUSTRIAL			
All lots of brgys. Rizal, Vira & Bantug which are zonified under Central Business District & lots along National highway of brgy. Bantug	2,760.00	3,200.00	C-1/I-1
All lots along Provincial Road (20m depth) of brgys. Lucban, San Jose, Lantig, San Luis, Rang-ayan, San Antonio, and San Rafael	1,240.00	1,670.00	C-2/I-2

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
All lots which are classified and used as commercial but zonified as such	780.00	890.00	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.