

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 **SAN AGUSTIN** 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>			
Along National/Provincial Road of brgy. Masaya Centro, Masaya Norte & Masaya Sur	350.00	540.00	R-1
Along National/Provincial Road of brgy. Nemmatan, Santos, Dappig, Laoag, Panang, along brgy. Roads of Masaya Centro, Masaya Norte & Masaya Sur	280.00	420.00	R-2
Along brgy. Road(Interior) of brgy. Nemmatan, Santos, Dappig, Laoag, Panang & Other brgys (Interior) of Quimalabasa Norte and Sur Sinaoangan Norte and Sur, Sto. Niño, San Antonio, Mapalad, Dabubu Grande, Dabubu Pequeño, Calaocan	210.00	320.00	R-3
Along lots on remote brgys. of Salay Palacian & Bautista	130.00	220.00	R-4
<b>COMMERCIAL/INDUSTRIAL</b>			
Along National/Provincial Road of brgys. Masaya Centro & Masaya Sur	700.00	1,340.00	C-1/I-1

<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>
Along brgy road of Masaya Centro, Masaya Sur and along National/Provincial road of Masaya Norte, Masaya Sur & Nemmatan	600.00	1,000.00	C-2/I-2
Along brgy road (Interior) of Masaya Centro, Masaya Norte, Masaya Sur & Nemmatan; and other interior brgys of Santos, Dabubu Grande etc.	450.00	650.00	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.