

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 MANUEL** 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 Barangays Dist. 1, Dist. 2, Dist. 3, Dist. 4, Babanuang, Villanueva and Nueva Era	480.00	520.00	R-1
All lots of Barangays Sandiat West, Sandiat Centro, Sandiat East, Cabaritan, Eden, Mararigue, Malalinta, Sta. Cruz and Caraniogan	350.00	360.00	R-2
All lots of Barangay Pisang, Agliam and San Francisco	230.00	250.00	R-3
COMMERCIAL/INDUSTRIAL			
All lots along National / Provincial road and lots within the poblacion covering Dist. 1, Dist. 2, Dist. 3 and Dist. 4 with actual use as Commercial/Industrial	1,000.00	1,280.00	C-1/I-1
Other lots on inner barangay with commercial as actual use	680.00	820.00	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.
- 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.