

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 MARIANO** 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 barangay Zone 1, Zone 2, Zone 3, and Sta. Filomena which are classified as Residential	590.00	630.00	R-1
All lots of barangay Mallabo, Palutan, San Pablo, Old San Mariano, Minanga, Alibadabad, Binatug, Cataguing, Marannaog and Bitabian	380.00	440.00	R-2
All lots of barangay. Zamora, Ueg Del Pilar, San Jose, Casala, Gangalan, Disusuan, Libertad, Disulap, Balagan, Daragutan West, Daragutan East, & Panninan	290.00	320.00	R-3
All lots of barangay Tappa, Dicamay, Ibutan, Buyasan, Macayucayu, Dibuluan & Cadsalan	150.00	160.00	R-4
COMMERCIAL/INDUSTRIAL			
All lots classified as commercial of barangay Zone 1, Zone 2, Zone 3, Sta Filomena, & Mallabo	960.00	1,150.00	C-1/I-1
All lots classified as commercial of barangay Minanga & Alibadabad	600.00	700.00	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.
- 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