

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 MATEO** 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 along National/Provincial Road within Poblacion & within the perimeter of Public Market	870.00	2,320.00	R-1
All lots along National Road of barangay Daramuangan Norte, Daramuangan Sur, Dagupan, Marasat, Pequeño, San Andres, San Antonio, San Manuel, Sinamar Norter, Sinamar Sur, Villa Magat & along all other street within the Poblacion.	650.00	1,810.00	R-2
All lots along Provincial Road of barangay Bacarreña, Malasin, Old Centro Proper, Salinungan West, Victoria and lots along road of barangay Mapuroc, Marasat Grande, Old Centro 1, Salinungan East, San Ignacio & all interior lots under R-2	520.00	1,340.00	R-3
All lots of barangay Bagong Sikat, Bella Luz, Estrella, Gaddanan, San Marcos, San Roque, Villa Cruz, Villa Fuerte, Villa Gamiao & interior lots under R-3	390.00	1,100.00	R-4

Location, Avenue, Street, etc.	2018 Market Value per sq. meter	2024 Market Value per sq. meter	Sub- Classification
COMMERCIAL/INDUSTRIAL			
All lots along National/Provincial Road within Poblacion and within the perimeter of Public Market	1,050.00	4,960.00	C-1/I-1
All lots along National Road of barangay Daramuangan Norte, Daramuangan Sur, Dagupan, Marasat, Pequeño, San Andres, San Antonio, San Manuel, Sinamar Norte, Sinamar Sur, Villa Magat & along all other street within the Poblacion	860.00	2,860.00	C-2/I-2
All lots along Provincial Road of barangay Bacarreña, Malasin, Old Centro Proper, Salinungan West, Victoria, and lots along road of barangay Mapuroc, Marasat Grande, Old Centro 1, Salinungan East, San Ignacio & all interior lots under C2-/I-2	680.00	1,930.00	C-3/I-3
All lots of barangay Bagong Sikat, Bella Luz, Estrella, Gaddanan, San Marcos, San Roque, Villa Cruz, Villa Fuerte, Villa Gamiao & interior lots under C-3/I-3	550.00	1,500.00	C-4/I-4

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.
- C-4/I-4 for 4th Class Commercial/Industrial based on the criteria for sub-classification.