

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 **SANTA MARIA** 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 residential lots within Poblacion 1, 2, and 3 | 320.00 | 540.00 | R-1 |
| All residential lots within barangay San Antonio, Lingaling, Mozzozzin Sur and Mozzozzin Norte | 270.00 | 400.00 | R-2 |
| All residential lots within barangay Bangad, Calamagui East, Calamagui West, Calamagui North, Quinagabian, San Isidro East, San Isidro West, San Rafael East and San Rafael West. | 220.00 | 300.00 | R-3 |
| All residential lots of barangay Divisoria, Buenavista, Naganacan, and Villabuena | 180.00 | 190.00 | R-4 |
| COMMERCIAL/INDUSTRIAL | | | |
| All lots classified as Commercial/Industrial of barangay Poblacion I and Poblacion II | 560.00 | 790.00 | C-1/I-1 |
| All lots classified as Commercial/Industrial of barangay Poblacion III, San Antonio, and Lingaling | 420.00 | 620.00 | C-2/I-2 |

| Location, Avenue, Street, etc. | 2018 Market Value per sq. meter | 2024 Market Value per sq. meter | Sub- Classification |
|---|--|--|--------------------------------|
| All lots classified as Commercial/Industrial of barangay Bangad, Calamagui East, Calamagui West, Calamagui North, Bangad, San Isidro East, San Isidro West, Mozzozzin Sur, Mozzozzin Sur, Mozzozzin Norte and Naganacan | 350.00 | 490.00 | C-3/I-3 |
| All lots classified as Commercial/Industrial of the remaining barangays of the municipality. (Quinagabian, San Rafael East, San Rafael West, Buenavista and Villabuena | 260.00 | 300.00 | 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.