

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 **SANTO TOMAS** 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>			
Prime lots classified as residential of barangay Bagabag, Balelleng, Poblacion Barumbong, Calanigan Norte and Sur, Amugauan, Antagan, Bulinao, Calinaoan Norte, Calinaoan Centro, Calinaoan, Malasin, & San Rafael Alto.	350.00	1,150.00	R-1
All inner lots classified as residential of barangay Bagabag, Balelleng, Poblacion, Barumbong, Calanigan Norte and Sur, Amugauan, Antagan, Bulinao, Calinaoan Norte, Calinaoan Centro, Malasin & San Rafael Alto	300.00	700.00	R-2
Lots classified as residential on inner barangays	250.00	410.00	R-3
<b>COMMERCIAL/INDUSTRIAL</b>			
All lots classified as commercial of barangay Poblacion and along Provincial Road	600.00	1,640.00	C-1/I-1
Lots classified as commercial in inner barangays	550.00	910.00	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 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.
- 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