SITE RADAR

[·] INDEPENDENT PROPERTY INTELLIGENCE — LATVIA

Apartment Buyer Report

Brīvības iela 70—10A, Rīga (Centrs)

4-room top-floor apartment · 97.7 m² per the Land Register · folio 100000374785-10A

REFERENCE	SR-2026-0070-E
PREPARED	31.08.2026
PROPERTY TYPE	Apartment (1911, listed architectural monument)
VALUE BASIS	Sales comparison on the State sold-price register; condition unverified — three-band result
SCOPE	Buyer Report — value, registers, costs, risks, strategy

Contents

1 · Summary ... 3
2 · Methodology in brief ... 7
3 · The property in the register ... 8
4 · The Land Book — the title, and what it carries ... 15
5 · Condition evidence ... 20
6 · Market overview ... 23
7 · The neighbourhood price spectrum ... 26
8 · The comparable sales, one by one ... 29
9 · The valuation, and how to price it ... 42
10 · What it owes, and to whom ... 46
11 · Legality & the building ... 46
12 · Running & holding costs ... 47
13 · Environment & setting ... 48
14 · Risk register — finding · meaning · your path ... 49
15 · Pricing & negotiation strategy ... 52
16 · Reconciliation & self-audit ... 54
Limitations ... 56
Annexes ... 58

1 · Summary

€178.5–198k AS BOUGHT IN 2022, UNIMPROVED	**€210–234.5k** WITH A GOOD MODERN FINISH
€259–298k PREMIUM / DESIGN FINISH	**€185–215k** EVIDENCE POINTS TO
€205,000 RECOMMENDED LAUNCH PRICE	**€188–197.5k** EXPECTED SALE

THE ONE-PARAGRAPH VERDICT

A four-room, **97.7 m²** top-floor apartment with a lift, on the seventh floor of a 1911 brick house on the protected central stretch of Brīvības iela — a building that is itself a listed architectural monument. Because no one has seen the interior, the value is stated honestly as three condition bands rather than one number. The title record narrows them sharply: the Land Book shows this space bought in 2008 as a large undeveloped top-floor unit, converted, divided into two apartments in February 2022 and sold finished three weeks later, so **this is a recent conversion, not untouched 1911 fabric** — which excludes the bottom of the market. The evidence points to the first band with a realistic reach into the second: **about €185,000–€215,000**, at moderate confidence. On that reading the apartment should be launched at **€205,000** and should complete between **€188,000 and €197,500**. Around that verdict the registers add what a valuation alone cannot: measured building heating 26% above comparable buildings on a class-E house, monument and World-Heritage constraints on any visible alteration, a property tax that jumps 7.5× with no declared resident, seven registered encumbrances on the parcel — all of them heritage designations or utility strips, none of them a debt — and a clean derelict, debtor and cadastre-mark position. **Both Land Book folios are read**: sole ownership since March 2022 on a purchase the court records at exactly the €182,632 and €7,368 the sold-price register shows, one bank mortgage with its usual prohibition, a 3.9 m² access right in this flat's favour over the neighbouring apartment, and — unusually for this street — **the land under the house owned outright by the flats, not rented**. Nothing found kills a purchase or a sale. Two documents would settle almost everything that is left: one set of interior photographs, and a current folio extract.

The three findings that matter most

Interior condition unverified — the value is a three-band range **RISK**

FINDING — No interior photographs, marketing text or owner statement exist; the last hard evidence is the apartment's own sale of 1 March 2022 (chapters 5 and 9).

WHAT IT MEANS — About €120,000 separates the unimproved and premium answers on the same 97.7 m² — the premium figure is roughly 1.6× the lower one.

YOUR PATH — One set of interior photographs collapses the three bands to a single figure — chapter 14.

Three area bases in circulation — 97.7 m² in the title, 100.6 m² in the cadastre, 95.3 m² at the last sale **WORTH ATTENTION**

FINDING — The Land Book's composition entry of 9 February 2022 records 97.7 m² for Apartment No. 10A; the cadastre records 100.6 m² as the TOTAL of the ten premises in the group, surveyed eighteen months after the sale; the 2022 sale was registered on 95.3 m². **97.7 m² — the title figure — is adopted** (chapters 3 and 4).

WHAT IT MEANS — The same €190,000 paid in 2022 is €1,994 per m² on the sale basis, €1,945 per m² on the adopted title basis and €1,889 per m² on the cadastre's — a €/m² conversation can quietly switch bases and move €10,000.

YOUR PATH — Fix ONE basis in the purchase agreement; if a valuer adopts another figure, restate the €/m² numbers, never the conclusions.

The title is clean, but the extract is from March 2022 **WORTH ATTENTION**

FINDING — Both folios are read. One bank mortgage stands in force (AS "SEB banka", secured sum €242,250) with the usual prohibition on selling without the bank's consent; nothing else burdens the property, and the four other mortgages on the land folio belong to other owners' shares (chapter 4).

WHAT IT MEANS — Ordinary financing, cleared out of the purchase money at completion — but it puts the bank's consent on the critical path, and a four-and-a-half-year-old extract cannot show a later discharge, a new creditor or a fresh mark.

YOUR PATH — Order a current extract of both folios (€5.00 each at zemesgramata.lv) before signing, and ask for the bank's consent letter as soon as a price is agreed.

WHAT TO DO NEXT

Ask for one set of interior photographs and order the paid State Land Service premise file — together they turn three value bands into one figure — and take a current extract of both Land Book folios (€5.00 each) before agreeing any price. Chapter 15 gives the negotiation numbers for each condition scenario.

The value verdict, in full

Brīvības iela 70-10A, Rīga — apartment property (Land Register folio No. 100000374785-10A) together with the associated 10033/288180 share of the land at Brīvības iela 70 (folio No. 100000378483).

No interior information, photographs or inspection have been provided for this apartment. Because the condition of a Riga centre pre-war apartment routinely moves its value by 50–100%, it would be misleading to state one figure. This report therefore gives **three evidence-anchored value bands** and says which one the available evidence points to.

All figures are stated on the adopted area basis of **97.7 m²** — the area recorded for Apartment No. 10A in the Land Register (the derivation of that choice, and the two competing figures of 95.3 m² and 100.6 m², is in the register chapter).

CONDITION OF THE APARTMENT	VALUE PER M²	INDICATIVE MARKET VALUE	WHAT THIS CONDITION MEANS HERE
Band 1 — unimproved since purchase. The apartment as it was bought in March 2022, with nothing added since (or an unfinished/grey interior).	€1,825 – €2,025/m²	**€178,500 – €198,000** midpoint ≈ €188,000	Anchored on this apartment's own registered sale of 2022, indexed to today, and on the two other sales in the same building. About 62–72% of comparable local sales were below this level.
Band 2 — decent modern finish. Completed to a good, current live-in standard: fitted kitchen, modern bathrooms, sound floors and services.	€2,150 – €2,400/m²	**€210,000 – €234,500** midpoint ≈ €222,000	Anchored on registered sales in the same street whose prices imply a modern interior, and on the sold prices of local flats whose marketing described them as renovated (27 such sales, median €2,373/m²). About 77–85% of local sales were below this level.
Band 3 — premium / design finish. Architect-level interior, new services throughout, top-floor features (terrace, roofscape views) properly exploited.	€2,650 – €3,050/m²	**€259,000 – €298,000** midpoint ≈ €278,500	Anchored on the two highest registered prints on this stretch of Brīvības iela and on a photographed design-finished sale 160 m away at €3,021/m². About 90–94% of local sales were below this level; the top edge is at the outer limit of what this micro-market has ever paid.

Where the evidence points. The register history of this apartment is unusual and it narrows the answer considerably. The space was bought in 2008 as a large undeveloped top-floor unit at roughly €80/m², converted, divided into two apartments in February 2022, and sold as two finished units in March 2022 — this one for €190,000 in total (€1,945/m²), which was 13% above the market's own median at that moment. **The apartment is therefore not a piece of untouched 1911 fabric; it is a conversion completed in or shortly before 2022.** That places it firmly at Band 1 or above and effectively excludes the bottom of the local market. It does not tell us whether the 2022 finish was basic or good, nor what the owner has done in the four and a half years since.

Best-supported reading: Band 1, with a realistic reach into the lower part of Band 2 — an indicative range of €185,000 to €215,000. Confidence: moderate.

What would settle it. Ten interior photographs (kitchen, both/all bathrooms, main rooms, windows, the heat source) and answers to five questions — was the apartment bought finished or in grey state; what has been done since 2022; how many bathrooms; are the windows original to the conversion; is there a terrace or roof access — would collapse these three bands to a single figure with a range of roughly ±5%.

What would refute the Band 1 reading. Evidence that the 2022 purchase was of an unfinished shell that was never completed (this would push the value below the band, towards €150,000–€170,000), or evidence of roof/damp damage in the mansard. Conversely, a documented full modern fit-out since 2022, or a private roof terrace, would move the opinion into Band 2 or Band 3.

2 · Methodology in brief

Market value. The estimated amount for which the property should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing, where each party acts knowledgeably, prudently and without compulsion. This report is prepared following the principles of the Latvian valuation standard LVS 401.

The approach used. This is a sales-comparison valuation: the value is derived from prices actually paid for comparable properties, adjusted for the measurable differences between those properties and this one. For a residential apartment in the Riga centre this is the correct and, in practice, the only defensible approach — there is a deep market of recorded transactions, and neither an income approach (the property is not held for rent on observable terms) nor a cost approach (the building is 115 years old and its site value cannot be separated meaningfully from a single flat) would produce a more reliable answer.

The evidence, and what each source is worth. The report distinguishes carefully between three very different kinds of information, and says which is being relied on at every point:

1. **The State sold-price register** — the State Land Service register of completed, registered transactions. These are prices actually paid and registered, not asking prices. This is the strongest evidence in the report, and every value conclusion rests on it.
2. **The Land Register (Zemesgrāmata) folio extracts** supplied by the client, and the State Land Service cadastre. These are the authoritative record of what the property legally is — its composition, areas, shares, encumbrances and ownership. They establish identity, not price.
3. **Site Radar market intelligence** — continuous monitoring of publicly listed offers (asking prices, marketing text, photographs, how long an offer stayed on the market, how far the final price moved from the ask). Asking prices are claims, not evidence of value; but where a listing can be matched to a registered sale, the pair becomes the single most useful thing in a valuation: a real price with a documented description and photograph of what was actually sold.

How condition is handled. A price without a condition attached is noise. For every comparable used, the report states what is known about its condition and how it is known — a photograph and marketing text where one exists, and otherwise its position within the local price spectrum. Because no information at all is held about the interior of the subject apartment, the value is presented as a matrix of condition-dependent bands rather than as a single figure.

Currency and rounding. All figures in euro. Value conclusions are rounded to the nearest €500; rates per square metre to the nearest €5–25.

Status. This is an indicative market-value assessment prepared from register and market data without an internal inspection. It is not a certified appraisal (sertificēta vērtēšana) and should not be submitted to a bank or a court as one.

Beyond the valuation evidence described above, this report draws on the State Land Service building, premise-group, parcel, cadastral-valuation, encumbrance, cadastre-mark and ownership registers, the Rīga measured-heating dataset, the state protected-monuments register, the Building Information System house-file register, the state energy-certificate register, municipal derelict-building and debtor lists, the environmental register of contaminated sites, and a live computation of the property tax on the registered cadastral value — each cited at the point of use and listed with retrieval dates in the final chapter.

3 · The property in the register

What the property consists of — the composition locked from the title

The first task in any valuation is to establish what is actually being valued. The two Land Register folio extracts supplied by the client resolve this completely, and the answer is not simply "one apartment":

#	COMPONENT	EXTENT / SHARE	ESTABLISHING ENTRY
1	**Apartment No. 10A**	97.7 m²	Folio 100000374785-10A, Part I §1, entry 2.2
2	Co-ownership share of the residential building (cadastral designation 01000220021001)	9970/284090	same folio, entry 2.3
3	Co-ownership share of the second building — the yard cellar, lit. 004 (cadastral designation 01000220021004)	9970/284090	same folio, entry 2.4
4	**Benefit:** a registered access (use) servitude over premises No. 024-1	3.9 m²	same folio, entry 3.1
5	Note that the apartment is functionally tied to the land unit 01000220021 (810 m²)	—	same folio, entry 2.5
6	**A separate title: 10033/288180 co-ownership share of the land at Brīvības iela 70** — equivalent to 28.2 m² of the 810 m² plot	10033/288180	Folio 100000378483, Part II §1, entry 52.4

Cadastre number of the apartment property: **01009252044**. (This is the property's own cadastre number in the Land Register; the numbers of the form 010002200210010xx that appear in the cadastre are designations of premise groups within the building. They are different identifiers for different things and both are correct.)

Two consequences follow, and they matter commercially. First, items 1–5 and item 6 are two separate registered titles and **must be sold together as one package** — a buyer who acquires the apartment without the land share acquires a flat that pays a compulsory ground rent to whoever owns the land under it. Second, because the client already owns the land share, this apartment carries **no compulsory land lease**. Across the pre-war Riga centre this is a genuine and marketable advantage; a significant part of the comparable stock does not have it. The land folio shows the process by which this came about: the City of Riga sold the land under the building off to the individual apartment owners between 2008 and 2022, and by entry 49.1 (29 November 2021) the municipality's ownership had ended entirely.

The single source of truth — every fact with its register

FACT	VALUE	SOURCE REGISTER / DOCUMENT
Official address	Brīvības iela 70, Rīga, LV-1011 (apartment 10A)	State Land Service address register

FACT	VALUE	SOURCE REGISTER / DOCUMENT
Apartment number	10A	Land Register folio; confirmed by the registered transaction file (apartment no. "10A")
Register coordinates	56.957549, 24.123949	State Land Service (used throughout; 0 m from the enquiry point)
Adopted area basis	**97.7 m²**	Land Register folio 100000374785-10A, entry 2.2
Competing area (1)	100.6 m² — total area of premise group 01000220021001023, 10 premises, surveyed 31.08.2023	State Land Service cadastre
Competing area (2)	95.3 m²	State sold-price register, transaction file for the 2022 sale
Floor	**7 of 7 — top floor**	State sold-price register (transaction file records floor 7 of 7); cadastre premise-group records floor 7
Rooms	4	Transaction file
Building	Residential building, three or more apartments; **built 1911**; 7 floors; 28 premise groups; total register area 3,166 m²; survey grade V3, surveyed 31.08.2023	State Land Service cadastre
Wall material	**Brick masonry.** The weight of register evidence — the wall records carried by the building's own transaction files (clay brick, 1.5–2.5 brick masonry, silicate brick) — establishes a brick masonry house; the single open-data building field reading "timber" reflects a part of the structure, characteristically a top-floor mansard or attic built out in timber, which is entirely normal for this era and does not change what the building is.	State Land Service cadastre and transaction files
Parcel	01000220021, **810 m²**, use purpose: development with 6–16 storey apartment buildings; 2 registered buildings on the plot	State Land Service cadastre; Land Register folio 100000378483
Heritage status	The building is an **architectural monument of local importance (state protection No. 7517)**, standing within the state-importance urban planning monument "Historic Centre of Riga" (No. 7442) and within the **UNESCO World Heritage site** "Historic Centre of Riga" (No. 852)	Land Register folio 100000378483, Part III §1, entry 1.5 — an entry **in force** (unlike entries 1.1–1.4 and 1.6 in the same section, which were deleted in 2020)

FACT	VALUE	SOURCE REGISTER / DOCUMENT
Registered utilities for the building	District heating; **local/own heating (boiler running on solid fuel, gas, electricity or a heat pump)**; local heating by fireplace; centralised cold water; centralised hot water **and** local hot water; centralised electricity; **centralised gas supply**; centralised sewerage; bath/shower; WC; sauna; **passenger lift**	State Land Service cadastre
Cadastral value of the apartment (premise group 023)	€95,771 (as at 01.01.2025)	State Land Service cadastre
Cadastral value of the whole building	€2,722,243 (as at 01.01.2025)	State Land Service cadastre
Owner	Dāvis Eniks, whole (1/1), registered 23.03.2022; basis: purchase contract of 01.03.2022 for €182,632	Land Register folio 100000374785-10A, Part II §1, entries 3.4–3.5
Live encumbrance — apartment	Prohibition on disposal, gift, division or encumbrance without the written consent of AS "SEB banka"; mortgage secured to €242,250	Folio -10A, Part II §2 entry 6.1 and Part IV §1–2 entry 4.1
Live encumbrance — land share	The identical prohibition and mortgage (secured to €242,250) over the client's land share	Folio 100000378483, Part II §2 entry 27.1 and Part IV §1–2 entry 14.1

Adjudicating the three areas

Three different register figures exist for this apartment, and a valuation that quietly averages them is worthless. They are:

- **97.7 m²** — the area of Apartment No. 10A stated in the Land Register when the property was created by division in February 2022 (entry 2.2, decision of 09.02.2022). This is the area on which the property was conveyed and by which the title defines it.
- **100.6 m²** — the total area of premise group 01000220021001023 in the cadastre, comprising 10 premises, **surveyed on 31 August 2023**, i.e. some eighteen months after the sale. The extract available here holds only the group total; the breakdown into living, auxiliary and outdoor area sits in the paid premise file, which is not held.
- **95.3 m²** — the area carried by the registered transaction file for the March 2022 sale.

Adopted: 97.7 m², the Land Register figure. Three reasons. First, the Land Register is the title record — it defines the thing being sold, and a purchaser's contract will recite that figure. Second, the cadastre figure of 100.6 m² is a total of all premises in the group measured after the sale, on a basis that may include auxiliary space the title area does not; in a mansard, where the counting of floor area under sloping ceilings follows measurement conventions, a re-survey routinely produces a different number, and this is the ordinary explanation. Third, the transaction-file figure of 95.3 m² is, on the register's own evidence, the exact recorded area of a different four-room apartment in the same house (No. 12, which changed hands three times between 2019 and 2020) — which raises a real possibility that it was carried across, and in any event makes it the weakest of the three.

Sensitivity. At a rate of €1,925/m², the spread between 95.3 m² and 100.6 m² is €183,500 to €193,700 — about ±3% around the adopted basis. It is not decisive, but the adopted basis is stated once here and used everywhere in this report.

Symmetry with the neighbouring unit supports the identification: apartment 10B, the other half of the same division, is recorded in the cadastre as premise group 01000220021001024 at 88.2 m², surveyed 01.11.2021, and its registered 2022 sale carries exactly that area. The servitude in the client's own title (entry 3.1) is an access right over **premises No. 024-1**, that is, over a room inside group 024 — 10B's premise group, with 10B named as the servient property. Group 023 is therefore the subject apartment.

Pending filings, shares, and what is live

The warnings on the land folio. The land extract carries two warnings that new applications were under consideration when it was issued: filed 18.03.2022 under journal No. 300005567491 (a purchase contract) and journal No. 300005567493 (registration of a mortgage). **Neither is the client's.** The client's own purchase and mortgage over the land share were filed under separate journal numbers — 300005561117 and 300005561120 — and both had already been decided on 23.03.2022, appearing as completed entries 52.4 and 27.1 in the very same extract. The two pending items therefore belong to another co-owner's transaction over their own share of the plot. They have no bearing on the client's title, and after four years they will long since have been decided.

How to read encumbrances on the land folio. The land at Brīvības iela 70 is co-owned by the apartment owners. On a title of that kind, **encumbrances attach to shares, not to the whole**. The land folio accordingly records a long series of prohibitions and mortgages in favour of Swedbank, Luminor, SEB and the State Revenue Service — but each of them burdens the share of the named co-owner and **none of them burdens the client's share**. The only entries affecting the client's 10033/288180 share are entry 27.1 (the SEB prohibition) and entry 14.1 in Part IV (the SEB mortgage). This reading rule matters: a buyer's lawyer skimming the land folio will see a wall of bank names, and the correct answer is that they are other people's.

Live versus historic. On the apartment folio, the mortgages of Nordea Bank Finland (2008) and Danske Bank (two, 2014) and the prohibitions accompanying them are all marked deleted, discharged in 2014 and 2016 respectively. They are history. The only live financial encumbrance is the SEB mortgage of 2022. Likewise, the note restricting common use of the apartment on account of engineering communications (Part III §1, entry 1.1) was deleted in March 2022 under the transitional provisions of the Land Register Law.

Practical consequence for a sale. Because the SEB prohibition is registered against **both** titles, the sale of the apartment and of the land share requires the bank's written consent, and the mortgage must be discharged at completion. The registered sum of €242,250 is the **maximum secured claim, not the debt outstanding** — a current payoff statement from SEB is needed before any net-proceeds calculation can be made.

Vintage of the documents. Both extracts are snapshots taken on **23 March 2022** (the apartment folio at 21:01:08, the land folio at 21:12:53), on the very day the client's purchase was registered. They are now four and a half years old. What could have changed since: further sales of land shares by other apartment owners; new prohibitions or mortgages over other co-owners' shares; the disposal of the two pending applications noted above; and any change in the client's own mortgage. Nothing in them can have changed the composition of the property, which is why the composition above can be relied on. A current electronic extract for each folio is issued immediately by the Land Register's e-service for a small statutory fee of a few euros per folio, and should be obtained before marketing.

Documents referred to but not supplied. The apartment folio points to three further documents that were not provided: (a) the folio of the separated property **Brīvības iela 70-10B**, cadastre number 0100 927 4547, folio No. 100000374785-10B — this would confirm the boundary between the two apartments and the servient side of the access right; (b) the **servitude agreement of 1 March 2022** and clause 1.10 of the purchase contract of the same date, which are the basis of the access right and would state its exact terms, hours and any maintenance obligation; (c) the paid **premise file** from the State Land Service, which would give the living/auxiliary/outdoor breakdown of the area and pin the apartment number to the premise group beyond argument. None of these is likely to change the value materially; (b) is the one worth obtaining before marketing, because a buyer will ask what the 3.9 m² access right actually permits.

Privacy. Personal identity codes, taxpayer registration numbers and bank contract numbers appearing in the extracts are not reproduced here. Names are used only where the ownership chain requires them.

What the wider registers add

ATTRIBUTE	REGISTER VALUE	SOURCE
Protected-monument status	**Architectural monument no. 7517** — "Dzīvojamā ēka", region-significance cultural monument, dated 1911, in force 19.12.1998; recorded state of preservation **good**	State protected-monuments register (address entry)
Heritage designations over the parcel	State-significance cultural-monument territory (code 14010102) over **0.081 ha — the whole 810 m² parcel**; and the UNESCO World Heritage cultural-monument territory (code 7314010700)	VZD parcel encumbrance layer
Utility protection strips on the parcel	Underground heat pipe (15 m²), electricity cable line (1 m²), underground telecom lines and cable ducts, pressurised gas pipeline, plus one unspecified "other" entry — six entries in the yard and under the street, none affecting the dwelling	VZD parcel encumbrance layer
Cadastre marks (atzīmes)	**None** against the parcel, the building or the apartment	VZD cadastre marks register
Ownership form	Registered owners: natural persons and legal persons — a mixed private condominium, the normal form for this stock	VZD ownership-status register
House manager	SIA "Property Care Services" · Enterprise Register no. 40003744357	BIS house-file register
House file (mājas lieta)	BIS-ML-601023-74483	BIS
Energy-performance certificate	**None on file** for this house — so the energy evidence below is the measured consumption dataset, not a certificate	State energy-certificate register

ATTRIBUTE	REGISTER VALUE	SOURCE
Derelict-building register	**Not listed**	Rīga municipality
Municipal utility debtor lists	Building not on the published Rīgas siltums / Rīgas ūdens lists at retrieval	municipal open data
Second building on the parcel	Pagrabs zem pagalma — 1938, 58.3 m², Akmens mūris; registered universal value €14,039. The apartment property owns an undivided share of it (chapter 4)	building & cadastral-valuation registers; Land Book
Apartment cadastral values (the tax base)	Fiscal €41 869 (1 January 2025) and the same figure forecast for 1 June 2026; universal €95 771 — €980 per m²	VZD cadastral-valuation register

READING THIS

Two of these rows change how the property is handled rather than what it is worth. The monument listing means the building is protected in its own right, not merely because it stands in a protected district — that raises the bar on windows, façade and roof work and is taken up in chapters 11 and 14. And the registered universal value of €95 771 — €980 per m² — sits at roughly half the market evidence in chapters 7 to 9; that is normal, because cadastral values are set administratively and lag the market. Never negotiate off a cadastral value.

Two register readings, resolved

Monument status. The identity table above records no monument entry against this property's cadastre designation, and that is accurate: the monuments register's cadastre field is empty for this object. The same register's address entry for Brīvības iela 70 does carry one — object no. 7517, a region-significance architectural monument, in force since 19 December 1998. The address entry wins, because it names this building, this street number and this construction year. **The building is individually listed.**

Encumbrances. Two different registers answer two different questions and both were asked. The cadastre marks register — which is where a dispute, a restriction or a pending procedure would appear — is empty for the parcel, the building and the apartment. The parcel encumbrance layer, which records area-based designations, holds seven entries. None is a debt, a mortgage or a restriction on sale: two are the heritage designations above, four are utility protection strips totalling under 20 m² in the yard and under the pavement, and one is an unspecified "other" entry. Both readings are correct.

How this building's sales are registered — in two legs

Every apartment sale in this house appears in the State sold-price register twice: once as the apartment itself, and once as the undivided share of the 810 m² plot that goes with it. Both legs together are the price actually paid, and the comparable-selection chapter sets out the whole nine-sale pairing for this building and the one correction it forces. Two consequences belong here, with the registers. The subject's own 2022 sale was **€182,632 for the apartment and €7,368 for the land share — €190,000 in all**. And the land legs are the register's own fingerprint on which apartment a transaction belongs to: a leg's size follows the flat's share of the plot, so the three identical 26.79 m² legs of 2019–2020 are three sales of one apartment, and the Land Book names it — apartment 12 (chapter 4). That price chain is not this apartment's, and no part of this report treats it as such.

Both figures are confirmed word for word by the Land Book: the apartment folio records the consideration of €182,632.00 and the land folio €7,368.00, on the same purchase agreement of 1 March 2022 (chapter 4).

4 · The Land Book — the title, and what it carries

The cadastre records what a property is. The Land Book (Zemesgrāmata) records who owns it, on what basis, and what stands against it — and it is the record a notary, a bank and a buyer's lawyer will read. Both folios for this property are held and are set out below.

Two folios, one property

In Rīga's pre-war stock the flat and the ground under it are often separate titles, and this property is the tidy version of that arrangement. The apartment has its own folio; the 810 m² plot has a second folio of its own, which the building's owners hold together in undivided shares, each share tied to a particular flat. The two are joined by a cross-reference that each side carries: the apartment folio records that the property is **functionally tied to land unit 01000220021, registered in folio No. 100000378483**, and the land folio records against the subject's share that it is **functionally tied to apartment property No. 10A**. Reading only one of them leaves half the title unread — the flat's folio never shows the land, and the land's folio never shows the flat — which is why both are read here.

	THE APARTMENT PROPERTY	THE LAND
Land Register folio	**100000374785 — 10A**	**100000378483**
Cadastre number	01009252044	01000220021
Registry court	Rīga City Vidzeme Suburb Court	Rīga City Vidzeme Suburb Court
What the folio holds	Apartment 10A, undivided shares of the two buildings on the plot, and the tie to the land	The 810 m² plot, held in undivided shares by the owners of the flats and commercial premises in the house
The subject's interest	Sole owner (1/1) since 23 March 2022	10033/288180 of the plot — **28.2 m²** of land
Extract taken	23 March 2022	23 March 2022

What the apartment property consists of

The folio's first part sets out the composition as it was re-stated on 9 February 2022, three weeks before the sale:

- **Apartment No. 10A** — recorded there at 97.7 m² (the area question is settled below);
- an undivided **9970/284090 share of the dwelling house**, building 01000220021001;
- an undivided **9970/284090 share of the second building**, 01000220021004 — the cellar under the courtyard, lit. 004;
- a note that the apartment property is **functionally tied to the 810 m² land unit** registered in the second folio;
- and, registered on 23 March 2022, the **land share itself** — 10033/288180 of the plot, entered on the land folio.

The same first part records that on 9 February 2022 a property with cadastre number 0100 927 4547 was **separated** from this one and opened its own folio, 100000374785-10B. Before that separation the folio described a single 189.3 m² apartment property. In plain terms: 10A and 10B were one flat until three weeks before the subject changed hands, and the shares were divided between them.

A right this flat holds over its neighbour

The folio registers, on 23 March 2022, a **servitude of access and use over room No. 024-1, 3.9 m²**, with apartment **10B as the serving property** — that is, a right running in this apartment's favour over a small space that belongs to the flat next door. Its basis is a servitude agreement of 1 March 2022 together with clause 1.10 of the purchase agreement of the same day. Two things follow. It is an asset, not a burden: the right travels with the flat to any future owner. And its room number is evidence of identity — room 024-1 belongs to premise group ...024, and the folio names 10B as that room's owner, which fixes 10B as group ...024 and therefore the subject as group ...023, the identification chapter 3 reaches by elimination.

Who has owned it, and on what basis

REGISTERED	WHAT HAPPENED	BASIS	CONSIDERATION
10.04.2008	Two owners acquire the property — a private individual (1/60) and a company (59/60). At this date the property still includes what is now 10B.	Purchase agreement of 11 February 2008	LVL 10,600.80
09.12.2021	The individual's 1/60 passes to two heirs.	Inheritance certificate of 1 December 2021	—
23.03.2022	**All earlier titles close; the present owner acquires the whole (1/1).**	**Purchase agreement of 1 March 2022**	**€182,632.00**
23.03.2022 (land folio)	The matching land share, 10033/288180, transfers to the same owner under the same filing.	The same purchase agreement of 1 March 2022	**€7,368.00**

WHAT THE CHAIN SETTLES

The two considerations recorded by the court — **€182,632.00** for the apartment and **€7,368.00** for the land share, on one purchase agreement dated 1 March 2022 — add to the **€190,000** the sold-price register carries in its two legs (chapters 3 and 8). The title record and the transaction register agree to the cent, which is the strongest possible footing for the anchor the valuation chapters use. It also establishes the transfer as an ordinary arm's-length purchase between unrelated parties, registered in the normal way: there is no family transfer, no share deal and no distressed sale hiding inside that print.

The land under the house — how it came to be owned by the flats

The land folio reads as a small municipal history, and it matters because the question it answers — who owns the ground? — is the single most expensive thing that can go wrong with a pre-war Rīga apartment. The plot was first registered in July 2007 to the Rīga municipality, on a Rīga City Council certificate. From January 2008 onward the owners of the flats and commercial premises bought their shares from the city one by one, and each entry steps the municipality's holding down (288180 → 278590 → 270780 → 262520 → …). In **November 2021** the last entry against the municipality closes its title altogether. By the extract date the plot is owned entirely by the building's own owners, in shares tied to their premises — and the subject's share was bought together with the flat in March 2022. **Nothing here is rented ground.** There is no forced land lease, no annual payment to a land owner and no third party in a position to raise one — the arrangement that still burdens a large part of this street's stock and routinely costs a buyer several hundred euros a year plus a permanent discount on resale.

What stands against the title

ENTRY	WHAT IT SAYS	STATUS
Mortgage — apartment folio, part IV	One mortgage in force. Creditor **AS "SEB banka"**; secured sum **€242,250.00**; basis the credit agreement and pledge agreement of 3 March 2022.	**In force** (registered 23.03.2022)
Mortgage — land folio, part IV	The **same debt** registered against the land share: same creditor, same €242,250.00, same date. One loan, two registrations — not two loans.	**In force** (registered 23.03.2022)
Prohibition — both folios, part II	The property may not be sold, gifted, divided or encumbered **without SEB's written consent** — the standard companion entry to a bank mortgage.	**In force** (registered 23.03.2022)
Servitude — apartment folio, part I	Right of access and use over 3.9 m² (room 024-1) in apartment 10B, in this property's favour.	**In force** — a benefit, not a burden
Earlier mortgages	Three older mortgages — one 2008 bank mortgage and two of 2014 — are recorded and then **deleted** (2014 and 2016 respectively).	Deleted — history only
Common-use note	A 2008 note limiting common use by reason of engineering communications.	Deleted 23.03.2022
Heritage — land folio, part III	The building is an architectural monument under state protection **No. 7517**; the plot lies in the territory of the state-significance urban-planning monument **Historic Centre of Rīga (No. 7442)** and in the **UNESCO World Heritage** territory (No. 852).	**In force** — the only encumbrance the folio still carries
Utility strips — land folio, part III	The gas main, the electricity cables (1 m²), the telecommunications lines and the district-heating pipes (15 m²) were all **deleted from the folio on 15 July 2020** under the Land Register Law's transitional provisions — they did not disappear, they moved to the cadastre encumbrance layer, which is where chapter 3 reads them.	Deleted folio-side; live cadastre-side

READING A SHARED TITLE — THE RULE THAT MATTERS

The land folio is a **co-ownership** title covering some fifty parties, and on such a title **an encumbrance attaches to a share, not to the plot**. At the extract date four further mortgages stand in force there — €205,010 and €81,900 to Luminor, €77,000 to Swedbank and €187,500 to SEB — each one registered expressly on an undivided share (uz domājamo daļu) and each belonging to a different flat's owner. **None of them burdens this apartment's share**, none can be enforced against it, and none needs to be cleared for this property to be sold. They are reported because a reader who orders the same extract will see them and should know how to read them; a debt on a neighbour's share is the neighbour's problem. The only debt that touches this property is the SEB mortgage above — which is the current owner's own financing, and is discharged against the purchase money in the ordinary course of a sale.

Two filings still pending at the extract date

The land folio's head carries two warnings (BRĪDINĀJUMS) — a purchase agreement and a mortgage registration, both filed on **18 March 2022** under journal numbers 300005567491 and 300005567493, and both still awaiting decision when the extract was taken. A warning simply means the folio is a snapshot with items in flight, and the natural first question is whether they are this property's.

They are not. The subject's own purchase and mortgage were filed earlier and were already decided on 23 March 2022, under journal numbers 300005561117 and 300005561120 — they appear in the same document as completed entries, in the ownership table above and in the mortgage table above. What was still outstanding on the land folio that evening was the **other** half of the February split: the 8897/288180 share tied to apartment 10B, whose own sale registered in the sold-price register on 11 March 2022 (chapter 3). A purchase and a mortgage filed a week after that sale, arriving at the shared land folio, are that neighbour's transaction reaching the land title. Nothing pending on either folio touched this apartment or its share — and a current extract, which would show how those two filings were decided, is the way to put the point beyond argument.

The Land Book against the cadastre

QUESTION	LAND BOOK (23.03.2022)	STATE CADASTRE (TODAY)	ADJUDICATION
Composition of the property	Flat 10A + shares of buildings ...001 and ...004 + the tied land share	Premise group ...023 in building ...001; parcel ...021 carrying two buildings	**Consistent** — the same property described from two sides
The courtyard cellar, lit. 004	Carried as an undivided share of building **01000220021004**	Registered building — "Pagrabs zem pagalma", 1938, 58.3 m², Akmens mūris	**Present in BOTH** — the cellar is titled as well as cadastred, so there is no unregistered structure on this plot and no legalisation question
Apartment area	**97.7 m²** for Apartment No. 10A (composition entry of 09.02.2022)	**100.6 m²** — the total of the ten premises in group ... 023, surveyed 31 August 2023	**97.7 m² adopted** — the title defines the thing sold; the cadastre figure is a post-sale re-survey of a different quantity (see below)

QUESTION	LAND BOOK (23.03.2022)	STATE CADASTRE (TODAY)	ADJUDICATION
The plot	810 m²; the subject's share 10033/288180 = **28.2 m²**	810 m²; the 2022 land leg registered at **28.2 m²**	**Agree exactly** — the folio's fraction reproduces the transaction register's land leg
Monument status	"The building is an architectural monument, state protection No. 7517", inside the No. 7442 urban monument and the UNESCO territory	Monument No. 7517, "Dzīvojamā ēka", region-significance cultural monument, in force 19.12.1998	**The same listing** — one number, one date, described in the category wording current at each document's date
Ownership	Sole owner since 23.03.2022, one natural person	Ownership-status register: a mixed private condominium (the building as a whole)	**Consistent** — the folio speaks for this flat, the register for the house

THREE AREAS, ONE BASIS

The apartment has three areas on the record: **97.7 m²** in the Land Book's composition entry of 9 February 2022, **95.3 m²** as the area the 2022 sale was registered on, and **100.6 m²** in the cadastre as the total of the ten premises in the group, surveyed on 31 August 2023 — eighteen months after the sale. They are one flat measured at different moments and for different purposes, not a dispute about what was bought: no wall moved. **97.7 m² is the adopted basis** — it is the figure the title itself uses to define the property, and it is the figure a purchase contract will recite — and it is used in every €/m² number in this report and in the valuation chapters. The practical consequence is only arithmetic, and it is worth €10,000 in a careless conversation: the €190,000 paid in 2022 is €1,994 per m² on the sale basis, **€1,945 per m² on the adopted basis** and €1,889 per m² on the cadastre's. Fix one basis in the purchase agreement and restate €/m² figures, never conclusions. The paid State Land Service premise file, which breaks the cadastre figure into living, auxiliary and outdoor area, is what would explain the gap for good.

THE EXTRACT'S VINTAGE — WHAT IT CAN AND CANNOT TELL YOU

Both folio extracts were taken on the evening of **23 March 2022**, within minutes of each other, and everything in this chapter is the title as it stood that day. On the evidence of these two documents nothing was pending against the apartment or its share; but a folio is a live record, and a discharge of the SEB mortgage, a new mortgage or prohibition, a change of creditor, an insolvency or attachment mark, or a further servitude would each appear only in a current extract. Note also what a folio never shows: the outstanding balance of a loan is not a Land Book fact — only the secured sum is, and €242,250 is the ceiling of the security, not a debt figure. A fresh extract of both folios costs **€5.00 each at zemesgramata.lv** and takes minutes; on the land folio it would also show how the two filings of 18 March 2022 were decided. Order it before signing anything, whichever side of the table you sit on.

5 · Condition evidence

No photographs, no inspection, no questionnaire and no owner description of the interior have been provided. Everything that follows is inference from the registers — but the registers, in this case, say a great deal.

The apartment's own history: a top-floor conversion, not original fabric

The chain is unambiguous, and it is the most important piece of condition evidence in this report:

DATE	EVENT	PRICE	PER M²
11.02.2008	A 189.3 m² unit — described in the title as "Apartment No. 10A", a share of the apartment house including the functionally connected yard cellar lit. 004 — is bought by an individual (1/60) and the company AD VERBUM (59/60)	LVL 10,600.80 ≈ €15,083	≈ €80/m²
01.11.2021	Premise group 024 is surveyed — the measurement that precedes the division	—	—
09.02.2022	The property is **divided**: Apartment 10A (97.7 m²) remains on this folio; Apartment 10B is separated onto a new folio with its own cadastre number	—	—
01.03.2022	**Apartment 10A sold to the client**: €182,632 for the flat plus €7,368 for the land share = **€190,000**	€190,000	**€1,945/m²**
11.03.2022	Apartment 10B sold ten days later: €147,280 plus €7,120 for its land share = €154,400	€154,400	€1,750/m²
31.08.2023	Premise group 023 surveyed and recorded at 100.6 m²	—	—

A 189.3 m² top-floor unit changing hands in February 2008 — at the very peak of the previous Latvian property cycle — for **€80/m²** cannot have been a finished apartment. That is the price of undeveloped attic space. The unit was then held by a company for fourteen years, divided in early 2022, and both halves were sold within ten days of each other. **This is the standard pattern of a Riga attic conversion sold on completion.** The 2022 price of €1,945/m² was 13% above the median registered price in the surrounding area at that moment (€1,728/m² for 2022), which a raw, unfinished shell would not achieve.

The most probable reading is therefore: **the apartment is a completed conversion of 2021–2022 vintage, finished to at least a usable standard at the point of sale.** Two qualifications must be stated honestly. First, €1,945/m² is well short of what a well finished new conversion in the Riga centre commanded in early 2022, so the finish was more likely competent than luxurious — or the unit was sold in a good grey state at a price reflecting its size, floor and address. Second, four and a half years have passed; nothing in any register records what has been done since.

The re-survey of the premise group on **31 August 2023**, eighteen months after purchase, is a weak but real additional signal: a re-measurement of a mansard unit after sale is consistent with works having been completed and brought into the record, though it is equally consistent with a routine cadastral update. It is noted, not relied on.

Building-permit records

Our extract of building-case records shows **no case on file** for parcel 01000220021 or for buildings 01000220021001 and 01000220021004. This must be read with its limitation stated plainly: **the extract covers building-permit cases only.** Apartment-level renovation works in Latvia proceed under an apliecinājuma karte or a paskaidrojuma raksts, and those are **not** in the extract. The absence of a case here is therefore **not** evidence that no renovation took place — neither in this apartment nor, for that matter, evidence about the 2008–2022 attic conversion itself, which would have been permitted under a case not captured here.

One consequence of the building's protected status should be carried forward: as an architectural monument of local importance inside the UNESCO-listed historic centre, any change to windows, the roof profile or the street elevation is a permitted-works matter with the heritage authority. For a top-floor apartment this is not academic — it governs what can be done with dormers, roof windows and any future terrace.

Heating and running costs

The building carries **both** a district-heating connection **and** a registered local/own heat source (a boiler that may run on solid fuel, gas, electricity or a heat pump), a fireplace, centralised **and** local hot water, and a centralised gas supply. In this stock, that combination normally means some units have opted out of district heat in favour of their own gas boiler — and a top-floor conversion completed in 2021–2022 is exactly the kind of unit that would have been fitted with one, since a newly created apartment must be connected somehow and an individual gas boiler is the conventional solution.

An individual gas boiler in this apartment is therefore likely, but not confirmed. It matters in three ways: an individually heated flat has materially lower and more controllable winter running costs than a district-heated one, which buyers in this market price in; a mansard's heat demand depends heavily on roof insulation, which is unknown here; and comparability with district-heated comparables is imperfect in the buyer's favour. What would confirm which system serves this unit: a winter utility bill, the paid premise file from the State Land Service, or a viewing.

The condition hypothesis carried forward

Best-supported hypothesis: a completed top-floor conversion of 2021–2022 vintage, in unimproved or lightly improved condition, most probably heated by its own gas boiler. Confidence: moderate — high on the fact that this is not original 1911 fabric, moderate on the standard of the finish, low on what has happened since 2022.

Brīvības iela 70 — street facade (street imagery, 04.2025)

The building in its street context, from across Brīvības iela

Upper floors and roofline — the top-floor subject sits behind the mansard windows

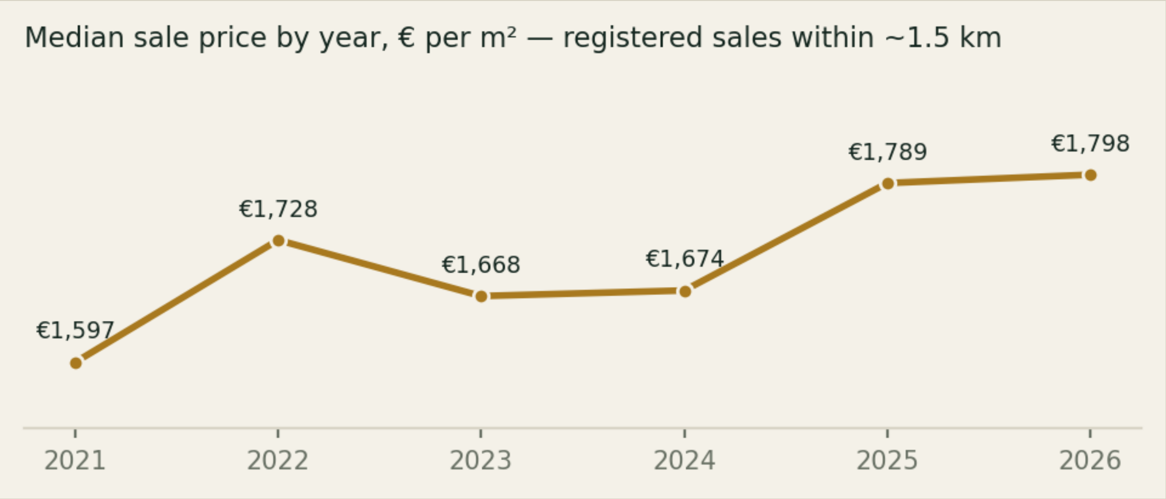
Street imagery. The three photographs above are street-level imagery of Brīvības iela 70 dated April 2025 (Google Street View), used to assess the building's external condition and its setting. They are direct observation of the building; they say nothing about the apartment.

6 · Market overview

The segment

The relevant market is pre-war apartments in the Riga centre, in the block bounded by Brīvības, Stabu, Ģertrūdes and Baznīcas streets. Within roughly 2 km of the property, the registered apartment market has behaved as follows:

YEAR	REGISTERED SALES	MEDIAN PRICE
2023	693	€1,650/m²
2024	2,098	€1,594/m²
2025	2,469	€1,656/m²
2026 (to date)	1,387	€1,716/m²



The picture is one of a market that fell back modestly in 2024, recovered through 2025 and is now trading at or slightly above its 2023 level — a total movement of about +4% over three years. Measured on the tighter ring of about 1.5 km used for the time adjustments in this report, the median has moved from €1,597/m² in 2021 to €1,798/m² in 2026, +12.6% over five years. **This is a flat-to-slowly-rising market, not an appreciating one.** Any valuation that relies on future growth to justify a price is unsupported by this data.

Volume is healthy: 1,387 registered sales in the wider ring so far in 2026, on track to match 2025's 2,469. Liquidity is not the problem in this market; pricing is.

The large-apartment sub-segment — where this property sits

Size matters here, and the register measures it. Across pre-war sales within 900 m over the last three years, the median price falls steadily as apartments get larger:

SIZE	NUMBER OF SALES	MEDIAN
under 45 m²	459	€2,619/m²
45–65 m²	412	€1,849/m²
65–85 m²	312	€1,796/m²
85–105 m² (this apartment)	**205**	**€1,698/m²**
105–130 m²	163	€1,600/m²

SIZE	NUMBER OF SALES	MEDIAN
over 130 m²	161	€1,427/m²

Each step up in size costs roughly 5% per square metre. The reason is straightforward: small central flats are bought by investors and single buyers with a large and liquid demand base, while flats over 85 m² are bought by families, of whom there are fewer in the centre, and by that point the buyer is also paying for the renovation of a much larger area. Restricting to 2026 alone, pre-war apartments of 85–140 m² within 900 m sold at a median of **€1,613/m²**, with half of them between €1,395 and €2,149/m² (93 sales).

Street class

Distance is not the same thing as comparability. Brīvības iela at this point is a **main traffic and tram corridor**; Stabu, Ģertrūdes and Baznīcas, 50 to 200 m away, are quiet side streets. The register prices the difference:

LOCATION CLASS (PRE-WAR, WITHIN 900 M, LAST 36 MONTHS)	SALES	MEDIAN	UPPER QUARTER
Brīvības iela frontage	119	€1,610/m²	€2,360/m²
Surrounding side streets	1,593	€1,850/m²	€2,655/m²

The corridor trades about **13% below** the side streets at the midpoint and about 11% below at the upper end. Part of that gap is composition — the corridor carries more unmodernised stock — so this report applies a tempered **−10%** when moving a side-street sale onto Brīvības iela, and says so each time. It is also worth noting that traffic noise falls off with height: a seventh-floor apartment under the roof is materially less exposed to it than a second-floor one, which is a reason to use the lower end of the observed gap for this particular unit.

Floor position

Again the register, rather than convention, supplies the number. Among pre-war sales within 900 m over the last three years, in buildings of four floors or more:

POSITION	SALES	MEDIAN
Ground floor	142	€1,582/m²
Top floor	149	€1,625/m²
Middle floors	641	€1,697/m²

The top floor sells about **4% below** middle floors and about 3% above the ground floor. That top-floor discount is measured across a stock in which most pre-war top floors have **no lift**; this building has a registered passenger lift. The 4% used in this report is therefore an upper bound on the penalty applying to this apartment, and the resulting figures are, if anything, cautious.

Expected marketing period

Across 2,459 comparable listings within about 3 km over the last 18 months, the median time from first listing to withdrawal was **28 days**. On a tighter cut — apartments of 85–130 m² within about 600 m — the observed median is 29 days with an upper quarter at 55 days. Two cautions: a listing being withdrawn is not the same as a sale, and short observation windows under-represent the slow sellers.

The matched sales in this report tell the more useful story. The quick ones (15, 28, 28, 38 days) were priced close to what they achieved. The slow ones were not: 56 days and a 24% cut at Ģertrūdes 14; 109 days and two price reductions at Brīvības 64; 196 days at Baznīcas 37. **A realistic expectation for this apartment is six to twelve weeks to an agreed sale if it is priced within the band its condition supports, and open-ended if it is priced into a band above it.**

Highest and best use

The apartment is a four-room residential unit in a protected building in a strong central location, with a lift and a secured land share. Its highest and best use is its present use. No alternative use — short-term letting aside, which is a management choice rather than a change of use — would produce a higher value.

7 · The neighbourhood price spectrum

Everything in this report that connects a price level to a condition rests on this chapter, so the dataset is defined precisely.

The dataset. Source: the State sold-price register — registered, completed sold transactions, not asking prices. Geography: a circle of 900 m radius around the property's register point. Filters: apartments only; price above €5,000; area above 10 m²; sales in the last 36 months; and the building era matched to the subject, that is, pre-war stock only. **Number of sales: 1,060.**

How prices are distributed

Reading this table: each line says what share of those 1,060 registered sales were below the stated price per square metre.

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M²
10%	€736
20%	€1,121
25%	**€1,232**
30%	€1,337
40%	€1,496
50% (the midpoint)	**€1,629**
60%	€1,780
70%	€1,989
75%	**€2,127**
80%	€2,223
90%	**€2,667**
95%	€3,233

Registered sale prices within 0.9 km — last 36 months, pre-war buildings only (1060 sales)

The spread is enormous — the top tenth of this market pays more than three and a half times what the bottom tenth pays, for apartments in the same streets, of the same era, often in the same buildings. Location cannot explain a spread of that size within a 900 m circle. **Condition can, and does.**

Testing whether price really does track condition here

A price spectrum is only useful if the assumption behind it holds — that the cheap end really is the unmodernised stock and the expensive end really is the renovated stock. Four independent tests, all on local evidence:

Test 1 — what the marketing language of matched sales shows. Among registered pre-war sales in the same circle that can be matched to their marketing listing, 27 were described in the seller's own words as renovated (renovēts, kapitāli, eiroremonts, dizaina). Their median sold price was **€2,373/m²**, in a range from €881 to €4,749/m². Set against a market midpoint of €1,629/m², sales described as renovated came in **46% above the middle of the market**, clustering between the level below which 80% of sales fall and the level below which 90% fall. The mapping holds at the top.

Test 2 — the same test at the bottom is too thin to use. Only **two** matched sales carried explicit unrenovated language (bez remonta, kosmētisks, nepieciešams remonts), at a median of €2,051/m². Two observations are not evidence of anything, and this pair sits above the market midpoint, which shows exactly how misleading a sample that small can be. It is stated here rather than hidden, and it is given no weight. A further 49 matched sales had no clear condition language, at a median of €1,941/m². The lower end of the spectrum is therefore validated by Tests 3 and 4 instead.

Test 3 — the same building, four weeks apart. The strongest single piece of evidence in this report comes from the subject's own house. In July and August 2020, two four-room apartments of almost identical size in Brīvības iela 70 changed hands within four weeks of each other:

- Apartment No. 16, 96.7 m², third-from-top floor: **€110,000 total = €1,138/m²**
- Apartment No. 12, 95.3 m², floor 3: **€175,000 total = €1,836/m²**

Same building, same street, same era, same size, same month, same lift, same land-share structure — and a **61% price difference**. Apartment No. 12's own history explains it: it was bought in January 2019 for €48,000 (€504/m²), resold in March 2019 for €71,000 (€745/m²), and sold again seventeen months later for €175,000. That is a renovation cycle, recorded transaction by transaction in the state register. **In this very building, the difference between unmodernised and renovated is worth roughly +60%.**

Test 4 — what the photographs of matched sales show. Sales that can be seen, arranged by what the photograph shows (all within 160 m, all in 2026):

- Ģertrūdes iela 14, apartment 1 — original pre-war interior, dark plank floors, panelled timber doors, old radiators, dated furnishings: **€1,104/m²**
- Baznīcas iela 37 — clean, functional, cosmetically dated, parquet in fair order: **€1,464/m²**
- Stabu iela 16, apartment 13 — tidy but plain, older wall finishes, simple joinery: **€1,743/m²**
- Ģertrūdes iela 23, apartment 8 — bespoke kitchen, restored gilded ceiling plasterwork, patterned stone floor, designer lighting: **€3,021/m²**

The order is exactly the order the price spectrum predicts. The mapping between price level and condition holds in this micro-market, and the three value bands in this report are built on it.

Where the subject's own sale sits in this spectrum

The 2022 purchase, indexed to today (the arithmetic is in the next chapters), is equivalent to **€2,024/m²**. Of the 1,060 local pre-war sales in the dataset, **72% were below that level** — placing this apartment, as it was bought, in the upper-middle of the local market: above the ordinary live-in average, below the renovated cluster.

8 · The comparable sales, one by one

Selecting the comparable sales

The principles applied

1. **The property's own history comes first.** This apartment sold at arm's length four and a half years ago. Time-indexed, that sale is the primary evidence and everything else is checked against it.
2. **Same building beats same street; same street class beats mere proximity.** A quiet side street 90 m away is a different market from a tram corridor, and the register measures the gap at 11–13%.
3. **A sale whose condition can be verified outranks a nearer sale whose condition cannot.** A photographed, described sale 160 m away tells us more than an anonymous price next door, because a price without a condition attached cannot be placed. Unverified same-building prices are used to anchor the edges of the bands and the general level — not to fix a point.
4. **No padding.** Eight sales are analysed in full. The remainder of the candidates are listed in the annex with the reason each was set aside.

The candidates considered

The starting set comprised 33 registered transactions within about 1 km of the register point over the last 36 months, supplied with the enquiry. That geography is genuinely walkable — every sale used in this report is within 160 m — so no widening of the ring was needed for the main analysis. It was, however, extended in three deliberate directions using direct register queries: the **complete sale history of the subject building** (22 records back to 2013), a **900 m sweep of large pre-war apartments** to capture the upper end of this size class, and a **query of the whole Brīvības iela frontage** within 900 m to find same-street-class evidence at the top of the market. Those queries changed the answer materially, as the next section shows. The full candidate table is in the annex.

One correction that changes the reading of the same-building evidence

The supplied comparable set records the June 2024 sale in the subject building as **€100,000 for 81.1 m² — €1,233/m²**, which would sit at the very bottom of the local market and would drag any same-building analysis down with it. That reading is wrong, and the register proves it.

Every apartment sale in this building appears in the register **as a pair**: the apartment, and the associated land share, registered on the same day. Add each pair together:

DATE	APARTMENT	LAND SHARE	TOTAL
19.03.2018 (No. 9)	€135,000	€10,000	**€145,000**
04.01.2019 (No. 12)	€45,900	€2,100	**€48,000**
12.03.2019 (No. 12)	€68,900	€2,100	**€71,000**
19.08.2019 (No. 3)	€178,000	€12,000	**€190,000**
07.07.2020 (No. 16)	€108,000	€2,000	**€110,000**
03.08.2020 (No. 12)	€172,900	€2,100	**€175,000**
01.03.2022 (No. 10A — this apartment)	€182,632	€7,368	**€190,000**

DATE	APARTMENT	LAND SHARE	TOTAL
11.03.2022 (No. 10B)	€147,280	€7,120	€154,400
26.06.2024 (No. 13)	€100,000	€40,000	**€140,000**

Eight of the nine pairs sum to a round figure — €48,000, €71,000, €110,000, €140,000, €145,000, €175,000, €190,000, €190,000. That is not coincidence: it is the contract price for the package, split between the two registered objects in the deed. The 2024 sale of apartment No. 13 was therefore **€140,000 for 81.1 m² = €1,726/m²**, not €1,233/m² — a difference of 40%. The alternative reading, that somebody paid €40,000 for a bare 22.8 m² share of a courtyard when the same building's land shares had traded at €2,000–€10,000, is not credible.

This correction is adopted throughout: every price used from this building is the total consideration for the package, which is also the basis on which this apartment would be sold.

The eight comparables selected, and why

SALE	WHY SELECTED
Brīvības 70, apt **10B** (11.03.2022)	The other half of the same conversion, same building, same floor, sold ten days after the subject by the same seller. The closest comparable that exists.
Brīvības 70, apt **13** (26.06.2024)	Same building, four-room, most recent sale in the house, correctly restated at €140,000.
Brīvības 74, apt **9A** (16.07.2024)	Same street class, 56 m away, **top floor of a pre-war building** — the corridor's top-floor ceiling print.
Brīvības 74, apt **21** (06.06.2024)	Same street class, four rooms, upper-market price — sets the corridor's upper-middle level.
Brīvības 64, apt **10** (24.07.2026)	Same street class, 109 m, four-room-scale, **with a matched listing and photograph** — the corridor's lower end.
Stabu 16, apt **13** (05.06.2026)	Four rooms, 104 m², **matched listing with an interior photograph** — verified ordinary condition.
Ģertrūdes 14, apt **1** (04.06.2026)	Four rooms, 102 m², **matched listing with an interior photograph of an original interior** — verified unmodernised condition, the floor of the range.
Ģertrūdes 23, apt **8** (19.06.2026)	**Matched listing with a photograph of a design-level renovation** — the ceiling of the range.

Nearer sales that were rejected, and why they lost to farther ones

- **Brīvības 72 k-2, apt 31 (43 m, 11.03.2026, €1,092/m²) and apt 20 (43 m, 25.08.2025, €1,649/m²).** The nearest sales of all after the subject's own building. Both rejected as primary comparables because nothing is known about either apartment's condition — no matched listing, no photograph — and the spread between them (+51% within seven months in one building) shows that condition, not location, is driving them. They are retained in the annex as evidence that the corridor's unmodernised end sits near €1,100/m².
- **Brīvības 66, apt 8 (84 m, 10.12.2025, €2,017/m²).** Same corridor, three rooms, fifth floor, no condition evidence. Used as corroboration of the corridor's upper-middle level,

not as a primary comparable, because Brīvības 74 apt 21 offers the same evidence with a four-room layout.

- **Stabu 18c, apt 18A (77 m, 20.03.2025, €2,460/m²).** Nearer than three of the selected comparables and a very useful print — a 94 m² apartment at €2,460/m². Set aside from the sheets because it is a ground-floor three-room flat with no condition evidence; a ground-floor sale at that level must be a substantial renovation, but "must be" is inference, not verification. It corroborates Band 2 from the annex.
- **Stabu 15 (115 m, 29.06.2026, €2,550/m²).** Rejected on era and size: the building dates from 1960, and the apartment is a 60 m² two-room unit, sitting in a different size class where prices per square metre are structurally higher. The photograph shows a well-kept, comfortable interior with herringbone parquet and a balcony — useful context for what a tidy, updated flat looks like in this neighbourhood, and a reminder that €2,550/m² for 60 m² is not evidence about €2,550/m² for 98 m². It also shows the risk of over-asking: it sold 14.2% below its asking price, albeit in 15 days.

Stabu iela 15, sold €154,000 in June 2026: a well-kept, updated interior with herringbone parquet and balcony — rejected as a comparable on era (1960) and size (60 m²).

- **Baznīcas 37 (157 m, 10.04.2026, €1,464/m², 137 m², 5 rooms).** Set aside from the sheets on size (over 130 m² is a different price class) and because its marketing record is internally inconsistent — recorded as selling 11.7% above its asking price after 196 days on the market, which almost always means the recorded ask was stale rather than that a bidding contest occurred. Its photograph is nonetheless useful evidence of the mid-range condition that produces roughly €1,450–1,500/m² in this neighbourhood: bright, sound parquet, plain walls, older radiators, nothing modernised.

Baznīcas iela 37, sold €200,000 (€1,464/m²) in April 2026: sound but wholly unmodernised interior — the look of the €1,450–1,500/m² level locally.

- **Baznīcas 18a (192 m, 05.05.2026, €4,797/m²).** Excluded as a comparable: this is a **new-build** apartment in the Club Central Residence development, a different product in a different market segment. Its photograph shows floor-to-ceiling glazing, recessed lighting and an integrated kitchen — new construction, not a converted pre-war attic. It is quoted once in this report, as the outer ceiling of what the immediate neighbourhood can pay per square metre, and for no other purpose.

Baznīcas iela 18a, sold €331,000 (€4,797/m²) in May 2026: a new-build apartment in the Club Central Residence — a different market segment, cited only as the local ceiling.

- **The five sales recorded at 578 m and the four at 214–231 m** in the supplied set, whose addresses did not resolve to a building in the extract, were all set aside in favour of nearer sales whose building, era and street class are known. They appear in the annex.

Comparable sale sheets

C1 — Brīvības iela 70, apartment 10B (the same building, the same floor, the other half of the same conversion)

Register facts. 88.2 m², 4 rooms, **floor 7 of 7**, building 1911, brick masonry. Cadastre premise group 01000220021001024, surveyed 01.11.2021. Sold **11 March 2022** for €147,280, with its 8897/288180 land share (25.0 m²) for €7,120 on the same day — **total €154,400 = €1,750/m²**.

Condition evidence. No matched listing; this apartment never appeared in the public monitoring archive, and neither did any other unit in this building over the observed period — the sales in this house have been transacted privately. What is known is decisive in a different way: 10B was created by the same division, finished by the same converter, and sold by the same seller ten days after the subject. Whatever standard the subject was in when it was sold, 10B was in a comparable one.

Where it sits in the local spectrum. €1,750/m² in March 2022 was just above the 2022 market median of €1,728/m². Indexed to today, €1,821/m² sits at the level below which about 62% of local pre-war sales fall — the upper-middle of the market.

Adjustments. - Time, 2022 → 2026: €1,798 ÷ €1,728 = **×1.0405** → €1,750 × 1.0405 = **€1,821/m²** - Street class: same street, same building — **0%** - Floor: same floor, 7 of 7 — **0%** - Size: 88.2 m² and 97.7 m² are in the same size class (85–105 m²) — **0%** - Tenure: identical land-share structure — **0%**

Adjusted: €1,821/m². The subject sold for 11% more per square metre than 10B in the same fortnight, which the market itself decided — a difference presumably reflecting layout, aspect and the access right that benefits 10A. That premium is not added here; €1,821/m² is used as a conservative same-building floor for Band 1.

C2 — Brīvības iela 70, apartment 13 (the same building, floor 4)

Register facts. 81.1 m², 4 rooms, **floor 4 of 7**, 1911, brick masonry. Sold **26 June 2024** for €100,000 with the 22.8 m² land share for €40,000 — **total €140,000 = €1,726/m²**. The same apartment sold in June 2013 for €124,999 (€1,541/m²), so it appreciated 12% over eleven years.

Condition evidence. None directly. No listing exists in the monitoring archive. The eleven-year ownership and the modest appreciation over that period suggest an apartment kept but not transformed; a mortgage of €70,000 registered against it in 2020 and discharged in 2021 is consistent with, but does not prove, works.

Where it sits. Indexed to today, €1,854/m² sits at a level below which roughly 63% of local pre-war sales fall.

Adjustments. - Time, 2024 → 2026: €1,798 ÷ €1,674 = **×1.0741** → €1,726 × 1.0741 = €1,854/m² - Floor: middle floor → top floor, **−4%** (registered evidence: €1,625/m² top vs €1,697/m² middle) → €1,780/m² - Size: 81.1 m² sits in the 65–85 m² class (median €1,796/m²) and the subject in the 85–105 class (€1,698/m²), **−5.5%** → €1,682/m² - Street class, tenure: identical — **0%**

Adjusted: €1,680/m².

C3 — Brīvības iela 74, apartment 9A (56 m; same street class; the corridor's top-floor ceiling)

Register facts. 77.1 m², 3 rooms, **floor 6 of 6 — top floor**, built 1914, brick masonry. Sold **16 July 2024** for €250,000 = **€3,243/m²**.

Condition evidence. No matched listing and no photograph. But the price itself is evidence of a kind: €3,243/m² in mid-2024, in a pre-war building on a traffic corridor, is more than double the corridor's median. No unmodernised apartment achieves that. This is, on the register's own numbers, a premium-finished top-floor apartment.

Where it sits. Above the level below which 90% of local pre-war sales fall; indexed, close to the top 5% of the whole local market.

Adjustments. - Time, 2024 → 2026: **×1.0741** → €3,483/m² - Floor: top floor to top floor — **0%** - Street class: same corridor — **0%** - Size: 77.1 m² is in the 65–85 class, the subject in 85–105, **−5.5%** → €3,291/m²

Adjusted: €3,290/m². This is used as a ceiling, not as a value: it demonstrates that a top-floor pre-war apartment on this exact stretch of Brīvības iela can achieve well over €3,000/m² when the finish justifies it. It also disposes of any suggestion that the top floor is a handicap on this street.

C4 — Brīvības iela 74, apartment 21 (56 m; same street class; four rooms)

Register facts. 130.7 m², 4 rooms, **floor 3 of 6**, 1914, brick masonry (2.5 bricks or thicker). Sold **6 June 2024** for €269,000 = **€2,058/m²**.

Condition evidence. No matched listing. At €2,058/m² in 2024 for a 131 m² apartment — against a median of €1,427/m² for that size class — this apartment sold 44% above its size class. That is the signature of a modernised, well-presented interior.

Adjustments. - Time, 2024 → 2026: **×1.0741** → €2,211/m² - Floor: middle → top, **−4%** → €2,123/m² - Size: 130.7 m² is in the 105–130 class (median €1,600/m²), the subject in 85–105 (€1,698/m²), **+6.1%** → €2,252/m² - Street class: same corridor — **0%**

Adjusted: €2,250/m². This is the corridor's upper-middle evidence and the principal support for the lower part of Band 2.

C5 — Brīvības iela 64, apartment 10 (109 m; same street class; matched listing)

Register facts. 86.9 m², 3 rooms, **floor 5 of 6**, brick masonry (2.5 bricks or thicker). Sold **24 July 2026** for €110,000 = **€1,266/m²**.

The marketing record. Listed at €118,000, reduced to €113,000, sold at €110,000 — **−2.7% against the final ask, −6.8% against the first**, after **109 days** on the market. The description sells the layout rather than the finish: three isolated rooms, a large kitchen, a bathroom with a window, and two entrance doors permitting the flat to be divided into two sections. When marketing text describes potential rather than condition, and the apartment takes 109 days and two price cuts to sell at €1,266/m², the reading is an unmodernised interior.

The photograph. The only image held is of the building's street elevation — a well-restored pre-war façade with red brick detailing over white ornament, in visibly good order. It tells us the building is maintained; it tells us nothing about the apartment, which is itself a useful caution about how much marketing photography can conceal.

Brīvības iela 64, sold €110,000 (€1,266/m²) in July 2026 after 109 days: the restored façade is the only image held — the interior is undocumented.

Adjustments. - Time: 2026 sale — **×1.000** - Street class: same corridor — **0%** - Floor: fifth of six → top, **−4%** → €1,215/m² - Size: same class — **0%** - Rooms: 3 against the subject's 4, in the same size class — under 2% and therefore treated as noise

Adjusted: €1,215/m². This is the corridor's verified lower end.

C6 — Stabu iela 16, apartment 13 (90 m; side street; matched listing with an interior photograph)

Register facts. 104.0 m², 4 rooms, **floor 5 of 6**, built 1902, brick masonry. Sold **5 June 2026** for €181,258 = **€1,743/m²**.

The marketing record. Asked €185,500, sold at **−2.3%** after **58 days**. The text: an apartment in a renovated building in the Riga centre, in the façade section, with windows onto two courtyards, three large isolated rooms plus a separate kitchen. Note precisely what is claimed — the **building** is renovated; the apartment is not described as renovated at all.

The photographs. The building's exterior confirms the claim: a large Art Nouveau house with a freshly finished grey and white elevation, decorative reliefs, balconies and an arched entrance — a well-maintained address. The interior photograph tells the other half of the story: a modest living room with a light strip floor, textured painted walls of an older vintage, a plain pendant fitting, a simple panel door and older furniture, with a refrigerator standing in the living space. This is a clean, entirely liveable, cosmetically dated apartment — not a renovated one.

Stabu iela 16: the renovated Art Nouveau elevation of the building behind three of the comparable sales used in this report.

Stabu iela 16, apartment 13, sold €181,258 (€1,743/m²) in June 2026: clean and liveable but cosmetically dated — a renovated building, an unrenovated flat.

Corroboration from the same building. Stabu 16 produced five registered sales in 2026 alone, all in the same renovated building: €1,503/m² (76.5 m², ground floor, sold within 0.4% of its ask in 28 days), €1,525/m² and €1,530/m² (two six-room apartments of about 138 m²), €1,704/m² (106 m²) and this one at €1,743/m². A tight, credible cluster between €1,500 and €1,745/m² for unmodernised apartments in a renovated pre-war building on a quiet side street.

Stabu iela 16 by night: the same building, whose 2026 sales cluster tightly between €1,500 and €1,745/m² for unmodernised apartments.

Adjustments. - Time: 2026 — **×1.000** - Street class: quiet side street → Brīvības corridor, **−10%** → €1,569/m² - Floor: fifth of six → top, **−4%** → €1,506/m² - Size: same class — **0%**

Adjusted: €1,505/m². Read this correctly: it is what an apartment in this condition would fetch on Brīvības iela. It is not a valuation of the subject.

C7 — Ģertrūdes iela 14, apartment 1 (90 m; side street; verified original condition)

Register facts. 102.4 m², 4 rooms, **floor 1 of 4** (a high ground floor), pre-war brick masonry. Sold **4 June 2026** for €113,000 = **€1,104/m²**.

The marketing record. First asked €159,000, cut to €149,000, sold at €113,000 — **−24.2% against the final ask and −29% against the first**, after **56 days**. Described by the owner as spacious, bright, cosy, fully furnished, in a street-fronting house with the entrance from the street; a high ground floor, four rooms, ceiling heights of 3.5 m in two of them.

The photograph. This is the clearest condition document in the entire comparable set. Wide dark-stained original plank floors; original panelled timber double doors with their historic ironmongery; a period cast-panel radiator beneath a timber window; plain painted walls; a chandelier; and dated furnishings. Nothing in the room has been renewed. This is a pre-war apartment in essentially original fabric, presented for sale as it stands.

Ģertrūdes iela 14, apartment 1, sold €113,000 (€1,104/m²) in June 2026: original plank floors, period doors and radiators — verified unmodernised condition.

Ģertrūdes iela 14: the building's street elevation, from the marketing of the second 2026 sale in the same house (€195,000, €1,778/m²).

The second sale in the same house is instructive. Apartment 3, 109.7 m², five rooms, second floor, sold on 23 July 2026 for €195,000 = **€1,778/m²**, asked €209,000, **−6.7% in 38 days**, marketed as a spacious flat of expressive historic character "with wide scope for adaptation" — that is, also needing work, but on a better floor and better presented. Two sales, same building, same year, €1,104 against €1,778/m².

Adjustments (apartment 1). - Time: 2026 — **×1.000** - Street class: side street → corridor, **−10%** → €994/m² - Floor: ground floor → top floor, **+2.7%** (registered evidence: €1,582/m² ground, €1,625/m² top) → €1,021/m² - Size: same class — **0%**

Adjusted: €1,020/m². This is the floor of the range: what a four-room apartment of this size in wholly original condition is worth on this corridor. The subject apartment, on the register's own evidence, is not in this condition — but the figure defines the bottom of the scale against which every other number in this report is measured.

C8 — Ģertrūdes iela 23, apartment 8 (160 m; side street; verified design-level finish)

Register facts. 198.6 m², 5 rooms, **floor 4 of 7**, pre-war. Sold **19 June 2026** for €600,000 = **€3,021/m²**.

The marketing record. Asked €650,000, sold at **−7.7%** after **49 days**, with the condition recorded as fully refurbished.

The photograph. A kitchen and dining room finished to architect standard: bespoke painted shaker cabinetry with glazed upper doors, integrated ovens and appliances, an island, a restored and gilded coffered ceiling with period plasterwork, two ornate chandeliers, a patterned blue-and-white stone floor, tall windows with radiator casings and full-length sheers. This is not "renovated"; it is a design project.

Ģertrūdes iela 23, apartment 8, sold €600,000 (€3,021/m²) in June 2026: bespoke kitchen, restored gilded ceiling, stone floor — the local ceiling for a pre-war apartment.

Adjustments. - Time: 2026 — **×1.000** - Street class: side street → corridor, **−10%** → €2,719/m² - Floor: middle → top, **−4%** → €2,610/m² - Size: **0%, deliberately.** The observed size discount (large apartments trade lower per m²) is a median effect driven by large unmodernised flats, which are the cheapest thing in the centre. It does not operate at the top of the market: this 199 m² apartment sold at €3,021/m² against a median of €1,427/m² for its size class. At design-finish level, condition overwhelms size, and applying a size uplift here would produce a number the market has never printed.

Adjusted: €2,610/m². This anchors the bottom of Band 3 — and it is independently corroborated by a sale on the subject's own street: Brīvības iela 46, a 127.8 m² four-room apartment on the fifth floor, sold 26 September 2025 for €336,900 = €2,636/m², which indexes to **€2,649/m²** today.

Comparable evidence summary

ADDRESS	SOLD (TOTAL CONSIDERATION)	DATE	AREA	€/M²	ADJUSTMENTS APPLIED	ADJUSTED €/M²	CONDITION EVIDENCE
Brīvības 70 — 10B (same building, floor 7/7)	€154,400	11.03.2022	88.2 m²	1,750	time ×1.0405	**1,821**	Same conversion, same seller, 10 days apart
Brīvības 70 — 13 (same building, floor 4/7)	€140,000	26.06.2024	81.1 m²	1,726	time ×1.0741; floor −4%; size −5.5%	**1,680**	None; 11-year ownership
Brīvības 74 — 9A (56 m, floor 6/6)	€250,000	16.07.2024	77.1 m²	3,243	time ×1.0741; size −5.5%	**3,290**	Price implies premium finish

ADDRESS	SOLD (TOTAL CONSIDERATION)	DATE	AREA	€/M²	ADJUSTMENTS APPLIED	ADJUSTED €/M²	CONDITION EVIDENCE
Brīvības 74 — 21 (56 m, floor 3/6)	€269,000	06.06.2024	130.7 m²	2,058	time ×1.0741; floor −4%; size +6.1%	**2,250**	Price implies modernised
Brīvības 64 — 10 (109 m, floor 5/6)	€110,000	24.07.2026	86.9 m²	1,266	floor −4%	**1,215**	Listing + façade photo; 109 days, 2 cuts
Stabu 16 — 13 (90 m, floor 5/6)	€181,258	05.06.2026	104.0 m²	1,743	street −10%; floor −4%	**1,505**	Listing + interior photo: dated, liveable
Ģertrūdes 14 — 1 (90 m, floor 1/4)	€113,000	04.06.2026	102.4 m²	1,104	street −10%; floor +2.7%	**1,020**	Listing + interior photo: original fabric
Ģertrūdes 23 — 8 (160 m, floor 4/7)	€600,000	19.06.2026	198.6 m²	3,021	street −10%; floor −4%; size 0%	**2,610**	Listing + interior photo: design finish
The subject's own sale, indexed	€190,000	01.03.2022	97.7 m²	1,945	time ×1.0405	**2,024**	A 2021–22 conversion, standard unknown

Adjustments & reasoning

The adjustment grid, and where each number comes from

ADJUSTMENT	SIZE	SOURCE
Time	2021 ×1.1259 · 2022 ×1.0405 · 2023 ×1.0779 · 2024 ×1.0741 · 2025 ×1.0050 · 2026 ×1.000	Computed as the 2026 median divided by the median of the sale year, from registered sales within about 1.5 km (annex table). Every time adjustment in this report shows its arithmetic.
Street class	−10% moving a side-street sale onto Brīvības iela	Registered sales, 900 m, 36 months: corridor median €1,610/m² (119 sales) against side-street median €1,850/m² (1,593 sales), a 13% gap; 11% at the upper end. Tempered to 10% because part of the gap reflects the corridor's older stock mix, and because a seventh-floor flat is less exposed to traffic than the sales that generate the average.

ADJUSTMENT	SIZE	SOURCE
Floor	Middle → top −4%; ground → top +2.7%; top → top 0%	Registered sales, 900 m, 36 months, buildings of 4+ floors: ground €1,582/m² (142), top €1,625/m² (149), middle €1,697/m² (641). Conservative for this apartment, because the measured top-floor discount comes from a stock in which most top floors have no lift and this building has a registered passenger lift.
Size	≈ −5% per size class step	Registered medians by size class, 900 m, 36 months (table in Market overview). Not applied within the premium segment, where the effect demonstrably reverses.
Heating	Not applied as a percentage	The subject probably has its own gas boiler; the comparables' heat sources are not individually recorded. Applying a district-heating cost penalty to a flat that probably has a boiler, or the reverse, would be invention. Carried instead as a stated qualitative advantage.
Tenure (land share)	Not applied	The subject owns its land share and pays no compulsory ground rent. This cannot be verified apartment by apartment for each comparable, so no adjustment is made — but it is a genuine marketing advantage and should be stated in the particulars.
Anything under 2%	Dropped	Room-count differences within the same size class, and small area differences within a class, are noise. Comparables where nothing else applied are described as clean.

A discipline point that matters. The street-class and floor adjustments exist to move other apartments onto this one's footing. They are **not** applied to the subject's own 2022 sale — that transaction already happened on this street, on this floor, in this building. Applying them there would be double counting, and would understate the value by roughly 14%.

Reconciliation and weights

EVIDENCE	WEIGHT	WHY
The apartment's own registered sale, indexed (€2,024/m²)	**35%**	An arm's-length transaction in the subject property itself, four and a half years ago, with a bank funding it — the only evidence that requires no assumption about comparability at all.
Same building: 10B (€1,821/m²) and apartment 13 (€1,680/m²)	**25%**	Same building, same era, same lift, same land structure, same street. 10B is the same conversion; apartment 13 is the most recent sale in the house. Their condition is unverified, so they set the level and the edges rather than a point.
Same street class: Brīvības 74 apts 21 and 9A, Brīvības 64 apt 10 (€1,215 – €3,290/m²)	**20%**	These establish what the Brīvības corridor actually pays across the condition range — the single most important control, because condition is the unknown.

EVIDENCE	WEIGHT	WHY
Condition-verified side-street sales: Ģertrūdes 14 apt 1, Stabu 16 apt 13, Ģertrūdes 23 apt 8 (€1,020 – €2,610/m²)	**15%**	Photographs and marketing text make these the only comparables where the condition is seen. They calibrate the spacing between the bands even though they need a street-class correction to be applied here.
The wider local distribution of 1,060 pre-war sales	**5%**	Context and a sanity check on where each band sits, not a source of value in itself.

9 · The valuation, and how to price it

Valuation & condition matrix

Step 1 — the anchor

The apartment sold on 1 March 2022 for **€190,000** in total (€182,632 for the flat, €7,368 for the land share), at arm's length, from a company to a private buyer with bank finance. On the adopted basis of 97.7 m² that is **€1,945/m²**.

Indexing to today from the registered price index for the surrounding 1.5 km:

> €1,798 (2026 median) ÷ €1,728 (2022 median) = **×1.0405** €1,945/m² × 1.0405 = **€2,024/m² → €190,000 × 1.0405 = €197,700**

The apartment, in the condition in which it was bought, is worth about €197,500 today. Of the 1,060 comparable local sales, 72% were below that level.

Step 2 — the correction the anchor needs

One qualification must be applied to that figure, and it is the reason the central band sits slightly below it. The 2022 transaction was a **converter's first sale of a newly created apartment**. First sales of new product carry a premium — the buyer pays for newness, for a clean title just created, and for the seller's marketing — that a resale of the same apartment four and a half years later does not automatically recover. Both halves of this conversion carried it: 10B sold at €1,750/m² in the same fortnight.

Set against that, the market has been essentially flat in the large pre-war segment: apartments of 85–140 m² within 900 m sold in 2026 at a median of €1,613/m², with the upper quarter above €2,149/m².

The two considerations together place the honest centre of the unimproved case a little below the indexed anchor rather than on it — a deviation of about 5%, within the tolerance that requires no special explanation, and explained anyway.

Step 3 — the three bands

Band 1 — no improvement since purchase: €1,825 – €2,025/m² → €178,500 – €198,000 (midpoint ≈ €188,000).

Anchored on three same-building figures that bracket it tightly: apartment 10B indexed at **€1,821/m²** (the same conversion), apartment 13 indexed and adjusted at **€1,680/m²** (a lower floor, smaller, condition unknown), and the subject's own indexed sale at **€2,024/m²**. About 62% to 72% of local pre-war sales fall below this band.

What this band assumes: the apartment is as it was bought — a completed conversion of 2021–22 vintage, now four to five years old, with no further work. It does **not** assume 1911 fabric. If the apartment were genuinely in original, unmodernised pre-war condition, the evidence would place it far lower: the condition-verified comparable at Ģertrūdes 14 adjusts to €1,020/m², and the same building's own unmodernised sale (apartment 16, 2020) indexes to at least €1,281/m² — roughly €100,000 to €125,000. The register history is what excludes that case.

The genuine downside inside this band is different: **if the apartment was bought in grey finish in 2022 and never completed**, it sits at or below the bottom edge — realistically €150,000 to €170,000, since an incomplete flat competes against the unmodernised end of the market while requiring a further construction project inside a protected building. Photographs would settle this in five minutes.

Band 2 — decent modern finish: €2,150 – €2,400/m² → €210,000 – €234,500 (midpoint ≈ €222,000).

Anchored on: the corridor's own four-room upper-market print (Brīvības 74 apartment 21, adjusted to **€2,250/m²**); the sold prices of local apartments whose marketing described them as renovated (27 matched sales, median €2,373/m², range €881–€4,749/m²); and the level below which three-quarters of local pre-war sales fall, €2,127/m². Corroborated by Stabu 18c, a 94 m² apartment 77 m away that sold at €2,460/m² despite being on the ground floor. About 77% to 85% of local sales fall below this band.

What it assumes: a fitted modern kitchen, modernised bathroom(s), sound floors and joinery, renewed services within the apartment, presented well.

Band 3 — premium / design finish: €2,650 – €3,050/m² → €259,000 – €298,000 (midpoint ≈ €278,500).

Anchored on: the design-finished sale at Ģertrūdes 23, adjusted to **€2,610/m²**; the corridor's own large four-room print at Brīvības 46, indexed to **€2,649/m²**; and, at the top, the corridor's top-floor print at Brīvības 74 apartment 9A, adjusted to **€3,290/m²**. About 90% to 94% of local sales fall below this band; the upper edge sits just inside the top 5% of everything this micro-market has registered in three years.

What it assumes: an architect-level interior, new services throughout, and the top-floor position genuinely exploited — roofscape views, and ideally a terrace. It is the least likely of the three bands and the one that would take longest to sell, because the Brīvības frontage has printed above €2,650/m² only twice in three years.

What moves an apartment between the bands in this micro-market

- **A full modern renovation of an unmodernised pre-war flat: +61%** — apartment 12 in this very building sold at €1,836/m² four weeks after apartment 16, of near-identical size, sold at €1,138/m² in 2020. [same-building register evidence] That factor applies to a flat in original fabric; for this apartment, which is already a modern conversion, the applicable step is the smaller one below.
- **Completing or upgrading a 2022-vintage conversion to current premium standard: roughly +€325 to +€575/m², i.e. +17% to +31%** — the distance from the middle of Band 1 to Band 2. [derived from the local price spectrum]
- **Design-level finish over decent finish: roughly +€250 to +€650/m²** — the distance from Band 2 to Band 3, measured between the adjusted design print (€2,610/m²) and the renovated cluster. [matched-listing evidence]
- **A private roof terrace.** In this neighbourhood terraces are marketed at a substantial premium — a 78 m² mansard flat with a terrace on this same street is currently offered at €2,500/m², and a 134 m² apartment with a 53 m² terrace 429 m away at €3,881/m². Those are **asking prices**; the only registered corroboration is the top-floor print at Brīvības 74 (€3,290/m² adjusted). **A number cannot responsibly be attached to the terrace itself** on this evidence. What would price it: two registered sales in the same building differing only in terrace access.
- **Fitted kitchen and furniture package.** The evidence shows fully furnished, fully equipped apartments at the top of the local market (a neighbouring restored building at Brīvības 68 currently asks about €3,500/m² for "fully renovated, fully furnished" apartments), but **no local evidence isolates the furniture component from the renovation**, so no figure is given. What would price it: a matched pair of sales in the same building, one furnished and one not.

- **Bathroom count and quality.** The premise group's record of 10 premises is consistent with more than one bathroom, but the breakdown sits in the paid premise file that is not held. **No figure**; the premise file or photographs would settle it.
- **Windows.** The building is a protected architectural monument inside the UNESCO area, so window replacement is a permitted-works matter. **No local evidence prices window condition separately in this stock, so no figure is given.** What would price it: matched sales distinguishing original from replaced glazing — not available here.
- **Heating system.** An individual gas boiler lowers running costs against district-heated stock and is a genuine selling point, particularly for a top-floor flat. **No figure**: the comparables' heat sources are not individually recorded. A utility bill or the premise file would confirm which system serves this apartment.
- **The lift.** Registered for this building; most pre-war top floors nearby have none. This is why the −4% top-floor adjustment used throughout is treated as an upper bound rather than a firm deduction.

Asking price assessment

The client has not stated an expected price, so there is no owner expectation to test against the evidence. The question to answer is the practical one: **what should this apartment be listed at?**

How the local market negotiates

Across the ten matched sales in this report — every one a registered sale with its own marketing record — the outcome against the final asking price was: −24.2%, −14.2%, −7.7%, −6.7%, −2.7%, −2.5%, −2.3%, −0.4%, +5.1%, +11.7%. **The median outcome is −2.6% and the average −4.4%.** The pattern behind those numbers is more useful than the averages: apartments launched close to the right price sold within 15 to 38 days at 0.4% to 6.7% below the ask. Apartments launched too high did not merely take longer — they cut once, then cut again, and finished 14% to 24% below where they started. **Over-pricing in this market does not cost time; it costs money.**

Recommended listing strategy

Because condition governs the band, the recommendation is conditional — and the first action is to establish which band applies.

IF THE APARTMENT PRESENTS AS…	LIST AT	EXPECT TO AGREE AT	EXPECTED MARKETING TIME
Band 1 — as bought in 2022, unimproved	**€199,000 – €209,000**	**€188,000 – €197,500**	6–10 weeks
Band 2 — good modern finish	**€239,000 – €249,000**	€222,000 – €234,000	8–12 weeks
Band 3 — premium / design finish, terrace	**€289,000 – €299,000**	€262,000 – €285,000	12–20 weeks

Primary recommendation, on the evidence available today: launch at €205,000, and expect to complete between €188,000 and €197,500 after negotiation. That launch price sits about 4–8% above the middle of Band 1, which is the room the local negotiation data says a seller actually gets, and low enough to attract viewings in the first fortnight — which is when this market's quick, near-ask sales happen. If ten interior photographs show a genuinely modernised apartment, re-price into the Band 2 row before launch, not after.

Do not launch above €215,000 without photographic justification. The corridor's evidence is unforgiving: at €2,200/m² and above, a Brīvības frontage apartment is competing against side-street renovated stock and against new developments 100–400 m away asking €3,500–€4,700/m² with lifts, glazing and warranties. The two comparable apartments that tried to sell on potential rather than condition took 56 and 109 days and finished 24% and 7% below their opening asks.

Practical points that will affect the net proceeds

1. **Both titles must be sold together** — the apartment (folio 100000374785-10A) and the 10033/288180 land share (folio 100000378483). Instruct the notary accordingly, and price the package as one figure. Every previous sale in this building was structured exactly this way.
2. **SEB's written consent is required.** A prohibition on disposal without the bank's written consent is registered against both titles, and the mortgage — secured to a maximum of €242,250, which is not the debt — must be discharged at completion. **Obtain a current payoff statement from SEB before agreeing a price**, because that figure, not the secured sum, determines what the client actually receives.
3. **Obtain fresh Land Register extracts** for both folios before marketing. They cost a few euros each and are issued immediately; the ones in hand are four and a half years old.
4. **Lead the particulars with what the register can prove**: top floor, passenger lift, four rooms, a 2021–22 conversion rather than untouched pre-war fabric, a brick masonry building of 1911 that is a listed architectural monument in the UNESCO-protected historic centre, **and the land share already owned — no compulsory ground rent.** That last point is a genuine differentiator against much of the competing stock and costs nothing to state.
5. **Resolve the 3.9 m² access servitude in advance.** A buyer's lawyer will ask what the right over premises 024-1 in apartment 10B permits. Retrieve the servitude agreement of 1 March 2022 and clause 1.10 of the purchase contract; an unexplained servitude discovered mid-negotiation costs more than it should.
6. **Timing.** The market has been firm through 2026 (median €1,716/m² against €1,656/m² in 2025). There is no evidence of an imminent move in either direction that would justify waiting or hurrying.

10 · What it owes, and to whom

CHECK	RESULT	SOURCE
Cadastre marks on the parcel, building or apartment	**None registered**	VZD cadastre marks register
Registered encumbrances on the parcel	**7 entries** — two heritage-territory designations over the whole plot and four utility protection strips; none is a debt, a mortgage or a restriction on sale (adjudicated in chapter 3)	VZD parcel encumbrance layer
Derelict-building register (graustu reģistrs)	**Not listed**	Rīga municipality register
Municipal utility debt lists	Building not on the published debtor lists at retrieval	municipal open data
Mortgages & prohibition notes	**One mortgage in force** — AS "SEB banka", secured sum €242,250, registered 23.03.2022 against both folios as a single debt, with the matching prohibition on sale without the bank's written consent. Three earlier mortgages are recorded as deleted. (read in full in chapter 4)	Land Book folios 100000374785-10A and 100000378483
Debts of other co-owners on the land folio	Four further mortgages stand on **other owners' shares** and do not burden this property's share (chapter 4)	Land Book folio 100000378483
Rights in the property's favour	A registered servitude of access over 3.9 m² in the neighbouring apartment 10B — an asset that travels with the flat	Land Book folio 100000374785-10A

READING THIS

This apartment is clean on both sides of the record. Cadastre-side, nothing is marked against it, and every encumbrance on the plot is an area designation that applies to the whole building and to most of the street. Folio-side, the only thing standing against the title is the current owner's own bank mortgage and its companion prohibition — ordinary financing, discharged against the purchase money at completion, but it does mean the sale runs on the bank's timetable as well as the seller's, so ask early for the bank's consent letter or discharge undertaking. Both extracts date from March 2022; a current pair costs €5.00 each and settles anything that has happened since. One thing no register shows: communal debts of the seller personally can follow the flat in practice, so ask the manager named in chapter 3 for a clearance statement (pārvaldnieka izziņa) at signing.

11 · Legality & the building

ATTRIBUTE	VALUE	SOURCE
Building survey & grade	surveyed 2023-08-31 · condition grade V3 (moderate wear, normal for 1911)	building register

ATTRIBUTE	VALUE	SOURCE
Registered building services	District heating **and** own-boiler central heating **and** a local fireplace; mains cold water; mains and local hot water; mains electricity; **mains gas**; mains sewerage; **passenger lift**; sauna	building register
Parcel & permitted use	810 m² · Sešu līdz sešpadsmit stāvu daudzdzīvokļu māju apbūve	parcel register
Renovation case records	No building-permit case on file for the parcel or either building — and the extract does not cover apartment-level interior notifications, so this is not evidence either way (chapter 5)	BIS extract
Heritage constraint	The building is monument no. 7517 in its own right, and the plot sits inside both a state-significance monument territory and the UNESCO World Heritage territory. Façade, window, roof and any externally visible alteration need heritage-board approval — slower and costlier than usual, and it is the same regime that underwrites the street's long-term value	protected-monuments register + parcel encumbrance layer

12 · Running & holding costs

Heating — what the registers can and cannot say

The building's register carries **both** district heating and a central heating installation on its own boiler, alongside a mains gas supply — so some units here run their own gas boilers (chapter 3 sets this out; for unit 10A an individual boiler is likely but unconfirmed). There is no energy-performance certificate on file for this house, so the evidence is the measured consumption dataset instead, and at **building level** it is unambiguous: energy class **E**, specific consumption **115 kWh/m²·yr** across 2838.8 m² of useful area, **26% above comparable buildings**, and no renovation recorded. Carried to this apartment's 97.7 m², that is about **11 275 kWh of heat a year** — roughly 2 327 kWh a year more than a comparable building of the same type would need, or about €290–€380 a year at delivered tariffs of €0.12–€0.16 per kWh. The absolute bill depends on the tariff of the day and on which system actually serves the flat, and only the seller's bills settle it: **ask for two winters' bills at viewing** rather than accepting any estimate, including this one.

The property tax, on the registered value

LINE	DECLARED RESIDENT	NO DECLARED RESIDENT	BASIS
Dwelling (progressive 0.2–0.6% / punitive ~1.5%)	€84	€628	registered fiscal cadastral value €41 869
Land share (1.5%)	not separately computable	not separately computable	the condominium parcel carries no registered value of its own
Annual property tax, dwelling line	**€84**	**€628**	Rīga, national default rates

THE UNDECLARED-RESIDENT TRAP

Rīga taxes a dwelling with **no declared resident at about 1.5%** instead of the progressive 0.2–0.6%. On this apartment's registered value that is the difference between **≈ €84 and ≈ €628 a year** — a 7.5× step most non-resident buyers meet on their first bill. Declare residence after purchase if you are eligible; otherwise budget the higher line. The land share is not shown as a number because the plot carries no registered value of its own: for a condominium the land value is distributed into the apartment properties, and the municipality's tax notice states the combined figure. Expect the notice to exceed the dwelling line above by a modest margin, not to differ in order of magnitude.

13 · Environment & setting

REGISTERED CONTAMINATED / POTENTIALLY CONTAMINATED SITE	CATEGORY	DISTANCE
Reval hotel Latvia, bijusī DUS teritorija	Potenciāli piesārņota vieta	388 m
SIA “OLBOSS”	Potenciāli piesārņota vieta	647 m
SIA “OLBOSS”	Potenciāli piesārņota vieta	647 m
Bijusī PSRS armijas teritorija - rūpnīca "Tehnopribor"	Potenciāli piesārņota vieta	658 m

READING THIS

Central Rīga carries legacy sites — the nearest is a former fuel station 388 m away. None touches this parcel; at these distances, on a seventh floor, and with no groundwater use, this is context rather than risk. Flood mapping does not implicate this block. Nothing here affects value or financing.

14 · Risk register — finding · meaning · your path

Interior condition unverified — the value is a three-band range RISK

FINDING — No interior photographs, marketing text or owner statement exist; the last hard condition evidence is the sale of 1 March 2022 itself. (chapters 5 and 9)

WHAT IT MEANS — About €120,000 separates the unimproved and premium answers on the same 97.7 m² — the premium figure is roughly 1.6× the lower one. Every other number in a negotiation hangs on which band is real.

YOUR PATH — One set of interior photographs — six to ten frames covering the kitchen, both sanitary rooms, the windows and the ceiling line under the roof — or a completed condition questionnaire. Insist on it before any price is agreed.

The apartment's register file is identified by inference, now corroborated by the Land Book WORTH ATTENTION

FINDING — The paid State Land Service premise file was not obtained. 10A is identified as premise group ...023 (ten premises, floor 7) by eliminating its twin: apartment 10B sold on a registered area of exactly 88.2 m², which is group ...024 to the decimal. Two independent checks agree — the 28 premise-group areas sum exactly to the building's registered total, and the Land Book's servitude entry names apartment 10B as the owner of room 024-1, which fixes 10B as group ...024. (VZD registers and Land Book; chapters 3 and 4)

WHAT IT MEANS — If the identification were wrong — if the subject were group ...024 — the basis would be 88.2 m² and every value in this report would fall by about 12%. Two independent records now point the same way, so this is a verification item rather than an open question.

YOUR PATH — Order the paid premise file before exchanging. It closes the point formally, lists the ten premises by use, and gives the living / auxiliary / outdoor area split.

Three area bases in circulation — 97.7 m² in the title, 100.6 m² in the cadastre, 95.3 m² at the last sale WORTH ATTENTION

FINDING — The Land Book's composition entry of 9 February 2022 records 97.7 m² for Apartment No. 10A. The cadastre records 100.6 m² as the total of the ten premises in group ...023, surveyed 31 August 2023 — eighteen months after the sale, on a basis whose living / auxiliary / outdoor split is only in the paid premise file. The 2022 sale was registered on 95.3 m², which is also the recorded area of a different four-room flat in the same house. **97.7 m², the title figure, is adopted.** (Land Book and VZD registers; chapters 3 and 4)

WHAT IT MEANS — The €190,000 paid in 2022 is €1,994 per m² on the sale basis, €1,945 per m² on the adopted basis and €1,889 per m² on the cadastre's; the spread is about ±3% on value, or roughly €10,000, if a €/m² conversation quietly switches bases.

YOUR PATH — Fix ONE basis in the purchase agreement, and order the paid premise file — it breaks the cadastre figure into living, auxiliary and outdoor area and explains the gap for good.

Heading — class E building, 26% above comparable buildings, unit's system unconfirmed

WORTH ATTENTION

FINDING — Measured specific consumption 115 kWh/m²·yr, 26% above comparable buildings, with no renovation recorded and no energy certificate on file. The register carries both district and own-boiler heat sources, and an individual gas boiler in the unit is likely but unconfirmed. (Rīga measured-heating dataset + building register)

WHAT IT MEANS — On district heat, roughly 2 327 kWh a year more than a comparable building — about €290–€380 — recurring, and visible to every future buyer. On an own boiler the economics differ and only the bills show them. A top floor under a tiled roof is where this bites hardest.

YOUR PATH — Ask which system serves 10A and request two winters' bills. Ask the manager whether energy renovation is on the house agenda and what the co-owners have voted.

Heritage — the building is a listed monument, not merely inside a protected area

WORTH ATTENTION

FINDING — Object no. 7517, a region-significance architectural monument, in force since 19.12.1998, recorded condition good; the plot also lies inside a state-significance monument territory and the UNESCO World Heritage territory. (protected-monuments register + parcel encumbrance layer; chapter 3)

WHAT IT MEANS — Façade, window, roof and any externally visible alteration need heritage-board approval — slower and costlier renovation. On a top floor this reaches the roof and the roof windows specifically. The same regime underwrites the street's long-term value.

YOUR PATH — For any planned alteration, get the heritage board's informal read before you buy, and budget generously on façade- and roof-adjacent work.

The registered price is only the apartment leg

WORTH ATTENTION

FINDING — Each sale in this house registers twice — the apartment and its undivided share of the 810 m² plot. On 1 March 2022 those legs were €182,632 and €7,368. (State sold-price register; chapter 3)

WHAT IT MEANS — The apartment leg is about 96% of what was actually paid here. Every comparable in this report is stated on the same apartment-leg basis, so the comparison is like-for-like — but a seller quoting "the register says €182,632" is quoting 96% of the deal.

YOUR PATH — Ask for the 2022 purchase agreement, and read the folio: both show the full consideration and how it was split.

Tax jumps 7.5× with no declared resident

WORTH ATTENTION

FINDING — Rīga applies about 1.5% (against the progressive 0.2–0.6%) to a dwelling with no declared resident: ≈€628 against ≈€84 a year on this apartment's registered value. (municipal rates, live computation)

WHAT IT MEANS — A recurring cost most non-resident buyers discover on the first bill.

YOUR PATH — Declare residence after purchase if eligible; otherwise treat €628 a year as the true holding cost.

Building fabric — 1911, moderate wear, a converted top floor under the roof

WORTH ATTENTION

FINDING — The building register grades the house V3 (moderate wear) at the 2023 survey. The subject is the larger of two dwellings created on the top floor, sitting directly under a tiled roof. (building & premise-group registers)

WHAT IT MEANS — Normal for the era, but roof and riser liabilities arrive as co-owner decisions — and the roof sits directly above this apartment. Water history on a converted attic level is the one finding that would move the value into the lowest band.

YOUR PATH — Read the house file at the manager for planned works and reserves; ask specifically about the roof, and photograph the ceiling junctions at viewing.

An entertainment venue occupies the lower floors

WORTH ATTENTION

FINDING — The register shows a 195.3 m² shop, a 195.3 m² café and a 608.5 m² entertainment venue running from the basement to the second floor of this building. (premise-group register; chapter 5)

WHAT IT MEANS — Evening noise is a real consideration in this stock and a question every future buyer will ask. Five floors and a lift substantially mitigate it here.

YOUR PATH — Visit once on a weekday evening and once at the weekend before committing, and ask the manager whether noise complaints are on the house file.

The title carries a bank mortgage and its prohibition — on a March 2022 extract

WORTH ATTENTION

FINDING — Both folios are read. One mortgage stands in force — AS "SEB banka", secured sum €242,250, registered 23 March 2022 against the apartment and its land share as a single debt — with the standard prohibition on selling, gifting, dividing or encumbering without the bank's written consent. Three earlier mortgages are recorded as deleted, and nothing else stands against the title. The extracts are dated 23 March 2022. (Land Book; chapter 4)

WHAT IT MEANS — This is ordinary financing, not a defect: it is discharged out of the purchase money at completion. What it does change is the timetable — the bank's consent and discharge undertaking sit on the critical path of any sale, and a folio four and a half years old cannot show a later discharge, a new creditor, an insolvency mark or a fresh servitude.

YOUR PATH — Order a current extract of both folios at zemesgramata.lv (€5.00 each) before signing, and ask the seller's bank for its consent letter or discharge undertaking as early as the price is agreed.

Four mortgages on the land folio belong to other owners, not to this flat **ROUTINE**

FINDING — The 810 m² plot is co-owned by the building's owners in shares. Four mortgages stand in force there — €205,010 and €81,900 to Luminor, €77,000 to Swedbank and €187,500 to SEB — each registered expressly on an undivided share and each belonging to a different flat's owner. (Land Book folio 100000378483; chapter 4)

WHAT IT MEANS — On a shared title an encumbrance attaches to a share, not to the plot. None of these can be enforced against this apartment's 10033/288180 share and none needs clearing for it to be sold. They are named here only because anyone ordering the same extract will see them.

YOUR PATH — Nothing to do — but do not let a lawyer or a lender read them as burdens on this property.

The land under the house is owned, not rented **ROUTINE**

FINDING — The land folio records the plot passing from the Rīga municipality to the flat owners share by share from 2008, the municipality's title closing in November 2021, and the subject's 10033/288180 share transferring with the flat in March 2022. (Land Book folio 100000378483; chapter 4)

WHAT IT MEANS — The forced land lease that still burdens much of this street's pre-war stock — an annual payment to a third-party land owner and a permanent drag on resale — does not exist here. It is one of the property's quiet strengths and is worth saying out loud in any listing.

YOUR PATH — Nothing to do.

Derelict register, municipal debt lists and cadastre marks — all clean **ROUTINE**

FINDING — The building is on neither the derelict-buildings list nor the published municipal utility-debtor lists, and no cadastre mark stands against the parcel, the building or the apartment. (municipal and state registers)

WHAT IT MEANS — No punitive-tax exposure, no inherited communal-debt flag, no registered dispute or restriction.

YOUR PATH — Nothing to do.

15 · Pricing & negotiation strategy

The valuation's pricing advice (chapter 9) is written from the selling side — what to launch at and what to expect to agree. The same evidence read from a buyer's side gives the mirror image, and it is set out below so that both parties can see the same corridor. Every figure here is that corridor, not a new opinion.

CONDITION SCENARIO (ESTABLISH IT FIRST)	OPEN	TARGET	WALK-AWAY
As bought in 2022, unimproved — the likely case	€178,500	€188–197.5k	€209,000
Good modern finish, photo-verified	€210,000	€222–234k	€249,000
Premium / design finish with a terrace	€259,000	€262–285k	€299,000

HOW TO USE THE PAPER TRAIL

The apartment's own history is the strongest card at the table, and the Land Book turns it from a price into a story. The space was bought in 2008 as a large undeveloped top-floor unit for LVL 10,600.80 — about €80 per m² of what was then 189.3 m² — converted, divided into two apartments in February 2022, and sold finished three weeks later. This one changed hands on 1 March 2022 for **€190,000** — €182,632 for the apartment and €7,368 for the land share, exactly as the court records it — and its twin followed ten days later at €154,400. Three things follow for a negotiation. **The flat is a recent conversion, not original fabric**, so a buyer cannot price it as untouched pre-war stock; **the 2022 print was a converter's first sale of new stock**, which carries a newness premium a resale does not automatically recover, so a seller cannot treat it as a floor; and **the land share is already owned**, which removes the compulsory ground rent that sits on a large part of the competing stock and is worth saying out loud. Anchor on the indexed 2022 sale, then price the findings: class-E heating 26% above comparable buildings and a register identity still unconfirmed by the paid premise file justify the lower half of the band. A premium ask must arrive with photographs.

What would move you off these numbers

- **Interior photographs show a genuine modern fit-out** — fitted kitchen, good bathrooms, replaced windows. Move to the second row before launching, not after.
- **Evidence that the 2022 purchase was of an unfinished shell never completed.** That falls below the first band altogether — re-anchor before offering or listing.
- **The roof or the ceiling junctions show a history of water.** On a converted attic level this is the specific failure this market prices hardest.
- **The premise file returns group ...024.** The basis would fall to 88.2 m² and every figure above would move with it. Two independent records say otherwise (chapter 4), but the file is what closes it.
- **The seller cannot produce heating bills.** Hold the lower half of the target range until they can; on a class-E top floor the running cost is a real number, not a talking point.

BEFORE ANY PRICE IS AGREED — THE TITLE STEPS

Three things follow from chapter 4 and belong in the timetable rather than in the price. **Both titles sell together** — the apartment (folio 100000374785-10A) and the 10033/288180 land share (folio 100000378483); instruct the notary accordingly and quote one figure for the package, as every previous sale in this building was structured. **SEB's written consent is required** and the mortgage is discharged at completion; the registered €242,250 is the maximum secured claim, not the debt, so a current payoff statement is what determines net proceeds. And **retrieve the servitude agreement of 1 March 2022**, which states what the 3.9 m² access right over the neighbouring flat actually permits — an unexplained servitude found mid-negotiation costs more than it should.

16 · Reconciliation & self-audit

Does this opinion contradict the apartment's own indexed sale? No. The indexed anchor is €197,700 (€2,024/m²). Band 1 runs €178,500–€198,000 with a midpoint of €188,000 — 4.9% below the anchor, inside the tolerance that would require a specific cause, and the cause is stated anyway: the 2022 transaction was a converter's first sale of newly created stock, which carries a newness premium a resale does not automatically recover, and the large pre-war segment has been flat since. The anchor itself sits at the top edge of Band 1, which is where it belongs — it is the price this apartment achieved in its as-converted condition.

Does each band sit inside the observed local price distribution? Yes, and none is near the extremes. Band 1 spans levels below which 62% to 72% of the 1,060 local pre-war sales fall. Band 2 spans 77% to 85%. Band 3 spans 90% to 94% — inside the 95% mark of €3,233/m², though only just, which is exactly why Band 3 is described as conditional and slow-selling rather than as a target.

Is the area basis stated once and used everywhere? Yes: **97.7 m²**, the Land Register figure for Apartment No. 10A, adopted in the register chapter with the two competing figures (95.3 m² and 100.6 m²) shown and adjudicated. Every value in this report is 97.7 m² multiplied by a rate per square metre. The ±3% sensitivity from the competing areas is stated and has not been buried.

Do the three best comparables share the subject's street class and era? Yes. The two strongest are in the subject's own building (apartments 10B and 13 — 1911, Brīvības iela, same lift, same land structure), and the third and fourth are at Brīvības 74, 56 m away on the same corridor, built 1914. The condition-verified comparables at Stabu 16, Ģertrūdes 14 and Ģertrūdes 23 are on quieter side streets and each carries an explicit −10% street-class correction, applied and shown, precisely because they are not class-matched. No side-street sale was allowed to outweigh the corridor evidence.

Is the top-floor position handled with evidence rather than assumption? Yes. Registered sales say top floors trade about 4% below middle floors locally (149 against 641 sales), and that measurement comes from a stock in which most top floors have no lift while this building does. The corridor's highest print of the last three years — €3,243/m² at Brīvības 74 — was itself a top-floor apartment, which is direct evidence that on this street the top floor is not a defect.

What is the expected marketing time, from observed data? The median time from listing to withdrawal across 2,459 comparable listings within about 3 km over 18 months is 28 days; the tighter cut of 85–130 m² apartments within 600 m shows a median of 29 days and an upper quarter of 55 days. Weighted by what the matched sales in this report actually did, the realistic expectation is **six to twelve weeks** if priced inside the correct band, and open-ended if priced above it.

Is any figure in this report unsupported by evidence? No number appears without its source. Where the local evidence does not price something — windows, the furniture package, the terrace, the bathroom count, heating running costs — the report names what evidence would price it and gives no figure.

This document's own audit

- **Consistency with the valuation:** the summary tiles, the risk register and the strategy table quote the valuation's three bands, its recommended launch price and its expected completion range unchanged; no chapter of this report states a different value.

- **One area basis:** 97.7 m² — the Land Book's figure for Apartment No. 10A — is used in every €/m² figure in every chapter, including the valuation chapters. 100.6 m² and 95.3 m² appear only as the cadastre's ten-premise group total and the area the 2022 sale was registered on, and only inside the adjudication that adopts the title figure.
- **Unit history:** the sales of January 2019, March 2019 and August 2020 in this building belong to apartment 12, not to the subject. The valuation chapters attribute them correctly; chapter 3 corroborates the attribution from the parcel-side land shares — 26.79 m² three times, against the subject's 28.2 m² — and chapter 4 closes it, because the land folio names apartment 12 in each of those three transfers.
- **Title and register agree:** the Land Book's considerations of €182,632.00 and €7,368.00 on the purchase agreement of 1 March 2022 match the sold-price register's two legs to the cent, and the folio's land fraction (10033/288180 of 810 m²) reproduces the register's 28.2 m² land leg. The valuation's anchor rests on both records saying the same thing.
- **The folio's own questions are adjudicated once:** the three area figures are resolved to the adopted 97.7 m² in chapters 3 and 4 and nowhere revisited; the two pending filings of 18 March 2022 are attributed to the neighbouring flat's transaction on the evidence of the same document, not assumed away; and the other co-owners' mortgages are reported under the share-reading rule in chapters 4 and 10 and never counted against this property.
- **The cellar is in both registers:** building 01000220021004 appears as a registered building in the cadastre and as an undivided share inside the apartment property in the folio. There is no structure on this plot that one register knows and the other does not.
- **Two register readings resolved, once:** the monument entry (address record over the empty cadastre field) and the encumbrance position (marks register empty, parcel encumbrance layer holding seven area entries) are each adjudicated in chapter 3 and used in that resolved form in chapters 10, 11 and 14. Neither is raised twice.
- **The tax figures are register figures:** the dwelling line is computed on the registered fiscal cadastral value of €41 869, not on an estimate, and the land line is reported as not separately computable rather than guessed.
- **Heating consistency:** the building-level class-E measurement and the likely-individual-boiler reading are the same two facts in chapters 3, 12 and 14 — stated as building fact and unit question respectively, and never mixed.

Limitations

1. **No inspection and no interior information.** No photographs, no viewing, no owner questionnaire. This is the single largest source of uncertainty, and it is the reason this report gives three bands rather than one figure. The spread between the bands — roughly €178,500 to €298,000 — is the honest measure of that uncertainty.
2. **This is an indicative assessment, not a certified appraisal.** It has not been produced by a certified valuer under an inspection-based methodology and should not be relied on for lending, court or tax purposes.
3. **The area basis is adopted, not verified.** Three register figures exist (95.3, 97.7 and 100.6 m²); the Land Register figure is adopted with reasons. The paid premise file from the State Land Service, not held here, would give the living/auxiliary breakdown and settle the matter, and would also pin the apartment to its premise group beyond argument.
4. **The premise-group identification is a strong inference, not a certainty.** Group 023 (100.6 m², floor 7) is identified as this apartment by elimination against group 024 (88.2 m², floor 7 — apartment 10B, matching 10B's own registered sale) and by the servitude, which burdens premises inside group 024. The paid premise file would confirm it.
5. **The Land Register extracts are four and a half years old** (23 March 2022). The composition of the property cannot have changed, but encumbrances, other co-owners' positions, and the two pending applications noted on the land folio will have moved on. Fresh extracts are required before any transaction.
6. **The heat source is inferred, not confirmed.** Both district and local heating are registered for the building along with a gas supply; an individual gas boiler in this apartment is likely but unproven.
7. **The building-case extract covers building-permit cases only.** Apartment-level renovation works (apliecinājuma kartes, paskaidrojuma raksti) are not captured, so the absence of a case is not evidence that no work was done.
8. **Condition of several comparables is inferred from price.** Where no matched listing exists — apartments 10B and 13 in the subject building, Brīvības 74, Brīvības 46 — the condition is read from the price and the position in the local distribution. Those comparables are used to set levels and band edges, not to fix points, for exactly this reason.
9. **The correction to the June 2024 same-building sale** (€100,000 restated to €140,000 by adding the land share registered the same day) is an adjudicated reading of the register, supported by the fact that eight of nine sale pairs in this building sum to round contract figures. It is a reading, not a copy of the deed. The deed would confirm it.
10. **Asking prices are not values.** Where current asking prices are quoted, they are labelled as such and used only to describe competition and marketing behaviour.
11. **No account is taken of** the client's tax position, the outstanding mortgage balance, agency fees, notarial and registration costs, or any chattels.

- The Land Book chapter is written from folio extracts dated 23 March 2022, supplied by the client. They are a complete and authentic record of the title as at that date; they cannot show anything registered since, and a current extract of each folio (€5.00) is recommended above before signing.

- Municipal debt statements for the specific apartment and the manager's house file were not available to this desk study; each is named above with its verification route and cost.
- The land component of the property-tax bill could not be computed: the condominium parcel carries no registered value of its own. The dwelling line shown is therefore the substantive part of the bill, not the whole of it.
- Heating costs in euros depend on a delivered tariff that is not a register fact; the measured consumption is, and the euro figures are shown as a range around it.

Annexes

Annex A — The full set of candidate sales considered

Registered sales, State sold-price register. Distances from the property's register point. "Marketing" shows the matched listing where one exists.

ADDRESS / LOCATION	DATE	PRICE	AREA	ROOMS	FLOOR	€/M²	DIST.	MARKET RECORD
Brīvības 70 — 10A (this apartment)	01.03.2022	€190,000 total	97.7 m²	4	7/7	1,945	0	none
Brīvības 70 — 10B	11.03.2022	€154,400 total	88.2 m²	4	7/7	1,750	0	none
Brīvības 70 — 13	26.06.2024	€140,000 total	81.1 m²	4	4/7	1,726	0	none
Brīvības 70 — 12	03.08.2020	€175,000 total	95.3 m²	4	3/7	1,836	0	none
Brīvības 70 — 16	07.07.2020	€110,000 total	96.7 m²	4	5/7	1,138	0	none
Brīvības 70 — 12	12.03.2019	€71,000 total	95.3 m²	4	3/7	745	0	none
Brīvības 70 — 12	04.01.2019	€48,000 total	95.3 m²	4	3/7	504	0	none
Brīvības 70 — 3	19.08.2019	€190,000 total	175.1 m²	5	3/7	1,085	0	none
Brīvības 70 — 9	19.03.2018	€145,000 total	145.8 m²	5	6/7	994	0	none
Brīvības 70 — 13	10.06.2013	€124,999	81.1 m²	4	4/7	1,541	0	none
Brīvības 70 — 7	05.08.2020	€47,667	117.5 m²	3	5/7	406	0	none
Brīvības 70 — premises 19	09.11.2021	€260,000 total	608.5 m²	—	—	427	0	none
Brīvības 72 k-2 — 31	11.03.2026	€120,000	109.9 m²	4	5/7	1,092	43	none

ADDRESS / LOCATION	DATE	PRICE	AREA	ROOMS	FLOOR	€/M²	DIST.	MARKET RECORD
Brīvības 72 k-2 — 20	26.08.2025	€199,990	121.3 m²	4	2/7	1,649	43	none
Brīvības 74 — 9A	16.07.2024	€250,000	77.1 m²	3	6/6	3,243	56	none
Brīvības 74 — 21	06.06.2024	€269,000	130.7 m²	4	3/6	2,058	56	none
Brīvības 74 — 12	18.02.2026	€163,000	91.6 m²	3	3/6	1,779	56	none
Stabu 18c — 18A	20.03.2025	€232,000	94.3 m²	3	1/6	2,460	77	none
Brīvības 66 — 8	10.12.2025	€185,000	91.7 m²	3	5/6	2,017	84	none
Brīvības 66	03.10.2023	€60,000	78 m²	3	—	773	84	none
Ģertrūdes 14 — 3	23.07.2026	€195,000	109.7 m²	5	2/4	1,778	90	asked €209,000 −6.7%, 3 days
Ģertrūdes 14 — 1	04.06.2026	€113,000	102.4 m²	4	1/4	1,104	90	asked €149,000 (first €159,000 −24.2%, days
Stabu 16 — 13	05.06.2026	€181,258	104.0 m²	4	5/6	1,743	90	asked €185,500 −2.3%, 5 days
Stabu 16 — 12	05.06.2026	€212,067	139.1 m²	6	4/6	1,525	90	none
Stabu 16 — 6	11.06.2026	€210,131	137.3 m²	6	2/6	1,530	90	asked €215,500 −2.5%, 2 days
Stabu 16	15.07.2026	€181,177	106.3 m²	4	—	1,704	90	none

ADDRESS / LOCATION	DATE	PRICE	AREA	ROOMS	FLOOR	€/M²	DIST.	MARKET RECORD
Stabu 16 — 1	23.03.2026	€115,000	76.5 m²	3	1/6	1,503	90	asked €115,500 −0.4%, 2 days
Stabu 16	08.04.2026	€246,000	139.4 m²	4	—	1,765	90	none
Stabu 16	09.04.2025	€164,500	89.5 m²	4	—	1,838	90	none
Stabu 16	31.10.2023	€165,000	137.5 m²	6	—	1,200	90	none
Stabu 18b	13.11.2024	€120,000	102.7 m²	3	—	1,168	95	none
Stabu 18a	05.12.2024	€180,000	134.7 m²	4	—	1,336	104	none
Stabu 18a	28.02.2025	€189,000	136.8 m²	5	—	1,382	104	none
Brīvības 64 — 10	24.07.2026	€110,000	86.9 m²	3	5/6	1,266	109	asked €113,000 (first €118,000 −2.7%, 1 days
Brīvības 64	04.12.2024	€190,000	159.1 m²	2	—	1,194	109	none
Stabu 15	29.06.2026	€154,000	60 m²	2	—	2,550	115	asked €179,500 −14.2%, days
Baznīcas 26a	15.04.2025	€190,000	97.9 m²	3	—	1,941	124	none
Baznīcas 26a	28.01.2025	€160,000	101.2 m²	3	—	1,581	124	none
Akas 8	08.01.2025	€295,000	135.8 m²	3	—	2,172	145	none
Stabu 19	05.12.2025	€217,000	92.5 m²	3	—	2,346	146	none
Baznīcas 35	02.10.2023	€165,000	85.7 m²	3	—	1,925	152	none
Baznīcas 37	10.04.2026	€200,000	137 m²	5	—	1,464	157	asked €179,000 +11.7%, 196 days
Ģertrūdes 23 — 8	19.06.2026	€600,000	198.6 m²	5	4/7	3,021	160	asked €650,000 −7.7%, 4 days

ADDRESS / LOCATION	DATE	PRICE	AREA	ROOMS	FLOOR	€/M²	DIST.	MARKET RECORD
Baznīcas 18a	05.05.2026	€331,000	69 m²	2	—	4,797	192	asked €315,000 (first €330,000 +5.1%, 2 days
Brīvības 46 — 31	26.09.2025	€336,900	127.8 m²	4	5/6	2,636	~350	none
Brīvības 46	14.01.2026	€250,000	76.6 m²	2	4/6	3,264	~350	none
Unresolved address, 214 m	22.08.2024	€250,000	85 m²	3	—	2,948	214	none
Unresolved address, 214 m	13.03.2025	€165,000	115 m²	5	—	1,432	214	none
Unresolved address, 231 m	25.02.2026	€190,000	93 m²	3	—	2,052	231	none
Unresolved address, 231 m	04.03.2026	€155,000	93 m²	5	—	1,670	231	none
Nine sales at 578 m (1913–1915 stock)	2023–2026	€47,000 – €230,000	52–119 m²	3–5	—	672 – 2,342	578	none

Annex B — The price index used for time adjustment

Median registered sale price per square metre for apartments within about 1.5 km of the property, from the State sold-price register. The factor column is the multiplier applied to a sale of that year to express it in 2026 terms (2026 median ÷ that year's median).

YEAR	REGISTERED SALES	MEDIAN €/M²	CHANGE ON PRIOR YEAR	FACTOR TO 2026
2021	1,822	€1,597	—	×1.1259
2022	1,571	€1,728	+8.2%	**×1.0405**
2023	1,504	€1,668	−3.5%	×1.0779
2024	1,450	€1,674	+0.4%	**×1.0741**
2025	1,710	€1,789	+6.9%	×1.0050
2026	1,035	€1,798	+0.5%	×1.0000

Worked example, as used for the anchor: a sale of 1 March 2022 at €1,945/m² × (€1,798 ÷ €1,728) = €1,945 × 1.0405 = **€2,024/m²** in 2026 terms.

Annex C — The local price distribution, in full

Registered pre-war apartment sales within 900 m over the last 36 months; 1,060 sales. Each line states the share of those sales below the given price per square metre.

SHARE BELOW	€/M^2		SHARE BELOW	€/M^2
10%	€736		60%	€1,780
20%	€1,121		70%	€1,989
25%	€1,232		75%	€2,127
30%	€1,337		80%	€2,223
40%	€1,496		90%	€2,667
50%	€1,629		95%	€3,233

Condition validation within the same circle and era: 27 registered sales whose marketing described the apartment as renovated had a median of €2,373/m^2 (range €881–€4,749); 49 with no clear condition language had a median of €1,941/m^2; only 2 carried explicit unrenovated language, which is too thin a sample to draw any line from and is given no weight.

Annex D — Sources and retrieval dates

SOURCE	WHAT WAS TAKEN FROM IT	RETRIEVED
State Land Service — register of completed sold transactions	All transaction prices, areas, rooms, floors, construction years and wall materials; the complete sale history of the subject building; the local price distribution; the size, floor and street-class analyses	31 August 2026
State Land Service — cadastre (buildings, premise groups, parcels, addresses)	Building facts (1911, 7 floors, 28 premise groups, 3,166 m^2, survey grade V3, surveyed 31.08.2023); premise-group candidates 023 and 024 with areas, survey dates and cadastral values; parcel 01000220021 (810 m^2, use purpose); registered utilities including heating, gas and passenger lift; register coordinates	31 August 2026
Land Register — folio No. 100000374785-10A (client-supplied extract)	Composition of the apartment property; area 97.7 m^2; building shares; the access servitude over 3.9 m^2; ownership chain; live and deleted encumbrances	Extract issued 23 March 2022, 21:01:08
Land Register — folio No. 100000378483 (client-supplied extract)	The land unit (810 m^2); the client's 10033/288180 share; all co-owners' shares and their separate encumbrances; the two pending applications; the heritage-protection entry (still in force)	Extract issued 23 March 2022, 21:12:53
Building-permit case records	Absence of building-permit cases for the parcel and its two buildings — subject to the stated limitation that apartment-level renovation cases are not covered	31 August 2026

SOURCE	WHAT WAS TAKEN FROM IT	RETRIEVED
Site Radar market intelligence — continuous monitoring of publicly listed offers	Marketing text, asking prices, price reductions, days on market and photographs for the ten matched sales; current competing offers; the top-floor and marketing-time analyses	31 August 2026

Additional sources used by this report

SOURCE	WHAT IT PROVIDED	RETRIEVED
VZD building, premise-group and parcel registers	the wider identity table, the second building on the plot, the registered services	31.08.2026
VZD cadastral-valuation register	fiscal, forecast and universal values — the tax base	31.08.2026
VZD parcel encumbrance layer	the seven registered encumbrances and their areas	31.08.2026
VZD cadastre marks register	nil result for parcel, building and apartment	31.08.2026
VZD ownership-status register	the ownership form	31.08.2026
State protected-monuments register (address entry)	monument no. 7517 — its status, date in force and recorded condition	31.08.2026
State sold-price register — parcel-side land-share legs	the two-leg table in chapter 3, and the unit attribution it proves	31.08.2026
Rīga measured-heating dataset	energy class, specific consumption and the comparison with comparable buildings	31.08.2026
BIS house-case register	manager identity and house file number	31.08.2026
State energy-certificate register	nil result for this house	31.08.2026
Municipal registers (derelict buildings, utility debtors)	clean results	31.08.2026
VVD contaminated-sites register	nearby legacy sites and their distances	31.08.2026
Live property-tax computation on the registered cadastral value	the declared / undeclared dwelling lines	31.08.2026
Land Book (Zemesgrāmata) folio 100000374785-10A — apartment property	composition, the ownership and basis chain, the servitude, the mortgage and prohibition (client-supplied extract)	23.03.2022
Land Book (Zemesgrāmata) folio 100000378483 — the land	the plot, the subject's share, the municipal privatisation chain, the co-owners' mortgages, the pending filings, the heritage entry (client-supplied extract)	23.03.2022

Site Radar is an independent research service (SIA MOOSE). This report is an indicative assessment, not a certified appraisal, and does not replace notarial title verification or a viewing. Registers change daily; findings reflect the retrieval dates above. If this report told you nothing material you didn't already know, tell us why within 14 days — we refund it.