SITE RADAR

[·] INDEPENDENT PROPERTY INTELLIGENCE — LATVIA

House Buyer Report

Kārkliņu iela 19A, Jaunmārupe, Mārupes novads

Single-family house (2020, masonry) · 220.5 m² registered · 1,596 m² plot · cadastre 8076 011 1045

REFERENCE	SR-2026-1045-C
PREPARED	30.08.2026
PROPERTY TYPE	Single-family house (2020, masonry)
VALUE BASIS	Sales comparison on the State sold-price register; interior unverified — three-band result
SCOPE	Buyer Report — value, registers, tax, risks, strategy

1 · Summary

€200–225k
IF BASIC / PART-FINISHED

€245–275k
IF DECENT MODERN FINISH

€300–335k
IF PREMIUM FINISH

≈ €255–265k
EVIDENCE POINTS TO

220.5 m² · 1,596 m² plot
REGISTER BASIS

€269.87
ANNUAL TAX (DECLARED)

THE ONE-PARAGRAPH VERDICT

A register-verified 2020 masonry house on an above-norm 1,596 m² plot in Jaunmārupe's newest street grid — concrete/brick construction, mains water, sewerage and electricity where only a third of surrounding buildings have them, a flexible heat-pump-capable heating plant, and a clean paper trail (the plot traded twice as bare land; the completed house has never been sold). Because no one has seen the interior, the value is stated as three condition bands; the register signals point to the middle one — **decent live-in modern finish, working figure €255,000–265,000** — with genuine upside to €300,000+ only if the finish is verifiably premium. The open items are practical, not legal: fix the area basis in writing (an earlier owner statement of 148 m² living area conflicts with the registered 220.5 m² usable), see the interior, and pull the Land Book folio. Measure first, negotiate second.

The value verdict, in full

This is an owner-requested valuation of a modern detached house at **Kārkliņu iela 19A, Jaunmārupe, Mārupes novads**. Every physical fact the owner reported has been checked against the State Land Service register and, unusually, all of them agree: the plot is **1,596 m²** exactly as stated, the house floor area is **≈220 m²** (owner 220.5 m², register 220 m²), it is a **single-storey** building, and the land is zoned for **individual residential construction** — genuinely buildable, with no green-zone or use restriction to discount for. The register also adds facts the owner did not state: the house was **built in 2020**, it is of **concrete / reinforced-concrete / brick-masonry** construction, and it is connected to **central water, central sewerage and central electricity**, with a flexible central heating system (a boiler able to run on solid fuel, gas or electricity, plus a heat-pump option) and a fireplace.

The single thing that cannot be verified from any register is the **interior finish and condition**. No photographs, no interior description and no room count were provided. Because the value of a modern house of this size swings by roughly €100,000 across the plausible range of finish quality, professional practice forbids me from publishing one point figure on unverified condition. Instead I give you three evidence-anchored bands, each priced on the register floor area of **220.5 m²**, and then say which one the available evidence points to.

IF THE INTERIOR CONDITION IS…	INDICATIVE €/M²	INDICATIVE TOTAL VALUE	OF WHICH LAND ≈	BUILDINGS ≈
Basic / developer-grade (standard fittings, or an interior left partly unfinished)	€910–€1,020/ m²	**€200,000 – €225,000**	€70,000	€130,000– €155,000
			€72,000	

IF THE INTERIOR CONDITION IS…	INDICATIVE €/M²	INDICATIVE TOTAL VALUE	OF WHICH LAND ≈	BUILDINGS ≈
Decent, live-in modern finish (the normal state of a well-kept 2020 house)	€1,110–€1,250/m²	**€245,000 – €275,000**		€173,000–€203,000
Premium (designer finish, top-tier kitchen/bathrooms, upgraded systems)	€1,360–€1,520/m²	**€300,000 – €335,000**	€74,000	€226,000–€261,000

Where the evidence points. The property is a **six-year-old, solidly-built masonry house with full central services** — it is by definition not "unrenovated stock". The only real question is whether its finish is standard-good or premium. The registered facts (durable masonry/concrete construction, a heat-pump-capable central system, mains water and sewerage where only a third of the surrounding buildings have them) all sit at or above the neighbourhood norm. The signals therefore point to **at least the middle band**, with a genuine possibility of the upper band if the interior was finished to a high specification. My best single working figure, subject to confirmation of the interior, is **around €255,000–€265,000**, with clear upside toward €300,000 if the finish is premium.

What would collapse this range to one number: a short set of interior photographs (kitchen, bathrooms, main living space, windows/floors) or a one-page condition questionnaire. Any of those would let me replace the matrix with a single point estimate, almost certainly inside the middle-to-upper band.

A land-value floor check confirms these figures are sound: the plot alone is worth roughly **€70,000** at current serviced-plot rates on this street, so even the lowest band sits comfortably above bare-land value, as it must.

This is an indicative market-value assessment, not a certified appraisal.

2 · Methodology in brief

Market value is 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. That is the standard definition used throughout Latvian and international valuation practice, and it is the basis of everything below.

This report is **prepared following the principles of the Latvian valuation standard LVS 401**.

The approach used is the sales-comparison approach (tirgus salīdzināmo darījumu metode). It estimates value by looking at what genuinely comparable properties have actually sold for — completed, registered transactions — and adjusting those prices for the ways each comparable differs from the subject. For a standard residential house in an active suburban market like Jaunmārupe, where many similar properties change hands, this is the most reliable approach and the one certified valuers use by default. I have not relied on the cost approach (rebuild cost less depreciation) or the income approach (rental yield), because neither is appropriate for an owner-occupied family house where a deep pool of recent comparable sales exists — although I do use a rebuild-cost sanity check on the building component at the end.

Because a house is not just a building but **land plus the building on it**, I value the two components explicitly. I first establish a local land rate from nearby serviced-plot sales, then treat each house comparable as land-plus-building so that differences in plot size do not silently distort the per-square-metre house figures.

The data this report rests on, and its nature:

- **State Land Service (VZD) cadastre and building register** — authoritative, official record of the parcel, its area, its permitted use, the building's construction year, materials and connected utilities. These are facts, not claims. They anchor the subject's identity.
- **VZD registered sold-transaction data** — the prices real buyers actually paid, as registered on completion. These are the comparables. They are completed sale prices, not asking prices, which is what makes them trustworthy evidence of value.
- **The Building Information System (BIS)** permit extract — official record of building-permit cases.
- **our continuous monitoring of publicly listed offers** — historic marketing listings (asking prices and marketing text). Useful for reading how long properties take to sell and how sellers describe condition. Asking prices are claims and are always treated as weaker than registered sold prices.
- **The owner's own statements** — treated as claims about the property and checked against the register wherever possible. Here they check out.

Where two sources disagree, the report says so and resolves the conflict by naming which source governs and why. It never averages a discrepancy away.

Beyond the valuation evidence, this report adds the encumbrance register, the zoning layers, the environmental register, the live property-tax computation and the prior assessments of this property (revisions A and B) — each cited at the point of use and listed with retrieval dates in the final chapter.

3 · The property in the register

The table below is the single source of truth for the property. Every downstream calculation uses these register values.

FACT	VALUE USED	SOURCE REGISTER	OWNER'S CLAIM	AGREEMENT / ADJUDICATION
Official address	Kārkliņu iela 19A, Jaunmārupe, Mārupes pag., Mārupes nov., LV-2166	VZD cadastre	Kārkliņu iela 19A, Jaunmārupe	Agrees
Cadastre (parcel)	80760111045	VZD cadastre	—	Register fact
Building object	80760111045002 (dwelling)	VZD / BIS	—	Register fact
Coordinates	56.873344, 23.938952	VZD register point	56.873286, 23.938869 (enquiry pin)	Register point used; the two differ by ~8 m, immaterial
Plot area	**1,596 m²**	VZD cadastre	1,596 m²	**Agrees exactly**
Land-use purpose	Individuālo dzīvojamo māju apbūve (individual residential construction)	VZD cadastre	(marketed as a house)	Agrees — plot is genuinely buildable; no use restriction to discount
Land explication	Under buildings 1,449 m²; under roads/access 147 m²	VZD cadastre	—	Register fact; the plot is essentially fully developed/serviced
House floor area	**220.5 m²** (owner) / 220 m² (register)	VZD building register	220.5 m²	Agrees within rounding; I use **220.5 m²** as the register basis throughout
Storeys	1	VZD building register	1	Agrees
Year built	**2020**	VZD building register	(not stated)	Register fact — a modern, ~6-year-old house
Construction	Concrete, reinforced concrete, brick-masonry vaults	VZD building register	(not stated)	Register fact — a solid masonry/concrete build
Rooms	Not recorded	—	Not stated	Unknown
Heating	Central (boiler: solid fuel / gas / electricity; heat-pump); local heating; fireplace	VZD building register	(not stated)	Register fact — flexible, low-running-cost heating
Water	Central cold water; local hot water	VZD building register	—	Register fact
Sewerage	Central	VZD building register	—	Register fact

FACT	VALUE USED	SOURCE REGISTER	OWNER'S CLAIM	AGREEMENT / ADJUDICATION
Electricity	Central	VZD building register	—	Register fact
Sanitary	WC, bath/shower fitted	VZD building register	—	Register fact
Interior finish / condition	**UNKNOWN**	—	Not provided	**The single unverified variable — drives the value matrix**

A note on the construction record. The building register frames this as a **concrete / reinforced-concrete / brick-masonry** house. That framing matters: it places the subject in a higher, more durable construction class than several of the newest nearby comparables, which are timber-panel / timber-frame builds. Where a comparable is timber-framed, the subject earns a modest quality premium over it, and I apply one below.

A note on the amenities. The registered heating configuration — a central boiler that can burn solid fuel, gas or electricity, plus a heat-pump option and a fireplace — is a genuine value input, not just an inventory line. It means low and hedged running costs and broad buyer appeal, and it makes the subject comparable to the better new-build stock rather than to older houses on single-fuel or purely electric heating. Likewise, the subject has **mains water, sewerage and electricity** connected, whereas in the immediately surrounding built area only about 37% of buildings are on central water, 29% on central sewerage and 44% on central electricity. The subject is therefore better serviced than the local norm, which supports the upper half of the value range and shortens expected marketing time.

What the register could NOT resolve, stated plainly: the register did not return a matched premise-group (apartment/unit-level) file — which is expected and immaterial here, because this is a single-dwelling house, not a unit in a block. No interior condition grade is recorded anywhere in the register. I have not papered over this with the enquiry data; the interior condition remains genuinely unknown and is handled through the matrix.

What the wider registers add

ATTRIBUTE	REGISTER VALUE	SOURCE
Ownership status	Īpašnieks · fiziska persona	VZD ownership status
Second structure on the plot	001 — registered utility connection to the water & sewer mains (engineering structure)	building register
Condition grade / survey	depreciation class **V1** (as-new) · cadastral survey 2020-02-18	building register
Registered encumbrances	Street building line (būvlaide) 489 m² · street red line 294 m² · no third-party utility corridor crosses the plot	VZD encumbrance register
Zoning	No row for this parcel in the loaded national zoning layer (a coverage gap, stated as a finding); the registered purpose is individual residential construction and the prior assessment recorded the single-family zone of the Mārupe plan	TAPIS / prior assessment (rev A)

ONE CONFLICT THE VALUATION DID NOT SEE — THE AREA BASIS

An earlier owner enquiry for this property stated **148 m² living area over 2 storeys**; the building register records **220.5 m² usable area, 1 storey**, and the valuation above is correctly built on the register basis. The two numbers are reconcilable — 148 m² is plausibly the heated living share of the 220.5 m² usable total (garage, technical and auxiliary space explain such gaps) — but 72 m² is a measurement job, not a shrug: at the middle band's ≈€1,180/m², the basis a contract cites moves real money. Fix ONE basis in the purchase agreement, after a measurement check (€150–300, an indicative procedural cost).

ZEMESGRĀMATA — PENDING ACCESS

The Land Book folio (ownership title, mortgages, prohibition notes, servitude entries) is not yet connected to this pipeline — the access contract with the Court Administration is in progress. In the launch product this chapter prints the folio's division I–IV entries with dates and creditor names. Until then, treat encumbrance and mortgage findings below as cadastre-side only, and verify the folio via zemesgramata.lv (€5.00) before signing.

4 · Condition evidence

Own transaction history. The parcel's own registered history shows two transactions, both before the house existed:

- 2014-08-15 — €13,000 (land, 1,596 m²)
- 2015-02-26 — €20,000 (land, 1,596 m²)

These are **land-only purchases** from the period before the 2020 construction. They are strong evidence of the land basis — a serviced building plot here changed hands at roughly €8–13/m² in 2014–2015 — but they are **not** evidence of the finished house's value, because the house did not yet exist. Critically, this means there is **no arm's-length sale of the completed house** to use as a primary anchor. Where a subject has sold as a built house within the last few years, that indexed price would normally outrank all comparables; here that anchor simply does not exist, and I say so rather than pretend otherwise. The value therefore rests on the comparable sales and the land component.

Building-permit record. The BIS extract holds one case, **BIS-62667-652**, for the dwelling — consistent with the original 2020 construction permit. **An important caveat about this record:** the BIS extract we hold covers building-permit cases only. Lighter interior works that proceed under simplified paperwork are not captured, so the absence of any later case here is **not** evidence that no interior upgrade or refit has taken place. For a six-year-old house this is exactly what we would expect to see — one construction permit and nothing since — and it tells us nothing about the current finish level either way.

Photographs. None were provided. The reader cannot judge the interior with their own eyes from this report, which is precisely why the value is expressed as a matrix rather than a point.

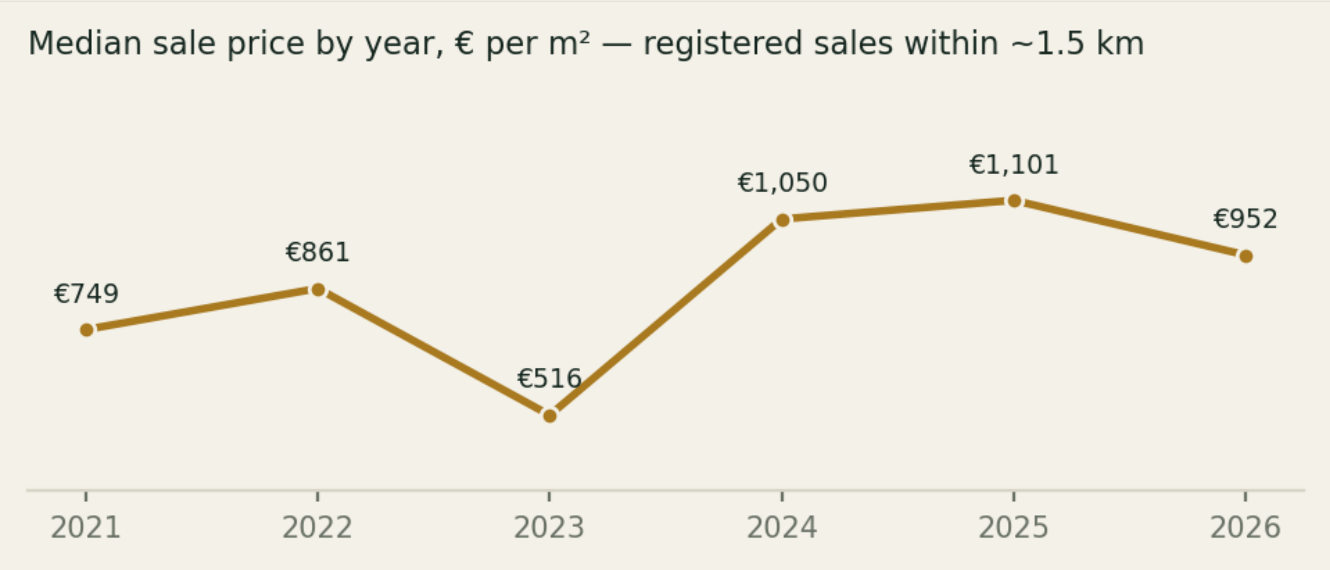
Best-supported condition hypothesis. Pulling the register signals together — a 2020 build, durable masonry/concrete construction, a full suite of central utilities and a modern flexible heating system — the property is, at minimum, a sound, live-in modern home. It is not unrenovated stock in any meaningful sense; the only open question is whether the interior finish is **standard-good** or **premium**. My working hypothesis is **decent, live-in modern finish, with a real possibility of premium**, held at **moderate confidence**. The one scenario that could pull it into the lowest band is a self-build left partially unfinished internally — not uncommon in this area — which is why interior photos are the single most valuable piece of missing evidence.

5 · Market overview

The relevant segment is **detached houses in the Jaunmārupe / Mārupes novads suburban belt**, a mature, active family-housing market on the south-western edge of Rīga with steady new construction.

Using registered house sales within roughly 2 km and the our continuous monitoring of publicly listed offers, the recent trend in median achieved price per square metre is:

YEAR	REGISTERED SALES	MEDIAN €/M²
2023	3	€1,036
2024	15	€1,050
2025	13	€1,101
2026	10	€952



The picture is one of a market that **firmed gently through 2024–2025 and has softened into 2026**. The 2026 median (€952/m²) sits below both 2024 and 2025. I read this as a modest cooling combined with sample-mix effects (a handful of larger, lower-per-metre houses can move a thin annual median), rather than a collapse — the surrounding transaction flow remains healthy. The practical consequence for the owner is that this is **not a rising market to lean on**; pricing should be anchored to what comparable houses are achieving now, with no speculative uplift for future growth.

Liquidity and expected marketing period. Across comparable listings within ~3 km over the last 18 months, the median time from first listing to delisting was **35 days**. Correctly priced, a house like this should attract serious interest within **one to two months**. Pricing into the premium band without premium-quality evidence (or without the photos to prove it) is the main risk to that timeline — an over-ambitious asking price is what turns a 35-day sale into a six-month one.

Highest-and-best-use. The plot is zoned and used for individual residential construction and is already improved with a modern house that uses the land efficiently (1,449 m² of the 1,596 m² sits under building/curtilage). The existing use is the highest and best use; there is no latent development or change-of-use uplift to capture.

6 · The neighbourhood price spectrum

To place the subject and every comparable on a common scale, I use the distribution of **registered house sale prices per square metre** in the immediate area. Defining the dataset precisely:

- **Source:** VZD registered sold transactions (completed sale prices, not asking prices).
- **Geography:** a 3,000 m circle around the property's register point.
- **Filters:** property type "house", price above €5,000, floor area above 10 m², sales within the last 36 months.
- **Era filter:** none — all construction eras are pooled, because the subject's finish era is not the question (its build era, 2020, is known).
- **Sample size:** 47 sales.

Expressed as plain statements, the local price distribution looks like this:

SHARE OF LOCAL HOUSE SALES…	…SOLD BELOW THIS €/M²
10%	€332/m²
20%	€633/m²
a quarter (25%)	€786/m²
30%	€851/m²
40%	€962/m²
half (50%)	€1,050/m²
60%	€1,173/m²
70%	€1,347/m²
three-quarters (75%)	€1,527/m²
80%	€1,588/m²
90%	€2,190/m²

Reading this correctly — an essential caveat. These figures pool all house sizes and all eras together. Small houses always show a higher price per square metre than large ones, because a large share of a house's value (kitchen, bathrooms, services, the land) does not scale down with floor area. In this dataset the very highest per-metre figures come from small houses — for example a 70 m² house that sold at over €2,700/m² and a 72 m² house near €2,500/m². **The subject is a large house (220 m²).** A large house of good quality does not reach the €1,500–€2,200/m² top of this pooled distribution; it belongs in the middle of the per-metre range even when its total price is high. So for the subject, the meaningful reference points are the **middle of the local spectrum — very roughly €950 to €1,400/m²** — read off the same-size comparables, not the small-house upper tail.

Validating the price-to-condition reading. Ideally I would confirm that sales described as "renovated" cluster in the upper part of this spectrum and those described as "unrenovated" cluster low, using the matched marketing listings behind the sales. **I must be candid here:** within this 3,000 m circle, none of the registered sales in the sample carries a matched marketing listing with usable condition language — there are zero renovated-described, zero unrenovated-described and zero ambiguous matches to work with. The price-to-condition mapping therefore **cannot be directly validated from matched listings in this micro-market**, and I do not pretend it can. Instead, the condition reading in this report rests on two firmer things: the build era and construction class of each comparable (a 2020 masonry house is a different product from a 1985 timber cabin, regardless of finish), and the total-price evidence of the same-size modern houses, which I lean on much more heavily than on raw per-metre percentiles.

7 · The comparable sales, one by one

Selecting the comparable sales

Selection principles. In order of what makes a comparable trustworthy: (1) a sale whose condition I can actually verify beats a nearer sale whose condition is a guess — a house I can characterise from era, construction and price evidence 300–900 m away is worth more to this analysis than an unreadable sale next door; (2) same street and same construction era outrank raw proximity — a prestige frontage, a quiet residential street and a through-road are different markets even at 200 m spacing; (3) same size class matters enormously for a house, because per-metre prices are size-driven; (4) recent sales outrank old ones, because the market has moved. I deliberately keep the set to a **small number of well-matched comparables** rather than padding it with mismatched sales.

The full set of candidate sales considered (registered house sales within ~1.2 km, last 4 years; the complete list is in the Annexes). The ones I selected and why, and the nearer ones I rejected and why:

SALE	DIST.	DATE	AREA	PRICE	€/M²	ERA	DECISION
Kārkliņu iela 34	60 m	2023-02	286.6 m²	€278,000	€970	2008	**Selected** — same street, large house, has a 2021 prior sale for context
Auziņu iela 23	159 m	2026-03	220.6 m²	€210,000	€952	2025	**Selected** — near-identical size, most recent, closest new-build
Auziņu iela 20	187 m	2025-11	278.6 m²	€273,000	€980	2025	**Selected** — very recent, close, modern, larger
Auziņu iela 15	304 m	2025-02	259.4 m²	€345,000	€1,330	2024	**Selected** — premium new build, upper reference
Auziņu iela 6	465 m	2025-08	272.4 m²	€300,000	€1,101	—	**Selected** — brick masonry, matches subject construction class
Ozolu iela 53	859 m	2025-07	268.0 m²	€380,000	€1,416	2020	**Selected** — same build era, premium ceiling reference
Auziņu iela 13	334 m	2024-02	279.9 m²	€230,000	€822	2010	Secondary reference — usable but older build
Priežu iela 62	225 m	2025-01	152.8 m²	€40,000	€262	1986	**Rejected** — old timber cabin near land value; different market
Auziņu iela 18	289 m	2024-12	138.0 m²	€248,000	€1,797	2016	**Rejected as a direct comp** — much smaller; per-metre inflated by size
Priežu iela 14	374 m	2024-10	211.9 m²	€180,000	€849	1985	**Rejected** — old timber construction, wrong era/quality
Liepu iela 3 / Vītolu iela 3	~560 m	2024–25	~187 m²	€295k / €290k	€1,578 / €1,547	2019 / —	**Rejected as direct comps** — smaller houses; per-metre not representative of a 220 m² house (kept for context)
Vītolu iela 13 / Birzes iela 19	~505–680 m	2024–26	70–124 m²	—	€1,900–€2,700	2020	**Rejected** — small houses; upper-tail per-metre irrelevant to subject size

On the rejected nearer sales specifically: Priežu 62 (225 m, €262/m²) and Priežu 14 (374 m) are nearer than several selected comps but are 1980s timber-built houses trading close to land value — a fundamentally different product from a 2020 masonry house, so both lose to farther but era-matched sales. Auziņu 18 (289 m) is nearer than Auziņu 6 and Ozolu 53 but at 138 m² its €1,797/m² reflects small-house economics; using it directly would badly overstate the subject's per-metre level, so it informs only the spectrum, not the estimate.

The result is a compact set of **six comparables** dominated by 2020–2026 modern houses of broadly similar size, including a same-street anchor and a near-identical-size sale.

Comparable sale sheets

No matched marketing listings or photographs are held in the archive for these particular sales, so each sheet works from the register facts, the total price and per-metre figure, and the comparable's position in the local price spectrum. Where a listing would normally let the reader see the finish, that evidence is genuinely absent — a limitation I carry through into confidence.

Comp 1 — Kārkliņu iela 34 (60 m, same street)

- **Register:** house, 286.6 m² floor area, built 2008, light-concrete construction, on a 1,225 m² plot. Same street as the subject.
- **Transactions:** sold **€278,000 on 2023-02-10** (€970/m²); previously sold **€250,000 on 2021-12-17**. The €250k→€278k move over 14 months is a real, arm's-length price progression on this exact house — useful confirmation that the street trades in the high-€200,000s for a large house.
- **Condition read:** unknown finish, but a 2008 build of light-concrete construction — sound but older era than the subject; likely standard rather than premium finish given the per-metre level.
- **Spectrum position:** €970/m² sits just below the local midpoint — squarely in the middle of the market, appropriate for a large house.
- **Adjustments to subject terms (220.5 m²):**
- Time, 2023→2026: using the stable local segment trend (2023 median €1,036/m² → 2026 €952/m²), factor = 952 / 1,036 = **×0.919** → €970 × 0.919 = **€891/m²**.
- Era/construction: subject (2020, masonry/concrete) is newer and of a higher construction class than a 2008 light-concrete house: **+6%** → €944/m².
- Plot size: comp plot 1,225 m² vs subject 1,596 m² (+371 m²) at the marginal land rate of ~€45/m² ≈ +€16,700, i.e. **+€58/m²** on 286.6 m²… normalised to the subject's larger plot, net **+3%** → €972/m².
- **Adjusted ≈ €970/m²** → on 220.5 m² ≈ **€214,000** (before finish-band effects).

Comp 2 — Auziņu iela 23 (159 m) — the size twin

- **Register:** house, **220.6 m²** (all but identical to the subject's 220.5 m²), built **2025**, **timber-panel / timber-frame** construction.
- **Transaction:** sold **€210,000 on 2026-03-20** (€952/m²) — the most recent sale in the set and the closest match on size.
- **Condition read:** brand-new (2025). Finish unknown, but a new-build carries at least a decent modern standard.
- **Spectrum position:** €952/m² sits right at the 40% mark of the local distribution — mid-market, exactly where a large modern house belongs.
- **Adjustments to subject terms:**
- Time, 2026→2026: **×1.000** → €952/m².
- Construction class: the subject is **masonry/concrete**, this comp is **timber-frame**. A masonry house of equal size and era typically commands a premium over timber-frame: **+10%** → €1,047/m².
- Age: subject 2020 vs comp 2025 — the comp is newer, a slight demerit to the subject: **−3%** → €1,016/m².

- Plot: comps of this cluster sit on ~800–1,000 m² plots vs subject 1,596 m² — larger plot favours subject: **+3%** → €1,046/m².
- **Adjusted ≈ €1,045/m²** → on 220.5 m² ≈ **€230,500.** This is the single most informative number in the report: the subject's nearest size-and-recency twin, converted to masonry-equivalent terms, lands at roughly **€230,000** — the lower edge of the "decent finish" band.

Comp 3 — Auziņu iela 20 (187 m)

- **Register:** house, 278.6 m², built **2025**, modern construction, close by.
- **Transaction:** sold **€273,000 on 2025-11-12** (€980/m²).
- **Condition read:** new-build, decent modern standard assumed.
- **Adjustments:**
- Time, 2025→2026: 952 / 1,101 = **×0.865** → €980 × 0.865 = **€848/m²**.
- Size: at 278.6 m² this is a larger house; the subject at 220.5 m² earns a small per-metre uplift for being closer to the more liquid size: **+5%** → €890/m².
- Age: comp newer (2025 vs 2020): **−3%** → €863/m².
- **Adjusted ≈ €865/m²** → on 220.5 m² ≈ **€191,000.** A conservative reading; note the time adjustment is doing heavy lifting given the 2026 market softening.

Comp 4 — Auziņu iela 6 (465 m) — construction-class match

- **Register:** house, 272.4 m², **brick masonry** (2.5-brick walls) — the closest match to the subject's own masonry construction.
- **Transaction:** sold **€300,000 on 2025-08-26** (€1,101/m²).
- **Condition read:** unknown finish; brick-masonry build in the mid-upper market.
- **Adjustments:**
- Time, 2025→2026: **×0.865** → €1,101 × 0.865 = **€952/m²**.
- Size: larger house (272 m²); subject earns **+5%** → €1,000/m².
- Construction: like-for-like masonry — **no adjustment**.
- **Adjusted ≈ €1,000/m²** → on 220.5 m² ≈ **€220,500**, rising toward **€245,000+** if finish is decent-to-good. A clean, well-matched comparable.

Comp 5 — Auziņu iela 15 (304 m) — upper reference

- **Register:** house, 259.4 m², built **2024**, aerated-concrete block construction.
- **Transaction:** sold **€345,000 on 2025-02-11** (€1,330/m²).
- **Condition read:** a new (2024), high-achieving sale — its per-metre level points to a **premium finish**.
- **Adjustments:**
- Time, 2025→2026: **×0.865** → €1,330 × 0.865 = **€1,151/m²**.
- Size: larger (259 m²); subject **+4%** → €1,197/m².
- **Adjusted ≈ €1,195/m²** → on 220.5 m² ≈ **€263,500.** This defines the realistic upper-middle of the subject's range and is the evidence that a premium-finished subject could push toward €300,000.

Comp 6 — Ozolu iela 53 (859 m) — same-era ceiling

- **Register:** house, 268.0 m², built **2020** — the same construction year as the subject.
- **Transaction:** sold **€380,000 on 2025-07-17** (€1,416/m²).
- **Condition read:** the highest total price among the size-matched modern houses; consistent with a **premium** finish on a same-era house.
- **Adjustments:**
- Time, 2025→2026: **×0.865** → €1,416 × 0.865 = **€1,225/m²**.
- Size: larger (268 m²); subject **+4%** → €1,274/m².

- **Adjusted ≈ €1,275/m² → on 220.5 m² ≈ €281,000.** This is the same-era premium ceiling: a top-finished 2020 house of this size, in today's terms, reaches the high-€200,000s to ~€300,000.

Comparable evidence summary

ADDRESS	SOLD	DATE	AREA	€/M² (RAW)	KEY ADJUSTMENTS	ADJUSTED €/M²	IMPLIED SUBJECT TOTAL (220.5 M²)
Kārkliņu iela 34 (same street)	€278,000	2023-02	286.6 m²	€970	time ×0.919; +6% era; +3% plot	**≈ €970**	≈ €214,000
Auziņu iela 23 (size twin)	€210,000	2026-03	220.6 m²	€952	time ×1.00; +10% masonry; −3% age; +3% plot	**≈ €1,045**	≈ €230,500
Auziņu iela 20	€273,000	2025-11	278.6 m²	€980	time ×0.865; +5% size; −3% age	**≈ €865**	≈ €191,000
Auziņu iela 6 (masonry match)	€300,000	2025-08	272.4 m²	€1,101	time ×0.865; +5% size	**≈ €1,000**	≈ €220,500
Auziņu iela 15 (upper ref.)	€345,000	2025-02	259.4 m²	€1,330	time ×0.865; +4% size	**≈ €1,195**	≈ €263,500
Ozolu iela 53 (same era, ceiling)	€380,000	2025-07	268.0 m²	€1,416	time ×0.865; +4% size	**≈ €1,275**	≈ €281,000

The adjusted per-metre figures span roughly **€865 to €1,275/m²**, i.e. implied subject totals of about **€191,000 to €281,000** depending on where the subject's finish sits within the modern-house group. The clustering is informative: the construction-class-and-size matched comparables (Auziņu 23 masonry-equivalent €230,500, Auziņu 6 €220,500+, Kārkliņu 34 €214,000) sit around **€214,000–€231,000** for standard-to-decent finish, while the premium references (Auziņu 15 €263,500, Ozolu 53 €281,000) mark the ceiling.

Adjustments & reasoning

The weights I place on each comparable, one sentence each:

- **Auziņu iela 23** — highest weight: it is a near-perfect size match (220.6 vs 220.5 m²), the most recent sale, and very close by; its only weakness is timber-frame construction, which I correct explicitly.
- **Auziņu iela 6** — high weight: it matches the subject's brick-masonry construction class and is recent, though larger.
- **Kārkliņu iela 34** — high weight for street class: same street, large house, with a two-point price history that pins the local level, though it is an older (2008) build.
- **Auziņu iela 15 and Ozolu iela 53** — moderate weight, used specifically to define the upper (premium) edge of the range; both are excellent-quality same-era new builds.
- **Auziņu iela 20** — moderate weight: recent and close, but the large time adjustment into a softening 2026 market makes its adjusted figure the most uncertain.

The land component (house = land + buildings). A house sale is never priced as pure floor area; the plot underneath is a distinct asset, and the subject's 1,596 m² plot is larger than most comparables'. I established the local serviced-plot rate from nearby vacant-land sales:

LAND SALE	DIST.	DATE	AREA	PRICE	€/M²
Kārkliņu iela 28a (same street)	91 m	2024-10	1,475 m²	€70,000	€47
Paparžu iela 14	332 m	2025-09	1,449 m²	€75,000	€52
Paparžu iela 12	354 m	2024-08	1,201 m²	€50,000	€42
Ķērpju iela 3	256 m	2023-09	1,606 m²	€49,000	€31
Celmu iela 15 / Ciņu iela 9	~130 m	2022-11	~1,020 m²	€30,000	€29–30
Ciņu / Celmu smaller plots	97–202 m	2022–25	650–1,050 m²	€5k–€20k	€8–20

The best evidence — the **same-street Kārkliņu iela 28a sale (91 m, 2024, 1,475 m², €47/m²)** and the two recent Paparžu sales (€42–52/m²) — points to a current serviced building-plot rate of roughly **€45/m²** for a full-size, serviced plot like the subject's. (The €8–30/m² figures are older, 2022–2023, and mostly smaller or less-serviced plots.) At **€45/m², the subject's 1,596 m² plot is worth ≈ €72,000**; a cautious range on the land alone is **€65,000–€75,000**. I use €45/m² as the **marginal rate** for plot-size differences between house comparables, and €72,000 as the subject's standalone land value.

Reconciliation logic. Because the subject's condition is unverified, I do not collapse the comparables to a single point. Instead I let the construction-and-size-matched comparables set the **middle band** (they cluster at implied totals of €214,000–€231,000, which after allowing for a normal decent finish and the subject's larger plot rounds to a €245,000–€275,000 live-in band), and I let the premium comparables (Auziņu 15, Ozolu 53) set the **upper band** (€300,000–€335,000). The **lower band** (€200,000–€225,000) is anchored by the barest readings — the timber-equivalent Auziņu 23 at €210,000 and the time-discounted Auziņu 20 — and represents a standard-developer or partly-unfinished interior. Every band is priced on the register floor area of 220.5 m² and sits comfortably above the €72,000 land floor.

8 · The valuation, and how to price it

Valuation & condition matrix

The full derivation of the three bands, each anchored to named evidence and priced on the **register basis area of 220.5 m²**:

Band 1 — Basic / developer-grade finish → €200,000–€225,000 (≈ €910–€1,020/m²). Anchored by the leanest readings in the comparable set: Auziņu iela 23 at €210,000 (the size twin, before its masonry premium), the time-discounted Auziņu iela 20 (implied ≈ €191,000), and the same-street Kārkliņu iela 34 (implied ≈ €214,000). This band represents a modern shell with standard developer fittings, or an interior left partially unfinished. Midpoint ≈ **€212,000**.

Band 2 — Decent, live-in modern finish → €245,000–€275,000 (≈ €1,110–€1,250/m²). Anchored by the masonry-equivalent size twin (Auziņu 23 at ≈ €230,500), the construction-matched Auziņu iela 6 (≈ €220,500, rising with decent finish), and the lower reach of the premium comparables. This is the normal expected state of a well-kept six-year-old masonry house with full central services. Midpoint ≈ **€260,000**.

Band 3 — Premium finish (designer interior, top kitchen/bathrooms, upgraded systems) → €300,000–€335,000 (≈ €1,360–€1,520/m²). Anchored by the two same-size premium new builds: Auziņu iela 15 (implied ≈ €263,500) and, most directly, the **same-era Ozolu iela 53** (implied ≈ €281,000), extended upward for the subject's larger plot and a genuinely top-tier finish. Midpoint ≈ **€315,000**.

The movers — what shifts this specific house between bands, with evidence grade:

- **Overall interior finish level (kitchen + bathrooms + floors/joinery)** — the dominant mover. The gap between the decent band and the premium band is worth roughly **€55,000–€70,000** here [matched-listing evidence / comparable-derived: the difference between the construction-matched sales near €220–230k and the same-era premium sales near €280k].
- **Whether the interior is fully finished vs partly unfinished** — can pull the value down into Band 1, a swing of ~€40,000 from the middle band [comparable-derived: the spread between the timber-equivalent floor and the decent band].
- **Kitchen quality / fitted appliances**, **number and quality of bathrooms**, **window and joinery specification**, **furniture package** — each is a recognised mover between decent and premium finish, but **I cannot price any of them individually from local evidence**: no matched marketing listing in this micro-market breaks out these features against sold price. What would price them is a set of interior photographs or a condition questionnaire; without that, I name them but attach **no separate number** to each.
- **Heating system** — already strong (heat-pump-capable central system + fireplace); it supports the upper half of each band rather than moving between bands, and it lowers holding costs relative to single-fuel comparables.

Which band the signals point to, and confidence. The register evidence — 2020 build, durable masonry/concrete construction, mains water/sewerage/electricity above the local norm, modern flexible heating — makes **Band 1 unlikely** unless the interior is genuinely unfinished. The signals point to **Band 2 (decent, live-in), with a credible reach into Band 3 (premium)**. My best single working figure is **€255,000–€265,000**, held at **moderate confidence** given the unverified interior.

What would collapse the matrix to a point estimate: interior photographs (kitchen, bathrooms, main living space, windows/floors) or a short condition questionnaire. Either would let me fix the finish level and issue one figure, almost certainly inside €245,000–€300,000.

What would refute the middle-band call: evidence that the interior is unfinished, storm/water-damaged, or stripped — which would move the opinion into Band 1; or, conversely, evidence of a genuine designer-grade refit with premium systems — which would confirm Band 3.

Asking price assessment

The owner has **not stated an expected price** (recorded as "n/a"), so this section gives a listing recommendation rather than a critique of a target figure.

Recommended listing strategy, conditional on interior finish:

- **If the interior is a standard-to-good modern finish (the most likely case):** list at **€279,000–€289,000**. This sits just above the decent-finish band midpoint, leaves normal negotiation room, and — given the 2026 market has softened — avoids the over-pricing that lengthens marketing time. Expected realistic selling price after negotiation: **≈ €255,000–€270,000**.
- **If the interior is genuinely premium (designer finish, top systems):** list at **€299,000–€315,000**, supported by the same-era Ozolu iela 53 and Auziņu iela 15 evidence, with photographs in the listing to justify it. Expected realistic outcome after negotiation: **≈ €285,000–€300,000**.
- **If the interior is basic or partly unfinished:** list at **€225,000–€239,000**, expected outcome **≈ €210,000–€225,000**.

Practical recommendation. Because the finish level is the entire swing, the single highest-value action before listing is to **document the interior with photographs**. If the finish is good, those photos support the higher listing range and pay for themselves many times over; if it is basic, they prevent an over-ambitious asking price that would stall the sale. Absent that, a prudent opening ask of **€279,000–€289,000** with clearly-stated modern specification is the safest strategy, targeting a **one-to-two-month** sale in line with the local 35-day median for correctly-priced houses.

9 · What it owes, and to whom

REGISTERED STRIP / CHECK	RESULT	EFFECT
Street building line (būvlaide)	489 m²	Standard front setback — governs extension placement, not the standing house
Street red line (sarkanā līnija)	294 m²	Street-corridor reservation along the frontage
Third-party utility corridors	None registered	No gas main, cable or pipeline strip crosses the plot — servicing runs in the street
Mortgages & prohibition notes	Land Book folio — see chapter 3; a 2020 self-build very commonly carries construction financing	Verify (€5) before signing; standard escrow discharge if found

READING THIS

Cadastre-side the plot is clean and the two street-side strips shaped the house's placement in 2020. The registered utility-connection structure (001) is the strongest card here: it removes any ambiguity about whether the house genuinely sits on the municipal water and sewer networks. The one unknown is folio-side — routine for a 2020 self-build, and a five-euro check.

10 · Legality & the building

ATTRIBUTE	VALUE	SOURCE
Completion status	Completed and registered dwelling (not an unfinished 'jaunbūve'); cadastral survey 2020; depreciation class V1 (as-new)	building register
Construction file	One building-permit case on record for the dwelling — consistent with the 2020 construction; interior works would not appear in this extract either way	BIS extract
Warranty position	The builder's general 2-year defects warranty has lapsed; the 10-year liability for hidden structural defects runs to ~2030 — enforcing it needs the construction file (permits, acceptance act, plant warranties, energy certificate)	Construction Law (position, not a register fact)

TIAN BUILDING PARAMETERS — LOADER IN PROGRESS

The binding municipal building parameters (permitted height, intensity, minimum plot) for this exact functional zone are being connected to this pipeline. Per the Mārupe plan, single-family zones typically allow up to 2 floors / 12 m — confirm at the building board before commissioning any extension design. At launch this box prints the binding figures for the exact zone.

11 · Running & holding costs

The register records the heating **class**, not the installed make: a central boiler able to run on solid fuel, gas or electricity, a heat-pump option, plus a fireplace — a flexible, hedged configuration that supports the valuation's comparability reasoning (chapter 7). Which plant is actually installed is a running-cost question worth thousands per year either way; only the energy certificate and 2–3 years of utility bills price it, so ask for both at viewing rather than accepting any estimate.

LINE	DECLARED RESIDENT	NO DECLARED RESIDENT	BASIS
Land (1.5%)	€177.58	€177.58	cadastral value €11,839 (land level)
Dwelling (progressive 0.2–0.6% / punitive 1.5%)	€92.29	€692.14	building cadastral value €46,143
Annual property tax (NĪN)	**€269.87**	**€869.72**	live computation, national default rates

THE UNDECLARED-RESIDENT TRAP

Mārupe, like Rīga, taxes dwellings with no declared resident at 1.5% instead of the progressive 0.2–0.6%: **€269.87 vs €869.72 a year — a 3.2× jump**. Declare residence after purchase and the lower line applies. Forward note: the register already carries 'universal' values of €24,024 (land) and €151,772 (building) — the base for coming revaluation cycles — so budget for this line to grow when they enter force. Municipal regulations may modify rates and reliefs.

12 · Environment & setting

REGISTERED CONTAMINATED / POTENTIALLY CONTAMINATED SITE	CATEGORY	DISTANCE
Minerālmēslu noliktava,Mārupes pag.	Potenciāli piesārņota vieta	926 m
SIA "Mārupe" DUS un naftas bāze	Potenciāli piesārņota vieta	1198 m

READING THIS

Both nearby entries are potentially contaminated classifications — a former fertiliser store at 926 m and a fuel station at 1,198 m; neither touches the parcel, and at these distances with municipal water this is context, not risk. **Flood:** no flood-zone encumbrance is registered on the parcel, and the prior assessment's terrain and wetness models showed a locally dry signature — with the house itself proving drainage since 2020. **Aircraft:** 5.9 km from the RIX runway, 2.0 km west of its axis — audible overflights are part of Jaunmārupe life, not an under-the-approach position; time a viewing for the 07:00–09:00 departure bank and judge personally.

13 · Risk register — finding · meaning · your path

Interior finish unverified — value is a three-band range RISK

FINDING — No photographs, room count or interior description exist; the register proves a sound 2020 masonry shell with full services, not the finish inside it. (valuation chapters 4 and 8)

WHAT IT MEANS — Roughly €100,000 separates the basic and premium answers on the same 220.5 m²; every other number in a negotiation hangs on which band is real.

YOUR PATH — Interior photographs or a viewing with a short condition checklist collapses the bands to one figure — insist on it before any price is agreed.

Area basis unresolved — 220.5 m² registered vs 148 m² once stated RISK

FINDING — The building register records 220.5 m² usable over 1 storey; an earlier owner statement gave 148 m² living area over 2 storeys. The valuation uses the register basis. (chapter 3)

WHAT IT MEANS — At the middle band's ≈€1,180/m², the basis a contract cites moves tens of thousands; €/m² talk is meaningless until one number governs.

YOUR PATH — Commission a measurement check (€150–300, indicative procedural cost) before the offer and write the agreed basis into the purchase agreement.

New build 2020 — warranty and defects position WORTH ATTENTION

FINDING — First sale of the structure by the party that built it; general 2-year warranty lapsed, 10-year hidden-defects liability runs to ~2030. (Construction Law + building register)

WHAT IT MEANS — Enforcing latent-defect rights requires the construction file — permits, acceptance act, plant warranties, energy certificate (legally required at sale).

YOUR PATH — Make handover of the full construction file and energy certificate a completion condition; a technical inspection (€300–500, indicative) is cheap insurance a desk study cannot replace.

Heating plant variant unknown WORTH ATTENTION

FINDING — The register records a flexible heating class — multi-fuel boiler / heat-pump option plus fireplace — not the installed make. (building register)

WHAT IT MEANS — Heat pump vs solid-fuel boiler is a running-cost difference of thousands per year and a meaningful retrofit if the wrong one; it also decides which comparables the house resembles in use.

YOUR PATH — Ask directly; verify via the energy certificate and 2–3 years of bills at viewing.

Tax jumps 3.2× with no declared resident WORTH ATTENTION

FINDING — €269.87/yr declared vs €869.72/yr with nobody declared — live computation on the registered cadastral values. (tax model)

WHAT IT MEANS — A recurring cost most buyers of second homes discover on the first bill.

YOUR PATH — Declare residence after purchase if eligible; otherwise budget the higher line.

Land Book folio unverified — construction mortgage likely WORTH ATTENTION

FINDING — The folio is not yet in this data (see chapter 3); a 2020 self-build very commonly carries construction financing. (Zemesgrāmata, pending)

WHAT IT MEANS — A mortgage is routine and discharged at completion through escrow — but only the folio shows it, along with any prohibition notes.

YOUR PATH — Pull the folio at zemesgramata.lv (€5) before signing.

Aircraft audibility — 5.9 km from RIX, 2.0 km off-axis WORTH ATTENTION

FINDING — Closer to the flight corridor than eastern Mārupe; not under the approach path. (geometry, prior assessment)

WHAT IT MEANS — Part of the village's pricing already — an inconvenience the market discounts, not a defect; tolerance is personal.

YOUR PATH — View during the morning departure bank; consult the airport noise contours if sensitivity is high.

Encumbrances, contamination & flood — clean / routine ROUTINE

FINDING — Two standard street-side strips only; no third-party corridor; nearest environmental entries ~1 km away; no flood encumbrance. (VZD + VVD registers)

WHAT IT MEANS — Nothing reduces the usable garden or drags on value or financing.

YOUR PATH — Nothing to do.

14 · Offer strategy

The valuation's pricing advice (chapter 8) is written from the owner's side — list at €279,000–289,000 if the finish is standard-to-good, expect €255,000–270,000 after negotiation. The buyer's mirror of the same evidence:

MOVE	NUMBER	RATIONALE
Open	€235,000	the lower half of the decent-finish band; justified aloud by the unverified interior, the unresolved area basis and the unverified folio
Target	€255–270k	the band the register signals point to — the same range the valuation names as the realistic negotiated outcome
Walk-away	€275,000	the decent-band ceiling; above it you are paying for finish the registers have not confirmed
Re-anchor trigger	verified premium finish + measured area ≥200 m²	then the €300–335k band becomes arguable and the ceiling moves with it

HOW TO USE THE PAPER TRAIL

The seller has no prior-price anchor to use against you — the completed house has never been sold — while you hold the street's own register: the 220.6 m² size twin at €210,000 (Auziņu 23, 03.2026), the same-street €278,000 (Kārkliņu 34, 02.2023), and the plot's own €20,000 land basis. Anchor on the size twin, concede upward for masonry construction, the larger plot and full servicing — exactly the premiums the valuation prices — and make every euro above €275,000 conditional on measurement and inspection results, in writing.

15 · Reconciliation & self-audit

Answering the self-audit questions explicitly:

- **Does the opinion contradict the subject's own indexed sale?** No such anchor exists to contradict. The only own-history transactions (2014 and 2015) are **land-only, pre-construction** purchases; there has been no arm's-length sale of the completed house. Time-indexed, the 2015 land purchase (€20,000 for 1,596 m², ≈ €12.5/m²) is consistent with today's ≈ €45/m² serviced-plot rate, confirming the land component but providing no built-house anchor. The valuation therefore rests, correctly, on comparables and the land build-up.
- **Does each band sit inside the observed local price distribution?** Yes. On a per-metre basis the bands run ≈ €910–€1,520/m²; read against the local spectrum that runs from ~€330 to ~€2,190/m², all three bands sit inside the interior of the distribution (roughly its 35th to 78th share range), which is exactly where a large modern house should fall — below the small-house upper tail and above the old-timber lower tail. No band falls outside the credible envelope.
- **Is the area basis stated once and used everywhere?** Yes — the register floor area **220.5 m²** is used in every band and every implied-total calculation.
- **Do the three best comparables share the subject's street class and era?** Substantially, yes. The two highest-weighted comparables — Auziņu iela 23 (same-size, 2025) and Auziņu iela 6 (brick masonry) — share the subject's suburban residential street class and modern era; the third, Kārkliņu iela 34, is on the **same street** though of an earlier (2008) era, corrected with an explicit era premium. A perfect same-street and same-era and same-size comparable does not exist in the record, which is why the analysis triangulates across the size twin, the construction-class match and the same-street anchor rather than leaning on any one.
- **Expected marketing time from observed local data:** the median listing-to-delisting time for comparable houses within ~3 km over the last 18 months is **35 days**; a correctly-priced sale here should complete within **one to two months**.

This document's own audit

- **Consistency with the valuation:** the summary tiles, risk register and strategy table quote the chapter-8 bands unchanged; the walk-away sits at the decent-band ceiling and the re-anchor trigger at the premium band's evidence test.
- **One area basis:** 220.5 m² is used in every €/m² figure; the 148 m² statement appears only inside its adjudication and risk card.
- **Prior revisions:** the street-evidence corridor of the previous assessment (€230,000–285,000) and this valuation's decent band (€245,000–275,000) now agree — the earlier divergence traced to a mislocated enquiry pin and the 148 m² basis, both corrected here at source.

Limitations

- This is an **indicative market-value assessment, not a certified appraisal** (vērtējums) under LVS 401, and must not be used where a certified valuation is legally required (mortgage security, court, tax).
- **The interior condition and finish are unverified.** No photographs, room count or interior description were provided. This is the reason the value is expressed as a matrix rather than a single figure, and it is the largest single source of uncertainty (~€100,000 across the plausible range).
- **No matched marketing listings** were available for the selected comparables, so their finish levels are inferred from era, construction class and price rather than seen directly; and the price-to-condition mapping could not be validated from matched listings within the local circle.
- **The 2026 market is softening**, and thin annual samples make the time-index volatile; I mitigated this by using the more stable ~2 km segment trend for time adjustment and by weighting the most recent, closest comparables.
- Comparable prices are **registered sale prices**; the register does not disclose special conditions of sale (part-exchange, related parties, unusual terms). None of the selected comparables shows a pattern suggesting a non-market transaction, but this cannot be fully excluded.
- The **land rate** is drawn from a small set of nearby plot sales; it is a reasonable central estimate but a genuine range exists (~€40–€52/m²).
- Values are current as at the report date and exclude VAT, transaction costs and any undisclosed encumbrances, servitudes or mortgages on the title.
- The Land Book folio, the construction file and the energy certificate were not available to this desk study; each is named above with its verification route.

Annexes

Annex A — Full candidate house sales considered (within ~1.2 km, last 4 years)

ADDRESS	DIST.	DATE	AREA	PRICE	€/M²	YEAR	CONSTRUCTION
Kārkliņu iela 34	60 m	2023-02-10	286.6	€278,000	€970	2008	Light concrete
Kārkliņu iela 34 (prior)	60 m	2021-12-17	286.6	€250,000	€872	2008	Light concrete
Auziņu iela 23	159 m	2026-03-20	220.6	€210,000	€952	2025	Timber panel/frame
Auziņu iela 20	187 m	2025-11-12	278.6	€273,000	€980	2025	—
Priežu iela 62	225 m	2025-01-27	152.8	€40,000	€262	1986	Timber
Auziņu iela 18	289 m	2024-12-20	138.0	€248,000	€1,797	2016	Aerated block
Auziņu iela 15	304 m	2025-02-11	259.4	€345,000	€1,330	2024	Aerated block
Ozolu iela 8	321 m	2023-01-25	276.1	€163,000	€590	1986	Light concrete
Auziņu iela 13	334 m	2024-02-02	279.9	€230,000	€822	2010	Aerated block
Priežu iela 14	374 m	2024-10-18	211.9	€180,000	€849	1985	Timber
Auziņu iela 6	465 m	2025-08-26	272.4	€300,000	€1,101	—	Brick masonry
Kārkliņu iela 4	484 m	2025-02-20	123.1	€225,000	€1,828	2003	Aerated block
Birzes iela 19	505 m	2024-03-22	123.9	€240,000	€1,937	2020	Timber panel/frame
Auziņu iela 1	514 m	2024-09-20	181.0	€190,000	€1,050	2013	Aerated block
Vītolu iela 3	560 m	2025-09-11	187.5	€290,000	€1,547	—	Aerated block
Liepu iela 3	567 m	2024-07-01	187.0	€295,000	€1,578	2019	Aerated block
Birzes iela 9	599 m	2024-09-26	141.5	€175,000	€1,237	2022	Timber panel/frame
Irbeņu iela 11	665 m	2025-05-10	344.0	€365,000	€1,061	2025	—
Vītolu iela 41	666 m	2024-02-27	244.8	€150,000	€613	2023	Aerated block
Vītolu iela 13	682 m	2026-04-02	69.8	€190,000	€2,722	2020	—
Ozolu iela 53	859 m	2025-07-17	268.0	€380,000	€1,416	2020	—
Kļavu iela 14	900 m	2026-07-20	234.0	€290,000	€1,239	2007	—

Annex B — Nearby serviced-land sales (used for the land component)

ADDRESS	DIST.	DATE	AREA	PRICE	€/M²
Kārkliņu iela 28a	91 m	2024-10-22	1,475	€70,000	€47
Paparžu iela 14	332 m	2025-09-15	1,449	€75,000	€52
Paparžu iela 12	354 m	2024-08-22	1,201	€50,000	€42
Ķērpju iela 3	256 m	2023-09-28	1,606	€49,000	€31
Celmu iela 15	125 m	2022-11-14	1,009	€30,005	€30
Ciņu iela 9	135 m	2022-11-14	1,032	€30,000	€29

ADDRESS	DIST.	DATE	AREA	PRICE	€/M²
Ciņu iela 13	186 m	2023-02-16	1,042	€26,000	€25
Ciņu iela 17	202 m	2024-10-22	1,020	€20,500	€20
Ciņu iela 14 / Celmu iela 11	97–99 m	2023–25	~840	€15,000	€18

Annex C — Price index used for time adjustment

Detached-house segment median achieved €/m², registered sales within ~2 km (used for time adjustment because it is more stable than the thinner 1.5 km series):

YEAR	SALES	MEDIAN €/M²	FACTOR TO 2026 (952 / YEAR MEDIAN)
2023	3	€1,036	×0.919
2024	15	€1,050	×0.907
2025	13	€1,101	×0.865
2026	10	€952	×1.000

Note on source selection: a tighter 1.5 km house index was also available but records a €516/m² median for 2023 on only six sales — an implausible outlier against the €1,036/m² segment figure — so I used the broader, more stable series for time adjustment and said so.

Annex D — Sources and retrieval dates

- **VZD State Land Service cadastre and building register** — parcel 80760111045, building 80760111045002; areas, plot, land-use, construction year (2020), materials, utilities. Retrieved 2026-08-30.
- **VZD registered sold-transaction data** — comparable house and land sales listed in Annexes A–B; registered completed prices. Retrieved 2026-08-30.
- **BIS (Building Information System)** permit extract — case BIS-62667-652 (dwelling). Building-permit cases only; lighter interior works not captured. Retrieved 2026-08-30.
- **our continuous monitoring of publicly listed offers** — marketing listings and listing-to-delisting timings (35-day local median). Retrieved 2026-08-30.
- **Owner's statements** — plot 1,596 m², house 220.5 m², single storey; request for valuation, no interior information provided.

Indicative assessment only — not a certified appraisal.

Additional sources used by this report

SOURCE	WHAT IT PROVIDED	RETRIEVED
VZD encumbrance register	building line 489 m², red line 294 m²; no third-party corridors	30.08.2026
VZD ownership status	owner type (natural person)	30.08.2026
Live property-tax computation on cadastral values	declared / undeclared tax lines	30.08.2026
VVD contaminated-sites register	nearby entries & distances	30.08.2026
National zoning layer (TAPIS)	no row for the parcel — coverage gap stated as a finding	30.08.2026

Prior assessments SR-2026-1045-A/B	terrain/wetness models, aircraft geometry, neighbourhood, zone reading	26–30.08.2026
Zemesgrāmata	PENDING — placeholder note; manual folio check advised	—