SITE RADAR

[·] INDEPENDENT PROPERTY INTELLIGENCE — LATVIA

Plot Buyer Report

Unguru iela 3 & 5, Mārupe — two adjoining building plots
Property Nos. 8076 003 2831 & 8076 003 2825 · land units 8076 003 2227 / 2226 · 1,227 + 1,205 m²

REFERENCE	SR-2026-2831-C
PREPARED	30.08.2026
PROPERTY TYPE	Vacant residential building plots (2023 subdivision)
VALUE BASIS	Sales comparison on the State sold-price register; plot-specific facts unverified — banded result
SCOPE	Buyer Report — value, strips, zoning, tax, risks, strategy

1 · Summary

1,227 / 1,205 m²
PLOT AREAS (2831 / 2825)

≈ €81,000
CENTRAL INDICATION, EACH

€157–167k
THE PAIR, SOLD SEPARATELY

€89,375 · 09.2025
THE WEST PLOT'S OWN PRINT

242 / 142 m²
GAS STRIP (2831 / 2825)

€357.13
ANNUAL TAX, PAIR

THE ONE-PARAGRAPH VERDICT

Two adjoining, fully registered building plots at the built edge of Mārupe's villa quarter — residential purpose over 100% of both areas, zero buildings, and evidence most land never has: the west plot (No. 2825, Unguru iela 5) itself sold at arm's length for **€89,375 in September 2025**, while six near-identical neighbours cleared at a flat **€80,000** through 2026. The valuation reads that record honestly: **about €81,000 per plot**, €157,000–167,000 for the pair sold separately, with high confidence in the market level. What the valuation could not see, this report adds and adjudicates: the encumbrance register puts a medium-pressure **gas main's protection strip across both plots** (a fifth of No. 2831), an aviation height-coordination zone over both in full, and a **company seller on No. 2831** — which makes VAT a €17,000 question to settle in writing before any number is discussed.

The value verdict, in full

This report values two adjoining vacant building plots on Unguru iela, Mārupe, offered by the owner for the purpose of deciding a listing price. Because the plots are **vacant land with no site inspection, no confirmation of utility connections to the boundary, and no confirmed legal access**, the value is not reduced to a single certified figure. Instead it is expressed as evidence-anchored bands per plot, followed by the band the available register and market signals actually point to.

Both plots are registered as **individual-residential-housing development land** (Individuālo dzīvojamo māju apbūve), each carrying **zero buildings**, in an established, uniformly platted Mārupe development where near-identical ~1,200 m² serviced plots have repeatedly traded. This is one of the better-evidenced land situations you can have: a dense cluster of same-street, same-size, same-purpose sales, plus one of the two subject plots having its own recent registered sale.

Plot 2 — Unguru iela 5 (cadastre 80760032226, 1,205 m²)

SCENARIO FOR THE PLOT	BASIS IN EVIDENCE	VALUE ON 1,205 M²
Constrained plot (access, drainage, shape or servicing problem)	The two cheaper same-street sales at €49–50/m²	€59,000 – €66,000
Standard serviced buildable plot (signals point here)	The dominant €66–67/m² Unguru/Pededzes cluster that repeatedly cleared at €80,000	**€79,000 – €85,000**
Fully-serviced, ready-to-build, premium frontage	Top of the local cluster €74–76/m²; the plot's **own** 2025 sale at €74/m²	€89,000 – €92,000

Central indication, Plot 2: €81,000 (about €67/m²), assuming a standard, buildable, road-fronting serviced plot with no unusual encumbrance.

Plot 1 — Unguru iela 3 (cadastre 80760032227, 1,227 m²)

SCENARIO FOR THE PLOT	BASIS IN EVIDENCE	VALUE ON 1,227 M²
Constrained plot	Same-street €49–50/m² sales	€60,000 – €67,000
Standard serviced buildable plot (signals point here)	The €66–67/m² cluster norm	**€80,000 – €85,000**
Fully-serviced, ready-to-build, premium frontage	Cluster top €74–76/m²	€91,000 – €93,000

Central indication, Plot 1: €81,000 (about €66/m²), on the same servicing assumption.

The pair. Sold as two separate plots — the deepest buyer market — the two together indicate **€162,000, within a range of about €157,000–€167,000**. Sold as a single 2,432 m² lot to one buyer, expect a modest assembly discount for the narrower buyer pool, to roughly **€150,000–€158,000**. The recommendation (developed in the asking-price chapter) is to **market them separately**.

Which band, and confidence. Every register and market signal points to the **standard serviced-plot band (~€80,000–€82,000 each)**: the register confirms buildable purpose and vacant status; the plots are regular ~1,200 m² parcels indistinguishable in size and street class from a dozen sales that cleared at €80,000; and Plot 2's own 2025 sale, once brought to today's market, lands almost exactly on that €80,000 level. Confidence in the **market level** is **high** — rarely is a land value this tightly boxed by directly comparable evidence. The residual uncertainty is **not** about the market; it is about three plot-specific facts our registers cannot see: (a) whether mains utilities actually reach each boundary, (b) whether legal vehicular access is secured, and (c) whether any protection zone, drainage or red-line encumbrance affects buildable area. Any of those, if adverse, would pull a plot toward the constrained band; confirmation that the plots are fully serviced and cleanly accessed would justify testing the upper band.

What would sharpen this to a single figure: a site visit confirming access and plot condition, a utilities-connection check (water, sewerage, electricity, gas to the boundary), and a **kadastrs.lv** encumbrance/protection-zone check. Any one adverse finding among these would refute the standard-band call.

2 · Methodology in brief

Market value. The figures in this report are indications of market value — the estimated amount for which each plot 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.

Approach — sales comparison. This assessment is prepared following the principles of the Latvian valuation standard **LVS 401**, using the **sales-comparison approach** (tirgus salīdzināmo darījumu metode). For a vacant residential building plot in an active, standardised development, this is the correct and dominant method: there are many recent, genuinely comparable registered sales of near-identical plots within a few hundred metres, so value is read directly from what the market has actually paid, adjusted for the small differences between each sale and the subject. The cost approach is not applicable (there are no improvements to depreciate), and the income approach is not applicable (the plots produce no income).

How land value is weighted. For land specifically, the price drivers, in order, are: (1) the permitted land-use purpose and buildability; (2) legal and physical access; (3) utilities/servicing; then plot size, shape, frontage and micro-location. This report weights the evidence in that order, and is explicit about which of those facts the register confirms and which remain assumptions to be checked.

Data sources and their nature. Two kinds of data underlie this report, and they are not equal:

- **Registered facts (authoritative).** The State Land Service (VZD) cadastral register — plot areas, cadastral identifiers, land-use purpose, building counts, coordinates — and the VZD register of **completed, recorded sale transactions**. Registered sold prices are what changed hands, not what someone hoped to get. All comparable prices in this report are registered sold transactions.
- **Owner statements (claims).** The owner's description of the plots as "two adjoining vacant building plots" is a claim; where the register can test it, this report says whether it holds.

There is **no public marketing listing** for either subject plot, and no photographs or site inspection. Every subject fact below is therefore either a register fact (labelled as such) or an owner claim (labelled as such).

Beyond the valuation evidence, this report adds the encumbrance register (the strips the valuation flags as unverifiable are in fact registered, and chapter 9 prices their consequence), the zoning layers, ownership status, cadastral values, the live tax computation and the environmental register — each cited at the point of use, retrieval dates in the final chapter.

3 · The pair in the register

The subject is two separate legal properties (īpašumi), each consisting of one land unit, physically adjoining on Unguru iela in the Mārupe individual-housing area. The table below is the single source of truth for the rest of the report; every downstream number uses the **register plot areas** (1,227 m² and 1,205 m²).

FACT	PLOT 1	PLOT 2	SOURCE REGISTER	OWNER CLAIM	ADJUDICATION
Property (īpašums) No.	80760032831	80760032825	Owner note	as shown	Consistent; both are distinct property numbers, normal Latvian structure
Land unit (cadastre)	80760032227	80760032226	VZD cadastre	as shown	Confirmed by register lookup
Official address	Unguru iela **3**, Mārupe	Unguru iela **5**, Mārupe	VZD	Plot 2 "Unguru iela 5"; Plot 1 addressed by owner as part of "Unguru iela 5" pair	Register wins: Plot 1 is officially **Unguru iela 3**, Plot 2 **Unguru iela 5**. The owner's shorthand grouped both under "Unguru 5"
Plot area	1,227 m²	1,205 m²	VZD	1,227 m² / 1,205 m²	**Match** — no discrepancy
Land-use purpose	Individuālo dzīvojamo māju apbūve	Individuālo dzīvojamo māju apbūve	VZD	"building plots"	**Match** — register confirms buildable residential purpose
Buildings on parcel	0	0	VZD	"vacant"	**Match** — both genuinely vacant
Register coordinates	56.906618, 24.033288	56.906573, 24.032708	VZD	—	Used in place of the enquiry pin
Own registered sales	**None on record**	**€89,375 on 2025-09-29** (1,205 m², €74/m²)	VZD sales register	—	Plot 2 has a recent arm's-length anchor; Plot 1 does not
Utilities to boundary	Not registered	Not registered	—	Not stated	**Unknown** — see Limitations
Legal access	Not registered	Not registered	—	Not stated	**Unknown** — see Limitations

No conflicts of substance. Unusually, the register and the owner's statements agree on every testable fact — areas, purpose, vacancy. The only correction is nominal: Plot 1's official address is **Unguru iela 3**, not "Unguru iela 5" (the owner grouped both plots under the second address). This does not affect value.

The single most important identity fact: the sale the starting comp set listed as a neighbouring "comparable" — Unguru iela 5, 11 m away, 1,205 m², €89,375, 2025-09-29 — is **Plot 2 itself**. It is the subject's own most recent registered transaction, not a comparable, and it is treated as the anchor for Plot 2 accordingly.

What the wider registers add

ATTRIBUTE	NO. 2831 (EAST, UNGURU IELA 3)	NO. 2825 (WEST, UNGURU IELA 5)
Land Book folio	100000721657	100000721636
Owner (register status)	**Juridiska persona** (legal person — see the VAT risk card)	**Fiziska persona** (natural person)
Cadastral value (fiscal)	€12,427	€11,382
Cadastral value ('universal', next base)	€36,123	€33,162
Geometry	05.2023 subdivision · centroids 56.90661/24.03314 and 56.90658/24.03262	

ADJUDICATING WHAT THE VALUATION COULD NOT SEE

The valuation states, correctly for its data, that encumbrances and access are unverified and assumes ordinary serviced plots. The encumbrance register closes part of that gap: both plots carry registered strips (chapter 9) — an aviation height-coordination zone over 100% of each (routine across Mārupe) and a medium-pressure gas main strip of **242 m² on No. 2831** and **142 m² on No. 2825**. Adjudication: these strips do NOT move the plots to the valuation's constrained band, because every €80,000 comparable in the same 2023 subdivision shares the same street infrastructure — the market's flat €80,000 was paid for plots carrying strips like these, and the subject's own €89,375 print includes them. What the strips do affect is the **buildable envelope** — where on each plot a house may stand — which is a design question answered by the gas operator's free line-position response, not a value discount. The valuation's access and mains-servicing assumptions remain open and are carried as risks.

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 — what 'condition' means for land

For vacant land, "condition" is not renovation state — there are no improvements. It is the physical and legal quality of the ground: buildable area, shape, access, servicing readiness, drainage and any encumbrance. Here is what the record supports and what it cannot.

Register facts. Both plots are recorded with **zero buildings** and the land-use purpose individual residential housing development. This is materially positive: the plots are, on the register's own classification, intended and permitted for house-building, which is precisely the use the comparable buyers were paying for. Plot areas are confirmed at 1,227 m² and 1,205 m² — regular, mid-sized single-house plots typical of the development.

Building-permit case records (BIS). There are **no building-permit cases on file** for either parcel. For vacant land this is expected and neutral — nothing has been built yet. **Coverage caveat:** our extract of the construction information system (BIS) covers building-permit cases only; lighter works and certain filings are not captured, so the absence of a case is not proof that nothing is planned or permitted. For vacant plots this caveat matters less than it would for a dwelling, but it is stated for completeness.

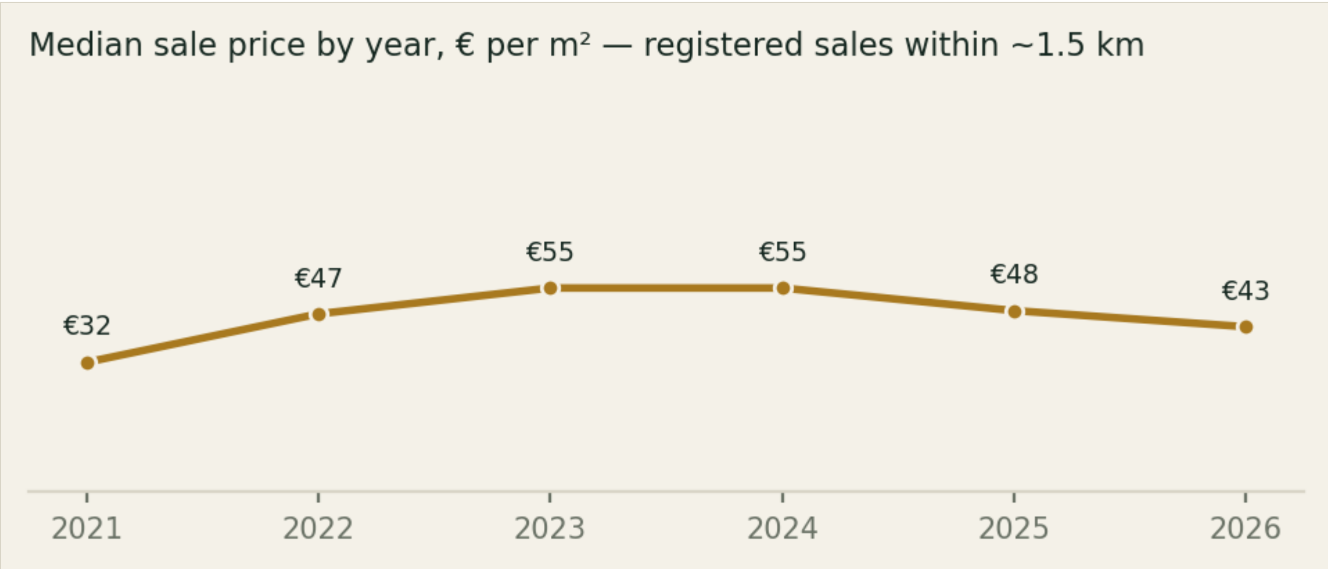
What is not resolved from the register. No building files exist (correctly — the plots are empty). Critically, the register does **not** confirm: whether water, sewerage, electricity or gas mains reach each plot's boundary; whether a legal vehicular access road or servitude serves each plot; the plot shapes and frontage; or any protection zone, drainage regime or red line. These are the facts that separate the "standard" band from the "constrained" band, and none can be closed without a site visit and a kadastrs.lv encumbrance check.

Best-supported hypothesis. The plots sit inside a coherent, actively-selling residential plat where neighbouring plots have been bought and (from the surrounding built-up pattern) developed. The most probable state is that these are **ordinary serviced or service-ready building plots** consistent with their neighbours — the standard band. Confidence: **moderate-to-high** on this reading, explicitly conditional on the three unverified plot-specific facts above.

5 · Market overview

The segment. The subject market is **vacant individual-housing building plots in Mārupe** — a high-demand suburban municipality immediately south-west of Rīga, one of the most sought-after house-building locations in the country. Within roughly 2 km of the subject, the registered land market shows steady activity and stable pricing:

- 2023: 20 sales, median €50/m²
- 2024: 87 sales, median €48/m²
- 2025: 103 sales, median €54/m²
- 2026 (part year): 49 sales, median €50/m²



Trend. The broad segment has been essentially **flat-to-firm** over three years, hovering around €48–54/m² with no directional break. Within the subject's own tight cluster the signal is even cleaner: one plot on the adjoining Pededzes iela (No. 47) sold at €65,500 in mid-2024 and then at €80,000 in late-2025 and again in early-2026 — the same plot rising about a fifth from 2024 to 2025 and then holding flat into 2026. That repeat sale is direct evidence that the prime plot cluster **appreciated into 2025 and then plateaued**, not that it is falling. (A wider 1.5 km land index, discussed in the valuation chapter, shows more year-to-year bounce because it pools very different kinds of land; where it disagrees with the same-plot repeat evidence, the repeat evidence wins for this micro-market.)

Liquidity and marketing period. Across 99 comparable land listings within about 3 km over the last 18 months (our continuous monitoring of publicly listed offers), the **median time from listing to sale/withdrawal was 42 days** — roughly six weeks. Well-priced plots in this plat sell quickly; the deep, standardised buyer market is a genuine advantage. A realistic marketing period for each subject plot at a market-aligned price is **about 6–10 weeks**.

Highest and best use. For both plots the highest and best use is the use they are already zoned and priced for: **construction of a single detached dwelling per plot**. Nothing in the evidence suggests a higher-value alternative use, and the register purpose forecloses more intensive development.

6 · The neighbourhood price spectrum

Every claim later in this report that a price level corresponds to a plot quality rests on the local spread of registered sold prices, so it is set out here in full and in plain terms.

The dataset. Source: the VZD register of **completed sold transactions** (recorded sale prices, not asking prices). Geography: a circle of 3,000 m radius around the subject. Filters: property type land, price above €5,000, area above 10 m², sales within the last 36 months. No era filter (land has no building era). Sample size: **445 registered sales**.

How local land prices distribute. Across those 445 sales, the price per square metre spread out as follows:

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M²
10% sold below	€18/m²
25% sold below	€32/m²
40% sold below	€43/m²
50% sold below (the median)	€50/m²
60% sold below	€55/m²
75% sold below	€67/m²
80% sold below	€71/m²
90% sold below	€87/m²

Reading it. The wide 3 km circle mixes everything: small remnants, oversized rough parcels, plots far from services, and prime platted housing plots. The lower part of this spread (€18–36/m²) is farther-out, larger, rougher or less-serviced land — for example the sales on Pureņu iela and Zeltiņu iela at €29–40/m², and one clear non-market transfer on Mežavēju iela at €7/m² that is excluded from all reasoning as an outlier. The **upper part (€67–87/m²) is exactly where the subject's own cluster of serviced, regular, ready-to-build ~1,200 m² Unguru/Pededzes housing plots sits.**

Where the subject sits. The subject cluster trades at about €66–76/m². Against the 445-sale spread, that places these plots in the **upper fifth of the local land market**: roughly **75–82% of all local land sales were at a lower price per square metre**. That is not a premium to be explained away — it is what a fully-serviceable, regular, buildable single-house plot in an established Mārupe plat is worth relative to the rougher and farther land that fills out the bottom of the market. Plot 2's own 2025 sale at €74/m² sits near the top of this cluster, at about the level below which four-fifths of local land traded.

Validating the price↔quality reading. For apartments one would confirm that sales described as "renovated" cluster high and "unrenovated" low. For vacant land that language does not exist, and indeed within this circle only five matched sales carried any marketing text (median €42/m², a mixed and thin group with no clear quality language) — too few and too varied to lean on. The quality signal for land is instead **location, servicing and plot regularity**, and the distribution validates it plainly: the standardised serviced housing plots (Unguru, Pededzes, Mazā Unguru) occupy the €66–76/m² top band, while the rougher/farther parcels occupy the €29–50/m² lower band. The subject plots are unambiguously of the former kind.

7 · The comparable sales, one by one

Selecting the comparable sales

Selection principles. In order: (1) the subject's own arm's-length history, brought to today's market — this is the anchor wherever it exists; (2) sales in the same plat and street class, of near-identical size and identical land-use purpose; (3) same-development streets slightly farther out; and only as background, (4) the wider-circle land spread. A **verified, directly-comparable plot** outranks a nearer but dissimilar one. Because the subject cluster is so homogeneous, the best comparables are also the nearest ones — a happy alignment that makes this valuation unusually secure.

The full set of candidate sales considered (all registered, within ~570 m; distance from the subject register point):

ADDRESS	DATE	PRICE	AREA	€/M²	DISTANCE	USED?
Unguru iela 5 (**= Plot 2 itself**)	2025-09-29	€89,375	1,205	€74	11 m	**Anchor (Plot 2)**
Unguru iela 7	2025-07-30	€80,000	1,205	€66	48 m	**Yes**
Pededzes iela 41	2025-07-16	€92,000	1,211	€76	89 m	**Yes**
Unguru iela 9	2025-10-23	€80,150	1,202	€67	94 m	**Yes**
Unguru iela 8	2026-06-09	€80,000	1,200	€67	106 m	**Yes (most recent)**
Pededzes iela 47	2026-04-16	€80,000	1,211	€66	132 m	**Yes (repeat-sale trend)**
Pededzes iela 47	2025-12-12	€80,000	1,211	€66	132 m	Yes (same plot, trend)
Pededzes iela 47	2024-05-27	€65,500	1,211	€54	132 m	Context (trend only)
Unguru iela 10	2025-05-26	€60,000	1,222	€49	136 m	Context (downside band)
Unguru iela 12	2025-08-28	€60,000	1,216	€49	174 m	Context (downside band)
Unguru iela 16	2026-03-04	€80,000	1,201	€67	254 m	**Yes**
Unguru iela 18	2025-12-03	€80,000	1,201	€67	289 m	Yes
Mazā Unguru iela 1	2024-06-25	€78,000	1,200	€65	203 m	Context
Mazā Unguru iela 2	2024-08-01	€78,000	1,208	€65	252 m	Context
Pededzes iela 61	2023-11-29	€90,000	1,583	€57	329 m	Rejected — larger plot, size effect
Pededzes iela 63	2024-06-18	€95,000	1,601	€59	357 m	Rejected — larger plot
Circeņu iela 10	2024-11-28	€75,000	1,375	€55	405 m	Rejected — larger/ different plat
Circeņu iela 13	2024-12-04	€50,000	1,559	€32	387 m	Rejected — different, low
Krēsliņu iela 20 / 22	2024	€95,000	1,471	€65	~500 m	Rejected — larger, farther
Pureņu iela 15–28	2025–26					

ADDRESS	DATE	PRICE	AREA	€/M²	DISTANCE	USED?
		€35–50,000	1,352–1,538	€29–37	465–542 m	Rejected — different, lower market
Mežavēju iela 5	2025-04-02	€11,000	1,484	€7	505 m	Rejected — non-market transfer
Lambertu iela 1	2024-06-07	€35,000	1,200	€29	528 m	Rejected — different plat, low
Grundmaņu iela 1	2025-09-02	€52,500	1,201	€44	566 m	Rejected — farther, lower band

Why nearer sales were rejected in favour of the cluster. The two €49/m² Unguru sales (Nos. 10 and 12) are nearer than several selected comps but are set aside from the central estimate because they are outliers within their own street — plots that cleared at €60,000 against a €80,000 norm. Rather than discard them, they are used to anchor the **downside band**: they show that not every plot in this plat is worth €80,000, and that a plot-specific defect (position, shape, drainage, servicing readiness) can knock roughly €20,000 off. The larger Pededzes 61/63 and Krēsliņu plots (1,470–1,600 m²) are rejected because their size pulls the €/m² down through the normal inverse size effect, and adjusting across a 30–40% size gap adds noise when near-identical 1,200 m² sales are abundant. The Pureņu/Lambertu/Grundmaņu/Circeņu sales at €29–44/m² are a different, lower part of the local market and are used only as spread context, not as direct comparables.

Result: the central estimate rests on a group of **six to eight near-identical, same-street, same-size, same-purpose registered sales**, all within ~290 m and all within the last 12 months — an exceptionally clean comparable set.

Comparable sale sheets

No marketing listings or photographs exist for these registered land sales (vacant-plot transactions rarely carry an archived listing with imagery), so each sheet rests on register facts, price, timing and position in the local spread. There are accordingly no photographs to embed.

Comp A — Unguru iela 7 (48 m)

Registered sale: €80,000 on 2025-07-30, 1,205 m², **€66/m²**. Same street, same plat, essentially identical area to Plot 2 (1,205 m²) and 22 m² smaller than Plot 1. Land-use purpose identical. This is the cleanest single comparable: same class, same size, same year, minimal adjustment. It sits at the €66/m² core of the cluster — the standard serviced-plot level. - Time (2025-07 → 2026): the cluster held flat into 2026 (see Comp D repeat sale), net ≈ 0%. Adjusted **€66/m²**. - Size/shape/purpose: identical class and size — no adjustment. - **Adjusted value: €66/m².**

Comp B — Pededzes iela 41 (89 m)

Registered sale: €92,000 on 2025-07-16, 1,211 m², **€76/m²**. Adjoining street, same plat, near-identical size. This is the **top of the cluster** and marks the upper edge of the standard-to-premium range — a plot that fetched a clear premium, most plausibly for frontage, corner position or servicing readiness (unverifiable from the register). - Time: net ≈ 0% (flat cluster). Adjusted **€76/m²**. - Size: near-identical — no adjustment. - **Adjusted value: €76/m²** — treated as the upper anchor, not the central one.

Comp C — Unguru iela 9 (94 m)

Registered sale: €80,150 on 2025-10-23, 1,202 m², **€67/m²**. Same street, same size, autumn 2025. Reinforces the €66–67/m² core exactly. - Time: ≈ 0%. **Adjusted €67/m². - Adjusted value: €67/m².**

Comp D — Unguru iela 8 (106 m)

Registered sale: €80,000 on 2026-06-09, 1,200 m², **€67/m²**. **The single most recent cluster sale** — June 2026, same street, same size — clearing at exactly €80,000. It is the clearest proof that the standard-plot level is **currently** €80,000 / ~€67/m², not a 2025 figure needing upward or downward time correction. - Time: contemporaneous — no adjustment. - **Adjusted value: €67/m².**

Comp E — Pededzes iela 47 (132 m) — the repeat-sale trend witness

Same plot, three registered sales: €65,500 (2024-05, €54/m²) → €80,000 (2025-12, €66/m²) → €80,000 (2026-04, €66/m²). This one parcel demonstrates the whole time story: **up about a fifth from 2024 to 2025, then flat into 2026.** It is the decisive evidence for applying essentially **no downward time adjustment** to 2025 cluster sales despite a noisier wider index. - **Adjusted value (current): €66/m²**, with a documented flat 2025→2026 trajectory.

Comp F — Unguru iela 16 (254 m)

Registered sale: €80,000 on 2026-03-04, 1,201 m², **€67/m²**. Same street, 2026, same size — again €80,000. Slightly farther but identical in every price-relevant respect. - Time: contemporaneous — no adjustment. - **Adjusted value: €67/m².**

Comp G — Unguru iela 5 = Plot 2's own sale (the anchor, not a comp)

Registered sale: €89,375 on 2025-09-29, 1,205 m², **€74/m²**. This is Plot 2 itself. As an arm's-length sale under seven years old it is the anchor for Plot 2. Brought to today's market it is treated in the valuation chapter below.

Downside witnesses (band edge, not central). Unguru iela 10 (€60,000, €49/m², 2025-05) and Unguru iela 12 (€60,000, €49/m², 2025-08): same street, same ~1,220 m² size, yet €20,000 below the cluster norm. Without a site inspection the cause is unknown (position, shape, drainage, servicing), but these anchor the **constrained band** and are the reason value is presented as bands rather than a bare point.

Comparable evidence summary

ADDRESS (ROLE)	SOLD	DATE	AREA	€/M²	ADJUSTMENTS	ADJUSTED €/M²
Unguru iela 5 (Plot 2 anchor)	€89,375	2025-09-29	1,205	€74	Time −10.4% (index) → reconciled	€67 (indexed) / €74 (untimed)
Unguru iela 7 (Comp A)	€80,000	2025-07-30	1,205	€66	Time ≈0% (flat cluster)	€66
Pededzes iela 41 (Comp B)	€92,000	2025-07-16	1,211	€76	Time ≈0%	€76 (upper)
Unguru iela 9 (Comp C)	€80,150	2025-10-23	1,202	€67	Time ≈0%	€67
Unguru iela 8 (Comp D)	€80,000	2026-06-09	1,200	€67	None (current)	€67
Pededzes iela 47 (Comp E)	€80,000	2026-04-16	1,211	€66	None (current)	€66
Unguru iela 16 (Comp F)	€80,000	2026-03-04	1,201	€67	None (current)	€67
Unguru iela 10 (downside)	€60,000	2025-05-26	1,222	€49	Time ≈0%	€49 (band edge)

ADDRESS (ROLE)	SOLD	DATE	AREA	€/ M²	ADJUSTMENTS	ADJUSTED €/M²
Unguru iela 12 (downside)	€60,000	2025-08-28	1,216	€49	Time ≈0%	€49 (band edge)

Central cluster (Comps A–F): adjusted €66–67/m², with an upper witness at €76/m² and a downside edge at €49/m².

Adjustments & reasoning

The comparable set is so homogeneous that most conventional adjustments are zero or immaterial; the honesty of this valuation lies in not inventing adjustments to look rigorous. The material lines:

- **Time — weight: high, magnitude ≈ 0% for the cluster.** The wider 1.5 km land index implies a 2026/2025 factor of €43 ÷ €48 = **0.896** (a ~10% decline), and €43 ÷ €55 = **0.782** for 2024 sales. Mechanically applying that to Plot 2's own sale gives €89,375 × 0.896 = **€80,080**. But that index pools heterogeneous land and is mix-driven; the same-plot repeat sale on Pededzes 47 (€80,000 in both late-2025 and early-2026) and three separate 2026 cluster sales all at €80,000 show the prime cluster is **flat, not down 10%**. Net decision: apply **≈0% time adjustment to the flat cluster comps**, and treat the index-implied 0.896 factor as a **downside sensitivity** on the anchor. Notably both readings converge — the flat cluster says €80,000, the index-adjusted own sale says €80,080.
- **Land-use purpose — weight: high, magnitude 0%.** Every comparable shares the subject's individual residential housing purpose. No adjustment; this is why the cluster is valid at all.
- **Street class / plat — weight: high, magnitude 0%.** All central comps are in the same Unguru/ Pededzes/Mazā Unguru plat — the same market, not merely nearby. This is the adjustment that most often corrupts land valuations (mixing a prestige frontage with a service road); here it is neutral because the comps are the subject's own plat.
- **Plot size — weight: moderate, magnitude ≈ 0–1%.** Subject plots are 1,227 m² and 1,205 m²; comps are 1,200–1,222 m². The gaps are trivial (<2%) and dropped as noise. The clear size effect only appears against the 1,470–1,600 m² sales, which is why they were excluded rather than adjusted.
- **Access / servicing / encumbrance — weight: high, magnitude UNKNOWN.** These are the real swing factors and none is registered. Rather than fabricate a percentage, they are carried as the band structure: standard if the plots are ordinary serviced parcels, constrained (down to ~€49/m²) if a plot-specific defect exists.

Reconciliation. Weighting the six central cluster comps (adjusted €66–67/m²), tempered upward by Plot 2's demonstrated €74/m² capacity and the €76/m² Pededzes 41 print, and tempered downward by the €49/m² same-street witnesses, the reconciled standard-band rate is **€66–68/m²**, i.e. **~€80,000–€82,000 per plot**, with genuine upside to ~€89,000–€92,000 and genuine downside to ~€60,000 depending on the unverified plot-specific facts.

8 · The valuation, and how to price it

Valuation & condition matrix

Because the subject-specific quality of each plot (access, servicing, encumbrance) is unverified, value is presented as three evidence-anchored bands per plot, on the **register plot areas** (1,227 m² and 1,205 m²), followed by the band the signals point to.

Plot 1 — Unguru iela 3, 1,227 m² (no own sale; anchored to the cluster)

BAND	EVIDENCE ANCHOR	€/M²	VALUE (NEAREST €500)
Constrained	Same-street €49–50/m² witnesses (Unguru 10, 12)	€49–50	€60,000 – €61,500
Standard (signals point here)	Cluster core €66–67/m² (Comps A, C, D, E, F)	€66–67	**€81,000 – €82,000**
Premium / fully serviced	Cluster top €74–76/m² (Plot 2 own sale; Pededzes 41)	€74–76	€91,000 – €93,000

Central indication, Plot 1: €81,000.

Plot 2 — Unguru iela 5, 1,205 m² (anchor: own 2025 sale)

BAND	EVIDENCE ANCHOR	€/M²	VALUE (NEAREST €500)
Constrained	Same-street €49–50/m² witnesses	€49–50	€59,000 – €60,500
Standard (signals point here)	Cluster core €66–67/m²; own sale indexed to €80,080	€66–67	**€79,500 – €80,500**
Premium / fully serviced	Own 2025 sale €74/m² untimed; Pededzes 41 €76/m²	€74–76	€89,000 – €91,500

Central indication, Plot 2: €81,000 (the standard band, lifted marginally by the plot's own demonstrated €74/m² capacity).

The movers — what shifts a plot between bands here, and what prices each: - **Confirmed utilities to the boundary** (water, sewerage, electricity, gas) — moves a plot from standard toward the premium band. In this micro-market the gap between the standard cluster (€66–67/m²) and the top prints (€74–76/m²) is about **€8–10/m², i.e. roughly €10,000–€12,000 per plot** [evidence-grade: derived from the local price spread — the difference between the cluster core and its top prints]. It cannot be split further into "water vs gas" from our data. - **A plot-specific defect** (poor access, awkward shape, drainage/wet ground, part-unusable area) — moves a plot to the constrained band, worth about **−€20,000** on the evidence of the two €60,000 same-street sales [evidence-grade: derived from the local price spread]. - **Secured legal vehicular access / servitude** — necessary to sit anywhere above the constrained band; not separately priced in our data because every valid cluster comp presumably had it. What would price it: confirmation from the plat/servitude records. - **Corner or double-frontage position** — plausibly explains Pededzes 41's €76/m² and Plot 2's own €74/m², but our register cannot confirm plot geometry, so no separate number is attached beyond the premium band itself. What would price it: the cadastral plot plan.

Per the standard applied here, no "typical cost" figures are invented for utility connections or access works; only movers the local sold-price evidence actually prices are given a number.

Which band, confidence, and what would collapse the matrix. All signals — buildable register purpose, vacant status, regular ~1,200 m² size, membership of a €80,000-clearing plat, and Plot 2's own sale landing on that level once brought to today — point to the **standard band, ~€81,000 per plot**. Confidence in that market level is **high**. The matrix collapses to a single figure the moment a site visit and a kadastrs.lv check confirm (a) mains servicing to each boundary, (b) clean legal access, and (c) no protection-zone/drainage encumbrance — at which point each plot resolves to about **€81,000**, testable toward **€85,000** for a demonstrably premium, fully-serviced parcel. A finding of adverse access, wet ground or an encumbrance would refute the standard-band call and pull the affected plot toward **€60,000**.

Asking price assessment

There is no existing listing and the owner named no expected price (recorded as n/a), so this chapter answers the owner's actual question: **what to list at, and what to expect to achieve.**

The clearing reality. The dominant fact is that ~1,200 m² serviced plots in this exact plat have repeatedly transacted at a flat **€80,000** — including three separate sales in 2026 and a same-plot repeat at that figure. €80,000 is not a ceiling the market resists; it is the level at which these plots reliably change hands within about six weeks. Plot 2's own sale at €89,375 shows a well-positioned plot in this cluster can reach into the high-€80,000s, but that is the top of the observed range, not the norm.

Recommended listing strategy — sell the plots separately. The deep buyer market here is individual house-builders buying one plot. Marketing the two plots individually reaches that market at full value; bundling them into a single 2,432 m² lot narrows the audience to the few buyers wanting a double holding and typically invites a discount.

Recommended list prices: - **Plot 1 (Unguru iela 3, 1,227 m²): list at €84,000–€85,000**, expecting to sell at **€80,000–€82,000** after negotiation. - **Plot 2 (Unguru iela 5, 1,205 m²): list at €85,000–€87,000** — its own prior sale and marginally supports testing slightly higher — expecting to sell at **€80,000–€83,000**. - **If the owner insists on one combined lot (2,432 m²): list at €160,000–€165,000**, expecting **€150,000–€158,000**, and accept that this is likely to leave roughly €5,000–€12,000 on the table versus two separate sales.

Characterisation. Against the evidence, a list price around **€84,000–€87,000 per plot is fair-to-slightly-optimistic** — correctly positioned to negotiate down to the €80,000–€82,000 clearing level. Listing materially above ~€90,000 per plot would be **over-priced** relative to a market that has printed €80,000 repeatedly and would risk a long, price-eroding marketing period. Listing at or below €78,000 would be **under-priced** — leaving money on the table given how consistently the plat clears at €80,000.

One condition on all of the above: these recommendations assume each plot is an ordinary serviced, accessible, unencumbered building plot. Confirm servicing, access and encumbrances before finalising the list price; an adverse finding on any plot would move that plot's realistic figure toward the low-€60,000s.

9 · What crosses the land — strips and networks

REGISTERED STRIP (03.04.2023 ENTRIES)	NO. 2831	NO. 2825	EFFECT
Aviation navigation-aid far-impact zone	1,227 m² (100%)	1,205 m² (100%)	Height-coordination step inside the building permit — standard across Mārupe; not a noise zone, not a ban
Gas main, medium pressure (0.4–1.6 MPa)	**242 m²**	**142 m²**	The governing strip: no buildings within it; position not yet surveyed into our layers — see the box below
Gas service line (≤0.4 MPa)	5 m²	6 m²	Marginal
Electricity cable line / distribution equipment	2 m²	2 m²	Marginal

A prior live-cadastre pull for this pair additionally recorded street red-line strips (110 / 156 m²), a water main (22 / 25 m²) and a gravity sewer (23 / 24 m²) on the plots — carried forward as prior-assessment evidence; they do not appear in the loaded encumbrance snapshot, a layer-coverage difference, not a register contradiction. Together with the gas and electricity strips they evidence all four services at the frontage: connection is a service line and the operators' standard technical conditions, not a network extension — which is exactly the 'service-ready' assumption the valuation's standard band rests on.

TOPOGRAPHY 1:500 (ADTI) — PENDING ACCESS

The high-detail topographic layer with surveyed underground utility positions awaits our VZD ADTI contract. **For these plots it is THE open question:** the register proves a medium-pressure gas main's protection strip consumes 242 m² of No. 2831 and 142 m² of No. 2825, but not where the line runs — and the buildable envelope depends on exactly that. Until the layer is live, obtain the line's position from the gas operator's free technical-conditions response before any placement decision.

10 · Zoning and what can be built

The loaded national zoning layer returns **no row for either subject parcel** — the 2023 subdivision post-dates the snapshot. The immediately adjacent parcels of the same subdivision **are** in the layer and are zoned single-family residential essentially wall-to-wall (8076 003 2839: 1,225 of 1,226 m²; 8076 003 2840: 1,199 of 1,200 m²), and both subject plots carry the registered individual-dwelling purpose over 100% of their area. Single-family zoning is therefore the working assumption, stated as such rather than as a register fact for the subject parcels themselves.

TIAN BUILDING PARAMETERS — LOADER IN PROGRESS

The binding municipal building parameters (permitted height, intensity, minimum plot) for this 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 a design. At launch this box prints the binding figures for the exact zone.

READING THIS

The consenting path is the ordinary one: operator technical conditions, a certified design, a building permit from the Mārupe building board — no plan change, no conversion. The aviation zone adds a routine height-coordination step handled inside the permit (two-storey dwellings are routinely consented in identical zones). On ~1.2 thousand m² with the street's strips, expect a comfortable envelope for a family house plus garage — but let the gas line's surveyed position, not an assumption, place the building.

11 · What they cost to hold

LINE	NO. 2831	NO. 2825	BASIS
Land tax (1.5%)	€186.41	€170.73	cadastral values €12,427 / €11,382 (land-unit level, live computation)
Pair, annual	**€357.13**		national default rates

READING THIS

Vacant residential land is taxed flat at 1.5% of cadastral value — no declared-resident mechanics until a dwelling stands. Two forward notes: the 'universal' values already in the register (€36,123 / €33,162, roughly 2.9× the current base) show where the mass-valuation cycle is heading — budget for this line to grow; and Mārupe applies an uncultivated-land surcharge regime to some categories — keeping the plots mown is cheap insurance. Municipal regulations may modify rates.

12 · Setting & environment

CHECK	RESULT	SOURCE
Contaminated-sites register	Nearest entries 2.7–2.9 km — nothing near the plots; 30-year imagery clean (prior assessment)	VVD register, 30.08.2026
Flood	No flood-zone encumbrance registered on either parcel	encumbrance register
Power	Distribution substation within ~100 m; 110/20 kV supply station ~1.8 km	operator map + prior assessment
Position		

	Built villa quarter east/south; open field west (temporary outlook); commercial yard ~400 m NW is the one visual detractor	prior assessment, orthophoto
Aviation noise	4.2 km from the RIX runway but 3.8 km lateral to its axis — not under the approach path	prior-assessment geometry

READING THIS

Environmentally this is as clean as edge-of-town land gets: open field across thirty years of imagery, no register entries near, favourable noise geometry despite the airport's road proximity. The standard Mārupe caution stands — assume seasonal high groundwater at 1–2 m, design with a drainage ring, skip the basement, and put geotechnical borings in the design budget (an indicative procedural cost of ~€1k).

13 · Risk register — finding · meaning · your path

Gas main position unknown until surveyed — the envelope question
RISK

FINDING — A medium-pressure (0.4–1.6 MPa) gas main's protection strip consumes 242 m² of No. 2831 and 142 m² of No. 2825; the register proves the strip, not the line's position. No 1:500 survey yet exists for this street. (encumbrance register)

WHAT IT MEANS — No buildings are permitted inside the strip. If it hugs the frontage it merely deepens the front setback; if it cuts differently, it moves the house. On No. 2831 it is a fifth of the plot. It does not change the €81,000 market level — the comparables share the street's infrastructure — but it decides the design.

YOUR PATH — The gas operator's free technical-conditions response includes the line's position — obtain it before the offer; commission the street's first 1:500 survey at design stage.

Buying No. 2831 means buying from a company — VAT
RISK

FINDING — No. 2831's registered owner is a legal person; No. 2825's a natural person. Building land sold by a VAT-taxable person attracts 21% VAT in Latvia. (VZD ownership status)

WHAT IT MEANS — '€81,000' can mean €81,000 gross or ≈€98,000 with VAT on top — a €17,000 ambiguity on the central indication; input-VAT recovery helps only VAT-registered buyers with taxable use.

YOUR PATH — Make the seller state in writing whether any price is VAT-inclusive before negotiating; a private buyer should weigh No. 2825's simpler counterparty.

Access and mains connection are assumptions, not register facts
WORTH ATTENTION

FINDING — The valuation's standard band assumes ordinary legal access and service-ready mains; the registered strips evidence networks at the frontage, but no register proves an access servitude or per-plot connection points. (valuation chapter 8 + encumbrance register)

WHAT IT MEANS — An adverse access or servicing finding would pull the affected plot toward the constrained band — roughly €60,000 on the valuation's own evidence.

YOUR PATH — Free technical-conditions requests to the water, power and gas operators (2–4 weeks) and the plat's access/servitude records — before or alongside the offer.

An ask above ~€90,000 argues against the street's own register
WORTH ATTENTION

FINDING — Six neighbouring prints cleared at €80,000 through 2026; the subject's own west-plot print was €89,375 (09.2025), the top of the observed cluster. (State sold-price register)

WHAT IT MEANS — A seller asking €95–110k is pricing off hope while the plat's clearing level and the plot's own print sit €10–25k lower — the register is the buyer's strongest card here.

YOUR PATH — Open at the clearing level, concede toward the own-print level only for verified premium servicing, and demand registered evidence (not listings) for anything above it.

Land Book folios unverified — developer financing plausible WORTH ATTENTION

FINDING — Folios 100000721657 / 100000721636 exist; mortgages, prohibition notes or options would surface only there, and a recent subdivision often carries developer financing. (Zemesgrāmata, pending)

WHAT IT MEANS — Cadastre-side the plots are clean; folio-side is the remaining title unknown.

YOUR PATH — Pull both folios at zemesgramata.lv (€5 each) at offer stage; standard escrow discharge if a mortgage appears.

Aviation navigation-aid zone over 100% of both plots ROUTINE

FINDING — Far-impact zone of airport radio-navigation equipment, registered 03.04.2023 over both parcels in full. (encumbrance register)

WHAT IT MEANS — A height-coordination obligation inside the permit procedure — standard across Mārupe; two-storey housing is routinely consented; not a noise zone.

YOUR PATH — Flag it to the architect early; nothing else.

Contamination & flood — clean at register level ROUTINE

FINDING — Nearest environmental entries 2.7–2.9 km; no flood-zone encumbrance on either parcel. (VVD + encumbrance registers)

WHAT IT MEANS — No environmental drag on value or financing.

YOUR PATH — Nothing to do.

14 · Offer strategy

The valuation's pricing advice (chapter 8) is written from the seller's side — list at €84,000–87,000 per plot, expect €80,000–83,000, sell separately. The buyer's mirror of the same evidence:

MOVE	NO. 2831	NO. 2825	RATIONALE
Open	€76,000	€76,000	just under the plat's flat clearing level — six registered prints say €80,000 aloud
Target	€80–82k	€80–82k	the level these exact plots reliably change hands at; the valuation's central indication
Walk-away	€90,000	€90,000	above it you outbid every registered print in the plat, including the subject's own
Pair play	€150–158k		the valuation's combined-lot range — assembling 2,432 m² should cost less than two singles, never more

HOW TO USE THE PAPER TRAIL

For No. 2825 the seller's own purchase price is on the public record — €89,375, eleven months ago, the top of the plat's observed range — which caps any 'it's worth 120' conversation immediately. For No. 2831, resolve VAT in writing first, then anchor on the same street table. Conditions to attach either way: the gas operator's line position, the two folio extracts, and technical conditions from the water operator — all free or €5, all inside four weeks.

15 · Reconciliation & self-audit

Does the opinion contradict the subject's own indexed sale? No. Plot 2 sold at €89,375 on 2025-09-29. Brought to today's market with the local index factor (€43 ÷ €48 = 0.896) that is €80,080; the central indication of €81,000 sits within 1% of it. The opinion is fully consistent with the anchor, and the apparent gap between the €89,375 headline and the €81,000 opinion is explained transparently — the sale was at the upper edge of the cluster and the wider market has softened modestly since. Plot 1 has no own sale and is anchored to the same-street cluster.

Does each band sit inside the observed local price spread? Yes. The constrained band (€49–50/m²), standard band (€66–67/m²) and premium band (€74–76/m²) all fall between the 10th-percentile (€18/m²) and 90th-percentile (€87/m²) of the 445-sale local spread. Each band corresponds to an actually-observed zone of that spread, and the central estimate sits squarely in the upper-middle where the subject's serviced-plat comps live.

Is the register area basis stated once and used everywhere? Yes — 1,227 m² (Plot 1) and 1,205 m² (Plot 2), the VZD register plot areas, which also match the owner's figures. Every value in the report is derived on those areas.

Do the three best comps share the subject's street class and era? Yes. The three strongest — Unguru iela 7, Unguru iela 8 and Unguru iela 9, plus Pededzes iela 47 — are all in the subject's own plat, all vacant individual-housing plots, all 1,200–1,211 m². "Era" is not applicable to vacant land (no building), and the plat/servicing generation is identical across the comps and the subject. Better comparables were not needed and could not exist — these are the subject's immediate neighbours.

Expected marketing time. From the observed local listing-to-sale record (99 comparable land listings within ~3 km), the **median is 42 days**; a realistic expectation for each subject plot at a market-aligned price is **6–10 weeks**.

This document's own audit

- **Consistency with the valuation:** the summary, risk register and strategy quote the chapter-8 bands unchanged; the registered strips were adjudicated (chapter 3) as an envelope question, not a band change, because the comparable prints share them.
- **One area basis per plot:** 1,227 m² and 1,205 m² (register areas) are used in every figure.
- **Prior revisions:** the earlier assessment centred the pair nearer €90,000 per plot on the own-print anchor; the fresh analysis reads that print as the top of the cluster and centres on the €80,000 clearing level, with the own print indexed to €80,080 in support. This document adopts the fresh, fuller-evidence reading; the earlier gas-strip attribution error (strips tabulated swapped between the plots) remains corrected as in revision B.

Limitations

- **Indicative, not a certified appraisal.** This is an evidence-based indication for listing-decision purposes, not a signed LVS 401 certificate. It rests on register data and a desktop analysis, without a site inspection.
- **No site visit, no photographs.** Plot shape, frontage, topography, drainage, ground conditions and neighbouring development were not observed. Any of these could move a plot between the bands presented.
- **Access is unverified — a material land risk.** Nothing in our registers proves a **legal vehicular access road or servitude** to either plot. If access turns out to be difficult, shared or unresolved, that is a material negative (in Latvian valuation practice worth on the order of −10%). The bands assume ordinary secured access consistent with the surrounding plat; access must be confirmed from the plat/servitude records before an offer.
- **Utilities are an assumption.** Utility connections are not registered for vacant land. The neighbourhood infrastructure signal (registered buildings within ~300 m: centralised electricity 77%, water 68%, sewerage 50%, gas 65%) indicates that mains are largely present in the street, i.e. **connection is likely feasible** — but whether each service reaches each plot's boundary, and at what connection cost, is unknown. **The standard band assumes a service-ready plot (mains available in the street, connectable).** If instead a plot requires autonomous servicing (own well, local sewerage) or expensive connection works, that would push it toward the constrained band; confirm connection status and quoted connection costs before listing.
- **Encumbrances not in our data.** Protection zones, nature-territory designations, drainage regimes and red lines are **not** held in our registers. The bands assume **no unusual encumbrance**. **kadastrs.lv and the local spatial plan should be checked** before any offer; an encumbrance reducing buildable area would reduce value materially.
- **Index noise.** The wider 1.5 km land index is mix-driven and bounces year to year; time reasoning here relies primarily on the same-plot and same-cluster repeat evidence, which is more reliable for this micro-market but still a small sample.
- **Plot 2's own sale.** The €89,375 sale is treated as arm's-length and market-consistent (full plot area, top-of-cluster price — not the deep discount that would signal a share or family transfer). If it were in fact a non-standard transfer, the anchor weakens and Plot 2 would rest on the cluster alone (which points to the same ~€81,000).

- Registered encumbrances ARE held for these parcels and are reported in chapters 3 and 9 — the valuation's encumbrance caveat is closed to that extent; the gas line's physical position, access servitudes and per-plot connection points remain open.
- The Land Book folios and operator technical conditions were not available to this desk study; each is named above with its verification route.

Annexes

Annex 1 — Full candidate-sales table (registered VZD land sales within ~570 m, last 36 months)

ADDRESS	DATE	PRICE	AREA (M²)	€/M²	DISTANCE	ROLE
Unguru iela 5 (= Plot 2)	2025-09-29	€89,375	1,205	€74	11 m	Anchor
Unguru iela 7	2025-07-30	€80,000	1,205	€66	48 m	Comp A
Pededzes iela 41	2025-07-16	€92,000	1,211	€76	89 m	Comp B (upper)
Unguru iela 9	2025-10-23	€80,150	1,202	€67	94 m	Comp C
Unguru iela 8	2026-06-09	€80,000	1,200	€67	106 m	Comp D
Pededzes iela 47	2024-05-27	€65,500	1,211	€54	132 m	Trend
Pededzes iela 47	2025-12-12	€80,000	1,211	€66	132 m	Trend
Pededzes iela 47	2026-04-16	€80,000	1,211	€66	132 m	Comp E
Unguru iela 10	2025-05-26	€60,000	1,222	€49	136 m	Downside
Unguru iela 12	2025-08-28	€60,000	1,216	€49	174 m	Downside
Mazā Unguru iela 1	2024-06-25	€78,000	1,200	€65	203 m	Context
Mazā Unguru iela 2	2024-08-01	€78,000	1,208	€65	252 m	Context
Unguru iela 16	2026-03-04	€80,000	1,201	€67	254 m	Comp F
Unguru iela 18	2025-12-03	€80,000	1,201	€67	289 m	Context
Pededzes iela 61	2023-11-29	€90,000	1,583	€57	329 m	Rejected (size)
Pededzes iela 63	2024-06-18	€95,000	1,601	€59	357 m	Rejected (size)
Circeņu iela 13	2024-12-04	€50,000	1,559	€32	387 m	Rejected
Circeņu iela 10	2024-11-28	€75,000	1,375	€55	405 m	Rejected
Circeņu iela 12	2025-08-05	€50,000	898	€56	448 m	Rejected
Pureņu iela 21	2026-01-14	€50,000	1,538	€33	465 m	Rejected
Pureņu iela 28	2026-01-14	€50,000	1,352	€37	484 m	Rejected
Pureņu iela 19	2025-07-24	€75,000	1,358	€55	487 m	Rejected
Krēsliņu iela 20	2024-12-06	€95,000	1,471	€65	498 m	Rejected (size)
Mežavēju iela 5	2025-04-02	€11,000	1,484	€7	505 m	Excluded (non-market)
Pureņu iela 17	2025-07-10	€40,000	1,358	€29	513 m	Rejected
Krēsliņu iela 22	2024-10-07	€95,000	1,471	€65	526 m	Rejected (size)
Lambertu iela 1	2024-06-07	€35,000	1,200	€29	528 m	Rejected (different plat)
Pureņu iela 15	2025-08-01	€35,000	1,358	€26	542 m	Rejected
Zeltiņu iela 45	2025-10-20	€40,000	1,226	€33	547 m	Rejected
Grundmaņu iela 1	2025-09-02	€52,500	1,201	€44	566 m	Rejected

Annex 2 — Local land price index used for time reasoning (registered VZD sales, ~1.5 km, medians)

YEAR	SALES	MEDIAN €/M²	YEAR-ON-YEAR FACTOR	FACTOR TO 2026
2021	98	€32	—	×1.344
2022	39	€47	×1.469	×0.915
2023	53	€55	×1.170	×0.782
2024	41	€55	×1.000	×0.782
2025	46	€48	×0.873	×0.896
2026	25	€43	×0.896	×1.000

Note: this pooled index is mix-driven and noisier than the subject's own plat, where same-plot and same-cluster evidence shows a flat 2025→2026 trajectory. Time reasoning relies primarily on that cluster evidence.

Annex 3 — Sources and retrieval

- **VZD State Land Service cadastral register** — plot areas, cadastral identifiers, land-use purpose, building counts, coordinates. Retrieved 2026-08-30.
- **VZD register of completed sale transactions** (`ingest.vzd_sales_all`) — all comparable sold prices; candidate-sales query within 700 m, 36 months. Retrieved 2026-08-30.
- **BIS construction information system extract** — building-permit case check (none on file; coverage caveat as stated). Retrieved 2026-08-30.
- **our continuous monitoring of publicly listed offers** — local marketing-period statistics (median 42 days, 99 land listings within ~3 km, last 18 months). Retrieved 2026-08-30.
- **Neighbourhood infrastructure signal** — registered buildings within ~300 m (n=129). Retrieved 2026-08-30.

This is an indicative market-value assessment for a listing decision, not a certified appraisal. Confirm access, servicing and encumbrances on site and via kadastrs.lv before finalising a price.

Additional sources used by this report

SOURCE	WHAT IT PROVIDED	RETRIEVED
VZD encumbrance register	aviation zone, gas / electricity strips with areas per parcel	30.08.2026
VZD ownership status	legal vs natural person split between the plots	30.08.2026
VZD cadastral values	fiscal and 'universal' values per land unit	30.08.2026
Live property-tax computation	annual tax per plot and pair	30.08.2026
National zoning layer (TAPIS)	no rows for the subject parcels (2023 subdivision); single-family zoning on adjacent 2839/2840	30.08.2026
VVD contaminated-sites register	nearest entries 2.7–2.9 km	30.08.2026
Prior assessments SR-2026-2831-A/B	folio numbers, red-line/water/sewer strips (live-cadastre pull), terrain, neighbourhood, noise geometry	26–30.08.2026
Zemesgrāmata	PENDING — placeholder note; manual folio checks advised	—