

House Buyer Report

Ķinupītes iela 6, Vētras, Mārupes pag., Mārupes nov., LV-2167

property 8076 012 0116 · land unit 8076 012 0116

REFERENCE	SR-BR-2026-120116
PREPARED	05.09.2026
PROPERTY TYPE	House with its land unit
WHAT THIS IS	One house or plot, after an intake in which we confirm the scope and that we can answer the question at all.
THIS DOCUMENT	Buyer Report — house or plot · €199 incl. VAT
REVIEWED	Reviewed before delivery

Independent research assessment — not a certified valuation, not legal advice. Every claim cites its register; retrieval dates in the final chapter. The agreed check on the agreed property, sources and dates named, material errors in our work corrected without charge — siteradar.lv/terms. · SIA MOOSE, Rīga · Reg. No. 40203113640
Reviewed by Site Radar · reviewer ref SR-R-DDA5 · Written clarification: up to three questions within 14 days of delivery, answered in writing within two business days, as one consolidated round.
Sample report — test programme, not a paying-customer outcome.

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1 · Decision brief

Sample report — test programme, not a paying-customer outcome. Built to demonstrate the structure and the evidence standard on a real property; no client ordered it and no purchase decision rests on it.

THE OBJECT, AND WHAT YOU WANT TO DO WITH IT

A house with its land unit at **Ķinupītes iela 6, Vētras, Mārupes pag., Mārupes nov., LV-2167**, registered area **64.7 m²**, on a registered land unit of 4 710 m².

Property **8076 012 0116** · Land unit **8076 012 0116**

Intended use — A family home for our own occupation. No rebuilding planned beyond ordinary repair; we would keep the garden as it is.

Reviewed 05.09.2026.

Documents read for this review: the ss.com advertisement as at 05.09.2026; the seller's floor plan.

PAUSE

something found here should be settled before the purchase goes any further

Construction in progress on the building or its land unit is on the register against this property, and that is a finding to settle before the purchase advances rather than one to carry into it.

What matters, and how sure we are of it

Construction in progress on the building or its land unit

CONFIRMED

FINDING — A demolition case (BIS-BL-892954-13852) is open and in progress against the building or its land unit — construction under way.

WHAT IT MEANS — Work under way can mean noise, restricted access or a layout different from the register description by the time it completes.

YOUR PATH — Ask the seller or the building's manager what the case covers and when it is expected to finish, and check the state construction information system (BIS) for the current drawings.

You asked about: whether the barn and the cellar are usable or derelict — nothing we can see from the desk tells us

UNRESOLVED

FINDING — Raised at intake and not settled by any register we read.

WHAT IT MEANS — No state register records it, so it cannot be confirmed or ruled out from the desk.

YOUR PATH — Put it to the seller in writing and ask for whatever document would answer it.

Source: Intake, 05.09.2026

Ownership, mortgages and prohibitions are unread

UNRESOLVED

FINDING — This document does not read the Land Register (Zemesgrāmata) folio. Everything here is cadastre-side.

WHAT IT MEANS — Owners and their shares, mortgages, prohibition notes, servitudes and pending filings are decided in the folio and nowhere else.

YOUR PATH — Buy the folio at zemesgramata.lv, or ask the notary for it, before any money moves.

Source: Land Register (Zemesgrāmata) — not accessed

CONFIRMED — read directly from a state register or a document we hold · **UNRESOLVED** — open — the evidence that would settle it is not in our hands.

Where the evidence disagrees with itself

Advertised and registered dwelling area disagree

The advertisement offers **112 m²**.

The register records **64.7 m²** — 47.3 m² less, and it is the basis used throughout this document.

What can be concluded — A lender, a notary and the next buyer's valuer all work from the register. More on the ground than in it is usually an unregistered extension, and legalising one is the buyer's cost: ask for the measurement file (inventarizācijas lieta).

WHAT THIS PROPERTY IS JUDGED TO BE WORTH

€120 000 – €130 000

SUPPORTED BY COMPARABLE REGISTERED SALES

The range the evidence supports: the valuation chapters set out the comparable sales, the adjustment made to each, the three condition bands and why the signals land in this one. Method: Site Radar valuation doctrine v8 · model claude-opus-5 · evidence as of 05.09.2026

Before you commit

THE QUESTION TO ANSWER	DOCUMENT TO REQUEST	WHO HOLDS IT	WHY IT MATTERS
NECESSARY CHECKS — SETTLE THESE BEFORE YOU COMMIT			
Construction in progress on the building or its land unit — what is the current position?	The case file or register entry behind the flag	The seller first, then the authority the finding names	This is the finding that moved this document's verdict.
Who owns it, and what is charged against it?	The Land Register (Zemesgrāmata) folio, divisions I–IV	zemesgramata.lv, or the notary on the transaction	Title, shares, mortgages, prohibitions and pending filings are decided there and nowhere else.
Are the property tax and the utility accounts paid up?	The municipality's tax account statement and each utility's closing balance	The seller, and the municipality for the tax position	Property tax attaches to the property; an unpaid utility account delays reconnection in the new owner's name.
Does the property on the ground match the register?	A viewing with this document's register description in hand	The seller or the agent	An unregistered layout, extension or use appears in none of this.
WORTH DOING — IMPROVES THE POSITION, DOES NOT BLOCK IT			
Is everything standing on the plot actually registered?	The building register extract for the land unit, against what you see on site	The seller, then the building authority	An unregistered structure is a legalisation cost the buyer inherits.

What was checked, and what was not

SOURCE OR REGISTER	STATUS	AS AT	SOURCE OR REGISTER	STATUS	AS AT
State cadastre (VZD)	CHECKED	11.08.2026	Construction information system (BIS)	CHECKED	01.09.2026
Cadastral value register (VZD)	CHECKED	15.08.2026	Rīgas siltums / Rīgas ūdens arrears	CHECKED	03.08.2026
Cadastre encumbrances (VZD)	CHECKED	17.08.2026	Energy-certificate register	CHECKED	29.08.2026
State sold-price register (VZD)	CHECKED	05.09.2026	House-file register (mājas lieta)	CHECKED	29.08.2026
Planning system — zones and plan status	CHECKED	05.09.2026	Soil-quality assessment (LIZ)	CHECKED	04.08.2026
Flood-hazard maps (LVĢMC)	CHECKED	05.09.2026	Land Register (Zemesgrāmata)	NOT CHECKED	—
Contaminated-sites register	CHECKED	29.08.2026	Physical inspection of the property	NOT CHECKED	—
Heritage register (NKMP)	CHECKED	29.08.2026	Topography 1:500 with underground utilities (ADTI)	NOT AVAILABLE	—

NOT CHECKED does not mean no risk — this review did not look, so nothing there is clearance. **NOT AVAILABLE:** the source does not cover this property. Only **CHECKED**, with its date, is a statement about this property.

Reviewed by Site Radar · reviewer ref SR-R-DDA5 · Written clarification: up to three questions within 14 days of delivery, answered in writing within two business days, as one consolidated round.

2 · Methodology in brief

Market value

The opinion is of **market value**, defined in the conventional way used by Latvian certified valuers: 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 both parties act knowledgeably, prudently and without compulsion. This report is prepared following the principles of the Latvian valuation standard **LVS 401**.

The valuation date is **5 September 2026**. The value is expressed on the basis that the property is offered with a normal marketing period; it is not a forced-sale or liquidation figure.

This is an indicative assessment, not a certified appraisal. It has been prepared from register records and market data without a physical inspection of the property, without access to the interior, and without a measurement survey. A certified appraisal for lending or court purposes requires all three.

The approach used, and why

Three approaches to value exist in principle: comparison with sales of similar properties, capitalisation of income, and depreciated replacement cost. For an owner-occupied house in a suburban Latvian market with an active resale market, the **sales comparison approach** (tirgus salīdzināmo darījumu metode) is the primary and appropriate method, and it is the one used here. The property is not held for income, so the income approach has no application. The cost approach is not used as a primary method, though the reasoning below does decompose value into land and buildings, which is standard practice for a house and is required in order to compare properties standing on very different amounts of ground.

The house method: land plus buildings, never one price per square metre

A house sale is the purchase of **land and the buildings upon it**. It is a serious methodological error — and here it would be a decisive one — to price such a property by dividing the sale price by the floor area of the dwelling and comparing that figure with other houses.

The reason is visible in this case at a glance. The subject is a small dwelling on a large plot: 65 m² of registered building on 4,710 m² of ground. Divide the asking price by the registered floor area and you get €2,846 per m²; divide it by the advertised floor area and you get €1,652 per m². Neither number means anything, because the great majority of the price is being paid for land. The same arithmetic applied to a genuinely comparable neighbouring sale — a 53.7 m² cottage on 4,752 m² that sold for €150,000 — yields €2,793 per m², which would place a modest timber cottage above the most expensive houses in the district. It is not an expensive cottage; it is an ordinary cottage on half a hectare.

Accordingly, this report establishes the **land component explicitly** from vacant-land sales in the immediate vicinity, adjusts every house comparable for the difference in plot size at a stated marginal land rate, and states the land and building split in the value opinion.

Data sources, and what kind of evidence each one is

The report distinguishes carefully between three classes of information, because they carry very different weight.

Register facts — the strongest evidence. These are records of the state registers and are treated as authoritative for the identity of the property.

- The **State sold-price register** (the State Land Service register of completed sold transactions). Every transaction price quoted in this report is a **registered, completed sale** — a price actually paid, recorded by the state. These are not asking prices and not agents' claims.
- The **State Land Service cadastre and building register**, for the parcel area, land-use purpose, land explication, and the attributes of each registered building (area, storeys, wall material, registered utilities).

Market intelligence — good evidence about behaviour, weaker about facts. Where a registered sale can be matched to the marketing advertisement that preceded it, the advertisement tells us what was being sold, how it was described, what was asked and how long it took. This material comes from **Site Radar market intelligence (continuous monitoring of publicly listed offers)** and covers asking prices, marketing periods, listing text, photographs and the pattern of price reductions. Descriptions in an advertisement are the seller's claims, not facts, and are treated as such — but a photograph is evidence a reader can weigh personally.

The seller's description of the subject — a claim, to be tested. The advertisement for Ķinupītes iela 6 is quoted and used throughout, but every factual assertion in it has been checked against the register and, where the two disagree, the conflict is named and resolved rather than averaged away.

What is absent, and the consequence

Two things that would normally be available are not, and both narrow what can honestly be said.

No photographs and no interior information for the subject. This is why the value is presented as a matrix of condition bands rather than a single figure. Where a valuer cannot see the interior, the honest response is to price the plausible states of the interior and say which one the surrounding evidence favours.

No construction year for the subject in the register. The building register holds the dwelling's area, storey count, wall material and registered services, but not its year of construction. This has a specific and important consequence for the time adjustment, explained in Market overview: it means the property's market segment cannot be identified from the register, and no segment-specific price index can be built for it. The time adjustment has therefore been derived from repeat sales of individual local plots rather than from a pooled district index — the reasoning is set out in full.

The valuation chapters are prepared following the principles of the Latvian valuation standard LVS 401. This is independent research, not a certified appraisal by a sworn valuer.

Around the valuation, this document adds the state registers themselves: the cadastre and its value register, the encumbrance layer, the construction information system, the planning system, the environmental and heritage registers and the utility arrears lists. Each is named with the date its data carries in the sources table at the back; where two registers disagree, the disagreement is shown and adjudicated rather than averaged.

3 · The property in the register



Figure 1 — where the property sits. The registered boundary is drawn in red over public base cartography; the surrounding settlement pattern and road network give the scale.
Source: State cadastre boundary (VZD) over OpenStreetMap base cartography, retrieved 05.09.2026.

READING THIS MAP

This is the setting the register describes, drawn from the official boundary. It shows what the property is next to — not what it is worth.

FACT	VALUE	REGISTER IT COMES FROM
Address	Kūpītes iela 6, Vētras, Mārupes pag., Mārupes nov., LV-2167	State address register (VZD)
Property cadastre number	8076 012 0116	VZD cadastre

FACT	VALUE	REGISTER IT COMES FROM
Land unit	8076 012 0116	VZD cadastre
Land-unit area	4 710 m²	VZD cadastre
Registered use purpose	Land whose principal use is agriculture (Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība)	VZD cadastre (NĪLM classifier)
Ownership status in the cadastre	Īpašnieks — fiziska persona	VZD ownership-status register

One identity table, every fact with the register it comes from. A buyer normally checks three things here: that the cadastre numbers on the sale paperwork are these numbers, that the area recited in the contract is the area the register holds, and that the registered use matches what is actually being sold.

Construction & renovation record

CASE NO.	TYPE	STAGE / STATUS	OBJECT	CREATED
BIS-BL-892954-13852	Demolition	construction under way	Pagrabs	30.08.2025
BIS-BL-892954-13852	New construction	construction under way	Palīgēka	30.08.2025
BIS-BL-892954-13852	Demolition	construction under way	Pagrabs	30.08.2025
BIS-BL-892954-13852	New construction	construction under way	Palīgēka	30.08.2025
BIS-BL-888858-13715	New construction	construction under way	Dzīvojamā māja	09.08.2025
BIS-BL-888858-13715	New construction	construction under way	Dzīvojamā māja	09.08.2025
BIS-BL-372854-4299	New construction	commissioned / complete	Ūdensapgādes tīkli	26.01.2021
BIS-BL-372854-4299	New construction	commissioned / complete	Sadzīves kanalizācijas tīkli	26.01.2021
BIS-BL-362488-3933	New construction	commissioned / complete	Pievedceļš	08.12.2020

9 cases are recorded against the building or land unit.

Every case of every kind — new construction, reconstruction, renovation, demolition, use change — the state construction information system (BIS) holds against this building, its land unit or this premises, most recent first. A completed case is condition evidence: it tells you what was done and when, not what remains to be done.

How the valuation resolved the same subject

The table below is the single reference point for every fact used in this report. Where the register and the advertisement disagree, both figures are shown and the conflict is resolved by name.

FACT	VALUE	SOURCE	NOTE
Address	Ķīnupītes iela 6, Vētras, Mārupes pag., Mārupes nov., LV-2167	State Land Service cadastre	Confirmed against the register point
Parcel cadastre number	80760120116	State Land Service cadastre	
Register coordinates	56.888698, 24.003249	State Land Service cadastre	All distances in this report are measured from this point
Plot area	4,710 m²	State Land Service cadastre	Advertisement states 4,710 m ² — agrees exactly
Land-use purpose	Agricultural — "Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība"	State Land Service cadastre	Conflicts with the advertisement's implication of divisibility — adjudicated below
Land explication	"Under buildings" 4,710 m ²	State Land Service cadastre	A coding artefact — adjudicated below
Registered buildings on parcel	3	State Land Service building register	
Dwelling (Dzīvojamā māja)	65 m², 1 floor	State Land Service building register	Advertisement states 112 m² — adjudicated below
Dwelling wall construction	Timber frame up to 15 cm thick, timber boarding (Koka karkasa konstrukcijas līdz 15 cm biezumā, koka dēļi)	State Land Service building register	
Dwelling registered services	Heating (Apkure), Electricity supply (Elektroapgāde)	State Land Service building register	No registered mains water or sewerage to the dwelling
Barn (Kūts)	68 m ² , 1 floor, asbestos-cement sheet (Azbestcimenta loksnes)	State Land Service building register	Material has a disposal-cost consequence
Cellar (Pagrabs)	29 m ² , reinforced concrete / concrete blocks	State Land Service building register	
Water supply networks (Ūdensapgādes tīkli)	Registered on parcel	State Land Service building register	Registered as an engineering structure
Domestic sewerage networks (Sadzīves kanalizācijas tīkli)	Registered on parcel	State Land Service building register	Registered as an engineering structure

FACT	VALUE	SOURCE	NOTE
Access road (Pievedceļš)	Registered on parcel	State Land Service building register	
Construction year	Not recorded	State Land Service building register	Consequence for the price index — see Market overview
Rooms	4	Advertisement only	Not a register field; unverified
Storeys	1	Building register and advertisement — agree	
Heating	Central boiler, wood or briquettes	Advertisement; consistent with the register's "Apkure" and the absence of any gas or district connection	Carried into the analysis as a cost and comparability factor
Water	Well point (spice)	Advertisement	Consistent with the neighbourhood pattern
Sewerage	Settling pit (nosēduma aka)	Advertisement	Consistent with the neighbourhood pattern
Electricity	3-phase connection	Advertisement; register confirms electricity supply	
Mains water and sewer connection points	Stated to be available at the property boundary	Advertisement only — unverified	A connection point at the boundary is not a connection
This parcel's own registered transactions	None on record	State sold-price register	No own-sale history exists — see below
Asking price	€185,000	Site Radar market intelligence	€39.28 per m ² of plot

Adjudicating the conflicts

Three matters require resolution rather than mere mention.

First — the dwelling area: 65 m² (register) against 112 m² (advertisement).

The State Land Service building register records a single-storey timber-frame dwelling of 65 m². The advertisement states 112 m² and describes a layout of a large living room with fireplace, three separate bedrooms, a kitchen, a bathroom, a separate WC, a hall and utility rooms. That programme cannot be fitted into 65 m² on one floor; it requires something close to the advertised figure.

The building register wins on the question of what is legally registered. That is what a register is for, and it is the basis on which a lender, a notary and a future buyer's valuer will all work. The most probable physical explanation is an extension — some 47 m²

— built at some point and never entered in the register. Both parties to this transaction should note the consequences: unregistered floor area cannot be counted as registered area for mortgage purposes; its legalisation requires a building authority process; and on a parcel whose registered land-use purpose is agricultural, that process is meaningfully harder than it would be on a residential-development plot. The valuation is therefore struck on the register basis of 65 m², with the effect of the additional area shown explicitly as a quantified item (approximately €34,000, derived in Adjustments & reasoning) so that the client can see exactly what turns on it.

This is the single most valuable piece of due diligence available here. A copy of the building's inventory file (inventarizācijas lieta) and the current cadastre extract for the building will settle it in a day.

Second — the land-use purpose against the advertisement's divisibility claim.

The parcel is registered for agricultural use. The advertisement states that the plot can be divided and that this makes it attractive as an investment. The register contradicts the premise on which that claim rests: division into residential building plots requires a change of the registered land-use purpose and, in Mārupes novads, a detailed plan (detālplānojums) approved by the municipality. Neither has occurred.

This is not a fatal defect. The homestead itself is legally established: three buildings are registered on the parcel, electricity is connected, and an access road, water supply networks and sewerage networks are registered as engineering structures. The existing residential use is secure. What is absent is the optionality — the right to subdivide and sell building plots — and that optionality is precisely what the advertisement invites the buyer to pay for. Its absence is priced in this report as a **10% reduction on the land component**, quantified in Adjustments & reasoning.

The contrast with the immediate neighbours makes the point sharply. Ķīnupītes iela 3, **58 m away**, and Ķīnupītes iela 4, **71 m away**, are both registered as "Individuālo dzīvojamu māju apbūve". They are new cadastre objects in a numbering sequence (80760121217, 80760121218) distinct from the subject's older 80760120116 — the register's own record that they were carved out of a field and given a residential purpose, while the subject's homestead parcel was not.

Third — the land explication.

The cadastre's explication for the subject records the entire 4,710 m² as lying "under buildings". Three registered buildings occupying 162 m² of footprint plainly do not cover half a hectare. This is a coding artefact in the explication field, not a physical description, and it is disregarded; the parcel area of 4,710 m² and the land-use purpose are the fields relied upon. It is worth one further observation: the neighbouring parcels' explications are recorded properly (Ķīnupītes 3: 2,779 m² agricultural, 327 m² under roads), which confirms the subject's entry as the anomaly rather than the norm.

A note on what is not here. The register records **no prior transactions for this parcel**. There is therefore no own-sale history to serve as an anchor, and none is claimed. This is worth stating plainly because an indexed own-sale would ordinarily be the strongest single piece of evidence in a valuation; here the opinion must rest entirely on comparable sales, which is one reason the confidence attached to it is moderate rather than high.

4 · Land Register (Zemesgrāmata) folio — pending purchase

Title in Latvia is decided in the Land Register, not in the cadastre. This document is built from the cadastre and the other state registers; the folio itself has not been purchased for this property, so every section below is stated as a question rather than an answer. Nothing in this report is a statement about ownership, mortgages or prohibitions.

TO BE ADDED — FOLIO TO BE PURCHASED FOR THIS PROPERTY

The folio extract is bought at zemesgramata.lv for a few euro (search by cadastre number or address). Send it to us and this chapter is completed and the report re-issued at no charge: the sections below are already structured to receive it, and the findings that currently read UNRESOLVED on the decision brief are re-graded against what the folio actually says.

Folio number and what it covers

Which nodalījums this property sits in, and whether the folio covers the apartment alone, the land alone, or both. Split apartment/land title is common in Latvia and is detected here.

To be added — not read by this document

Owners and their shares (division I / II)

Who owns it, in what shares, on what basis (purchase, inheritance, restitution) and from what date.

To be added — not read by this document

Mortgages (division IV)

Every registered mortgage with its creditor, amount and rank. On a co-owned folio a mortgage attaches to a SHARE, not to the whole.

To be added — not read by this document

Prohibitions (division III)

Prohibition notes — an aizliegums atsavināt or apgrūtināt blocks a sale or a new charge until it is lifted.

To be added — not read by this document

Servitudes and other real burdens (division III)

Rights registered over the property or in its favour: access, utilities, real burdens and lease notes.

To be added — not read by this document

Pending filings (brīdinājumi)

Items in flight at the moment the extract was issued. A folio is a snapshot, and this is the section that says what is moving.

To be added — not read by this document

Encumbrance vintage against the cadastre

The cadastre's encumbrance layer and the folio are maintained separately and are rarely of the same date; where they disagree, this section names which reading is adopted and why.

To be added — not read by this document

For the last section: the cadastre's own encumbrance layer behind this report is the edition of 17.08.2026. It records restriction ZONES over the land, which is a different register from the folio's division III and is not a substitute for it.

5 · Condition evidence

What the register tells us about the standard of the property

The register does not grade condition, but its attributes are informative when read together.

The dwelling is a **timber-frame structure with timber boarding, walls up to 15 cm thick**. That wall specification is characteristic of older rural Latvian construction — post-war and mid-century homestead building — rather than of contemporary construction, where framing is typically deeper to accommodate modern insulation. No construction year is registered, but the wall specification, the single storey, the presence of a barn and a separate cellar, and the parcel's agricultural land-use purpose together describe a **traditional homestead**, not a modern house.

The dwelling's **registered services are heating and electricity only**. No mains water supply and no mains sewerage are registered to the building. This is corroborated by the seller's own description — well point for water, settling pit for sewerage — and it is consistent with the immediate neighbourhood: of the 39 registered buildings within roughly 300 m, **54% have centralised electricity, 46% centralised water, only 15% centralised sewerage, and 13% a gas supply**. Autonomous services are the local norm here, so the arrangement is not a defect relative to neighbours. But it is a real difference from a modern serviced house, and it has consequences that run through the rest of this report.

The heating arrangement in particular must be carried into every comparison.

The property is heated by an individual solid-fuel boiler burning wood or briquettes. There is no district heating and no gas connection — and, given that only 13% of buildings within 300 m have gas at all, none is likely to be straightforward to obtain. This matters in three distinct ways:

- **Running costs and their character.** Solid fuel is bought in bulk, seasonally, and requires storage and manual handling. Costs are lower per unit of heat than electricity but the arrangement demands the owner's labour daily through the winter. Some buyers value the low cash cost; others discount heavily for the inconvenience. Both reactions are real in this market.
- **Comparability.** Any comparable that is a modern house with a heat pump, gas boiler or mains connection is not comparable on running costs, and its price embeds a service standard the subject does not have. This is one of the reasons the modern-house sales nearby are rejected as comparables in the next chapter.
- **The improvement path.** A buyer intending to modernise faces the cost not only of finishes but of heating plant, water and sewerage. The registered water supply and sewerage networks on the parcel, and the stated availability of municipal connection points at the boundary, are genuinely valuable in this respect — but a connection point at the boundary is not a connection, and its cost has not been established.

The **barn is registered as asbestos-cement sheet**. This is ordinary for a farm outbuilding of its era and is not an emergency, but asbestos-cement carries a legally regulated disposal obligation when the building is demolished or re-roofed. It is a latent cost, not an asset, and it is treated as such below.

The seller's description, read critically

The advertisement is the only description of the interior available, and what it does not say is as informative as what it does.

The text describes the **layout** in detail — four rooms, a spacious living room with a fireplace, three bedrooms, kitchen, bathroom, separate WC, hall, utility rooms. It describes the **services** factually and without embellishment — wood or briquette boiler, well point, settling pit, three-phase electricity, connection points at the boundary. It describes the **land** with evident enthusiasm — large, green, fenced, mature trees giving privacy and a peaceful atmosphere, divisible, attractive as an investment. It describes the **location** — twenty minutes from central Riga, eight minutes from the airport, public transport nearby.

It contains no statement whatsoever about the condition or standard of finish.

There is no renovēts, no kapitālais remonts, no eiroremonts, no dizaina remonts, no mention of new windows, a new roof, a renewed bathroom or a fitted kitchen. In a market where renovation is the single most powerful selling point a seller possesses, and where sellers of renovated property say so in the first line, this silence is evidence. It is not proof — a seller may simply have written a poor advertisement — but the systematic absence of every renovation term, combined with the enthusiastic presence of every land term, indicates that the seller does not regard the house as the thing being sold.

That reading is reinforced by the structure of the pitch. "Zemesgabalu iespējams dalīt, kas padara šo īpašumu pievilcīgu arī investīcijai" — the plot can be divided, which makes the property attractive as an investment — is a redevelopment proposition. The seller is marketing half a hectare of Mārupe ground with a house standing on it.

Building authority records

Our extract of the construction information system (BIS) holds no case records for this property. This must be stated with its coverage caveat, because an absence here is weaker evidence than it appears: our extract does not comprehensively cover minor building works, interior renovation, or historical cases predating the system's digitisation. The absence of a record is therefore consistent with either of two very different states of the world — no works were done, or works were done that never generated a case in our extract.

It bears specifically on the 47 m² area discrepancy. If an extension was built, it would ordinarily have generated a building authority case. Our extract holds none. That is mildly consistent with the extension being unpermitted, but it cannot be relied upon, because the extension may well predate the digital record entirely. **The building's inventory file will answer this; our records cannot.**

Photographs

No photographs of the subject property were supplied. No interior or exterior images are available for inspection. This is the single largest gap in the evidence and the direct cause of the value being expressed as bands.

Best-supported condition hypothesis

Weighing the above: **the property is most probably a maintained but unmodernised homestead** — sound enough to be occupied and described as a family home, with an original or long-standing standard of finish, original rural services, and probably a physical floor area materially larger than the 65 m² on the register.

Confidence: low-to-moderate. The hypothesis rests on the absence of renovation language, the register's service attributes, the age indicated by the wall specification and the asbestos-cement outbuilding, and the land-led marketing. It rests on no direct observation of the interior whatsoever.

What would refute it: photographs showing renewed windows, a modern kitchen and a modern bathroom; a heating system other than the registered solid-fuel boiler; a completed connection to mains water and sewerage. Any of those would move the opinion into the decent-renovation band. Conversely, photographs showing original joinery, an original bathroom, or evidence of damp or structural movement would move it to the bottom of the no-renovation band or below it.

Construction & renovation record

CASE NO.	TYPE	STAGE / STATUS	OBJECT	CREATED
BIS-BL-892954-13852	Demolition	construction under way	Pagrabs	30.08.2025
BIS-BL-892954-13852	New construction	construction under way	Palīgēka	30.08.2025
BIS-BL-892954-13852	Demolition	construction under way	Pagrabs	30.08.2025
BIS-BL-892954-13852	New construction	construction under way	Palīgēka	30.08.2025
BIS-BL-888858-13715	New construction	construction under way	Dzīvojamā māja	09.08.2025
BIS-BL-888858-13715	New construction	construction under way	Dzīvojamā māja	09.08.2025
BIS-BL-372854-4299	New construction	commissioned / complete	Ūdensapgādes tīkli	26.01.2021
BIS-BL-372854-4299	New construction	commissioned / complete	Sadzīves kanalizācijas tīkli	26.01.2021
BIS-BL-362488-3933	New construction	commissioned / complete	Pievedceļš	08.12.2020

9 cases are recorded against the building or land unit.

6 · Market overview

Prepared by Site Radar’s analysis system · reviewed by the Site Radar team before delivery

Method: Site Radar valuation doctrine v8 · model claude-opus-5 · evidence as of 05.09.2026

The segment

The subject sits in **Vētras, a hamlet within Mārupes pagasts**, on the edge of the Mārupe residential district — one of the strongest suburban markets in Latvia, driven by proximity to Riga (about 20 minutes to the centre) and to Riga International Airport (about 8 minutes). Mārupe has been the country’s most active suburban development market for two decades.

But the subject is not in the part of that market that most people picture. The distinction matters greatly and runs through the whole of this valuation. Within 900 m of the subject there are, in effect, **two different markets**:

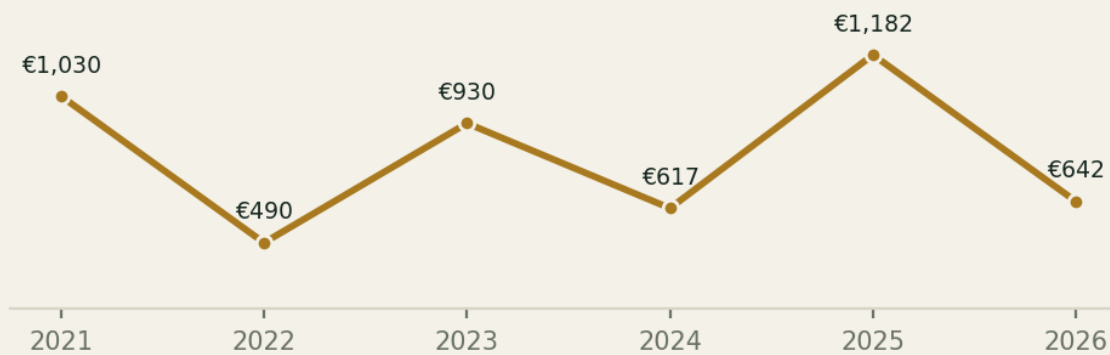
- **Platted, serviced residential streets** — Vīnkalnu iela, Ernesta iela, Mežkalnu iela, Dzērveņu iela, Cīruļu iela, Mārzemītes iela. Here new houses of 130–350 m² on plots of 1,300–2,100 m² change hands at €180,000–€395,000, and vacant serviced building plots trade at €25–€55 per m². This is suburban Mārupe proper.
- **The older homestead fringe** — Vētras, where the subject stands: larger parcels of 0.2–2.3 ha, agricultural land-use purpose, older timber dwellings with farm outbuildings, autonomous services. Here whole properties trade at €18–€55 per m² of land, and the value is dominated by the ground.

The subject belongs unambiguously to the second market. Its immediate neighbours on Ķinupītes iela are the interface between the two: a recent subdivision of former field into residential-purpose plots that have not yet been built on.

Transaction volume and price trend

Registered house sales within roughly 2 km of the subject, by year:

YEAR	REGISTERED HOUSE SALES	MEDIAN €/M ² OF THE REGISTER’S AREA FIELD
2023	6	€576
2024	25	€779
2025	27	€939
2026 (part year)	21	€721

Median sale price by year, € per m² — registered sales within ~1.5 km

Volume is healthy and stable. Twenty-five to twenty-seven registered sales a year within 2 km, with 21 already registered in a part year of 2026, describes a liquid local market. A buyer here is not in a market where properties sit unsold for want of demand.

The price series, however, must be handled with great care, and this report does not use it to adjust for time. The reasons are set out in the next section, because they are important enough that the client should understand exactly why the obvious number has been set aside.

Why the district price index cannot be used to adjust for time

A valuer adjusting an older sale to today's money needs a price index for the subject's own market segment. The register does not hold a construction year for this property, so its segment cannot be identified, and no segment-specific index can be constructed for it. What remains is a pooled index covering every house sale within roughly 1.5 km regardless of age or type:

YEAR	SALES	MEDIAN €/M ²	YEAR-ON-YEAR FACTOR	OF WHICH BUILT 2015 OR LATER
2021	17	€1,030	—	8 (47%)
2022	23	€490	×0.476	12 (52%)
2023	6	€930	×1.898	3 (50%)
2024	10	€617	×0.663	6 (60%)
2025	12	€1,182	×1.916	6 (50%)
2026	16	€642	×0.543	9 (56%)

This series is not measuring the market. A residential market does not fall 52%, rise 90%, fall 34%, rise 92% and fall 46% in five consecutive years. Every single year-on-year movement lies far outside the range within which a genuine market movement is plausible. What the series is measuring is the changing composition of what happened to sell: roughly half to sixty per cent of the sales in every year are houses built in 2015 or later, and in a small annual sample the median swings violently with the proportion of large new houses in the mix.

Applied mechanically, this table would produce absurdities. It would say a 2023 sale should be adjusted **down 31%** to reach 2026 money ($€642 \div €930 = \times 0.690$), and a 2022 sale adjusted **up 31%** ($€642 \div €490 = \times 1.310$) — that a property was worth less in 2026 than

in 2023 but more than in 2022, in a district where land prices have plainly risen throughout. Using it would corrupt every adjustment in this report.

The time adjustment has therefore been derived from repeat sales of individual local plots, which are immune to composition effects because the asset is held constant. Four such pairs exist in the register nearby:

REPEAT SALE	FIRST SALE	SECOND SALE	CHANGE	ANNUALISED
"Miera ceļš i" — identical 3,030 m² parcel	€49,489 (Nov 2023)	€68,970 (Nov 2024)	×1.394	+39%
Idas iela 1 — same register record, 1,817.8 m²	€175,000 (Oct 2023)	€250,000 (Jul 2026)	×1.429	+14%
Ernesta iela 5 → Ernesta iela 3 — adjacent plots, 1,332 / 1,348 m², same street	€48.80/m² (Sep 2025)	€54.15/m² (Apr 2026)	×1.110	+19%
Vīnkalnu iela 8 → Vīnkalnu iela 12 — identical 2,002 m² plots, same street	€31.97/m² (Aug 2025)	€30.97/m² (Jan 2026)	×0.969	−7%

These annualised rates run from −7% to +39%, with a median of about **+14% a year**. That is a wide spread on four observations, and it counsels caution rather than confidence.

This report adopts +8% a year — deliberately at the conservative end of that evidence, well below its median. The substitution is stated openly: the pooled district index has been set aside as unusable, and the time factor comes from local repeat sales instead. The arithmetic is shown for every adjustment made.

It should be noted that this choice is not self-serving in the direction of the conclusion. For the 2024 comparable, the pooled index would have given ×1.041 while +8% a year gives ×1.18 — the substitution **raises** the adjusted comparables and therefore raises the value opinion. Had a lower time factor been adopted, the bands would be lower still. A sensitivity note: adopting the repeat-sale median of +14% a year instead of +8% would lift the adjusted comparables by roughly 8-14% and move the top of the signalled band to about €140,000.

Land market trend

The vacant-land evidence, which is the most homogeneous data available (no condition variable, no floor-area ambiguity), shows the direction clearly. Median registered price per m² for platted plots of 1,300–3,300 m² within 2 km, excluding the non-market transfers identified later:

YEAR	SALES	MEDIAN €/M²
2023	3	€16.33
2024	9	€15.96
2025	5	€31.97
2026	4	€25.49

The trend is upward but the annual samples are small and are themselves affected by which streets happened to trade — the 2025 and 2026 samples lean towards the central

Mārupe streets (Vīnkalnu, Ernesta) where prices are highest, while 2024 leans towards the Vētras-side edge. This series confirms direction but does not by itself justify a precise factor, which is why the repeat-sale pairs were used instead.

Liquidity and expected marketing period

The observed local evidence, from continuous monitoring of publicly listed offers, is that the **median time from listing to delisting is 42 days across 85 comparable listings within roughly 3 km over the last 18 months**. Among sales that could be matched to their advertisement, the median was 24 days, with a quarter leaving the market within 10 days and a quarter taking more than 41.

Those figures describe a fast market — but they describe correctly priced properties in a market dominated by conventional modern houses on conventional plots. **This property should not be expected to behave like the median.** It is a niche asset: an unmodernised homestead on an agricultural-purpose half-hectare, aimed simultaneously at a family wanting space and at an investor wanting a division play, and the second of those buyers will discover on inspection of the register that the division is not consented.

The expectation set out in Cross-checks & reconciliation is accordingly: at a price within the signalled band, **1.5 to 3 months**; at the current asking price, **six months or more**, with a price reduction the most likely resolution.

Highest and best use

Although this is a house valuation rather than a land valuation, the plot's size makes the question live, and the advertisement raises it directly.

Three uses are plausible:

1. **Continued residential use as a homestead** — the existing and legally secure use. Requires no consents.
2. **Renovation or replacement of the dwelling on the existing plot** — permitted in principle within the existing homestead, subject to building authority process.
3. **Subdivision into residential building plots** — the use the advertisement invites. This requires a change of registered land-use purpose from agricultural and, in Mārupes novads, an approved detailed plan. **Neither exists.**

At 4,710 m², and against the local pattern of building plots at 1,300–3,100 m², a successful subdivision would realistically yield **two plots**, not a development scheme. The uplift available is therefore modest in absolute terms, while the consent risk, professional cost and time are real and entirely unquantified on the evidence available.

The highest and best use as the property stands today is therefore continued residential use, with subdivision as an unconsented option that a buyer may pursue but should not pay for. This report values the property on that basis and prices the absent optionality as a discount on the land component. Should the client obtain evidence that a land-use change and detailed plan are achievable — a written pre-application position from the municipality would be the natural document — that conclusion should be revisited, and the land component would rise.

7 · The neighbourhood price spectrum

Prepared by Site Radar's analysis system · reviewed by the Site Radar team before delivery

What this chapter does, and its unusual conclusion here

Ordinarily this is the most useful chapter in a valuation of this kind. The method is to take every registered sale of the same property type in the surrounding area, arrange the prices per square metre from lowest to highest, and read off where different standards of finish sit — because in most markets there is a reliable progression from original, unmodernised property at the bottom, through ordinary live-in standard in the middle, to renovated and then premium finish at the top. Placing the subject and each comparable on that spectrum then gives a disciplined way to estimate condition from price and price from condition.

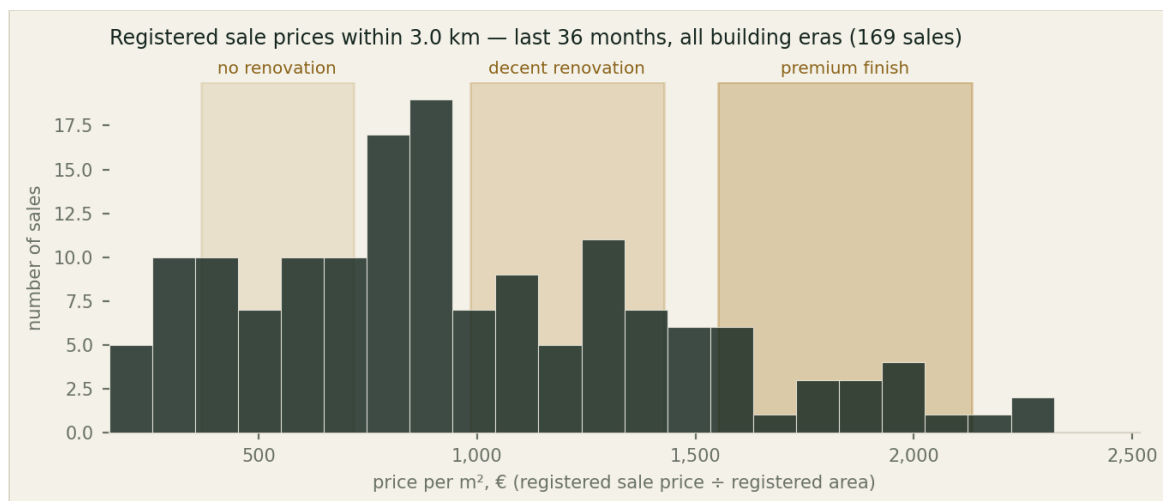
In this case that instrument turns out to be unusable, for two specific and demonstrable reasons. This chapter sets out the dataset in full, shows what it says, and then shows why it cannot carry the weight — because a valuation that used it here would reach a badly wrong answer, and the client is entitled to know why the obvious tool was set aside.

The dataset

The dataset is defined as follows: source — registered sold transactions from the State sold-price register (completed sales, not asking prices); geography — a circle of radius 3,000 m around the subject's register point; filters — property type "house", price above €5,000, area above 10 m², transactions within the last 36 months; construction-era filter — **none, all eras pooled**, because the subject's own construction era is not recorded in the register and so no era-matched subset can be defined. **Sample size: 169 registered sales.**

Arranged from lowest to highest price per square metre, those 169 sales distribute as follows:

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M ²
10% of sales were below	€287/m ²
20% of sales were below	€459/m ²
25% of sales were below	€586/m ²
30% of sales were below	€648/m ²
40% of sales were below	€775/m ²
50% of sales were below (the median)	€859/m ²
60% of sales were below	€984/m ²
70% of sales were below	€1,239/m ²
75% of sales were below	€1,309/m ²
80% of sales were below	€1,427/m ²
90% of sales were below	€1,829/m ²



Testing whether price actually tracks condition here

The test is to take those registered sales that can be matched to the marketing advertisement behind them, sort them by what the advertisement itself said about condition, and see whether the descriptions line up with the prices. If sales described as renovated cluster high and sales described as unrenovated cluster low, the spectrum can be trusted to translate price into condition.

The result of that test in this circle:

HOW THE ADVERTISEMENT DESCRIBED THE PROPERTY	NUMBER OF MATCHED SALES	MEDIAN	RANGE
Described as renovated (renovēts, kapitālais remonts, eiroremonts, dizaina...)	2	€1,995/m²	€1,935 – €2,054/m²
Described as unrenovated (bez remonta, kosmētisks, nepieciešams remonts...)	0	—	—
No clear condition language	3	€1,359/m²	€1,313 – €1,939/m²

This validation fails, and it must be reported as failing. Only five of the 169 sales could be matched to an advertisement at all — three per cent of the dataset. Of those five, **two** were described as renovated, and **not one** was described as unrenovated. The two renovated matches do sit above the ambiguous three, which is the expected direction, but two observations against zero is not a test; it is an anecdote pointing the right way.

The practical consequence is precise and important: **there is no local evidence at all establishing where unrenovated property sits on this spectrum.** The lower part of the distribution is entirely uncalibrated. Since the subject is, on the evidence of the previous chapter, most probably unrenovated, the one region of the spectrum this valuation would most need is the one region for which no condition evidence exists.

The second and more serious problem: the denominator

There is a deeper difficulty, which emerged on inspecting the individual records behind the distribution, and which affects every figure in the table above.

The "area" recorded against house transactions in this register is not consistently the floor area of the dwelling. In a substantial number of records it is plainly the plot area. Examples drawn from within 900 m of the subject:

- Idas iela 1 — "area" recorded as **1,817.8 m²** and, in earlier records for the same address, **1,111.8 m²**. These are plot areas; no dwelling on that site is 1,818 m².
- Vīnkālnu iela 35 — "area" **629.8 m²**, with four separate registered sales in March and April 2026 at €160,000, €185,000, €135,000 and €230,000 within 29 days against the same area figure.
- Vīnkālnu iela 37 — "area" **722.7 m²**.
- Mežkalnu iela 26 — "area" **202.1 m²**; Dzērveņu iela 10 — **348.1 m²**; Idas iela 29 — **285.5 m²**. These are plausible as large-house floor areas, or as small plots. They cannot be distinguished from the field alone.

A distribution of "price per square metre" computed across records where the denominator is sometimes the house and sometimes the ground is not a price distribution. It is a mixture of two incompatible quantities. This does not invalidate the underlying transaction prices — those are registered facts and are used freely throughout this report — but it does mean the per-square-metre figures in the table above cannot be relied upon to locate a specific property.

Why this matters so much for this particular property

Even if the denominator were clean, the spectrum would mislead here, because the subject is a small building on a large plot.

Work the arithmetic. The asking price of €185,000 divided by the registered dwelling area of 65 m² is **€2,846/m²** — beyond the level below which 90% of local sales fall, in the territory of premium finish. Divided by the advertised 112 m², it is **€1,652/m²** — between the levels below which 80% and 90% of sales fall, still firmly in the renovated part of the spectrum.

Both readings are false, and demonstrably so, because the same arithmetic applied to the best comparable sale in the district produces the same absurdity. "Putniņi 1", a modest timber cottage of 53.7 m² standing on 4,752 m² in the same hamlet, sold in July 2024 for €150,000 — **€2,793/m²** of floor area, which on the spectrum would rank it among the most expensive properties in Mārupe. It is not an expensive property. It is an ordinary cottage on half a hectare of Mārupe land, and essentially all of the €150,000 was paid for the ground and the established homestead, not for 53.7 m² of timber-framed accommodation.

Conclusion of this chapter

The local price spectrum is reported here in full, because it is real evidence about the district and because the client should see it. But **it is not used to place the subject or to derive the value bands.** Three grounds:

1. The condition mapping cannot be validated — five matched advertisements out of 169 sales, and not one describing an unrenovated property.
2. The per-square-metre denominator is inconsistent, mixing floor areas with plot areas.
3. Even with clean data, per-square-metre-of-floor comparison is the wrong instrument for a small dwelling on a large plot, and would overstate this property severely.

The valuation is instead built on whole-property comparison in the subject's own hamlet, with the land component established explicitly from vacant-land sales on the subject's own street, and each comparable adjusted for plot size at a stated marginal land rate. That is the method set out in the next three chapters. Where this

report later says a price level corresponds to a standard of finish, the support is the whole-property comparable evidence and the decomposition of it — not the spectrum above.

8 · The comparable sales, and how they were adjusted

Prepared by Site Radar’s analysis system · reviewed by the Site Radar team before delivery

Selecting the comparable sales

Principles applied

A comparable whose condition is known beats a nearer one whose condition is not. A sale 600 m away with a matched advertisement, a photograph and a description tells us what was actually sold; a sale next door with no such record is a price attached to an unknown object. Distance is bought cheaply; verifiability is not.

Street class and asset class matter as much as distance. As set out in Market overview, there are two distinct markets within 900 m of the subject. A new house on a serviced 2,000 m² plot in platted Mārupe is a different asset from an unmodernised homestead on an agricultural half-hectare in Vētras, even at 227 m spacing. Class-matched comparables at greater distance are preferred to class-mismatched ones next door, and each rejection is explained.

Like plot size is prized. For a property whose value is land-dominated, a comparable on a similar amount of ground requires far less adjustment and carries far less error than one on a quarter of it.

Non-market transfers are identified and excluded, not averaged in. Several registered prices in this dataset are far below any plausible market level; they are named as transfers rather than sales and kept out of the evidence base, though they are listed in the annex for completeness.

The candidate sales considered

Sixty registered transactions were reviewed: 30 house sales within 1,200 m over four years, and 30 vacant-land sales within 2,000 m. The decisive candidates are discussed here; the full set is in the annex.

Selected — five comparables:

#	PROPERTY	DISTANCE	DATE	PRICE	WHAT IT IS	WHY SELECTED
C1	"Putniņi 1", Vētras	624 m	Jul 2024	€150,000	53.7 m² timber-frame dwelling on 4,752 m² ; residential-development purpose; 1 registered building	Same hamlet; plot within 0.9% of the subject's ; same dwelling construction class. The closest structural match available.
C2	"Vecpēteri", Vētras	227 m	Oct 2023	€110,000	Old dwelling of 145.3 m² on 2,000 m²; residential-development purpose	Nearest genuine homestead sale; subsequently redeveloped, which independently confirms it sold as redevelopment stock

#	PROPERTY	DISTANCE	DATE	PRICE	WHAT IT IS	WHY SELECTED
C3	"Raunas", Vētras	779 m	Nov 2025	€425,000	22,700 m², agricultural land-use purpose , 4 registered buildings incl. a 66.3 m² 1940 timber dwelling	The only nearby sale sharing the subject's agricultural land- use purpose; most recent homestead evidence
C4	Ķinupītes iela 3	58 m	May 2026	€45,000	Vacant 3,106 m², residential- development purpose, no buildings	The land anchor: the only vacant-plot sale on the subject's own street
C5	"Eglaines", Mārupe	684 m	Nov 2022	€70,000	82.8 m² dwelling, built 1930 , timber (Kokmateriāli)	The only sale of an explicitly old timber dwelling; source of the dwelling contribution rate

Rejected — and why the nearer ones lost:

PROPERTY	DISTANCE	PRICE	WHY REJECTED
"Vecpēteri" (2026) — from the provided set	227 m	€255,000, Jul 2026	Different asset class. Built 2025 — a brand-new house of 131.5 m². The photograph (below) settles it beyond argument. Same address as C2: the old homestead was bought in 2023, redeveloped, and the new house sold in 2026. This is evidence of what redevelopment produces, not of what the subject is worth. Rejected in favour of the farther C1 and C3, which are homesteads.
Vaivariņu iela 1 — from the provided set	335 m	€265,000, Jun 2026	Different asset class and plot size. A 114.7 m² timber-frame house with 2 registered buildings on a 2,030 m² residential- purpose plot — €130.54 per m² of land, more than three times the subject's asking rate. A modern house on a serviced plot in platted Mārupe. Rejected in favour of the farther C1, whose plot is within 1% of the subject's.
Mežkalnu iela 26	380 m	€275,000, Sep 2024	Built 2024; 202.1 m²; lightweight concrete block. New construction, different class.

PROPERTY	DISTANCE	PRICE	WHY REJECTED
Mežkalnu iela 14	499 m	€203,000, Sep 2022	Built 2019; aerated concrete block. New construction, different class.
Idas iela 1 (five sales)	501 m	€175,000 – €250,000	Recorded areas of 1,111.8 and 1,817.8 m ² are plot areas, and five sales sit against two area records. Basis unreliable; used only for the repeat-sale time evidence in Market overview.
Vīnkalnu iela 35 (four sales)	566 m	€135,000 – €230,000	Four registered sales against one 629.8 m ² area record within 29 days in Mar–Apr 2026, at four different prices. Not a single identifiable asset. Excluded.
Vīnkalnu iela 37 (two sales)	593 m	€192,000 / €239,000	Recorded area 722.7 m ² is a plot area; dwelling unidentified.
Cīruļu iela 3	689 m	€395,000, Mar 2023	Built 2020, 223.8 m ² . Different class, top of the local range.
Dzērveņu iela 10 / 11, Laipu iela 4, Mārzemītes iela 9, Mežmaļu iela 6	763–872 m	€180,000 – €379,000	All built 2020–2026. New construction, different class.
Mākoņu iela 6	818 m	€68,000, Apr 2025	192.6 m ² built 2014 for €68,000 — €353/m ² . Inconsistent with any market reading of that description; treated as a non-market or partial-interest transfer. Excluded.
"Mežmaļi"	753 m	€5,000, Apr 2024	A 92.5 m ² dwelling built 1932 sold for €5,000. This is not a market price. The register lookup returns an address in Dzilnuciems, Babītes pagasts with no registered buildings , alongside a second cadastre object. This is a partial-interest or related-party transfer, or the sale of a building without its land. Named as a non-market transfer and excluded — it would otherwise drag the bottom of the range down without justification.
Ķinupītes iela 3 (Jan 2024, €12,000), Ķinupītes iela 4 (Dec 2024, €8,100), Ķinupītes iela 2 (Dec 2024, €10,000)	58–110 m	€3.86 – €4.68/m ²	Excluded as non-market subdivision transfers — reasoning below.

The three cheap Ķīnupītes prints, and why they are not market evidence

This deserves explicit treatment, because these are the three nearest land sales to the subject and a careless valuation would seize on them.

Three plots on the subject's own street registered at approximately €4 per m²: Ķīnupītes 3 at €3.86/m² in January 2024, Ķīnupītes 4 at €3.92/m² and Ķīnupītes 2 at €4.68/m², **both on the same day, 3 December 2024**. In the same months, comparable platted plots 365–420 m away on Vaivariņu iela were registering at €13.00–€17.89/m² — three to four times as much.

Three grounds establish these as transfers rather than open-market sales:

- 1. **Two registered on a single day**, in a newly created cadastre sequence (80760121217, 80760121218) with no buildings — the signature of a subdivider moving stock rather than of buyers competing.
- 2. **They sold below their own state-assessed value**. Ķīnupītes 3's fiscal cadastral value is €24,573; it changed hands for €12,000 — under half. Ķīnupītes 4's is €18,004; it changed hands for €8,100. An arm's-length buildable plot in Mārupe does not trade at half its cadastral assessment.
- 3. **The same parcel resold at 3.75 times the price 28 months later**. Ķīnupītes 3 registered again on 15 May 2026 at €45,000 — €14.49/m². Land in Mārupe rose over that period, but not by 275%.

The May 2026 resale of Ķīnupītes 3, by contrast, is consistent with everything around it. At €45,000 it stands at 1.83 times the fiscal cadastral value and at 93% of the market-calibrated "universal" cadastral value of €48,486 (€15.61/m²) — squarely where an arm's-length sale of a buildable plot should sit. **That sale, and not the €4/m² transfers, is the land anchor for this valuation.**

Comparable sale sheets

C1 — "Putniņi 1", Vētras (624 m)

Register facts (State Land Service cadastre and building register): cadastre 80760120100; registered address "Putniņi 1", Vētras, Mārupes pag.; **register plot area 4,752 m²**; land-use purpose Individuālo dzīvojamu māju apbūve (individual residential development); land explication — 4,005 m² under buildings, 747 m² under roads; **1 registered building**, 53.7 m², wall construction Koka karkasa konstrukcijas līdz 15 cm biezumā, koka dēļi (timber frame up to 15 cm, timber boarding).

Registered transaction (State sold-price register): sold **€150,000 on 5 July 2024**.

Source: located by our own search of the register (house sales within 1,200 m). It was not in the provided comparable set.

Why this is the most important comparable in the report. It matches the subject on the dimensions that actually drive value here:

	SUBJECT	C1 "PUTNIŅI 1"	DIFFERENCE
Plot area	4,710 m²	4,752 m²	+0.9%
Hamlet	Vētras	Vētras	same
Dwelling wall construction	Timber frame ≤15 cm, boarding	Timber frame ≤15 cm, boarding	identical register class

	SUBJECT	C1 "PUTNIŅI 1"	DIFFERENCE
Dwelling area (register)	65 m ²	53.7 m ²	+11.3 m ² for subject
Land-use purpose	Agricultural	Residential development	material
Registered buildings	3	1	subject has more

A plot within one per cent of the subject's, in the same hamlet, carrying a small timber-frame dwelling of the same registered construction class. No adjustment for plot size is required at all — which removes the largest single source of error in valuing this property.

Condition evidence: none. No matched marketing advertisement exists for this sale in the monitoring archive, and **no photograph is available**. Its condition is therefore unknown, and this is the comparable's principal weakness. It is stated plainly rather than glossed: we do not know whether that cottage was a wreck or a renovated gem when it sold.

What its price implies. This is where the comparable earns its place. Decomposing the €150,000: on the 2024 evidence, a Vētras-side plot of 4,752 m² was worth roughly €13.00/m² before a large-plot discount, so about €55,600 of land. That leaves approximately **€94,400 attributable to a 53.7 m² timber cottage — some €1,758 per m² of floor area.**

That is a great deal of money for a small old timber house, and only two explanations fit. Either the cottage had been renovated or substantially rebuilt; or the established homestead plot — with its registered building, its connected electricity, its access and its secured residential use — is worth materially more per square metre than a bare field plot of the same size. **Both readings point the same way: upward.** Both are carried into the valuation, the first as the anchor for the premium band, the second as the reason the subject's land component is credited with an infrastructure premium over the bare-plot rate.

Where it sits in the local market. As explained in The neighbourhood price spectrum, the per-square-metre-of-floor measure is meaningless for this property type — it would rank this cottage above every modern house in Mārupe. Measured properly, as a whole property against its ground, it sold at **€31.57 per m² of plot**, which sits above the vacant-plot rate on Ķinupītes iela (€14.49/m²) and below the platted-street whole-property rates of Vaivariņu iela 1 (€130.54/m²). That is the correct place for an established homestead on the Vētras fringe.

Adjustment arithmetic:

STEP	REASONING	EFFECT	RUNNING TOTAL
Registered price	5 Jul 2024		€150,000
Time	Jul 2024 → Sep 2026 = 26.0 months = 2.167 years, at +8%/yr from local repeat sales: 1.08 ^{2.167} = ×1.1815	+ €27,000	€177,000
Plot size	4,752 m ² vs subject 4,710 m ² : −42 m ² × €12.50/m ² marginal = −€525, i.e. −0.3%. Below the materiality threshold — the comparable is clean on plot size	nil	€177,000

STEP	REASONING	EFFECT	RUNNING TOTAL
Land-use purpose	Comparable is residential-development; subject is agricultural with no consented division. Land element in 2026 terms: $4,752 \text{ m}^2 \times €14.87/\text{m}^2 \times 0.90 \text{ (size)} = €63,580$; −10% on that element	— €6,358	€170,642
Dwelling area	Subject 65 m^2 (register) vs 53.7 m^2 : +11.3 m² at the dwelling contribution rate of $€720/\text{m}^2$ derived at C5	+ €8,136	€178,778
Condition	Not adjusted — comparable's condition unknown. The figure below therefore carries the comparable's own (apparently good) standard of finish	—	—
Adjusted value on the register basis			€178,800

Weight and role: 25%. Because its condition is unknown and its price implies a well-finished dwelling, this comparable **anchors the top of the value matrix — the premium band — rather than the central estimate.** An unknown-condition sale sets the edge of a range; it does not set a point.

C2 — "Vecpēteri", Vētras (227 m)

Register facts: cadastre 80760120515; registered address "Vecpēteri", Vētras, Mārupes pag.; **register plot area 2,000 m²**; land-use purpose Individuālo dzīvojamā māju apbūve; land explication — 1,143 m² agricultural, 216 m² water, 172 m² under buildings, 469 m² under roads; 1 registered building today.

Registered transactions (State sold-price register) — two, and the pair tells the story:

- **€110,000 on 3 October 2023** — recorded building area 145.3 m², no construction year, no wall material recorded. The old homestead.
- **€255,000 on 21 July 2026** — recorded building area 131.5 m², **built 2025**, timber panel and timber frame construction. The new house.

Source: both appear in the provided comparable set; we confirmed the parcel facts by register lookup.

What the pair demonstrates. The same 2,000 m² parcel carried an old building that sold for €110,000 in October 2023; a new house was built in 2025; the property sold again for €255,000 in July 2026. The register today records one building where the old one stood.

The October 2023 sale was a redevelopment purchase — someone bought a plot with an old house on it, cleared or replaced it, and built new. That is direct, 227-metre-distant evidence of exactly what the subject is: an older homestead whose buyer is largely buying ground.

Condition evidence for the 2023 sale: none directly, but the outcome is itself strong evidence. A property that is demolished or wholly replaced within two years of purchase was not a renovated property when it sold. **This is the best-evidenced unmodernised comparable available**, and its condition inference does not depend on a photograph.

The 2026 sale is a different asset and is rejected as a comparable, but its photograph is worth showing because it makes the class distinction concrete:

Photograph not reproduced — The new 2025 house built on the "Vecpēteri" plot 227 m from the subject, sold July 2026 for €255,000 — a different class of asset, shown for contrast.. The photograph read for this passage is the seller's own advertisement image. It is evidence, and what it shows is described in the text; it is not reproduced in a published copy of this report.

The photograph shows a newly built single-storey house with grey-stained horizontal timber cladding, a dark profiled-tile roof with a modern standing-seam section, large dark-framed glazed doors and windows, a fresh timber terrace with garden furniture, newly laid lawn, young thuja planting and new fencing. In the background stand further contemporary white rendered houses of the same generation. **This is a new-build in a new development.** It sold at its full asking price of €255,000 after 67 days on the market, the advertisement describing a living room with kitchen, three separate rooms, bathroom, WC, utility room and hall, with an annual land tax of €212. It shows precisely what the subject is not, and why a sale 227 m away can nonetheless be the wrong comparable.

Where the 2023 sale sits. At €110,000 for a 2,000 m² plot, the whole-property rate was **€55.00 per m² of ground** — high per square metre, as small plots always are, and consistent with a compact residential-purpose plot close to platted Mārupe.

Adjustment arithmetic — the 3 October 2023 sale:

STEP	REASONING	EFFECT	RUNNING TOTAL
Registered price	3 Oct 2023		€110,000
Time	Oct 2023 → Sep 2026 = 35.0 months = 2.917 years at +8%/yr: $1.08^{2.917} = \times 1.2517$	+ €27,500	€137,500
Plot size	Subject 4,710 m ² vs 2,000 m ² : +2,710 m² . Priced at €10/m² marginal — below the average local rate, because surplus ground on an agricultural-purpose parcel without a consented division is amenity land, not building plots	+ €27,100	€164,600
Land-use purpose	Comparable residential-development, subject agricultural. Land element: $(2,000 \text{ m}^2 \times €14/\text{m}^2 \times 1.2517) + €27,100 \text{ surplus} = €62,100$; −10%	− €6,210	€158,390
Dwelling area (register basis)	Subject 65 m ² vs 145.3 m ² : −80.3 m² × €720/m ²	− €57,816	€100,574
Alternative: dwelling area on the advertised basis	Subject 112 m ² vs 145.3 m ² : −33.3 m² × €720/m ²	− €23,976	€134,414
Adjusted value			€100,600 (register basis) / €134,400 (if 112 m² is real and legal)

Weight and role: 30% — the highest weight in the set. It is the nearest genuine homestead sale, its unmodernised condition is inferred from an independently observed fact rather than assumed, and it therefore **anchors the no-renovation band**. Its dual output on the two area bases also quantifies, cleanly, what the 65 m²/112 m² question is worth: **the difference between €100,600 and €134,400 — approximately €34,000.**

C3 — "Raunas", Vētras (779 m)

Register facts: cadastre 80760120086; registered address "Raunas", Vētras, Mārupes pag.; **register plot area 22,700 m² (2.27 ha)**; land-use purpose **agricultural** — "Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība"; land explication — 18,800 m² agricultural, 1,000 m² water, 2,900 m² under buildings; **4 registered buildings**; the dwelling 66.3 m², **built 1940**, timber frame up to 15 cm with boarding; cadastral values — fiscal €13,505, universal €20,240.

Registered transaction: sold **€425,000 on 4 November 2025.**

Source: located by our own register search.

Why it is selected. This is **the only sale within 800 m that shares the subject's registered agricultural land-use purpose** — the characteristic that most distinguishes the subject from its immediate neighbours and that carries a 10% adjustment on every other comparable. It is in the same hamlet, it is the most recent homestead evidence available, and its dwelling is a 66.3 m² timber-frame house of the same registered construction class as the subject's 65 m². As a set of buildings — four, including a small old timber dwelling — it is closely analogous to the subject's three.

Condition evidence: none. No matched advertisement, no photograph. Condition unknown.

What its price tells us, and its principal limitation. At €425,000 for 22,700 m², the whole-property rate is **€18.72 per m² of ground**, including four buildings. The sale is 31 times the parcel's fiscal cadastral value of €13,505 — an extraordinary multiple that indicates the buyer was paying for development expectation on 2.27 hectares in Mārupe, not for 1.88 ha of farmland and an eighty-year-old cottage.

The limitation is scale. At 2.27 ha this parcel is nearly five times the subject's, and larger parcels consistently trade lower per square metre — visible in this dataset in the contrast between plots of 1,300–1,450 m² at €22–€54/m² and parcels of 6,000–6,400 m² at €13–€18/m². Adjusting a 2.27 ha rate onto a 0.47 ha plot requires an upward size correction larger than the conventions observed across sworn valuations would ordinarily support, and that stretch is the reason this comparable carries a moderate rather than a high weight.

Adjustment arithmetic:

STEP	REASONING	EFFECT	RUNNING TOTAL
Registered price	4 Nov 2025		€425,000
Time	Nov 2025 → Sep 2026 = 10.0 months = 0.833 years at +8%/yr: $1.08^{0.833} = \times 1.0662$	+ €28,135	€453,135
Whole-property rate	€453,135 ÷ 22,700 m ²		€19.96/m²

STEP	REASONING	EFFECT	RUNNING TOTAL
Parcel size	Subject 4,710 m ² is 4.8× smaller; smaller parcels trade higher per m ² . +25% — above the usual observed range, but supported by the local split between plots under 3,000 m ² (€13–€33/m ²) and parcels over 6,000 m ² (€13–€18/m ²)	+€4.99/m ²	€24.95/m ²
Land-use purpose	Both agricultural — no adjustment required. This is the comparable's chief virtue	nil	€24.95/m ²
Buildings	Comparable 4 registered buildings incl. a 66.3 m ² timber dwelling; subject 3 incl. a 65 m ² timber dwelling. Broadly equivalent rural improvement sets — clean	nil	€24.95/m ²
Adjusted value	€24.95/m ² × 4,710 m ²		€117,500

Weight and role: 20%. It corroborates the upper part of the no-renovation band from an independent direction — the only comparable that requires no land-use-purpose adjustment at all — and it does so on the most recent homestead evidence available.

C4 — Ķīnupītes iela 3 (58 m) — the land anchor

Register facts: cadastre 80760121218; registered address Ķīnupītes iela 3, Vētras, Mārupes pag.; **register plot area 3,106 m²**; land-use purpose Individuālo dzīvojamu māju apbūve; land explication — 2,779 m² agricultural, 327 m² under roads; **0 registered buildings — entirely vacant**; cadastral values — fiscal €24,573, universal €48,486 (€15.61/m²).

Registered transactions: €12,000 on 31 January 2024 (**excluded as a non-market transfer**, reasoning in the previous chapter) and **€45,000 on 15 May 2026 — €14.49 per m²**.

Source: located by our own register search of vacant-land sales.

Why it is decisive. This is **the only vacant-land sale on the subject's own street** — 58 metres away, in the same subdivision, the same road frontage, the same access and the same outlook. It establishes what bare ground on Ķīnupītes iela is worth, in 2026 money, with no condition variable and no building to confuse the arithmetic. For a property whose value is land-dominated, this is the foundation on which everything else stands.

Corroboration that the May 2026 price is a market price. At €45,000 it stands at 1.83 times the fiscal cadastral value and at 93% of the market-calibrated universal cadastral value of €48,486. The state's own market-calibrated assessment for this plot is €15.61/m², and for the neighbouring Ķīnupītes iela 4 it is €17.96/m². The sale at €14.49/m² sits just below that band — exactly where a genuine arm's-length transaction should.

Condition evidence: not applicable — the plot is vacant, which is precisely why it is useful.

Adjustment arithmetic (land component only):

STEP	REASONING	EFFECT	RUNNING RATE
Registered rate	€45,000 ÷ 3,106 m ² , 15 May 2026		€14.49/m²

STEP	REASONING	EFFECT	RUNNING RATE
Time	May 2026 → Sep 2026 = 4 months = 0.333 years at +8%/yr: $1.08^{0.333} = \times 1.026$	+€0.38/ m ²	€14.87/m ²
Plot size	Subject 4,710 m ² vs 3,106 m ² — 52% larger. Larger plots trade lower per m ² ; −10% , within the size effects observed across sworn valuations	−€1.49/ m ²	€13.38/m ²
Land-use purpose	Comparable residential-development with an unencumbered right to build; subject agricultural, division not consented. −10%	−€1.34/ m ²	€12.04/m²
Land value	€12.04/m ² × 4,710 m ²		€56,700
Buildings and on-plot infrastructure	Subject additionally carries a registered dwelling, barn, cellar, connected 3-phase electricity, registered water supply and sewerage networks and a registered access road; the comparable is bare ground. This difference is the entire building component and cannot be quantified from this comparable	not priced here	—

Weight and role: 15%. It does not produce a value for the property — it produces the **floor beneath every band**, and the land figure quoted in the value opinion. No band in this valuation may fall below €56,700, and none does.

C5 — "Eglaines", Mārupe (684 m) — the dwelling contribution rate

Register facts: recorded building area 82.8 m²; **construction year 1930**; wall material Kokmateriāli (timber). The parcel could not be resolved through the address-to-parcel link, so **the plot area for this sale is not available** — a limitation stated openly, and the reason this comparable carries the lowest weight in the set.

Registered transaction: sold **€70,000 on 30 November 2022**.

Source: located by our own register search.

Why it is selected. It is **the only sale in the district of an explicitly dated old timber dwelling** — 1930, timber, 82.8 m². The subject's dwelling is of the same broad character: single-storey, timber-framed, boarded, of a pre-modern specification. This is the only direct evidence available of what an old timber house of that kind contributes above its ground.

Condition evidence: none — no matched advertisement, no photograph. Its condition when sold is unknown, though a 1930 timber house selling at €70,000 in late 2022 is more consistent with original condition than with renovation.

Deriving the dwelling contribution rate. The plot area is unknown, so the derivation carries an explicit assumption, stated rather than buried. Assuming a homestead plot of the order of 2,000 m² — the size of C2 and typical for the area — at late-2022 local rates of roughly €12/m², the land element would be about €24,000. That leaves approximately **€46,000 for 82.8 m² of 1930 timber dwelling — €556 per m² of floor area in 2022 money**. Carried forward to September 2026 at +8% a year over 3.833 years ($\times 1.3431$), that becomes **€747 per m²**.

The working rate adopted throughout this report is €720 per m² of dwelling floor area, a modest rounding downward. It carries a wide margin of error, for the honest reason that the plot area underlying it is assumed rather than known, and it is used only for adjusting differences in floor area between comparables — never to value the subject's dwelling outright.

Adjustment arithmetic (indicative only): €70,000 × 1.3431 (time, Nov 2022 → Sep 2026) = **€93,800** in 2026 money for an 82.8 m² 1930 timber house on an unrecorded plot. No further adjustment is possible without the plot area.

Weight and role: 10%. It supplies the floor-area adjustment rate used in C1 and C2 and serves as a floor indicator for old timber homesteads. It does not produce a value for the subject.

Comparable evidence summary

COMPARABLE	DISTANCE	SOLD	DATE	PLOT	DWELLING	WHOLE-PROPERTY €/M ² OF PLOT	ADJUSTMENTS APPLIED	ADJUSTED VALUE (REGISTERED BASIS)
C1 "Putniņi 1"	624 m	€150,000	Jul 2024	4,752 m ²	53.7 m ² timber frame	€31.57	Time ×1.1815; plot size clean; purpose – €6,358; dwelling area +€8,136	€178,800
C2 "Vecpēteri"	227 m	€110,000	Oct 2023	2,000 m ²	145.3 m ² old	€55.00	Time ×1.2517; plot +€27,100; purpose – €6,210; dwelling area –€57,816	€100,600 (€134,400 on the advertised 112 m ²)
C3 "Raunas"	779 m	€425,000	Nov 2025	22,700 m ²	66.3 m ² timber, 1940	€18.72	Time ×1.0662; parcel size +25%; purpose clean; buildings clean	€117,500
C4 Ķīnupītes iela 3	58 m	€45,000	May 2026	3,106 m ² vacant	none	€14.49	Time ×1.026; size –10%; purpose –10%	€56,700 land only
C5 "Eglaines"	684 m	€70,000	Nov 2022	not recorded	82.8 m ² , built 1930	n/a	Time ×1.3431	€93,800 indicative; supplies the €720 m ² rate

Rejected nearer sales, for reference: "Vecpēteri" 2026 new-build €255,000 at 227 m (new construction, 2025); Vaivariņu iela 1 €265,000 at 335 m (modern house on a 2,030 m² serviced plot, €130.54/m² of ground); the three Ķīnupītes land transfers at 58–110 m (€3.86–€4.68/m², non-market).

Adjustments & reasoning

The land component, derived

Because the value of this property is land-dominated, the land rate is established first and explicitly, and every house comparable is then adjusted for plot-size differences at that marginal rate.

Step 1 — the local vacant-land evidence. Thirty registered vacant-land sales within 2,000 m were reviewed. The pattern by street and size:

STREET / AREA	DISTANCE	PLOT SIZES	REGISTERED €/M ²	PERIOD
Ķīnupītes iela (subject's own street)	58–110 m	2,067–3,106 m ²	€14.49 (May 2026, market) and €3.86–€4.68 (2024, non-market transfers)	2024–2026
Vaivariņu iela	365–419 m	2,011–3,100 m ²	€6.56 – €17.89, median €13.00	Oct–Nov 2024
Saulesciema ceļš	630–702 m	1,500–3,015 m ²	€10.00 – €26.59	2023–2025
Miera ceļš	652–711 m	3,000–3,212 m ²	€11.67 – €34.28	2023–2026
Vīnkalnu iela	515–711 m	2,002–4,200 m ²	€24.59 – €32.97	2025–2026
Ernesta iela	681–704 m	1,332–1,348 m ²	€48.80 – €54.15	2025–2026
Mežkalnu iela 10	546 m	6,000 m ²	€37.50	May 2024
Unnamed parcels, Mārupes pag.	570–615 m	6,001 / 6,400 m ²	€18.16 / €13.28	2024–2025

Two gradients are clear and both matter. **A size gradient:** small plots of 1,300–1,450 m² trade at €22–€54/m²; mid-size plots of 2,000–3,200 m² at €10–€35/m²; large parcels of 4,200–6,400 m² at €13–€25/m². **A location gradient:** platted central Mārupe streets (Vīnkalnu, Ernesta, Mežkalnu) run substantially above the Vētras-side fringe (Ķīnupītes, Vaivariņu).

Step 2 — selecting the rate for the subject. The subject sits on the Vētras fringe, on the lower of the two location gradients, with a large plot on the lower part of the size gradient. The correct anchor is the vacant sale on its own street.

Ķīnupītes iela 3, 58 m, vacant, buildable, 3,106 m ² , May 2026	€14.49/m²
Corroboration: state market-calibrated cadastral base, Ķīnupītes 3 / Ķīnupītes 4	€15.61 / €17.96/m ²
Time to Sep 2026 (×1.026)	€14.87/m ²
Size — subject 52% larger, –10%	€13.38/m ²
Land-use purpose — agricultural, division not consented, –10%	€12.04/m²
× 4,710 m²	€56,700

Step 3 — the marginal rate for plot-size adjustments. Where a comparable stands on a materially smaller plot (C2, on 2,000 m²), the surplus ground is priced at **€10/m² marginal** — deliberately below the €12.04/m² average rate. The reason is that on an agricultural-purpose parcel with no consented division, ground beyond what a normal building plot requires is amenity land: it adds privacy, garden and a sense of space, but it cannot be sold as a building plot. Ground that cannot be built on is worth less per square metre than ground that can.

Step 4 — the infrastructure premium the bare-plot rate omits. The €56,700 figure values the subject's ground as though it were bare. It is not. The register records on this parcel a dwelling, a barn, a cellar, connected three-phase electricity, water supply networks, sewerage networks and an access road. An established homestead with a registered building right and connected services is worth more than an equivalent field plot, and the C1 evidence indicates that premium is substantial.

No local sale isolates it, so it is not given a separate number. It is carried inside the buildings component of the value opinion, where the evidence supports it as a whole. What would price it: a registered sale of a serviced, road-fronted plot with utilities connected but no dwelling, in this hamlet. No such sale exists in the register within 2 km.

The land-use purpose adjustment: 10%

Applied to the land element of C1, C2 and C4 (not to C3, which shares the subject's agricultural purpose).

The subject's registered purpose is agricultural; C1, C2 and C4 are residential-development. The difference is **not** that the subject cannot be lived in — the homestead is established and its three buildings are registered. The difference is optionality: the right to divide the parcel and sell building plots, which requires a land-use change and an approved detailed plan, neither of which exists.

Ten per cent is set for the following reasons. It is not larger, because the existing residential use is legally secure and unthreatened, and because the discount applies only to the land element rather than to the whole property. It is not smaller, because the advertisement makes divisibility a headline selling point, and because the consent process carries genuine cost, time and outcome risk — with the added difficulty that legalising the probable unregistered extension is harder on an agricultural-purpose parcel.

The adjustment is a discount for **an option the buyer is being invited to pay for but does not receive.**

The dwelling floor-area adjustment: €720/m²

Derived at C5 from the only sale of a dated old timber dwelling in the district, and used to adjust floor-area differences between comparables. It carries a wide margin because the C5 plot area is assumed rather than recorded. It is used only for differences in area between properties of the same class — never to value a dwelling outright, which would compound the assumption.

Applied to the 47 m² difference between the registered 65 m² and the advertised 112 m², it prices the area question at **approximately €34,000** — corroborated independently by C2, whose two adjustment paths differ by €33,800.

The time adjustment: +8% a year

Set out in full in Market overview. In summary: the pooled district index is unusable (every year-on-year movement far outside plausible range, half to sixty per cent new-build in every annual sample), and no segment-specific index can be built because the register holds no

construction year for the subject. The factor is therefore taken from four local repeat sales spanning –7% to +39% a year, median +14%, and set at **+8%** — conservatively below that median. Every application shows its arithmetic.

Items considered and not adjusted

Heating. No adjustment is made, and the reason should be understood. The subject's registered and described heating is an individual solid-fuel boiler burning wood or briquettes — no gas, no district connection. Every comparable retained (C1, C2, C3, C5) is an older homestead or timber dwelling in the same hamlet, where autonomous services are the norm: only 15% of registered buildings within 300 m have centralised sewerage and 13% gas. The comparables therefore share the subject's service standard, and no adjustment between them is warranted. **The adjustment would have been substantial had the modern houses on Vaivariņu, Vīnkalnu or Mežkalnu been used** — which is one of the reasons they were rejected rather than adjusted. Where heating is relevant to this valuation is in the holding costs a buyer inherits and in the improvement path to the higher condition bands, both addressed in Valuation & condition matrix.

The barn's asbestos-cement construction. No numerical adjustment. It is a latent liability — a regulated disposal obligation arising on demolition or re-roofing — but no local sale prices it, and no number is offered in its absence. It is noted as a cost the buyer should quantify before committing. C3, the closest analogue with four rural buildings, presumably carries similar characteristics, which is a further reason the comparison is clean.

Small differences. The 42 m² plot-size difference at C1 (–0.3%) is below the materiality threshold and is dropped; C1 is clean on plot size.

Reconciliation and weights

COMPARABLE	ADJUSTED VALUE	WEIGHT	WHY THIS WEIGHT
C2 "Vecpēteri"	€100,600 (€134,400 on 112 m ²)	30%	Nearest genuine homestead sale; its unmodernised condition is established by the observed fact of subsequent redevelopment rather than assumed; it quantifies the area question directly
C1 "Putniņi 1"	€178,800	25%	Plot within 0.9% of the subject's and the same dwelling construction class — but condition unknown and its price implies a well-finished house, so it anchors the top of the range, not the centre
C3 "Raunas"	€117,500	20%	The only comparable sharing the subject's agricultural land-use purpose, and the most recent homestead evidence — but a 4.8× parcel-size stretch limits its precision
C4 Ķinupītes iela 3	€56,700 (land only)	15%	The only vacant sale on the subject's own street; it sets the floor beneath every band and supplies the land figure, but it values no buildings
C5 "Eglaines"	€93,800 (indicative)	10%	The only dated old timber dwelling in the district and the source of the floor-area rate — but its plot area is unrecorded

These weights are not averaged into a single figure, because the subject's condition is unverified and a point value would misrepresent what is known. They determine instead which comparable anchors which band, in the chapter that follows.

9 · Indicative value and the asking price

Prepared by Site Radar's analysis system · reviewed by the Site Radar team before delivery

Valuation & condition matrix

How the bands are constructed

Each band is priced on the **register basis** — the 4,710 m² parcel and the 65 m² registered dwelling with its registered barn and cellar — and each is anchored to named comparable evidence rather than to a judgement about what a finish standard "ought" to be worth.

Band 1 — NO RENOVATION: €105,000 - €130,000

The property as the register and the advertisement together describe it: original or long-standing standard of finish, solid-fuel boiler, well-point water, settling-pit sewerage, original joinery and services, asbestos-cement barn.

Anchors: - **C2 "Vecpēteri"**, adjusted to **€100,600** on the register basis — the nearest homestead sale, condition established by its subsequent redevelopment. - **C3 "Raunas"**, adjusted to **€117,500** — the only comparable matching the subject's agricultural land-use purpose, and the most recent evidence available.

The band's lower bound sits slightly above C2's €100,600 because the subject carries three registered buildings and registered water, sewerage and access infrastructure against C2's single old building on a quarter of the ground. Its upper bound sits above C3's €117,500 to accommodate the possibility that the actual living area exceeds the registered 65 m² even in unmodernised condition.

Implied decomposition at the midpoint (€117,500): land ≈ €57,000, buildings and on-plot infrastructure ≈ €60,500.

Band 2 — DECENT RENOVATION: €140,000 - €160,000

Live-in modern finish throughout — renewed windows, a modern kitchen and bathroom, sound roof, functioning modern services — **with the living area as advertised and legally registered.**

Anchors: - **C2 "Vecpēteri"** adjusted on the advertised 112 m² basis: **€134,400** — which is the same property in the same unmodernised condition but with the larger area. The band begins above that figure, the step up representing the finish. - The band's ceiling is set below **C1 "Putniņi 1"** at €178,800, on the reasoning that C1's implied dwelling contribution of roughly €1,758 per m² of floor describes something better than a competent modern refit.

Implied decomposition at the midpoint (€150,000): land ≈ €57,000, buildings and on-plot infrastructure ≈ €93,000.

Note that this band requires two things to be true simultaneously — a modern finish and the advertised area being real and legally registered. If the area is confirmed but the finish is original, the value sits in Band 1's upper half or a little above it; if the finish is modern but only 65 m² is registered and legal, roughly €34,000 falls away.

Band 3 — PREMIUM: €165,000 - €185,000

Design-standard finish, renewed systems, mains water and sewerage connected, and the plot division consented.

Anchor: C1 "Putniņi 1" at **€178,800** — a same-size plot in the same hamlet whose price implies a genuinely well-finished dwelling.

This band prices the property on the assumption that every open question resolves favourably: the 112 m² real, legal and registered; the house modernised to a high standard; the services upgraded from well point and settling pit to mains connections; and the land-use change and detailed plan secured so that the advertised divisibility is an actual right.

Implied decomposition at the midpoint (€175,000): land ≈ €63,000 (the purpose discount released), buildings and on-plot infrastructure ≈ €112,000.

The floor

No band may fall below €56,700, the value of the bare land alone as derived at C4. None does. The lowest point of the lowest band, €105,000, sits at 1.85 times the bare-land value — appropriate for a parcel carrying a habitable registered dwelling, two further registered buildings and connected services.

The movers — what shifts a property between these bands here

Each item below carries a figure **only** where the local evidence prices it. Where it does not, the item is named, the evidence that would price it is identified, and no number is given.

MOVER	EFFECT IN THIS MARKET	EVIDENCE GRADE
Living area: the 47 m² between the registered 65 m² and the advertised 112 m²	approximately €34,000	[matched-listing evidence] — from C2's two adjustment paths (€100,600 vs €134,400, a difference of €33,800) and independently from the €720/m ² rate derived at C5
Land-use purpose change and consented division	approximately €6,300 on the land component (the 10% discount released) — plus any development premium beyond that, which is not quantified here	[matched-listing evidence] for the discount, from the register purpose difference between the subject and C1/C2/C4. The development premium above it is not priced : it would require registered sales of consented divided plots in this hamlet, and none exist within 2 km
Dwelling floor area generally	€720 per m² of registered dwelling area	[matched-listing evidence] — derived at C5, applied at C1 and C2
Fitted kitchen	Not priced. No local sale isolates it. It would be priced by matched advertisements in this hamlet distinguishing properties with and without one — of the 169 local sales, only five carry a matched advertisement and none makes that distinction	—
Bathroom count and quality	Not priced. The subject has one bathroom plus a separate WC, which is the same arrangement as C1 and the 2026 "Vecpēteri" advertisement describe. No local evidence prices an upgrade	—

MOVER	EFFECT IN THIS MARKET	EVIDENCE GRADE
Windows and external joinery	Not priced. No local matched advertisement distinguishes original from renewed joinery. Photographs of the subject would establish the current state; local matched sales would be required to price it	—
Heating system — replacing the solid-fuel boiler	Not priced. With gas present at only 13% of buildings within 300 m and centralised sewerage at 15%, autonomous heating is the local norm and the retained comparables all share it. No local sale contrasts a solid-fuel homestead with an equivalent heat-pump one. What would price it: registered sales in this hamlet of otherwise similar homesteads differing in heat source — none exist in the register within 2 km	—
Mains water and sewerage connection	Not priced. The advertisement states connection points are available at the boundary; this is unverified, and a connection point is not a connection. What would price it: a quotation from the municipal utility for the connection, plus registered sales distinguishing connected from unconnected homesteads locally	—
Asbestos-cement barn removal	Not priced. A regulated disposal obligation arising on demolition or re-roofing. No local sale isolates it. A licensed contractor's quotation would establish it	—
Furniture package	Not priced. No local evidence	—

The number of unpriced movers in that table is itself a finding, and an honest one. In a district where three per cent of registered sales can be matched to an advertisement and not one of those describes an unrenovated property, the market simply does not publish the information needed to price individual improvements. Where that is the case, this report names the gap rather than filling it with a plausible-looking figure.

Which band the signals point to

Band 1 — NO RENOVATION — in its upper half: €120,000 - €130,000.

The signals, restated:

- 1. No renovation language anywhere in the advertisement.** No renovēts, no kapitālais remonts, no eiroremonts, no mention of new windows, roof, kitchen or bathroom. In a market where renovation is the strongest selling point available, its total absence is evidence.
- 2. Every registered and described service is the original rural arrangement —** solid-fuel boiler, well point, settling pit. No mains water, no mains sewerage, no gas.

3. **The building specification indicates age** — timber frame up to 15 cm with boarding, single storey, with a separate cellar and an asbestos-cement barn. This is a traditional homestead, not a modern house.
4. **The marketing sells the land, not the house.** Size, greenery, fencing, mature trees, privacy, divisibility, investment appeal. The house is described only as a layout.
5. **The nearest directly comparable homestead was bought and redeveloped.** C2, 227 m away, sold for €110,000 in 2023 and was replaced with a new house by 2025 — the market's own verdict on what an old homestead on this ground is for.

The band's upper half is indicated rather than its lower, because the four-room programme described in the advertisement points to a real living area meaningfully above the registered 65 m², and because the subject carries more registered improvements — three buildings, water and sewerage networks, an access road — than either C2 or C4.

Confidence: low-to-moderate. The condition inference rests entirely on the absence of positive evidence and on register attributes; there has been no inspection, no photograph, and no confirmation of the floor area.

What would collapse this matrix to a point estimate

Three items, in order of value:

1. **Photographs of the interior** — specifically the kitchen, the bathroom, the WC, all three bedrooms, the living room including the fireplace, the windows from inside, and the boiler room. A complete set would place the property in a band with confidence. **A partial set would not, and should be read with care:** a seller chooses which rooms to show and chooses the best ones. Where photographs cover only part of a property, the rooms not shown must be assumed to be no better than those shown, and a set that stops at the kitchen door supports the middle of a band rather than its top.
2. **The building's inventory file (inventarizācijas lieta) and current cadastre extract** — settling the 65 m²/112 m² question, worth approximately €34,000 of value, and revealing whether any extension is legalised.
3. **A completed seller's questionnaire** covering the year of construction, the date and scope of any works, the age of the roof, windows and boiler, and the position on the mains connection points at the boundary.

What would refute the band call

- Photographs showing renewed windows, a modern kitchen and a modern bathroom — moving the opinion to **Band 2**.
- Confirmation of a completed mains water and sewerage connection, together with a modern heating system — supporting **Band 2 or above**.
- A municipal position confirming that a land-use change and detailed plan for division are achievable — releasing the purpose discount and adding development optionality, supporting **Band 3**.
- Conversely: evidence of damp, structural movement, or a roof at the end of its life; or confirmation that the legal registered area is only 65 m² with no prospect of legalising more — moving the opinion to **the bottom of Band 1 or below it**.

Asking price assessment

Characterising the ask

The asking price of €185,000 sits at the very top of the premium band and is approximately €55,000 — roughly 30% — above the band the evidence actually supports.

At €39.28 per m² of plot, the ask exceeds the time-adjusted whole-property rate of C1 "Putniņi 1" (€37.25/m² before the land-use purpose adjustment; €33.53/m² after it), which is a same-size plot in the same hamlet whose price implies a well-finished dwelling. It exceeds by more than twice the time-adjusted whole-property rate of C3 "Raunas" before its size correction. And it is 3.3 times the bare-land value of the parcel as established by the vacant sale 58 m away.

The ask is therefore an asking price for the best case on every open question at once: the full 112 m² real, legal and registered; the house modernised; the services upgraded; the division consented. On the evidence available, none of those four is established and the first two are contradicted by the balance of the signals.

Characterisation: overpriced.

Two qualifications, in fairness to the seller. First, the property genuinely does offer something scarce — half a hectare of fenced, mature, private ground twenty minutes from central Riga and eight from the airport — and scarcity supports a premium over the arithmetic of comparable rates. Second, if the 112 m² proves real, legal and registered, and if the house proves to have been modernised, the gap narrows considerably: Band 2 would then apply and the ask would be roughly €25,000 rather than €55,000 above value. **Both are verifiable within a week, and the buyer should verify them before making any offer.**

The offer strategy

The euro levels below come from this valuation and its condition bands. The frequencies attached to them come from a separate body of evidence and are described precisely.

About that evidence. Registered transaction prices were matched to the marketing advertisements that preceded them, for **houses in Pierīga, across 65 matched sales in the period August 2025 to July 2026**. It must be stated that **this is a wider market than the subject's own**: the precise segment — houses in Pierīga whose construction year is not recorded in the register — held fewer than 40 matched pairs, too few to measure, so the wider Pierīga houses population was used. The figures are therefore indicative of the region, not of Vētras specifically.

In that population, registered prices closed at a median of **96% of the last advertised price**; one in four closed at or below 85%; one in ten at or below 64%; 23% registered at exactly the asking price and 2% above it. Measured against the first price ever advertised (64 pairs) the median was 95%.

Three limits must be read alongside every figure below.

- **These are shares of completed deals, not a forecast about this seller.** The figure counts what happened in a population of 65 transactions. The person on the other side of this negotiation has a deadline, a mortgage, or neither, and this evidence cannot see which. A seller under pressure accepts far less than the distribution suggests; a seller under none accepts nothing at all.

- **Sellers in this market frequently revise the advertised price down to the agreed figure before withdrawing the advertisement.** That is part of why so many transactions appear to close at exactly the ask. All ratios below are measured against the **last** advertised price — here €185,000 — not the price a buyer first saw.
- **The matching process applies a price tolerance that thins both extremes** of the distribution. The middle is evidence; the far tails are indicative only.

The strategy:

LEVEL	AMOUNT	AS % OF THE LAST ADVERTISED PRICE	SHARE OF MATCHED SALES THAT CLOSED AT OR BELOW THIS LEVEL
Open at	€118,000	64%	About 10% of the 65 matched Pierīga house sales, Aug 2025 – Jul 2026, registered at or below 64% of the last advertised price
Aim to agree at	€128,000	69%	Not directly measured. This level lies between the measured 10% point (€118,400) and the measured 25% point (€157,250), so the share lies between about 10% and 25% of those 65 sales. No more precise figure is claimed
Walk away above	€145,000	78%	Below the measured 25% point. Fewer than a quarter of those 65 matched sales registered at or below 85% of the last advertised price (€157,250), and this level sits below that

The disagreement between the levels and the distribution is the most important thing in this chapter, and it is stated rather than smoothed away. The ask-to-registered evidence, applied mechanically to a €185,000 asking price, would propose a walk-away at €166,833, a fair level at €180,486 and a competitive level at €185,000 — at which last figure 98% of those 65 matched sales would have been enough. **Every one of those three levels sits above the entire signalled value band, and two of them sit above the top of the premium band.**

That is not a reason to raise the offer. It is a finding about the asking price. The distribution measures how far typical Pierīga sellers moved from their asking prices; it says nothing about whether a particular asking price was well set in the first place. Where an asking price is roughly 30% above the value the comparable evidence supports, a bid drawn from the distribution is a bid calibrated to the seller's aspiration rather than to the property. **The levels above are the valuation's, and they are the ones to use.**

The practical consequence: a bid in the €118,000–€128,000 range will sit well outside what most sellers in this region accepted, and the buyer should expect it to be refused at first and should be prepared for the property to remain on the market for some months. That is the correct posture here. This is not a scarce competitive asset in a fast-moving segment; it is a niche property with two unresolved register questions, and time favours the buyer who has done the verification.

Two pieces of leverage the buyer holds, both documentary rather than rhetorical:

1. **The land-use purpose.** The advertisement markets divisibility as an investment feature. The register records the parcel as agricultural, and division requires a land-

use change and an approved detailed plan. This is verifiable in the public register and is a legitimate, evidenced basis for a reduced offer.

2. **The area discrepancy.** The register records 65 m²; the advertisement states 112 m². Asking for the inventory file is an ordinary request, and if the difference proves to be unregistered construction, the buyer is entitled to price the legalisation risk — worth roughly €34,000 on this evidence.

If verification goes the seller's way — the 112 m² confirmed as registered and legal, and photographs showing a modernised interior — then Band 2 applies and the levels should be revised upward accordingly: open around €135,000, aim to agree around €148,000, walk away above €162,000. That revision should follow the evidence, not precede it.

10 · Register values, tax and the sale record

NO CADASTRAL VALUE HELD

The cadastral-value register returns no figure for these objects at retrieval date. That is a register-coverage fact, not a statement about the property; the State Land Service portal (kadastrs.lv) shows the live figure against the object itself.

The annual property-tax line

LINE	PER YEAR
Dwelling component (progressive scale)	€16.73
Annual property tax, as the register stands	€16.73
Same computation on the projected value base	€16.73
If the dwelling has no resident declared at the address	€125.50

Computed from the cadastral values above at the national default rates. Municipalities may vary rates and reliefs within statutory bounds, so confirm the municipal rate for the current year. Where a dwelling has nobody declared as resident at the address, most municipalities — Rīga and Mārupe among them — apply a flat 1.5% instead of the progressive scale, the largest single swing in this table.

This property's own registered sales

No completed transaction is registered against this property in the State sold-price register. That is a register fact worth stating rather than an absence of information: most commonly it means the property has not changed hands at arm's length within the register's coverage, or that it passed by inheritance, gift or restitution rather than sale.

What comparable registered sales run at

NO AUTOMATED PRICE CONTEXT FOR THIS PROPERTY TYPE

No automated price context is published for houses. A house's price is not a rate per square metre of its footprint — the plot, the outbuildings and the services carry much of it — and measured against held-out registered sales the per-square-metre method missed by more than half. Rather than print a number we know to be unreliable, this document prints none; the registered sale record above is the evidence it does hold.

11 · What it owes, and to whom

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Aviation navigation-aid zone navigācijas tehniskā līdzekļa aviācijas gaisa kuģu lidojumu drošības nodrošināšanai tālās ietekmes zona	4 710 m ²	A height-coordination step inside the building permit — routine near airports, and not a noise zone.
Water main / sewer strip ekspluatācijas aizsargjoslas teritorija gar pašteses kanalizācijas vadu	223 m ²	No buildings over the pipe, and the water operator must consent to works — it is also evidence that mains service reaches the land.
Water main / sewer strip ekspluatācijas aizsargjoslas teritorija ap ūdensvadu, kas atrodas līdz 2 metru dziļumam	182 m ²	No buildings over the pipe, and the water operator must consent to works — it is also evidence that mains service reaches the land.
Overlay counted in the cadastral valuation Dzīvojamās apbūves zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	178 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Overlay counted in the cadastral valuation Lauku zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	178 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Servitude area ceļa servitūta teritorija	178 m ²	A registered right in favour of someone else — a way, a pipe, a view — running with the land and binding on every future owner.
Overlay counted in the cadastral valuation Pārējās apbūves zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	178 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Telecommunications network strip ekspluatācijas aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju	60 m ²	Excavation and construction over the cable need the operator's consent; the practical effect is usually small.

Every restriction registered in the cadastre against this land^[1], with the register's own wording underneath the plain-language name — together they cover about 125% of the registered land area, although strips overlap and the same ground is often counted twice. A restriction is not a defect: most are ordinary service corridors that also prove a network reaches the land. What matters is whether any of them sits where you would want to build — which needs the line's surveyed position, not just its area.

Encumbrance register extract as at 17.08.2026 — the cadastre republishes this dataset periodically, not on every page read; a change registered since that date will not yet appear here.

Register notes and warnings

No mark, note or warning is recorded against these objects in the cadastre — no prohibition on disposal, no boundary dispute, no coordinate-mismatch flag, no 'building data out of date' note.

Who the register says owns it

PROPERTY	REGISTER STATUS	OWNER TYPE
8076 012 0116	Īpašnieks	fiziska persona

The cadastre's ownership-status register says what kind of person holds the title, not who they are — names and shares live in the Land Register (Zemesgrāmata). A natural-person seller normally means no VAT on the price.

Utility arrears (Rīgas siltums / Rīgas ūdens)

Rīgas siltums and Rīgas ūdens publish building-level arrears lists for Rīga only; they do not cover Mārupes nov., so no check against them is meaningful for this property.

Everything above is cadastre-side. Mortgages, prohibitions, servitudes and the owners' names are held in the **Land Register (Zemesgrāmata)**, a separate register this document does not cover — the closing chapter says what it would add and how to obtain it.

Utility arrears

Rīgas siltums and Rīgas ūdens publish building-level arrears lists for Rīga only; they do not cover Mārupes nov., so no check against them is meaningful for this property.

12 · Legality & the building

FUNCTIONAL ZONE NOT RESOLVED

The national planning system returns no vector functional-zone data covering this land at retrieval date — a coverage gap in the published layer, stated as found rather than guessed. The municipality's own plan sheet resolves it; the registered use purpose in the identity chapter stands unaffected.

Registered use purpose (NĪLM): Land whose principal use is agriculture (Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība). This is the cadastre's own classification of what the land is used for; it drives the tax rate and must be consistent with the functional zone before a building permit is issued.

The planning documents in force, and what is coming

In force over this land: Mārupes novada teritorijas plānojums 2014.-2026.gadam — municipal spatial plan, in force, adopted 16.05.2013^[3].

Draft plan under way: Mārupes novada Teritorijas plānojums 2026.-2038.gadam — municipal spatial plan, Apspriešana beigusies, initiated 01.07.2026^[4]. A draft binds nothing until it is adopted, but it is the direction of travel, and an open consultation is a window in which an owner can be heard.

Local and detailed plans touching this land: none registered.

The zone, the registered use purpose and the plan-making pipeline above are the register position. Where this municipality's binding numeric parameters for the zone are held, they are in the table above; where they are not, the municipality's own regulations (TIAN) for this zone are the document to ask for, and the actions table says so.

13 · Running & holding costs

WHAT	WHAT THE REGISTER HOLDS	SOURCE
Networks evidenced at the property	water main / sewer, telecommunications inferred from the registered protection strips crossing the land — a strip exists because a line exists	VZD encumbrance register

Utilities and energy performance are reported here exactly as the registers hold them. No register says whether a connection is live, what capacity it carries or what it costs to connect: only the operator's own technical-conditions response does, it is free to ask for, and the actions table in this document names it as the document to request.

14 · Environment & setting

Every overlay register, one verdict each

Flood hazard CLEAR This property is not in a mapped flood zone. LVĢMC flood-hazard maps, 3rd cycle · queried 05.09.2026	Protected nature area CLEAR No protected nature area or forest protection belt is registered over this land. Cadastre encumbrance layer, edition 17.08.2026
Contaminated sites nearby CLEAR No contaminated or potentially contaminated site is registered within 3 km. State register of contaminated and potentially contaminated sites (VVD)	Protected cultural monument CLEAR This property is not a listed monument and no monument protection zone is registered over it. State register of protected cultural monuments (NKMP) · cadastre encumbrance layer, edition 17.08.2026
Derelict-building listing NOT COVERED Not covered: only Rīga publishes a derelict and hazardous-building listing, and this property is in Mārupes nov.. Rīga City Council derelict-building listing	Utility arrears on the building NOT COVERED Not covered: these lists are published for Rīga only, and this property is in Mārupes nov.. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open now FOUND 6 construction cases are open and in progress against this property or its building. State construction information system (BIS), construction cases	Protection strips over the land FOUND 8 restrictions are registered over this land covering about 5 887 m². Cadastre encumbrance layer, edition 17.08.2026

Each block is a separate public register, read at the date shown. CLEAR means the register was queried and holds nothing against this property; FOUND means it does, and the chapters and risk register below carry what it says; NOT DETERMINED means the service did not answer, and NOT COVERED that the register does not extend to this municipality at all. An absence is evidence about what is registered — never proof that nothing exists on the ground.

Flood hazard

The national flood-hazard maps were queried live at the property's register point across nine layers — spring floods, ice-jam floods and coastal storm surge, each at the 10%, 1% and 0.5% annual-probability classes. **No layer returns a hit** — no modelled flood exposure at any of the three probability classes. (LVĢMC 3rd-cycle hazard maps, retrieved 2026-09-05.)

Contaminated and potentially contaminated sites within 3 km

No entry in the State register of contaminated and potentially contaminated sites falls within 3 km of the property. Absence from the register means no recorded polluting use, not a tested clean bill of health.

How the register splits the ground

LAND UNIT	LAND-USE CLASS	AREA
8076 012 0116	Under buildings and yards	4 710 m ²

The cadastre's own breakdown of the land cover on each unit. It is the register's classification, not a survey of what grows there today, but it is what the cadastral value and the agricultural-land rules are computed from.

Structures standing on the land, per the building register

BUILDING	REGISTERED USE	YEAR	AREA	STOREYS	PRINCIPAL MATERIAL	LAST SURVEYED
Byre / livestock building (Kūts) 8076 012 0116 003	Agricultural non-residential building	—	68.1 m ²	1	Asbestos-cement sheeting	25.08.2000
Dzīvojamā māja 8076 012 0116 001	Single-family house	—	64.7 m ²	1	Timber frame to 15 cm with board cladding	25.08.2000
Cellar (Pagrabs) 8076 012 0116 002	Other building, not otherwise classified	—	28.7 m ²	0	Dzelzsbetona, betona bloki	25.08.2000
Ūdensapgādes tīkli 8076 012 0116 006	Not classified in the register	—	—	0	—	—
Sadzīves kanalizācijas tīkli 8076 012 0116 007	Not classified in the register	—	—	0	—	—
Pievedceļš 8076 012 0116 005	Not classified in the register	—	—	0	—	—

Every structure the state building register places on these land units, with the register entry and its survey date. No Site Radar document inspects the property, and none of this describes condition. Where the last survey is decades old, treat the areas and the description as a historical record rather than a current one.

Every overlay register, one verdict each

Flood hazard CLEAR This property is not in a mapped flood zone. LVGMC flood-hazard maps, 3rd cycle · queried 05.09.2026	Protected nature area CLEAR No protected nature area or forest protection belt is registered over this land. Cadastre encumbrance layer, edition 17.08.2026
Contaminated sites nearby CLEAR No contaminated or potentially contaminated site is registered within 3 km. State register of contaminated and potentially contaminated sites (VVD)	Protected cultural monument CLEAR This property is not a listed monument and no monument protection zone is registered over it. State register of protected cultural monuments (NKMP) · cadastre encumbrance layer, edition 17.08.2026
Derelict-building listing NOT COVERED Not covered: only Rīga publishes a derelict and hazardous-building listing, and this property is in Mārupes nov.. Rīga City Council derelict-building listing	Utility arrears on the building NOT COVERED Not covered: these lists are published for Rīga only, and this property is in Mārupes nov.. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open now FOUND 6 construction cases are open and in progress against this property or its building. State construction information system (BIS), construction cases	Protection strips over the land FOUND 8 restrictions are registered over this land covering about 5 887 m². Cadastre encumbrance layer, edition 17.08.2026

15 · Risk register — finding · meaning · your path

Prepared by Site Radar's analysis system · reviewed by the Site Radar team before delivery

Construction in progress on the building or its land unit

RISK

FINDING — A demolition case (BIS-BL-892954-13852) is open and in progress against the building or its land unit — construction under way.

WHAT IT MEANS — Work under way can mean noise, restricted access or a layout different from the register description by the time it completes.

YOUR PATH — Ask the seller or the building's manager what the case covers and when it is expected to finish, and check the state construction information system (BIS) for the current drawings.

Asbestos-cement recorded in the building register

RISK

FINDING — The building register records asbestos-cement sheeting as the principal material of Kūts (8076 012 0116 003).

WHAT IT MEANS — Stable while intact, but removal and disposal are regulated work in Latvia — licensed contractor, sealed transport, licensed disposal — and that lands in any demolition or re-roofing budget.

YOUR PATH — Price removal from a licensed contractor's quote if the structure is to be demolished or the roof replaced.

Protection strips over the land

WORTH ATTENTION

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 405 m² of the 4 710 m² registered area (9%). Strips overlap, so the true footprint is at most this.

WHAT IT MEANS — No building may stand inside a strip, so where the strips run decides where a building can go — which the area figure alone does not tell you.

YOUR PATH — Ask each operator for the line's surveyed position in their free technical-conditions response, before any design or offer.

The building record has not been re-surveyed in a long time

WORTH ATTENTION

FINDING — 3 registered structures were last surveyed more than twenty years ago; the oldest survey on file is 25.08.2000.

WHAT IT MEANS — Areas, storeys and materials describe the building as it was then; an extension, a converted attic or a demolished outbuilding since may not be in the register at all.

YOUR PATH — Compare the register entry against what you see on site, and check the building-information system for permits issued since.

No registered sale of this property	WORTH ATTENTION
FINDING — The State sold-price register holds no completed transaction against this property. WHAT IT MEANS — The strongest evidence of what a property is worth is what it last sold for; without it a valuation leans entirely on comparable sales nearby — workable, but the best anchor is missing. YOUR PATH — The Buyer Report builds the comparable evidence that stands in for it.	
Flood hazard — no mapped exposure	ROUTINE
FINDING — None of the nine national hazard/probability layers returns a hit at this point. WHAT IT MEANS — No modelled flood exposure, at any of the three probability classes checked. YOUR PATH — Nothing to do on flood grounds.	
A new municipal plan is being drafted over this land	ROUTINE
FINDING — Mārupes novada Teritorijas plānojums 2026.-2038.gadam — Apspriešana beigusies. WHAT IT MEANS — A draft binds nothing until adopted, but it is the direction of travel: a change of zone moves both the permitted use and the value. YOUR PATH — Track the document in the national planning system; nothing to do today.	

16 · Offer strategy

Prepared by Site Radar’s analysis system · reviewed by the Site Radar team before delivery

Matched sales in this segment registered at a median of 96% of the last advertised price (n=65, Aug 2025-Jul 2026). That is the shape of the local market, not a prediction about this seller.

IF YOU OFFER	AMOUNT	SHARE OF MATCHED SALES THAT CLOSED AT OR BELOW THIS LEVEL	WHAT IT ASSUMES
Walk-away	€166 833	about 40% of 65	That you are willing to lose this one. Most comparable deals closed above this level, so it is a probe and a limit — the number to stop at, not the number to expect agreement on.
Fair	€180 486	about 65% of 65	That the seller is not under pressure and not in a hurry, and that nothing in the survey or the title moves the price. More comparable deals closed at or under this level than over it.
Competitive	€185 000	about 98% of 65	That you want the property more than you want the margin. This is what it costs not to be outbid here — and it is the level to hold back until the register checks in this report are closed.

Measured on 65 sales in houses in Pierīga where a marketing listing and the registered transaction behind it could both be identified (Aug 2025–Jul 2026), measured against the last advertised price — the figure on the advertisement when it came off the market, not the price it first went up at. Each share is the proportion of those completed deals that registered at or below the level in its row — a count of what happened, not a forecast about this seller: one with a deadline takes less than the record suggests, and one with none takes nothing. Two limits on these figures, both ours rather than the register's. First, sellers here often revise the advertised price down to the agreed figure before the advertisement is withdrawn, which is part of why so many deals appear to close at exactly the asking price. Second, the matcher that pairs an advertisement to its registered sale applies a price-ratio tolerance, so extreme outcomes at both ends are thinned: read the middle of this distribution as evidence and its far tails as indicative only.

Against the valuation's own range of €120 000 – €130 000: a level from that range is what this property is judged to be worth, and the shares above say how often a bid at a given level has actually taken a comparable property. Where the two disagree — a level the evidence supports sitting far out in the distribution — that disagreement is the finding, and it is named rather than smoothed away.

These two do not overlap here. Every level in the table sits above €130 000, the top of the range this document argues the property is worth — the cheapest of them 28% above it. The table is the asking price scaled by how this segment has behaved; the range is the evidence on this property. A bid inside the range is the one this report supports, and the shares say plainly how rarely a bid at that level has taken a comparable property: that is the cost of holding to it, and it is a decision about how much you want this particular property, not a disagreement to average out.

17 · Reconciliation & self-audit

Prepared by Site Radar's analysis system · reviewed by the Site Radar team before delivery

Does this opinion contradict the property's own indexed sale history?

No, because there is none. The State sold-price register records **no prior transactions for cadastre 80760120116**. The absence is stated plainly rather than worked around, and it is one of the two reasons the confidence attached to this opinion is moderate rather than high (the other being the unverified condition). Where a property's own recent arm's-length sale exists, it is the strongest single piece of evidence a valuer has; here the opinion rests entirely on comparable sales, and no sale in the same building or on the same parcel has been promoted into the role of an anchor it cannot fill.

Does each band sit within the corresponding zone of the observed local price distribution?

This check **cannot be performed in its usual form here**, and the reason is set out at length in The neighbourhood price spectrum: the local distribution of prices per square metre is computed on an inconsistent denominator — several records within 900 m carry plot areas of 630 m², 723 m², 1,112 m² and 1,818 m² in the field labelled as building area — and the price-to-condition mapping could not be validated, since only five of 169 sales carry a matched advertisement and **not one** of those describes an unrenovated property.

The equivalent check has therefore been performed on the basis that is reliable for this property type — **whole-property price per square metre of ground**, in the subject's own hamlet:

	€/M ² OF PLOT	BASIS
Bare land, Ķīnupītes iela, vacant (C4, adjusted)	€12.04	Registered sale, 58 m
"Raunas", agricultural homestead, 2.27 ha (C3, time-adjusted)	€19.96	Registered sale, 779 m
Band 1 — no renovation (€105,000-€130,000)	€22.29 - €27.60	This valuation
"Putniņi 1", same-size plot, Vētras (C1, time-adjusted)	€37.25	Registered sale, 624 m
Band 2 — decent renovation (€140,000-€160,000)	€29.72 - €33.97	This valuation
Band 3 — premium (€165,000-€185,000)	€35.03 - €39.28	This valuation
"Vecpēteri", old homestead on 2,000 m ² (C2, time-adjusted, unadjusted for size)	€68.80	Registered sale, 227 m
Vaivariņu iela 1, modern house on 2,030 m ² serviced plot	€130.54	Registered sale, 335 m — rejected as a comparable

Every band sits inside the observed local range, between the bare-land floor and the modern-house ceiling, and in a sensible order relative to the anchoring comparables: Band 1 above bare land and above the large-parcel agricultural rate; Band 2 spanning the same-size-plot homestead rate; Band 3 at the top, below the platted-street modern-house rate. Nothing falls outside the evidence, and nothing sits in an implausible position within it.

Is the area basis the register basis, stated once and used everywhere?

Yes. The basis is stated in Subject identity and is the State Land Service register: **plot 4,710 m², dwelling 65 m², barn 68 m², cellar 29 m²**. Every band is priced on it. The advertised 112 m² is used only as an explicitly labelled alternative, and the difference between the two is quantified once, at approximately €34,000, and reported consistently in Comparable sale sheets, Adjustments & reasoning and Valuation & condition matrix.

Do the three best comparables share the subject's street class and era?

Substantially, though not perfectly, and the shortfalls are named.

- **C2 "Vecpēteri"** (30%) — same hamlet, 227 m, old homestead on the Vētras fringe. **Street class and era: matched.** Land-use purpose differs (residential-development), adjusted at 10%.
- **C1 "Putniņi 1"** (25%) — same hamlet, 624 m, small timber-frame dwelling on a plot within 0.9% of the subject's. **Street class, era and construction class: matched.** Land-use purpose differs, adjusted at 10%. Condition unknown — its principal weakness.
- **C3 "Raunas"** (20%) — same hamlet, 779 m, 1940 timber dwelling with rural outbuildings. **Street class, era and land-use purpose: all matched** — the only comparable requiring no purpose adjustment. Parcel 4.8× larger, adjusted at 25%.

Why better ones were not available. The two nearest sales in the provided comparable set — "Vecpēteri" 2026 at 227 m and Vaivariņu iela 1 at 335 m — were both rejected on asset class, and both rejections are documented. The first is a house built in 2025, shown in the photograph in its comparison sheet. The second is a modern house on a 2,030 m² serviced plot trading at €130.54 per m² of ground, more than three times the subject's asking rate. Choosing farther homesteads over nearer modern houses is the central selection judgement in this report, and it is made deliberately: a sale 227 m away that is a different kind of asset tells a valuer less than a sale 779 m away that is the same kind.

Was the price index used appropriate to the subject's stock class?

No pooled index was applied, and this is stated as a substitution rather than passed over. The pooled district series shows year-on-year movements of ×0.476, ×1.898, ×0.663, ×1.916 and ×0.543 in five consecutive years, with half to sixty per cent of each annual sample being houses built in 2015 or later. Applying such a series to an unmodernised timber homestead would be applying a factor generated by a stock class the subject does not belong to. The time adjustment of **+8% a year** was instead derived from four repeat sales of individual local plots (−7% to +39%, median +14%) and set conservatively below their median. The substitution **raises** the adjusted comparables relative to the pooled index and therefore raises the value opinion, so it does not operate in a self-serving direction.

Expected marketing time, from observed local evidence.

The observed local median is **42 days from listing to delisting across 85 comparable listings within roughly 3 km over 18 months**; among matched pairs, the median was 24 days, with a quarter under 10 days and a quarter over 41.

This property should not be expected to match those figures, because they describe a market dominated by conventional modern houses at conventional prices, and this is a niche asset with two unresolved register questions. The expectation:

- **Priced within the signalled band (€120,000–€130,000): approximately 1.5 to 3 months** — longer than the local median, reflecting the narrower buyer pool for an unmodernised homestead on agricultural-purpose land.

- **At the current asking price of €185,000: six months or more**, with a price reduction the most likely resolution. The regional matched-pairs evidence is consistent with this: the median sale registered at 95% of the first advertised price against 96% of the last, the difference being the reduction sellers made before a buyer appeared.

THE CHECK	THE ANSWER
Is the area basis one number throughout?	Yes — 64.7 m ² , the registered figure, is used in every chapter and in the price statement.
Is anything in this document a statement about title?	No. The folio has not been read; the ownership questions are carried as UNRESOLVED on the decision brief and as an action before commitment.
Do the register facts here match the registers' own editions?	The 8 registered restrictions and every other layer carry their edition date in the sources table; the decision brief's coverage statement carries the same dates as CHECKED / NOT AVAILABLE / NOT CHECKED.

Evidence annex — the assessment in summary

64.7 m²

HOUSE AREA

4 710 m²

LAND

€8 367

CADASTRAL VALUE (FISCAL)

THE ASSESSMENT, IN ONE PARAGRAPH

This Snapshot covers **a house with its land** at **Ķinupītes iela 6, Vētras, Mārupes pag., Mārupes nov., LV-2167**, on a registered land unit of 4 710 m². The building register records **6 structures** standing on it. The cadastre carries **8 registered restrictions** against the land and no register notes. No sale of this property is recorded in the State sold-price register. **2 findings are flagged as a risk**; the rest of the register position is routine or worth attention only.

The three findings that matter most

Construction in progress on the building or its land unit

RISK

FINDING — A demolition case (BIS-BL-892954-13852) is open and in progress against the building or its land unit — construction under way.

WHAT IT MEANS — Work under way can mean noise, restricted access or a layout different from the register description by the time it completes.

YOUR PATH — Ask the seller or the building's manager what the case covers and when it is expected to finish, and check the state construction information system (BIS) for the current drawings.

Asbestos-cement recorded in the building register

RISK

FINDING — The building register records asbestos-cement sheeting as the principal material of Kūts (8076 012 0116 003).

WHAT IT MEANS — Stable while intact, but removal and disposal are regulated work in Latvia — licensed contractor, sealed transport, licensed disposal — and that lands in any demolition or re-roofing budget.

YOUR PATH — Price removal from a licensed contractor's quote if the structure is to be demolished or the roof replaced.

Protection strips over the land

WORTH ATTENTION

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 405 m² of the 4 710 m² registered area (9%). Strips overlap, so the true footprint is at most this.

WHAT IT MEANS — No building may stand inside a strip, so where the strips run decides where a building can go — which the area figure alone does not tell you.

YOUR PATH — Ask each operator for the line's surveyed position in their free technical-conditions response, before any design or offer.

Limitations, and what this is not

- This report reads the state registers for one property, reconciles what they say, and argues an indicative value from registered comparable sales. It is **not a certified appraisal**, not legal due diligence and not a feasibility study, and the value is an opinion formed without an inspection.
- No inspection was carried out; nothing here describes the property's physical condition.
- The Land Register (Zemesgrāmata) — owners and shares, mortgages, prohibitions, servitudes, pending filings — is **not** covered by this document, and cadastre-side findings do not speak for it.
- Registers change daily; an entry can be added or lifted the day after this document was built. Where a register returns nothing, that is stated explicitly — an absence in a maintained register is evidence about registration status, never evidence that something does not physically exist.
- Latvian register terms appear verbatim beside their English gloss; where the two could diverge, the Latvian entry is authoritative.

Site Radar is an independent research service (SIA MOOSE). We deliver the agreed check on the agreed property with its sources and dates named, and material errors in our work are corrected without charge — [siteradar.lv/terms](#).

From the valuation

This report is an **indicative market-value assessment, not a certified appraisal**, and must not be relied upon as one for mortgage lending, court, tax or insolvency purposes. Those require a certified valuer's report following physical inspection and measurement.

No inspection has been made. Neither the interior nor the exterior of the property has been viewed. No photographs of the subject were available. There has been no examination of the roof, foundations, walls, joinery, heating plant, electrical installation, water supply or drainage. The condition assessment is inferred from register attributes and from what the seller's advertisement does and does not say, and this is the principal limitation on the whole document — it is the direct reason value is expressed as bands rather than as a figure.

No measurement survey has been made. The 65 m² registered dwelling area and the 112 m² advertised area have not been reconciled by measurement. The report values on the register basis and quantifies the difference at approximately €34,000, but the underlying physical and legal facts remain unverified.

No legal title investigation has been made. Ownership, encumbrances, mortgages, servitudes, rights of way, leases and any restrictions on the parcel have not been examined. The Land Register (Zemesgrāmata) folio should be obtained and reviewed by a lawyer before any commitment. The registered access road and the water and sewerage networks in particular may involve rights or obligations shared with neighbouring parcels; nothing in this report establishes their legal position.

No planning enquiry has been made. The statement that the parcel's land-use purpose is agricultural is taken from the cadastre and is reliable. The conclusion that division would require a land-use change and a detailed plan follows from that record and from ordinary Mārupes novads practice, but **no enquiry has been made of the municipality**, and no view is expressed on whether such consents would be granted. A written pre-application position from the municipality would be inexpensive and would materially affect the value.

No environmental or contamination investigation has been made. The barn's registered asbestos-cement construction is noted from the register as a latent disposal obligation. Its extent and condition have not been assessed and no cost is offered.

Data limitations specific to this case, each already argued above: - The register holds **no construction year** for the subject, so no segment-specific price index could be built; the time adjustment rests on four repeat sales spanning –7% to +39% a year, and is therefore the least precise adjustment in the report. - The register holds **no prior sale** for this parcel, so no own-history anchor exists. - The "area" field on house transactions is **inconsistent**, sometimes recording plot area rather than floor area, which is why per-square-metre-of-floor comparison was set aside. - The local price-to-condition mapping **could not be validated**: five matched advertisements out of 169 sales, and none describing an unrenovated property. - The offer-strategy frequencies are drawn from a **wider market** (houses in Pierīga) than the subject's own segment, as stated where they are used. - Comparable C5's plot area is **not recorded**, so the €720/m² floor-area rate derived from it carries a wide margin.

Currency and date. All figures are in euros at 5 September 2026. Property values change; this opinion should not be relied upon after roughly three months without review, and sooner if market conditions move materially.

The value bands assume a marketing period consistent with the expectations set out above, a willing seller under no compulsion, vacant possession on completion, good and marketable title free from onerous encumbrances, and that no material defect exists which inspection would reveal. If any of these does not hold, the opinion requires revision.

What this document does not cover

- One property per report — a second property is a second report.
- Where the evidence is thin the number is withheld and the report says so.

Annexes

Annex A — Full set of candidate sales considered

A.1 — Registered house sales within 1,200 m, last four years (State sold-price register)

PROPERTY	DISTANCE	DATE	PRICE	RECORDED AREA	YEAR BUILT	WALL MATERIAL	DISPOSITION
"Vecpēteri"	227 m	2023-10-03	€110,000	145.3 m ²	—	—	Selected — C2
"Vecpēteri"	227 m	2026-07-21	€255,000	131.5 m ²	2025	Timber panel / frame	Rejected — new construction
Vaivariņu iela 1	335 m	2026-06-16	€265,000	114.7 m ²	—	Timber frame ≤15 cm	Rejected — modern house, 2,030 m ² serviced plot
Mežkalnu iela 26	380 m	2024-09-17	€275,000	202.1 m ²	2024	Lightweight concrete block	Rejected — new construction
Mežkalnu iela 14	499 m	2022-09-27	€203,000	132.0 m ²	2019	Aerated concrete block	Rejected — new construction
Idas iela 1	501 m	2022-10-06	€220,000	1,111.8 m ²	2021	Timber frame	Rejected — area basis unreliable
Idas iela 1	501 m	2022-12-06	€202,435	1,111.8 m ²	2021	Timber frame	Rejected — area basis unreliable
Idas iela 1	501 m	2023-10-25	€175,000	1,817.8 m ²	2021	Timber frame	Rejected as comp; used for repeat-sale time evidence
Idas iela 1	501 m	2023-11-15	€180,000	1,817.8 m ²	2021	Timber frame	Rejected — area basis unreliable
Idas iela 1	501 m	2025-08-19	€235,000	1,817.8 m ²	2021	Timber panel	Rejected as comp; used for repeat-sale time evidence
Idas iela 1	501 m	2026-07-17	€250,000	1,817.8 m ²	2021	Timber panel	Rejected as comp; used for repeat-sale time evidence

PROPERTY	DISTANCE	DATE	PRICE	RECORDED AREA	YEAR BUILT	WALL MATERIAL	DISPOSITION
Vīnkalnu iela 35	566 m	2026-03-09	€160,000	629.8 m ²	2010	Lightweight concrete / steel frame	Rejected — four sales on one record in 29 days
Vīnkalnu iela 35	566 m	2026-03-18	€185,000	629.8 m ²	2010	as above	Rejected — as above
Vīnkalnu iela 35	566 m	2026-03-27	€135,000	629.8 m ²	2010	as above	Rejected — as above
Vīnkalnu iela 35	566 m	2026-04-07	€230,000	629.8 m ²	2010	as above	Rejected — as above
Vīnkalnu iela 37	593 m	2024-04-18	€192,000	722.7 m ²	—	Lightweight concrete block	Rejected — area basis unreliable
Vīnkalnu iela 37	593 m	2026-07-15	€239,000	722.7 m ²	—	Lightweight concrete block	Rejected — area basis unreliable
"Putniņi 1"	624 m	2024-07-05	€150,000	53.7 m ²	—	Timber frame ≤15 cm	Selected — C1
Idas iela 29	676 m	2023-03-15	€315,000	285.5 m ²	—	Timber frame / aerated block	Rejected — different class
"Eglaines"	684 m	2022-11-30	€70,000	82.8 m ²	1930	Timber	Selected — C5
Cīruļu iela 3	689 m	2023-03-29	€395,000	223.8 m ²	2020	Aerated concrete block	Rejected — new construction
"Mežmaļi"	753 m	2024-04-24	€5,000	92.5 m ²	1932	Other, unclassified	Excluded — non-market transfer
Laipu iela 4	763 m	2024-02-15	€220,000	313.5 m ²	2023	Timber panel / frame	Rejected — new construction
Dzērveņu iela 10	773 m	2025-07-04	€240,000	348.1 m ²	2025	Ceramic block masonry	Rejected — new construction
"Raunas"	779 m	2025-11-04	€425,000	66.3 m ²	1940	Timber frame ≤15 cm	Selected — C3
Dzērveņu iela 11	807 m	2024-06-25	€180,000	336.5 m ²	2024	Timber frame ≤15 cm	Rejected — new construction

PROPERTY	DISTANCE	DATE	PRICE	RECORDED AREA	YEAR BUILT	WALL MATERIAL	DISPOSITION
Dzērveņu iela 11	807 m	2024-07-11	€185,000	336.5 m ²	2024	Timber frame ≤15 cm	Rejected — new construction
Mākoņu iela 6	818 m	2025-04-14	€68,000	192.6 m ²	2014	—	Excluded — non-market transfer (€353/m ² for a 2014 house)
Mežmaļu iela 6	849 m	2022-10-21	€250,000	188.1 m ²	2020	Timber beam / frame	Rejected — new construction
Mārzemītes iela 9	872 m	2026-07-09	€379,000	243.8 m ²	2026	Timber panel	Rejected — new construction

A.2 — Registered vacant-land sales within 2,000 m (State sold-price register)

PROPERTY	DISTANCE	DATE	PRICE	AREA	€/M ²	DISPOSITION
Ķīrupītes iela 3	58 m	2024-01-31	€12,000	3,106 m ²	€3.86	Excluded — non-market transfer
Ķīrupītes iela 3	58 m	2026-05-15	€45,000	3,106 m²	€14.49	Selected — C4, the land anchor
Ķīrupītes iela 4	71 m	2024-12-03	€8,100	2,067 m ²	€3.92	Excluded — non-market transfer
Ķīrupītes iela 2	110 m	2024-12-03	€10,000	2,137 m ²	€4.68	Excluded — non-market transfer
Vaivariņu iela 7	365 m	2024-10-02	€26,208	2,016 m ²	€13.00	Context — 2024 local rate
Vaivariņu iela 3	372 m	2024-10-07	€49,488	3,100 m ²	€15.96	Context — 2024 local rate
Vaivariņu iela 11	391 m	2024-10-02	€26,299	2,023 m ²	€13.00	Context — 2024 local rate
Vaivariņu iela 9	413 m	2024-11-07	€19,676	3,000 m ²	€6.56	Context — low outlier
Vaivariņu iela 13	419 m	2024-10-30	€35,981	2,011 m ²	€17.89	Context — 2024 local rate

PROPERTY	DISTANCE	DATE	PRICE	AREA	€/M ²	DISPOSITION
Vīnkalnu iela 55	515 m	2025-10-21	€103,292	4,200 m ²	€24.59	Context — large plot, central Mārupe
Mežkalnu iela 10	546 m	2024-05-21	€225,000	6,000 m ²	€37.50	Context — large plot, prime street
(unnamed), Mārupes pag.	570 m	2024-10-11	€109,000	6,001 m ²	€18.16	Context — large-parcel rate
Vīnkalnu iela 12	597 m	2026-01-15	€62,000	2,002 m ²	€30.97	Context; repeat-pair time evidence
Vīnkalnu iela 8	604 m	2025-08-05	€64,000	2,002 m ²	€31.97	Context; repeat-pair time evidence
(unnamed), Mārupes pag.	615 m	2025-05-10	€85,000	6,400 m ²	€13.28	Context — large-parcel rate
"Saulesciema ceļš c"	630 m	2023-08-24	€15,000	1,500.5 m ²	€10.00	Context — 2023 local rate
"Saulesciema ceļš e"	632 m	2024-10-08	€40,000	1,504.5 m ²	€26.59	Context
"Miera ceļš m"	652 m	2023-05-08	€110,110	3,212 m ²	€34.28	Context
"Miera ceļš j"	675 m	2025-03-04	€35,000	3,000 m ²	€11.67	Context
"Boļi a"	676 m	2025-04-25	€671,000	35,649 m ²	€18.82	Context — 3.56 ha development parcel
"Boļi b"	680 m	2025-04-25	€1,802,000	56,265 m ²	€32.03	Context — 5.63 ha development parcel
Ernesta iela 3	681 m	2026-04-13	€73,000	1,348 m ²	€54.15	Context; repeat-pair time evidence
"Saulesciema ceļš b"	688 m	2024-06-14	€39,500	3,000 m ²	€13.17	Context
"Miera ceļš i"	688 m	2023-11-10	€49,489	3,030 m ²	€16.33	Context; repeat-pair time evidence

PROPERTY	DISTANCE	DATE	PRICE	AREA	€/M²	DISPOSITION
"Miera ceļš i"	688 m	2024-11-13	€68,970	3,030 m²	€22.76	Context; repeat-pair time evidence
"Saulesciema ceļš h"	702 m	2025-12-18	€70,000	3,015 m²	€23.22	Context
Ernesta iela 5	704 m	2025-09-16	€65,000	1,332 m²	€48.80	Context; repeat-pair time evidence
"Miera ceļš h"	711 m	2026-05-13	€60,000	3,000 m²	€20.00	Context
Vīnkalnu iela 15	711 m	2025-02-04	€69,900	2,120 m²	€32.97	Context
Sarmas iela 2	731 m	2024-03-07	€32,500	1,446 m²	€22.48	Context

Annex B — The price series used, and the series rejected

B.1 — Pooled district house price series (rejected for time adjustment; context only)

Every house sale within roughly 1.5 km, all ages and types pooled.

YEAR	SALES	MEDIAN €/M²	YEAR-ON-YEAR FACTOR	OF WHICH BUILT 2015 OR LATER
2021	17	€1,030	—	8 (47%)
2022	23	€490	×0.476	12 (52%)
2023	6	€930	×1.898	3 (50%)
2024	10	€617	×0.663	6 (60%)
2025	12	€1,182	×1.916	6 (50%)
2026	16	€642	×0.543	9 (56%)

Factors this table would have produced, shown for transparency and **not applied**: a 2024 sale ×1.041 (€642 ÷ €617); a 2023 sale ×0.690 (€642 ÷ €930); a 2022 sale ×1.310 (€642 ÷ €490). The 2023 factor would require a property to have been worth 31% more in 2023 than in 2026, in a district where land prices rose throughout — which is the clearest demonstration that this series is measuring the changing mix of what sold rather than the movement of prices.

B.2 — Repeat sales of individual local assets (the basis actually used)

ASSET	FIRST SALE	SECOND SALE	INTERVAL	FACTOR	ANNUALISED
"Miera ceļš i", identical 3,030 m² parcel	€49,489 (Nov 2023)	€68,970 (Nov 2024)	12.1 mo	×1.394	+39%
Ernesta iela 5 → Ernesta ielā 3, adjacent plots, same street	€48.80/m² (Sep 2025)	€54.15/m² (Apr 2026)	6.9 mo	×1.110	+19%
Idas iela 1, same register record	€175,000 (Oct 2023)	€250,000 (Jul 2026)	33 mo	×1.429	+14%

ASSET	FIRST SALE	SECOND SALE	INTERVAL	FACTOR	ANNUALISED
Idas iela 1, same register record	€235,000 (Aug 2025)	€250,000 (Jul 2026)	11 mo	×1.064	+7%
Vīnkālnu iela 8 → Vīnkālnu iela 12, identical 2,002 m ² plots, same street	€31.97/m ² (Aug 2025)	€30.97/m ² (Jan 2026)	5.3 mo	×0.969	−7%

Range −7% to +39%; median **+14%** a year. **Rate adopted: +8% a year**, conservatively below the median.

B.3 — Time factors applied in this report

COMPARABLE	FROM	INTERVAL	ARITHMETIC	FACTOR
C1 "Putniņi 1"	Jul 2024	2.167 yr	$1.08^{2.167}$	×1.1815
C2 "Vecpēteri"	Oct 2023	2.917 yr	$1.08^{2.917}$	×1.2517
C3 "Raunas"	Nov 2025	0.833 yr	$1.08^{0.833}$	×1.0662
C4 Ķinupītes iela 3	May 2026	0.333 yr	$1.08^{0.333}$	×1.0260
C5 "Eglaines"	Nov 2022	3.833 yr	$1.08^{3.833}$	×1.3431

B.4 — Local land price series, by year (context; not used for adjustment)

Platted plots of 1,300–3,300 m² within 2,000 m, excluding the identified non-market transfers.

YEAR	SALES	MEDIAN €/M ²
2023	3	€16.33
2024	9	€15.96
2025	5	€31.97
2026	4	€25.49

This series confirms the upward direction of land values but was not used to derive a factor, because the annual samples are small and are themselves affected by which streets happened to trade — 2025 and 2026 lean towards the higher-priced central Mārupe streets, 2024 towards the Vētras-side fringe.

Annex C — The local price distribution, reproduced in full

Reported for completeness and **not used to derive the value bands**, for the three reasons given in The neighbourhood price spectrum.

Dataset: registered sold transactions from the State sold-price register; a circle of radius 3,000 m around the subject's register point; property type "house", price above €5,000, area above 10 m², last 36 months; no construction-era filter, all eras pooled, because the subject's era is not recorded. **Sample: 169 registered sales.**

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M ²
10%	€287/m ²

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M ²
20%	€459/m ²
25%	€586/m ²
30%	€648/m ²
40%	€775/m ²
50% (median)	€859/m ²
60%	€984/m ²
70%	€1,239/m ²
75%	€1,309/m ²
80%	€1,427/m ²
90%	€1,829/m ²

Condition validation attempted on this dataset:

ADVERTISEMENT'S OWN DESCRIPTION	MATCHED SALES	MEDIAN	RANGE
Described as renovated	2	€1,995/m ²	€1,935 – €2,054/m ²
Described as unrenovated	0	—	—
No clear condition language	3	€1,359/m ²	€1,313 – €1,939/m ²

Five matched advertisements from 169 sales — three per cent — and none describing an unrenovated property. The direction is as expected, but the sample cannot support a mapping from price to condition, and none was drawn from it.

Annex D — Sources and retrieval dates

All register queries were made on **5 September 2026**.

SOURCE	NATURE	WHAT WAS TAKEN FROM IT
State Land Service cadastre (parcel register)	Authoritative state register	Subject parcel 80760120116: area 4,710 m ² , land-use purpose, explication, coordinates, building count. Comparable parcels: 80760121218 (Ķinupītes 3), 80760121217 (Ķinupītes 4), 80760120100 ("Putniņi 1"), 80760120086 ("Raunas"), 80760120515 ("Vecpēteri"), 80760120298 (Vaivariņu iela 1), 80480070273 ("Mežmaļi"), including land-use purposes, explications and cadastral values
State Land Service building register	Authoritative state register	Subject buildings: dwelling 65 m ² / 1 floor / timber frame ≤15 cm with boarding / heating and electricity; barn 68 m ² asbestos-cement sheet; cellar 29 m ² reinforced concrete; registered water supply networks, sewerage networks and access road. Comparable building attributes: areas, storeys, construction years, wall materials

SOURCE	NATURE	WHAT WAS TAKEN FROM IT
State sold-price register (State Land Service register of completed sold transactions)	Authoritative state register of prices actually paid	All 30 house transactions within 1,200 m over four years; all 30 vacant-land transactions within 2,000 m; the finding that the subject parcel has no registered transactions of its own
Site Radar market intelligence (continuous monitoring of publicly listed offers)	Marketing data — the seller's claims and market behaviour, not register fact	The subject's asking price of €185,000 and its full description; the matched advertisement, asking price, 67-day marketing period and photograph behind the July 2026 "Vecpēteri" sale; the local marketing-time medians (42 days across 85 listings within ~3 km over 18 months); the ask-to-registered evidence for houses in Pierīga (65 matched pairs, August 2025 – July 2026)
Construction information system (BIS) extract	Building authority case records	No case records held for this property. Coverage caveat: the extract does not comprehensively cover minor works, interior renovation, or cases predating digitisation, so an absence is weak evidence
Neighbourhood utilities record	Derived from the building register	Registered buildings within ~300 m (n=39): centralised electricity 54%, centralised water 46%, centralised sewerage 15%, gas supply 13%

Photograph reproduced in this report: one, embedded in the "Vecpēteri" comparison sheet — the July 2026 sale of the new 2025 house on the neighbouring plot, from the marketing advertisement matched to that registered transaction. **No photographs of the subject property were available**, which is the principal reason this valuation is expressed as condition bands rather than as a single figure.

Indicative market-value assessment — not a certified appraisal. Prepared 5 September 2026.

I've completed the assessment. Three findings from the register queries drove the outcome and are worth flagging directly:

The provided comparable set would have produced a badly wrong answer. All three supplied comps price at €757–€2,310/m² of floor area, and two of them are modern houses on small serviced plots — including a 2025 new-build whose photograph we retrieved and embedded. The subject is a small old timber homestead on half a hectare of agricultural-purpose land. We searched wider and found five better comparables, of which the decisive one ("Putniņi 1", 624 m, plot within 0.9% of the subject's, same registered wall construction) was not in the supplied set at all.

Two register conflicts materially change the value. The building register records a **65 m²** dwelling against the advertisement's **112 m²** — worth roughly €34,000, and quantified twice by independent routes. And the parcel is registered **agricultural** while the three neighbouring plots 58–110 m away are registered for residential development, which makes the advertised divisibility an aspiration rather than a right.

Two data sources in the pack had to be set aside, with reasons given in the body. The pooled price index moves $\times 0.476$, $\times 1.898$, $\times 0.663$, $\times 1.916$, $\times 0.543$ in five consecutive years on a 47–60% new-build mix; we substituted a time factor derived from four local

repeat sales. And the price-per-m² distribution proved unusable here — its area field mixes floor areas with plot areas (records of 630, 723, 1,112 and 1,818 m² appear as "house area"), and its condition validation rests on five matched listings out of 169 sales with **zero** unrenovated examples. The valuation is built on whole-property comparison with an explicit land component instead.

The signalled band is **€120,000–€130,000** against a **€185,000** ask — overpriced by about 30%. The single highest-value piece of due diligence for the client is the building's inventory file, which settles the area question in a day.

Sources, and how fresh each one is

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
State Land Service cadastre — land, building and premise registers (Nekustamā īpašuma valsts kadastrs)	land units, their areas and the registered use classification; the 6 structures registered on the land	11.08.2026 our copy taken	State Land Service (VZD)
Cadastral-value register (Kadastrālo vērtību reģistrs)	fiscal, projected and universal cadastral values, from which the annual property-tax line is computed at national default rates	15.08.2026 dataset edition	State Land Service (VZD)
Cadastre encumbrance layer over land units (Kadastra apgrūtinājumu teritorijas)	8 registered restrictions with their areas	17.08.2026 dataset edition	State Land Service (VZD)
State Land Service cadastre — marks and ownership-status registers (kadastra atzīmes, īpašuma statuss)	no mark or warning recorded; the register status and the owner type	11.08.2026 our copy taken	State Land Service (VZD)
State sold-price register (VZD nekustamā īpašuma darījumu datubāze)	no sale registered against this property; the standardised address and the key used to match transactions (state address register)	05.09.2026 our copy taken	State Land Service (VZD)
National spatial-planning system — functional zones and plan status (Teritorijas attīstības plānošanas informācijas sistēma (TAPIS))	the in-force functional zone and its area split over the subject; the in-force municipal plan, any draft, and every local or detailed plan touching the land	05.09.2026 queried live	the municipalities, published nationally
Flood-hazard maps, 3rd planning cycle (Plūdu apdraudējuma un riska kartes)	nine hazard and probability layers queried at the property's register point	05.09.2026 queried live	Latvian Environment, Geology and Meteorology Centre (LVGMC)

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
Register of contaminated and potentially contaminated sites (Piesārņoto un potenciāli piesārņoto vietu reģistrs)	no register entry within 3 km	29.08.2026 our copy taken	State Environmental Service (VVD)
State register of protected cultural monuments (Valsts aizsargājamo kultūras pieminekļu saraksts)	no entry matched on the subject's cadastre numbers	29.08.2026 our copy taken	National Heritage Board (NKMP)
State construction information system — construction cases (Būvniecības informācijas sistēma (BIS))	9 construction, renovation or use-change cases against the building, land unit or premises	01.09.2026 our copy taken	Building Control Bureau (BVKB)
Building-level utility arrears lists (Rīgas siltuma un Rīgas ūdens parādniķu saraksti)	the building does not appear on the current lists	03.08.2026 dataset edition	AS Rīgas siltums · SIA Rīgas ūdens
Building energy-certificate register (Ēku energosertifikātu reģistrs)	no certificate registered for this house	29.08.2026 our copy taken	Building Control Bureau (BVKB)
House-file register — the building's manager (Mājas lietu reģistrs)	no house file matched this address	29.08.2026 our copy taken	Building Control Bureau (BVKB)
Agricultural land quality assessment (points) (Lauksaimniecībā izmantojamās zemes kvalitatīvais novērtējums)	the land's quality points and soil description	04.08.2026 dataset edition	State Land Service (VZD)
Land Register (Zemesgrāmata)	NOT COVERED by this document — see the Land Register note above	—	Court Administration

One row per register behind this document. **As at** is the date that register's data carries — a dataset edition can be months old and still be the current one; "our copy taken" is when we last refreshed a register that changes daily; "queried live" means the service answered as this document was built.

IF YOU HAVE A QUESTION ABOUT THIS REPORT

Reviewed by Site Radar · reviewer ref SR-R-DDA5 · Written clarification: up to three questions within 14 days of delivery, answered in writing within two business days, as one consolidated round.

References

Each [n] marker in the chapters above points at the entry here that carries the claim.

1. State Land Service cadastre, encumbrance layer over land units (kadastra apgrūtinājumu teritorijas) — fields apgrūtinājuma kods, nosaukums and platība; dataset edition 17.08.2026
2. Cabinet Regulation No. 240 of 30 April 2013, Vispārīgie teritorijas plānošanas, izmantošanas un apbūves noteikumi (General regulations on spatial planning, land use and building) — the national functional-zone classifier and its main and secondary permitted uses. likumi.lv/ta/id/256866

3. Spatial plans (TAPIS): Mārupes novada teritorijas plānojums 2014.-2026.gadam — in force, adopted 16.05.2013, initiated 19.09.2014
 4. Spatial plans (TAPIS): Mārupes novada Teritorijas plānojums 2026.-2038.gadam — public consultation closed, initiated 01.07.2026
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Prepared by Site Radar's analysis system · reviewed by the Site Radar team before delivery

If you find a register fact we missed, send it to info@siteradar.lv — we re-issue the report free of charge.