

Land Buyer Report

Graudu iela 10, Līči, Stopiņu pag., Ropažu nov., LV-2118

property 8096 001 0670 · land unit 8096 001 0670

REFERENCE	SR-BR-2026-010670
PREPARED	05.09.2026
PROPERTY TYPE	Land
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-24EF · 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

Land at Graudu iela 10, Līči, Stopiņu pag., Ropažu nov., LV-2118, on a registered land unit of 1 700 m².

Property **8096 001 0670** · Land unit **8096 001 0670**

Intended use — Build one single-family house for our own occupation.

Reviewed 05.09.2026.

Documents read for this review: the ss.com advertisement as at 05.09.2026.

INVESTIGATE

specific things below must be answered before you commit

One register finding is flagged as a risk here and the ownership record — which decides title, mortgages and prohibitions — is not read by this document.

What matters, and how sure we are of it

Protection strips over the land

CONFIRMED

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 362 m² of the 1 700 m² registered area (21%). 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.

Flood hazard — inside a mapped zone

CONFIRMED

FINDING — The point falls inside the 1% (1-in-100yr) hazard zone for Spring floods (pavasara pali).

WHAT IT MEANS — Flooding at this severity belongs in the insurance conversation and in any basement or ground-floor decision.

YOUR PATH — Ask the insurer for a flood-specific quote before committing; the paid depth-class layer resolves actual water depth.

You asked about: the advertisement says gas and electricity are already connected at the plot

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.

WHAT THIS PROPERTY IS JUDGED TO BE WORTH

€23 000 - €31 000

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			
Protection strips over the land — 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.
Is the property tax paid, and is the land in an association or road-maintenance arrangement?	The municipality's tax account statement, and any association or maintenance agreement over the access road	The seller, and the municipality for the tax position	Property tax attaches to the land, and an access road held in common carries a share of its upkeep.
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			
Can the site be serviced, and at whose cost?	A written connection enquiry for this cadastre number	Sadales tīkls and the municipal utilities	Capacity, and the cost of reaching it, decide whether a buildable plot is a viable one.

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	Heritage register (NKMP)	CHECKED	29.08.2026
Cadastral value register (VZD)	CHECKED	15.08.2026	Construction information system (BIS)	CHECKED	01.09.2026
Cadastre encumbrances (VZD)	CHECKED	17.08.2026	Rīgas siltums / Rīgas ūdens arrears	CHECKED	03.08.2026
State sold-price register (VZD)	CHECKED	05.09.2026	Soil-quality assessment (LIZ)	CHECKED	04.08.2026
Planning system — zones and plan status	CHECKED	05.09.2026	Land Register (Zemesgrāmata)	NOT CHECKED	—
Municipal building parameters (TIAN)	CHECKED	02.09.2026	Physical inspection of the property	NOT CHECKED	—
Flood-hazard maps (LVĢMC)	CHECKED	05.09.2026	Topography 1:500 with underground utilities (ADTI)	NOT AVAILABLE	—
Contaminated-sites register	CHECKED	29.08.2026			

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-24EF · 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

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

Approach. The **sales comparison approach** is used. It is the correct and, here, effectively the only defensible method: the subject is a vacant residential building plot in a settled village, and the register holds a substantial number of completed sales of very similar plots — including one on the adjoining parcel. A cost approach is meaningless for bare land with no improvements. An income approach has no application: residential building plots in Pierīga are not held for rent, they are held for construction or for resale.

Within the sales comparison approach, the reasoning runs in four steps:

1. **Establish the subject from the register**, not from the advertisement. The State Land Service cadastre records what the plot is: its area, its land-use purpose, and — critically for land — its **explication**, the breakdown of the parcel into land-use classes. The seller's description is a claim about the property and is treated as such throughout.
2. **Decompose before valuing**. A plot is never one number per hectare. Each land-use class in the explication is placed against the evidence for its own class, and the parcel is then valued as a whole with the class shares appearing as explicit adjustment rows — the convention for small parcels, which this is at 0.17 ha.
3. **Select and adjust comparable registered sales**, with every adjustment carrying a number and a stated reason: time, location class, parcel size, and composition of the usable area.
4. **Reconcile to bands**, because the one variable that most affects the answer — servicing — is unverified.

The price drivers for land, in order of weight. For a residential plot these are: (i) **land-use purpose and buildability** — what may lawfully be built and whether the plot is genuinely developable; (ii) **access** — whether a legal, usable route to the plot exists; (iii) **utilities** — what is actually connected, and at whose cost. This ordering mirrors the correction tables Latvian certified valuers apply. Everything else — shape, aspect, outlook, tidiness — is second-order and worth a few percent, not a multiple.

The evidence this report rests on, and its nature.

SOURCE	WHAT IT IS	HOW IT IS WEIGHTED
State sold-price register (the State Land Service register of completed sold transactions)	Prices at which deals actually completed and were registered. Not asking prices	The primary evidence. Every value figure in this report traces to it

SOURCE	WHAT IT IS	HOW IT IS WEIGHTED
State Land Service cadastre (parcel register: area, land-use purpose, explication, cadastral values, registered buildings)	Authoritative register facts about the parcel itself	Frames the subject and every comparable. Where it conflicts with the advertisement, it wins
Site Radar market intelligence (continuous monitoring of publicly listed offers)	Asking prices, marketing text, photographs, days on market, and the link from a listing to the registered sale behind it	Used for what the register cannot show: the condition and servicing of a comparable, and the gap between asking and achieved price. Marketing text is a seller's claim, weighed as such; photographs are direct observation
Seller's listing for the subject	The advertisement	Treated as an unverified claim throughout, never as a fact

A note on what marketing text can and cannot prove. A photograph of a plot is direct evidence of what stood there on the day it was taken — grass, scrub, standing timber, a connection cabinet, a neighbour's finished house. A sentence in a listing saying "electricity is brought in" is a claim; it is usually true, but it is not a document, and the difference between "the cable passes the boundary" and "there is a metered connection point on the plot" is several thousand euros of the buyer's money. Where a comparable's photograph shows a connection cabinet, this report says so; where only the text asserts a connection, it says that instead.

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

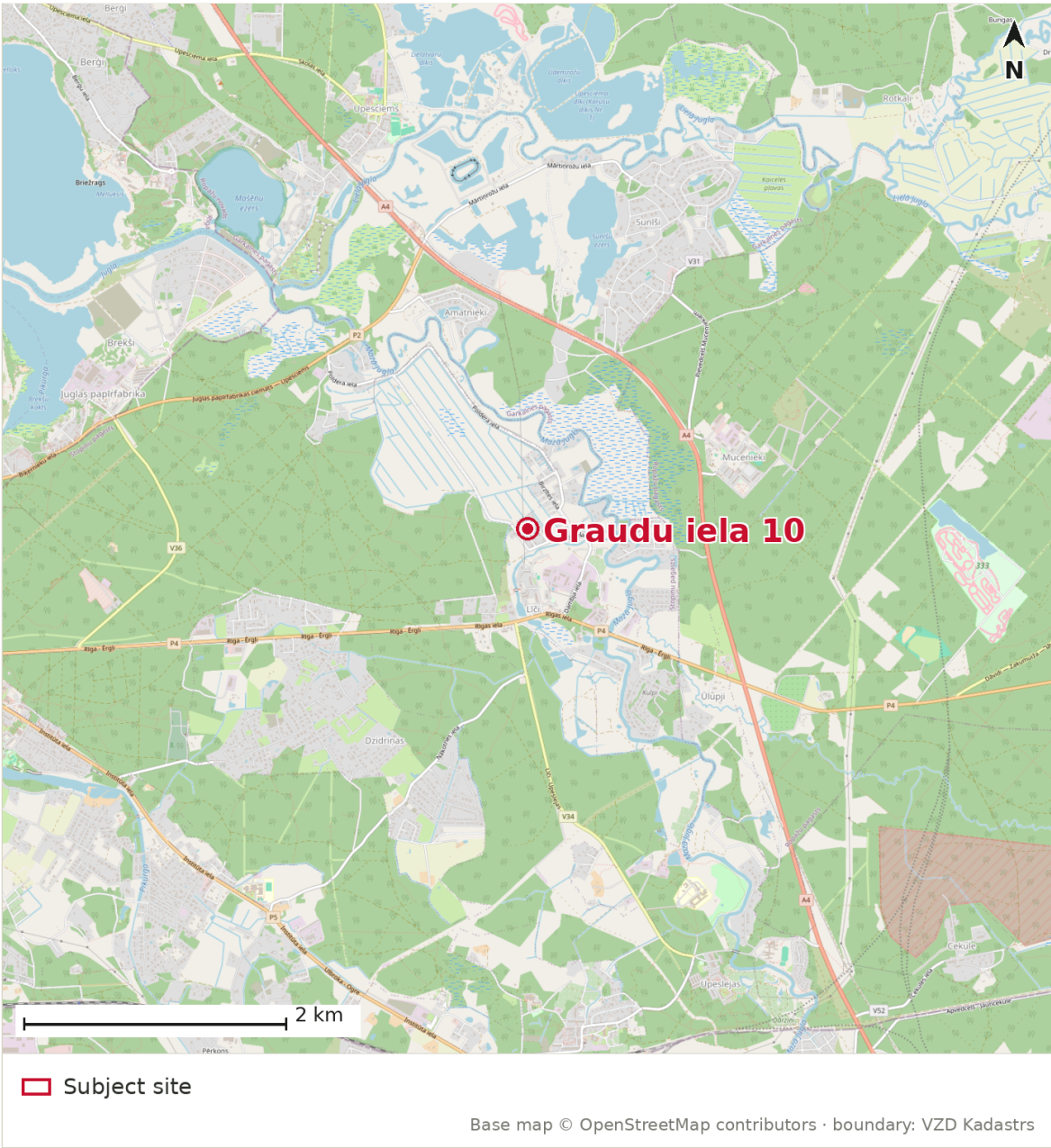


Figure 1 — where the property sits. The registered boundary is drawn in red over public base cartography; the surrounding settlement pattern and road network give the scale.
Source: State cadastre boundary (VZD) over OpenStreetMap base cartography, retrieved 05.09.2026.

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	Graudu iela 10, Liči, Stopiņu pag., Ropažu nov., LV-2118	State address register (VZD)
Property cadastre number	8096 001 0670	VZD cadastre

FACT	VALUE	REGISTER IT COMES FROM
Land unit	8096 001 0670	VZD cadastre
Land-unit area	1 700 m²	VZD cadastre
Registered use purpose	Individual (single-family) housing (Individuālo dzīvojamo māju apbūve)	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-625182-6737	New construction	start-of-works conditions being satisfied	Viena dzīvokļa dzīvojamā māja	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Elektrības pievads	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Žogs	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Ūdens spice līdz 20m dziļumam	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Bioloģiskā attīrīšanas iekārta	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Iela	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Pievienojums ielai, iebrauktuve un laukums	24.05.2022

7 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

Every fact below carries its source. Where sources disagree, both figures are shown and the conflict is settled by name.

FACT	VALUE	SOURCE	NOTE
Registered address	Graudu iela 10, Līči, Stopiņu pag., Ropažu nov., LV-2118	State Land Service cadastre	The listing gives "Stopiņu nov.", the pre-2021 municipality. Stopiņu novads was merged into Ropažu novads in the 2021 administrative reform; the parish name Stopiņu pagasts survives. No substantive difference
Cadastre number	80960010670	State Land Service cadastre	Matches the number in the listing
Register point	56.953354 N, 24.355468 E	State Land Service cadastre	All distances in this report are measured from here
Plot area	1,700 m²	State Land Service cadastre	The listing states 1,667 m² . See adjudication below
Land-use purpose	Individuālo dzīvojamo māju apbūve (individual house construction)	State Land Service cadastre	Consistent with the listing's "Zeme privātmājas būvēšanai". No conflict
Explication — agricultural land	1,400 m ² (82% of the parcel)	State Land Service cadastre	The usable body of the plot
Explication — water	100 m ² (6%)	State Land Service cadastre	A watercourse or ditch strip. Not building ground
Explication — under roads	200 m ² (12%)	State Land Service cadastre	A street or access strip inside the title. Not building ground
Usable ground	≈ 1,400 m²	Derived from the explication above	18% of the registered area is not buildable land
Agricultural quality points	None on record	State Land Service cadastre	The parcel carries no agricultural-purpose explication and therefore no soil quality assessment. This is stated as a gap, not assumed at a mid-range value. It is immaterial here: the plot's value derives from building rights, not from cultivation
Registered buildings on the parcel	0	State Land Service cadastre	Vacant plot

FACT	VALUE	SOURCE	NOTE
Registered engineering structures — bored well to 20 m; biological treatment plant; access road; electricity supply line; fence; street connection and driveway	All fields empty — nothing registered	State Land Service building register	The advertised gas and electricity connections are not corroborated by any registered structure. This is not proof they are absent; it is the absence of proof they are present
Cadastral value	Not held in our extract for this parcel	State Land Service cadastre	Neighbouring parcels do carry cadastral values (see below). Flagged in Limitations
The parcel's own registered transactions	None on record	State sold-price register	There is no prior arm's-length sale of this plot to index forward. The valuation therefore rests entirely on comparables — stated plainly here and revisited in the cross-checks
Asking price	€38,500	Seller's listing	€22.65/m ² on the register area; €23.10/m ² on the seller's area; €27.50/m² on the usable area
Advertised servicing	"Pie zemesgabala ir gāzes pieslēgums un elektrības pieslēgums" — gas and electricity connections at the plot	Seller's listing	Unverified claim. See Subject condition evidence
Neighbourhood utilities (38 registered buildings within ~300 m)	Centralised electricity 63% · gas supply 45% · centralised water 0% · centralised sewerage 0%	State Land Service building register	Electricity and gas mains plausibly run in these streets; mains water and sewerage do not exist here

Adjudication — plot area: 1,700 m² (cadastre) versus 1,667 m² (listing). The **cadastre figure wins, and by a wide margin of authority.** The register area is the legally recorded area of the surveyed parcel and is the figure that will appear in the purchase contract and the Land Register; a listing's area is transcribed by hand and is frequently the usable or the previously surveyed figure. The 33 m² difference is 1.9% — immaterial in itself, and it does not change the value opinion. It matters for one reason only: **it is the second time the advertisement overstates what the buyer receives.** The first and much larger overstatement is that the listing presents 1,667 m² as "zeme privātmājas būvēšanai" without disclosing that 300 m² of the registered title is water and road strip. The price consequence is direct and is carried through every calculation in this report: at €38,500 the buyer pays €22.65 for each registered square metre but **€27.50 for each square metre of ground a house can stand on.**

Adjudication — advertised connections versus the register. The listing asserts gas and electricity connections at the plot; the building register's engineering-structure fields

for this parcel are empty. These are not in conflict in the strict sense — an electricity supply line brought to a boundary is not always registered as a structure, and connection points frequently exist without a cadastral record. The register is silent, not contradictory. The correct treatment is therefore **not** to disbelieve the seller and **not** to accept the claim: the claim is carried as the hinge on which the value bands turn, and the documents that would settle it are named in the closing sections. The neighbourhood signal supports plausibility: with gas registered on 45% of nearby buildings and centralised electricity on 63%, both mains are likely in the street. What remains unknown is the far more expensive question of whether they reach this boundary and at what capacity.

One observation on the parcel's formation. The subject is cadastre 80960010670 and the adjoining plot at Belvertu iela 11 is 80960010669 — consecutive numbers, the same land-use purpose, and the same explication pattern of farmland with water and road strips. That consecutive numbering indicates the two parcels were most probably formed and registered in the same event, from the same original holding. This is an inference from the register's numbering, not a recorded fact, but it materially strengthens the comparability of that neighbouring sale — which is why it carries the heaviest single weight in this report.

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 · The site as it stands

For land, this chapter asks a different question than it would for an apartment: not how is it finished, but **what state of readiness is the plot in, and what will the buyer have to build before a house can be built?**

No photographs were provided and no site inspection was made. This is the largest single gap in the evidence. A single visit, or three photographs from the street, would answer most of what follows.

The parcel has no transaction history. The State sold-price register holds **no registered sale of cadastre 80960010670** — ever. There is therefore no own-sale anchor to index forward, and consequently no possibility that this opinion contradicts one. Two readings are consistent with this silence: the plot has been in the same ownership since it was formed, or it was created recently by division and has not yet changed hands. The consecutive cadastre numbering with the neighbouring parcel favours the second reading. Either way, the practical consequence is the same and is stated plainly: **the valuation rests entirely on comparable sales**, with no first-tier evidence from the property's own history.

Construction case records. Our building-case extract holds no case records for this parcel. The coverage caveat must be stated rather than glossed: **that extract records registered construction cases and does not reliably evidence servicing works on vacant land** — a cable trench, a gas branch or the formation of a driveway may be executed under technical conditions from the network operator without generating a case record our extract would see. The absence of a case record here is therefore weak evidence of anything and is not used as an argument in either direction. The authoritative check is the building information system (BIS) file for the address together with the operators' own records, which a buyer's advocate should pull before an offer.

What the register does evidence, positively.

- The land-use purpose is Individuālo dzīvojamā māju apbūve. The plot is designated for exactly the use the advertisement proposes. This is the single most valuable registered fact about it, and it is the reason the plot belongs in the building-plot market at all rather than in the far cheaper agricultural-land market.
- 82% of the area is recorded as agricultural land — in this context, open, unwooded, unbuilt ground. There is **no scrub or forest class** in the explication. Compare Dambja iela 3, 646 m away, which is recorded as 100% scrub, or Vāveru iela 5 in Ulbroka, which is 51% standing forest. Clearing costs, which the sworn-valuation conventions price as an explicit line item where overgrowth is real, are **not activated here**: the register describes open ground. Photographs would confirm or refute this, and self-seeded regrowth on land that has not been mown for a decade is common — the plot at Vadžu iela 58 illustrated below shows exactly that pattern.
- 12% of the title lies under roads. This is genuinely double-edged and should be read carefully. It reduces the buildable area — but a road strip inside the title very often means the plot has **frontage onto, and a share of, the access street**, which is a positive for the access question. It is priced in this report as land worth substantially less than building ground, not as worthless.
- 6% is water. On a 1,700 m² plot, 100 m² of watercourse is a ditch or a stream edge. Two consequences follow, and only the first can be priced from our data: the area is not buildable; and a watercourse ordinarily carries a **protection zone** under the Protection Zone Law, which may restrict building nearer than a set distance from the bank. Our

registers do not hold encumbrance data, so the extent of any protection zone here is unknown and is flagged in Limitations.

A pattern across the village worth naming. Of the Līči parcels examined for this report, a striking number carry a water class in their explication: the subject 100 m², Belvertu iela 11 100 m², Muižas iela 7 133 m², Miglas iela 6 134 m², Dzimezera iela 4a 353 m², Upes iela 14 420 m², Laiviņu iela 3 674 m². Together with the complete absence of centralised water and sewerage in the neighbourhood, this describes a low-lying, watercourse-threaded settlement. **Groundwater level and ground-bearing conditions are a live question here, not a formality.** The sworn-valuation conventions price wet soils at around –7% where evidenced; nothing in our data evidences it for this specific plot, so **no such deduction is applied** — but a geotechnical borehole is inexpensive relative to a foundation redesign, and this is one of the few settlements where we would recommend one before exchange.

Servicing, and what the buyer must build. The neighbourhood signal is unambiguous on two of the four utilities: among 38 registered buildings within about 300 m, **0% have centralised water and 0% have centralised sewerage.** Autonomous servicing is the local norm and will be this buyer's obligation — a bored well and a biological treatment plant, neither of which is registered on this parcel. Electricity (63%) and gas (45%) are a different matter: those percentages indicate mains in the streets, which makes the seller's claim credible in principle. The gas point deserves its own sentence because it runs on into the running-cost analysis: a plot with a genuine gas connection lets the eventual house use a gas boiler, whereas a plot without one commits the owner to an air-source heat pump, liquefied gas or wood. That is a difference in the lifetime cost of occupying the house, and it is part of why serviced plots in this ring command what they do.

Best-supported hypothesis. On the evidence available, the subject is most probably **an open, unbuilt, legally designated house plot in a low-lying village, with mains electricity and gas plausibly in the street and possibly at the boundary, with no mains water or sewerage, with roughly 1,400 m² of usable ground out of 1,700 m² of title, and with access, protection zones and connection status all undocumented.** In the three-band structure this places it in **band B**, with band C available on production of documents and band A the outcome if access or buildability turns out to be compromised. **Confidence: moderate-to-low** — the band structure is firm, the placement within it is not.

Construction & renovation record

CASE NO.	TYPE	STAGE / STATUS	OBJECT	CREATED
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Viena dzīvokļa dzīvojamā māja	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Elektrības pievads	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Žogs	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Ūdens spine līdz 20m dziļumam	24.05.2022

CASE NO.	TYPE	STAGE / STATUS	OBJECT	CREATED
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Bioloģiskā attīrīšanas iekārta	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Iela	24.05.2022
BIS-BL-625182-6737	New construction	start-of-works conditions being satisfied	Pievienojums ielai, iebrauktuve un laukums	24.05.2022

7 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. Vacant residential building plots of roughly 0.1–0.3 ha in the eastern Rīga ring — Stopiņu and Garkalnes pagasts of Ropažu novads, and the adjoining parts of Salaspils novads and the Rīga city fringe. These are plots bought by private individuals to build a single house, financed either from savings or with a construction loan. It is a thin, lumpy, individual-driven market: a village the size of Līči registers a handful of land sales a year, and each one is a negotiation between two people rather than a print from a liquid market.

Registered transaction volume and prices within about 2 km of the subject:

YEAR	REGISTERED LAND SALES	MEDIAN PRICE
2023	10	€17/m ²
2024	40	€21/m ²
2025	23	€28/m ²
2026 (part year)	13	€18/m ²

Median sale price by year, € per m² — registered sales within ~5 km



How to read that table — and how not to. It looks like a market that rose 65% in two years and then fell 36%. It is not. With 10 to 40 transactions a year over a mixed area, the median moves when the composition of what happens to sell changes — a year in which three serviced plots in a new subdivision register will show a high median, and a year in which three riverside strips register will show a low one. The same instability appears in every series available to us. The wider pooled index across a roughly 5 km circle moves $\times 1.80$, $\times 0.70$, $\times 1.47$, $\times 1.11$ and $\times 0.74$ in successive years; four of those five annual movements are far outside the $\pm 15\%$ band within which a genuine market movement in an established residential market plausibly falls. And when we compute the yearly medians for the specific set of building plots examined in this report — €13.30/m² in 2022, €21.88 in 2023, €17.33 in 2024, €29.41 in 2025, €21.31 in 2026 — the same sawtooth appears.

The register does not hold a construction year or a stock class for land, so no composition-controlled series can be built. The honest conclusion, and the one this report acts on: **the local land market has been broadly flat in real terms across 2023–2026, within a wide band of noise, and no annual trend larger than a few percent can be**

defended from this evidence. The time adjustments applied in this report are set accordingly, and the arithmetic is shown for each comparable in the sale sheets. This matters much less than it might, because **six of the seven comparables selected sold within the last five months.**

Liquidity and marketing period. Across 68 comparable land listings within about 3 km monitored over the last 18 months, the **median time from listing to delisting was 42 days** (Site Radar market intelligence). Among the matched pairs where a listing could be tied to a registered sale in this segment (n=61, January to July 2026), a quarter left the market within 19 days, the median at 28 days, and a quarter took more than 42 days. Individual local sales bear this out: Stārķu iela 5 sold in 13 days, Vadžu iela 58 in 10, Mergupes iela 5 in 14, Vāveru iela 5 in 27, Mālkalnu iela 9 in 42, Baložu iela 4 in 63.

Two cautions on those figures. First, they measure only the plots that sold — a plot that was advertised for a year and withdrawn contributes nothing to a median of successful marketing periods. Second, and more usefully for this client, the same evidence shows that in this segment the advertised price is usually **reduced before a buyer appears:** registered prices closed at a median of 88% of the last advertised price (n=65 matched sales in the Pierīga plots segment, January–July 2026), and the median against the first price ever advertised is also 88%.

Expected marketing period for the subject: 3 to 6 months at the current asking price, materially longer if servicing remains undocumented; 4 to 8 weeks if repriced into band B. The reasoning is arithmetic rather than atmospheric. The observed local median of 42 days describes plots priced within their evidenced band. This plot is advertised at the top of the most favourable band we can construct for it, in a village whose own 2026 registered median is about €8/m². A price at the top of a band, in a market that clears at 88% of the last ask, does not transact at the median speed.

Highest and best use. The registered purpose, the plot's size and shape, the surrounding fabric of individual houses, and the presence of electricity and gas mains in the streets all converge on the same answer: **the highest and best use is construction of a single detached dwelling** — the use the plot is designated for and the use the market is paying for. No alternative use competes. Agricultural continuation is not a serious alternative at 0.14 ha of farmland class; there is no forest class and therefore no standing timber component to value separately; and the plot is far too small for any subdivision. The whole of the value therefore rests on building rights, which is precisely why the unverified questions — access, connections, protection zones — carry the weight they do in this report. **A designated house plot that cannot in practice be built on is worth its agricultural-class value, not its building-plot value,** and that difference here is roughly €25,000.

7 · The neighbourhood price spectrum

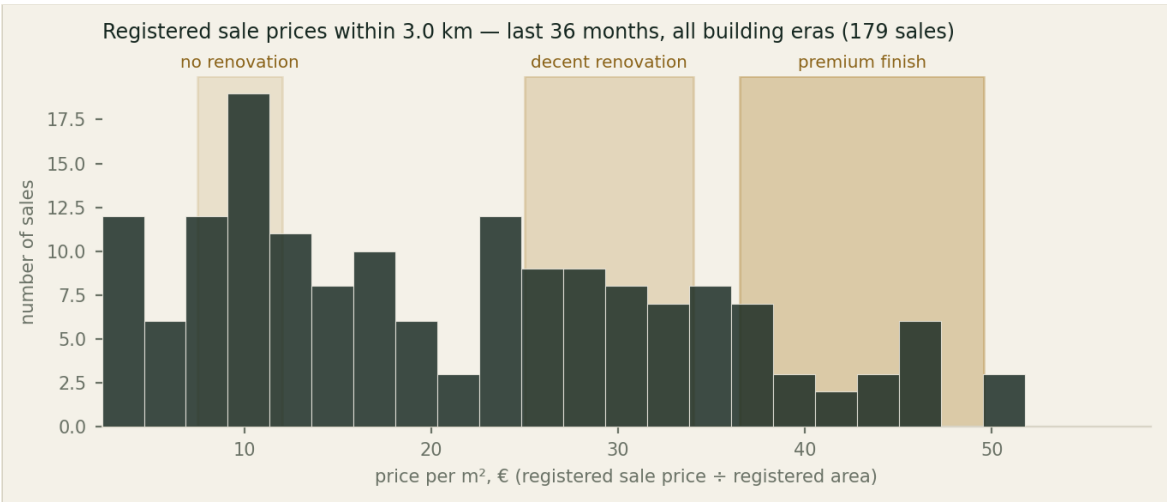
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This chapter establishes what land actually sells for around the subject, and — critically — **shows that the price a plot achieves tracks its servicing state**. Every later claim in this report that a given price level corresponds to a given state of readiness rests on what follows.

The dataset, defined precisely. Source: the State sold-price register (registered completed transactions, not asking prices). Geography: a circle of radius 3,000 m around the subject's register point. Filters: property type land, price above €5,000, area above 10 m², transactions in the last 36 months. No construction-era filter is applied or possible — the register holds no construction era for land. **Sample size: 179 registered sales.**

How prices are distributed across those 179 sales:

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M²
10%	€4
20%	€9
25%	€11
30%	€11
40%	€14
50% (the mid-point)	€20
60%	€25
70%	€29
75%	€32
80%	€34
90%	€44



The spread is very wide — the top tenth of sales achieve more than eleven times what the bottom tenth achieve — and that width is the whole point. Within one 3 km circle, land

trades from €4 to over €44 per square metre. Distance to Rīga is nearly constant across that circle. What varies is what the buyer gets.

Validating the reading — does price actually track servicing? For apartments, one validates the link between price and condition by matching sales to their marketing text and checking that listings describing a renovation cluster high and those describing original condition cluster low. That test cannot be run here and it is important to say why rather than to leave a hole: within this 3 km circle, **no registered sale carries a matched listing using renovation language at all** — zero describing a renovation, zero describing the absence of one, and three whose text is ambiguous, with a median of €24/m² and a range of €23 to €39/m². This is not a data failure. **Land listings do not discuss renovation, because land is not renovated.** The variable that plays the role of condition for land is servicing, and the correct validation uses servicing language.

Run that way, the test is decisive. Across the matched sales in the wider set — reaching out to about 10 km, which must be stated because it is wider than the 3 km circle above — every plot whose listing documents electricity and access sits in the upper half of the price range, and every plot with nothing documented sits in the lower third:

REGISTERED SALE	SOLD	€/M ²	WHAT THE LISTING DOCUMENTS	ROUGHLY WHERE IT SITS
Mergupes iela 5, Juglasciems	Jul 2026	€60.41	"All city communications" — full mains servicing	Above the 90% level
Mālkalnu iela 9, Dzidriņas	Jul 2026	€38.71	Electricity supplied; quiet cul-de-sac; photograph shows a connection cabinet	~85% level
Ogu iela 12, Ādaži	Nov 2025	€26.10	Developer scheme; utilities planned for summer 2026, not yet built	~62% level
Vāveru iela 5, Ulbroka	Jul 2026	€25.55	Electricity connection, access road, approved detailed plan , no encumbrances	~61% level
Vadžu iela 58, Bukulti	Jul 2026	€24.68	Electricity; gravel drive off an asphalt street; high ground ~6 m above water	~60% level
Stārķu iela 5, Līči	Jul 2026	€24.36	Electricity supplied; asphalted and lit access road	~59% level
Ābeļziedu iela 3, Amatnieki	Jul 2026	€23.31	Electricity; riverside setting	~57% level
"Upeskrasti 10", Silabrieži	Jul 2026	€19.31	Settled hamlet, 20 minutes from Rīga centre	~49% level
Baložu iela 4	Jul 2026	€15.60	—	~43% level
"Rasas 19", Tēraudi	Jul 2026	€13.93	Three-phase electricity, shared well, building permit — but 300 m from the A4 highway	just below the 40% level
Belvertu iela 11, Līči	May 2026	€5.56	No matched listing — nothing documented	~14% level
Krasta iela 15, Līči	Apr 2026	€5.35	No matched listing — nothing documented	~13% level

REGISTERED SALE	SOLD	€/M ²	WHAT THE LISTING DOCUMENTS	ROUGHLY WHERE IT SITS
Muižas iela 7, Līči	Apr 2026	€10.56	No matched listing — nothing documented	~28% level

The medians tell the story in one line: the ten sales with documented servicing registered at a median of €24.55/m²; the three Līči sales with nothing documented registered at a median of €5.56/m². That is a factor of more than four, within the same ring, in the same eighteen months.

Three honest qualifications on that comparison, because it is doing a lot of work in this report. First, the separation is not perfectly ordered: Rasas 19 held a building permit and still registered at €13.93/m², because it sits 300 m from a trunk road — location can override servicing. Ogu iela 12 achieved €26.10/m² on utilities that were only promised. Second, the documented group is drawn from a wider geography than the undocumented group, so part of the gap is location rather than servicing. Third — and this cuts the other way — the plots with **no** matched listing are not necessarily unserviced; they are plots we cannot see. Some of them were sold privately, without advertising, precisely because a neighbour or a family member bought them.

That third point is the reason band A in this report is described as "nothing verified" rather than "unserviced". It is a statement about the evidence, not an accusation about the plots.

Where Līči sits inside the circle. The 3 km circle reaches into Amatnieki, Dzirnezers and the Garkalne fringe, which are stronger markets than Līči. Within Līči itself, the four registered sales of 2026 are €5.35, €5.56, €10.56 and €24.36 per m² — a **median of about €8/m²**, which places the village's own typical 2026 print between the 20% and 25% levels of the wider circle. The State's own mass-appraisal model points the same way: the universal cadastral values recorded for neighbouring Līči parcels run at roughly €3 to €7 per m² (Stārķu iela 5 €4.40, Miglas iela 6 €4.32, Upes iela 14 €2.91, Krasta iela 7a €6.60, Dzirnezera iela 4a €7.17), while the plot at Mālkalnu iela 9 in Dzidriņas is modelled at €20.00 per m². Cadastral values are a modelled figure, not a market price, and the ratio of sold price to cadastral value across these sales varies from 1.9 to 5.5 — far too noisy to value with. It is quoted here only as a second, independent indication pointing the same way: **the State's model also places Līči well below the villages nearer Ulbroka.**

The reading this report carries forward. For land in this micro-market:

- **Around €5 to €11/m²** — the lower quarter of local sale prices — is where plots trade when nothing about their servicing, access or buildability is established. This is where three of the four Līči sales of 2026 sit, including the plot adjoining the subject.
- **Around €14 to €20/m²** — the middle of the range — is an ordinary buildable plot in an ordinary village street: power available, access workable, no mains water or sewerage, nothing exceptional.
- **Around €24 to €32/m²** — the upper part of the range — is a plot that is genuinely ready: electricity connected, a made-up and maintained street, a clean unencumbered buildable area, sometimes a consent already in hand. Līči's own best print of 2026, Stārķu iela 5 at €24.36/m², sits at the bottom edge of this level.
- **Above €40/m²** is a different product: full mains servicing including water and sewerage, or a location materially closer to Rīga. Mergupes iela 5, at €60.41/m² with all city communications, shows what the ring pays for mains servicing. **No plot in Līči can**

reach that level, because the mains water and sewerage that justify it do not exist in the village.

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

The principles applied, in the order they were applied.

1. **A sale whose condition can be verified outranks a nearer sale whose condition cannot.** This is how certified valuers choose, and the reason is straightforward: a price without a known condition attached is a number without a meaning. A registered sale 2.3 km away whose listing and photograph show a mown plot with an electricity cabinet on a street of finished houses tells us more about what serviced land is worth than a price 600 m away about which we know only the area. Applied here, this principle **imported two comparables from outside Līči** — Mākalnu iela 9 in Dzidriņas and Vāveru iela 5 in Ulbroka — because within Līči only one sale in four years carries a matched listing.
2. **Unverified sales at very close range are not discarded — they anchor the band edges.** The adjoining plot's price is the single most location-specific fact in the entire evidence set. It cannot fix a point estimate, because we do not know what state that plot was in or whether the parties were at arm's length. It can, and does, fix the floor of the value range.
3. **Same village and same plot class outrank raw distance.** Belvertu iela 11 at 31 m and Muižas iela 7 at 593 m are both Līči plots designated for individual house construction, of 1,610–1,800 m², with the same explication pattern. Riņķa iela 3 at 1,300 m is in Amatnieki, across the parish boundary in what was Garkalnes pagasts — a different village with a different market, and it was rejected in favour of Līči sales further from the pin.
4. **Land-use purpose must match.** A plot designated for public-use buildings, or one recorded as scrub, is a different product no matter where it sits.
5. **Recency, last.** In a market with no defensible trend, a 2023 sale is not disqualified by age — but it carries a composition risk that a 2026 sale does not. Six of the seven selected comparables sold within five months of the date of this report.

Thirty-nine registered sales were examined — the thirty-three supplied within about 15 km and the last 48 months, plus six further sales within 1,500 m surfaced by our own register queries (Upes iela 14, Krasta iela 15, Miglas iela 6, Laiviņu iela 3, Celtnieku iela 1, and the 2022 sale at Muižas iela 7). Those six additional local sales materially changed the picture: three of them are Līči plots that sold in 2025–2026, and two of them sold at €4–5/m². **The full set of candidate sales is tabulated in the Annexes.** The decisive selections and rejections are argued here.

Selected — seven comparables.

#	SALE	DISTANCE	DATE	PRICE	AREA	€/M ²	WHY SELECTED
1	Belvertu iela 11, Līči	31 m	12 May 2026	€10,000	1,800 m ²	€5.56	The adjoining parcel. Consecutive cadastre number, same land-use purpose, same explication pattern, near-identical size, four months old. The most location-specific evidence obtainable
2	Stārķu iela 5, Līči	253 m	14 Jul 2026	€35,000	1,437 m ²	€24.36	The only Līči sale in the evidence set carrying a matched listing and a photograph . Two months old. Sets the village's own upper reference
3	Upes iela 14, Līči	557 m	6 May 2025	€45,000	2,782 m ²	€16.18	Same village, same purpose, comparable water-strip composition. Occupies the middle ground the other Līči sales leave empty
4	Muižas iela 7, Līči	593 m	9 Apr 2026	€17,000	1,610 m ²	€10.56	Same village, same purpose, closest match on size (1,610 v 1,700 m²) and on composition (farmland plus a water strip, no road strip)
5	Krasta iela 15, Līči	702 m	10 Apr 2026	€13,000	2,430 m ²	€5.35	Same village, same purpose, farmland plus a road strip. Corroborates the low band independently of the adjoining sale
6	Mālkalnu iela 9, Dzidriņas	2,338 m	20 Jul 2026	€47,000	1,214 m ²	€38.71	Condition-verified with a photograph showing a serviced, ready plot. Defines the upper reference for a fully serviced plot in this parish

#	SALE	DISTANCE	DATE	PRICE	AREA	€/M ²	WHY SELECTED
7	Vāveru iela 5, Ulbroka	4,232 m	22 Jul 2026	€56,000	2,192 m ²	€25.55	Condition-verified with a photograph, exact listing match, and the only sale in the set with a documented approved detailed plan and confirmed absence of encumbrances — the fully consented case

Rejected nearer sales, and why each lost to a farther selected one. This is set out in full because a reader is entitled to ask why a sale 646 m away was passed over for one at 4.2 km.

REJECTED SALE	DISTANCE	€/M ²	WHY IT LOST
Miglas iela 6, Līči	610 m	€4.30	A registered building stands on this parcel , yet the whole property changed hands for €5,000. A price that low for land plus a structure is not a market print for a bare plot — it indicates a part-share transfer or a transaction between related parties. Excluded rather than adjusted, as atypical deals should be
Dambja iela 3, Līči	646 m	€25.00	Land-use purpose is Neapgūta sabiedriskas nozīmes objektu apbūves zeme — undeveloped public-use building land — and the explication is 100% scrub. Different use class and different product; its €25/m ² would have flattered the subject. Rejected in favour of Vāveru iela 5, which is farther but is a genuine residential building plot with verified servicing
Krasta iela 7a, Līči	857 m	€16.65	December 2022, and the explication records the whole parcel as yard land with no registered building. Rejected in favour of Upes iela 14, farther but 2025 and compositionally comparable
Laiviņu iela 3, Līči	1,040 m	€13.22	25% water, 60% larger than the subject, and 2024. Two large adjustments stacked on one comparable degrade it; used as context only
Dzirnezera iela 4a, Līči	1,105 m	€10.03	A registered building stands on the parcel — the €16,000 bought land plus a structure, so the price is not a land price. Its 22% water share also exceeds the subject's materially
Rinķa iela 3 and 1, Amatnieki	1,300 / 1,339 m	€20.98 / €24.01	Amatnieki, in the former Garkalnes pagasts — a separate village across the parish boundary with its own price level, and both sales are from 2023–2024. Rejected in favour of Mākalnu iela 9, farther but from July 2026 with a photograph and a documented servicing state

REJECTED SALE	DISTANCE	€/M ²	WHY IT LOST
Celtnieku iela 1, Amatnieki	1,425 m	€4.01	€5,000 for 1,247 m ² of designated house-plot land in Amatnieki in October 2025 is far below anything the local evidence supports. Treated as a probable part-share or non-market transfer and excluded, not averaged in
Ābeļu iela 52	1,680 m	€46.48 / €45.13	The same parcel sold twice within eleven days at €100,000 and €103,000. Whatever that pattern is, it is not two independent market prints
Ābeļziedu iela 3, Amatnieki	1,778 m	€23.31 / €36.07 / €27.31	The same 1,201 m ² parcel sold three times in three years, at €32,800 (2023), €43,318 (2025) and €28,000 (2026) — a 35% fall in seventeen months on an unchanged plot. Not a clean series. Retained as supporting evidence only, because its photograph is instructive
Ezerpriēžu iela 4	1,793 m	€127.40	€186,000 for 1,460 m ² . A different product in a different market segment; a clear outlier against every other print in the set
Mergupes iela 5, Juglasciems	3,249 m	€60.41	Within Rīga city, with all city communications including mains water and sewerage — services that do not exist in Līči at all. Not comparable; used solely to show what full mains servicing is worth in this ring

Comparable sale sheets

Comparable 1 — Belvertu iela 11, Līči (31 m)

Register facts (State Land Service cadastre, 80960010669): registered area 1,800 m²; land-use purpose Individuālo dzīvojamu māju apbūve; explication — agricultural 1,200 m² (67%), water 100 m² (6%), under roads 500 m² (28%); registered buildings on the parcel: none. **Registered sale** (State sold-price register): €10,000 on 12 May 2026 — **€5.56/m²**.

Condition and servicing evidence: none. No matched marketing listing exists for this sale, and no photograph. On the local price spectrum it sits at roughly the 14% level — the lower quarter, where plots with nothing established about them trade.

Why it carries the heaviest single weight. This is the plot next door. The cadastre number is one digit from the subject's, indicating both parcels were formed in the same registration event from the same original holding. The land-use purpose is identical. The explication pattern is the same — farmland with a water strip and a road strip. The size differs by 6%. The sale is four months old. In a valuation of a plot with no history of its own, there is no closer evidence available anywhere.

What must be said against it. We do not know whether this was an arm's-length transaction, and €10,000 is low enough that a family transfer or a distressed sale cannot be excluded. Nor do we know the plot's servicing state. **This is exactly why it is used to anchor the floor of the range rather than the estimate.** It does not stand alone: Krasta iela 15 registered at €5.35/m² in the same month range, and Muižas iela 7 at €10.56/m². Three of the four Līči sales of 2026 fall below €11/m². A single low print can be an anomaly; three cannot be dismissed as one.

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	0%	Sold May 2026, four months before the date of this report. On the pooled series the mechanical factor would be $\text{€}23 \div \text{€}23 = \times 1.000$ in any case; no adjustment either way
Location	0%	The adjoining plot. Same street network, same village, same everything
Size	0%	1,800 m ² against 1,700 m ² — a 6% difference, below the threshold at which size affects the rate. Clean
Composition	+16%	The subject's effective usable area is 86.8% of its title; this comparable's is 75.0%, because 28% of it lies under roads against the subject's 12%. Ratio $86.8 \div 75.0 = 1.157$
Net	+16%	

Adjusted: $\text{€}5.56 \times 1.16 = \text{€}6.45/\text{m}^2$. On the subject's 1,700 m²: **€10,965.**

Comparable 2 — Stārķu iela 5, Līči (253 m)

Register facts (State Land Service cadastre, 80960011241): registered area 1,437 m²; explication — agricultural 1,437 m² (100%), no water and no road strip; registered buildings: none; universal cadastral value €6,317 (€4.40/m²). **Registered sale:** €35,000 on 14 July 2026 — **€24.36/m².**

Matched listing (Site Radar market intelligence): asked €40,000, sold at €35,000 — **12.5% below the last advertised price — after 13 days on the market.** Match quality: high. The text reads: "Pārdošanā zemes gabals klusā un mierīgā vietā Līčos — ideāla vieta privātmājas būvniecībai. Jauki kaimiņi. Pievilktā elektrība. Uz ciematu ved asfaltēts un apgaismots piebraucamais ceļš. Tikai 400 m lī..." — a plot in a quiet spot in Līči, ideal for building a private house, pleasant neighbours, **electricity brought in**, an **asphalted and lit access road** leading to the village.

The photograph is a cadastre map extract rather than a site photograph. It is nonetheless usable evidence, and what it shows is worth stating: the parcel sits within a regular grid of rectangular plots of similar size, several of the neighbouring plots already carry finished houses with landscaped gardens, and a made-up road runs along the eastern edge of the block. It shows an **organised subdivision in the course of being built out** — which is exactly what the marketing text claims and what the price reflects. What it does not show is the ground itself: no photograph of the surface, the vegetation or the connection point exists in the archive for this sale, so "electricity brought in" remains a described rather than an observed fact.

Photograph not reproduced — Stārķu iela 5, Līči — cadastre extract for the plot that sold at €35,000 in July 2026, within a grid of building plots already partly built out with finished houses.. 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.

One register anomaly, stated calmly and not adjudicated further. The cadastre records this parcel's land-use purpose as Zeme dzelzceļa infrastruktūras zemes nodalījuma joslā un ceļu zemes nodalījuma joslā — land within a railway or road right-of-way strip — while the marketing described it, and the buyer evidently bought it, as a house plot. Cadastral purpose entries are sometimes stale or carried over from a predecessor parcel, and the surrounding development shows the block functioning as residential land. The point is not to resolve it here; the point is that **it is a live example of why a buyer in this**

village should verify the land-use purpose and the building conditions with the municipality before exchanging, whatever the advertisement says. It does not alter this comparable's usefulness: the €35,000 was paid for a clean, level, 1,437 m² plot with electricity and a made-up road, and that is the fact being used.

Where it sits on the local price spectrum: roughly the 59% level — the lower edge of the band where genuinely ready plots trade. **This is the highest registered price achieved by any Līči plot in the evidence set, and it is the ceiling the subject must be measured against.**

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	0%	Sold July 2026, two months ago
Location	0%	Same village. The asphalted, lit street is treated as a servicing difference, not a location one, and is deliberately left unadjusted — see below
Size	−3%	1,437 m ² against 1,700 m ² , 15% smaller. Smaller plots carry a modestly higher rate per m ²
Composition	−13%	100% usable against the subject's effective 86.8%. Ratio $86.8 \div 100 = 0.868$
Net	$\times 0.97 \times 0.87 =$ 0.844, i.e. −15.6%	

Adjusted: €24.36 × 0.844 = €20.56/m². On the subject's 1,700 m²: **€34,952.**

Why servicing is not adjusted. This comparable has documented electricity and a documented asphalted, lit street. The subject's servicing is unverified. There is no defensible number to bridge that gap, because we do not know which side of it the subject falls on — and inventing one would be the single worst error available in this report. **The unadjusted difference is precisely what the three value bands express.** Read correctly, this comparable says: if the subject is as ready as Stārķu iela 5, it is worth about €35,000; the asking price of €38,500 requires it to be better than Stārķu iela 5.

Comparable 3 — Upes iela 14, Līči (557 m)

Register facts (State Land Service cadastre, 80960011123): registered area 2,782 m²; land-use purpose Individuālo dzīvojamo māju apbūve; explication — other land 2,231 m² (80%), water 420 m² (15%), scrub 71 m² (3%), under roads 60 m² (2%); registered buildings: none; universal cadastral value €8,103 (€2.91/m²). **Registered sale:** €45,000 on 6 May 2025 — **€16.18/m².**

Condition and servicing evidence: none. No matched listing. On the local price spectrum it sits at roughly the 45% level — the middle. Its value to this analysis is precisely that it occupies the middle ground that the other Līči evidence leaves empty: this is a Līči plot that sold for neither €5/m² nor €24/m², but for €16/m², sixteen months ago.

A note on its composition. The register records 80% of this parcel as "other land" rather than agricultural. In practice, on a designated house plot with no buildings, that category covers yard and unclassified ground; it is treated here as usable, which is the reading the surrounding development supports. Its 15% water share is materially larger than the subject's 6%, but its road strip is negligible at 2% against the subject's 12%. The two

differences very nearly cancel — which is why its composition adjustment falls below the threshold at which an adjustment is worth making.

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	+3%	Sold May 2025, sixteen months ago. The mechanical factor from the wider pooled series would be $€23 \div €31 = \times 0.742$, a 26% reduction — and that factor is rejected : the series that produces it swung $\times 1.80$, $\times 0.70$, $\times 1.47$, $\times 1.11$ and $\times 0.74$ in successive years, movements far too large to be a market and characteristic of a changing mix of what happened to sell. In its place a +3% allowance for sixteen months' age is applied, consistent both with the flat picture the local building-plot sales themselves show and with the time allowances of +1% to +5% for comparables aged 0–24 months observed across sworn Latvian land valuations
Location	0%	Same village
Size	+8%	2,782 m ² against 1,700 m ² — 64% larger. Larger plots trade at a lower rate per m ² , so the comparable's rate is raised to the subject's scale
Composition	0%	Effective usable share 87.1% against the subject's 86.8% — a 0.3% difference. Noise. Clean
Net	$\times 1.03 \times 1.08$ $= 1.112$, i.e. +11.2%	

Adjusted: $€16.18 \times 1.112 = €18.00/\text{m}^2$. On the subject's 1,700 m²: **€30,600**.

Comparable 4 — Muižas iela 7, Līči (593 m)

Register facts (State Land Service cadastre, 80960010135): registered area 1,610 m²; land-use purpose Individuālo dzīvojamo māju apbūve; explication — agricultural 1,477 m² (92%), water 133 m² (8%); no road strip; registered buildings: none. **Registered sale:** €17,000 on 9 April 2026 — **€10.56/m²**.

Condition and servicing evidence: none. No matched listing. On the local price spectrum it sits at roughly the 28% level.

Why it matters. On the two register variables we can measure, this is the **closest comparable in the entire set**: 1,610 m² against the subject's 1,700 m² (5% apart), and a composition of farmland plus a water strip that differs from the subject's only in lacking a road strip. It is five months old and in the same village. Its price — €10.56/m², €17,000 for the whole plot — sits between the two very low Līči prints and the middle of the range, and it is the most likely single figure for a Līči plot about which nothing has been established.

The same parcel also sold in November 2022 at €8,000 for 805 m² (€9.94/m²), which suggests the plot was assembled or reconfigured between those dates. That earlier sale is not used — it is of half the area and from 2022 — but it is worth noting that the same address transacted at almost exactly the same rate per square metre three and a half years apart. **In a market where the annual medians swing by 40%, that is one of the few genuinely stable price signals in the whole evidence set**, and it supports the conclusion that Līči land has not moved much.

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	0%	Sold April 2026, five months ago
Location	0%	Same village
Size	0%	1,610 m ² against 1,700 m ² — 5% apart. Clean
Composition	−7%	Effective usable share 93.8% against the subject's 86.8%. Ratio $86.8 \div 93.8 = 0.925$. The subject carries a road strip this comparable does not
Net	−7%	

Adjusted: €10.56 × 0.93 = €9.82/m². On the subject's 1,700 m²: **€16,694.**

Comparable 5 — Krasta iela 15, Līči (702 m)

Register facts (State Land Service cadastre, 80960010051): registered area 2,430 m²; land-use purpose Individuālo dzīvojamu māju apbūve; explication — agricultural 2,270 m² (93%), under roads 160 m² (7%); registered buildings: none. **Registered sale:** €13,000 on 10 April 2026 — **€5.35/m².**

Condition and servicing evidence: none. No matched listing. On the local price spectrum it sits at roughly the 13% level.

Its function in this report is corroboration. Standing alone, the adjoining plot's €5.56/m² could be dismissed as a family transfer. This sale — a differently composed, considerably larger plot on a different Līči street, sold in the same month — registered at €5.35/m². The two independently establish that **a designated house plot in Līči can and does change hands at around €5 to €6 per square metre in 2026.** That is the fact the floor of the value range is built on, and it is the fact the asking price has to be reconciled with.

Note that this plot's composition is close to clean — 93% usable, better than the subject's 82% — so its very low price cannot be explained by the composition of its title. Something else about it, invisible to the register, explains €13,000 for 2,430 m² of designated house-plot land: access, ground conditions, an encumbrance, the circumstances of the parties, or a combination. **That invisible factor is the very thing this report cannot verify about the subject either,** which is why the bands exist.

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	0%	Sold April 2026, five months ago
Location	0%	Same village
Size	+5%	2,430 m ² against 1,700 m ² — 43% larger. The comparable's rate is raised to the subject's scale
Composition	−9%	Effective usable share 95.1% against the subject's 86.8%. Ratio $86.8 \div 95.1 = 0.913$
Net	×1.05 × 0.91 = 0.956, i.e. −4.5%	

Adjusted: €5.35 × 0.956 = €5.11/m². On the subject's 1,700 m²: **€8,687.**

Comparable 6 — Mālkalnu iela 9, Dzidriņas (2,338 m)

Register facts (State Land Service cadastre, 80960040562): registered area 1,214 m²; land-use purpose Individuālo dzīvojamo māju apbūve; explication — agricultural 1,214 m² (100%); no water, no road strip; registered buildings: none; universal cadastral value €24,280 (€20.00/m²). **Registered sale:** €47,000 on 20 July 2026 — **€38.71/m²**.

Matched listing (Site Radar market intelligence): asked €50,000, sold at €47,000 — **6.0% below the last advertised price — after 42 days**. Match quality: likely. The text describes a plot in a quiet district of Dzidriņas, ideal for building a private house, at the end of a street with minimum noise and maximum privacy, with **electricity supplied**.

The photograph is the most informative in the set, and it is observed evidence rather than described. It shows a level, closely mown grass plot with no scrub and no trees on it. In the left foreground stands a **white utility connection cabinet with a hazard marking and a service marker post beside it** — a physical, photographed electricity connection at the plot boundary, not merely an assertion in text. A gravel access road runs along the frontage. On the right, immediately adjoining, stands a **recently completed modern two-storey white house with a clipped hedge and planted garden**. In the background, other finished houses and a mature tree line.

Photograph not reproduced — Mālkalnu iela 9, Dzidriņas — sold €47,000 in July 2026. Mown, level, clean plot with an electricity connection cabinet at the frontage and a newly built house next door. 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.

That photograph is what €38.71 per square metre buys in this parish: **a clean, fully usable, connected plot on a street already built out with new houses**. It is the practical definition of the top band in this report, and it should be held in mind when reading the subject's advertisement.

Where it sits on the local price spectrum: roughly the 85% level.

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	0%	Sold July 2026, two months ago
Location	−13%	Dzidriņas against Līči. Dzidriņas sits nearer Ulbroka and the Rīga approach roads, with a denser new-build fabric. This is the largest location adjustment observed across sworn Latvian land valuations (the range runs ±2% to ±13%) and it is applied at that ceiling deliberately — because the true gap is larger than 13%. The State's own model rates Dzidriņas land at €20.00/m ² against €3–7/m ² for the Līči parcels, and Līči's best 2026 print (€24.36/m ²) is 37% below this one. The convention caps the location row at 13%; the remainder of the gap is a servicing and street-quality difference, which the band structure carries rather than this row
Size	−5%	1,214 m ² against 1,700 m ² — 29% smaller
Composition	−13%	100% usable against the subject's effective 86.8%
Net	×0.87 × 0.95 × 0.87 = 0.719, i.e. −28.1%	

Adjusted: €38.71 × 0.719 = €27.83/m². On the subject's 1,700 m²: **€47,311.**

How to read that figure. It is the highest adjusted value in the set and it must be read with its assumption attached: it is what the subject would be worth **if it were as clean, as connected and as ready as the plot in that photograph** — and even then, only if the 13% location cap is generous rather than conservative. It is used as the **upper edge** of the top band, not as its centre. The reason is the cross-check in the next chapter: Līči's own market has never, in the four years of registered evidence available, paid more than €35,000 for a plot of this kind.

Comparable 7 — Vāveru iela 5, Ulbroka (4,232 m)

Register facts (State Land Service cadastre, 80960031613): registered area 2,192 m²; land-use purpose Neapgūta individuālo dzīvojamu māju apbūves zeme — undeveloped individual housing land; explication — forest 1,120 m² (51%), agricultural 947 m² (43%), scrub 125 m² (6%); registered buildings: none; universal cadastral value €18,308 (€8.35/m²). **Registered sale:** €56,000 on 22 July 2026 — **€25.55/m².**

Matched listing (Site Radar market intelligence): asked €64,490, sold at €56,000 — **13.2% below the last advertised price — after 27 days.** Match quality: **exact.** The text: "2182 m2 liels apbūves gabals Ulbrokā ar elektrības pieslēgumu, piebraucamo ceļu. Bez apgrūtinājumiem. Zemes gabalam ir apstiprināts detālplānojums. Nekustamais īpašums atrodas 5 km no Rīgas robežas..." — a building plot in Ulbroka with an **electricity connection** and an **access road, free of encumbrances**, with an **approved detailed plan**, 5 km from the Rīga boundary.

The photograph shows an open, dry, tussocky grass clearing sloping gently away, with a **wall of mature pine and birch forming the rear boundary** — the standing timber the register records as 51% of the parcel. Orange-and-white boundary marking tape is visible on the right-hand edge. The ground is unimproved rough grass, not mown, with no visible structures, no cabinet and no fence.

Photograph not reproduced — Vāveru iela 5, Ulbroka — sold €56,000 in July 2026. Open rough grass with mature pine forming the rear half of the plot; boundary tape at the right edge.. 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.

Why this comparable earns its place from 4.2 km away. It is the **only sale in the entire evidence set with a documented approved detailed plan and a documented absence of encumbrances** — the fully consented, fully de-risked case. It shows what the market pays when the questions this report cannot answer about the subject have all been answered in the buyer's favour. Note also what it shows about composition: half this parcel is standing forest, and the market paid €25.55/m² for it — in the pine-village setting of Ulbroka a treed rear boundary is an amenity a buyer pays for, not a defect. That is a useful corrective to any assumption that non-agricultural explication classes are automatically a deduction. **It is not a corrective that helps the subject**, whose non-agricultural classes are a ditch and a road strip, neither of which anyone buys for the view.

No separate assessment of standing timber value is made or needed: this is a building plot bought for construction, the timber is an amenity within the plot price, and no forest-register stand data is held. Where a plot is bought for its timber, that component requires a certified forest valuer — it is not the case here.

Where it sits on the local price spectrum: roughly the 61% level.

Adjustment arithmetic.

ROW	ADJUSTMENT	REASON
Time	0%	Sold July 2026, two months ago
Location	-13%	Ulbroka is the parish centre — school, shops, services, 5 km from the Rīga boundary — against Līči, a small outlying village. Applied at the ceiling of the observed convention range, for the same reason given for Mālkalnu iela 9
Size	+5%	2,192 m ² against 1,700 m ² — 29% larger
Composition	-13%	Effectively 100% usable (forest here being an amenity within a building plot, not a deduction) against the subject's effective 86.8%
Net	×0.87 × 1.05 × 0.87 = 0.795, i.e. -20.5%	

Adjusted: €25.55 × 0.795 = €20.31/m². On the subject's 1,700 m²: **€34,527.**

Supporting sales — photographs viewed, not weighted in the reconciliation

Three further matched sales were examined with their photographs. They are not carried into the adjustment grid — each is 1.8 to 8.3 km away in a different settlement — but each informs the reading of the price spectrum, and the reader should be able to see them.

Vadžu iela 58, Bukulti (8,274 m) — sold €43,000 on 2 July 2026, 1,742 m², €24.68/m². Asked €55,000, sold **21.8% below the last advertised price after only 10 days** — an exact listing match. The text describes a private-owner sale with electricity brought in, a gravel drive running to the plot from the asphalted Lejasvīgantū iela, and a **high position roughly 6 m above the water level** — a selling point the vendor thought worth advertising, which tells you what buyers in this riverine ring worry about. The photograph shows dry, unmown meadow grass with **numerous self-seeded young pines** across the plot, a neighbour's new dark mesh fence running down the left boundary with a utility cabinet just beyond it, and wooded surroundings. **This is the single best illustration of what a designated house plot looks like when nobody has maintained it**, and of how modest the effect of that is on price when the fundamentals are sound: €24.68/m², at almost exactly the level Stārķu iela 5 achieved in Līči.

Photograph not reproduced — Vadžu iela 58, Bukulti — sold €43,000 in July 2026. Unmown meadow with self-seeded young pines; neighbour's new fence and a utility cabinet on the left boundary. 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.

"Upeskrasti 10", Silabrieži, Salaspils novads (5,246 m) — sold €33,800 on 14 July 2026, 1,750 m², €19.31/m². Asked €35,000, sold 3.4% below the last advertised price after 27 days. Marketed as 20 minutes from Rīga centre, ideal for building a private house. The photograph is a cadastre extract showing a **clean rectangular 0.175 ha plot within a small settled hamlet**, with several finished houses on the neighbouring parcels, a road along the western boundary and a pond to the south. **At 1,750 m² this is the closest match in the whole evidence set to the subject's registered area**, and it sold for €33,800 in a comparable outlying hamlet. It is a useful reality check on the asking price: a similarly sized plot, in a settled hamlet, closer to Rīga, cleared the register at €33,800 two months ago.

Photograph not reproduced — "Upeskrasti 10", Silabrieži — sold €33,800 in July 2026. A clean 1,750 m² rectangular plot in a settled hamlet, houses on the neighbouring parcels.. 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.

Ābeļziedu iela 3, Amatnieki (1,778 m) — sold €28,000 on 1 July 2026, 1,201 m², €23.31/m². Asked €50,000, sold **44.0% below the last advertised price**. The aerial photograph shows the plot outlined on a meadow bank **directly above the Mazā Jugla river**, with a gravel track access from the village road, scattered trees and scrub on the slope, and forest on the far bank. The plot is attractive and the setting genuinely desirable — and the sale still needed a 44% reduction from the advertised price to complete. The same parcel had registered at €43,318 in February 2025 and €32,800 in May 2023. **The lesson for this client is about asking prices, not about riverside land: in this market an ambitious advertised figure is not evidence of value, and a plot can be advertised at nearly twice what it eventually registers at.**

Photograph not reproduced — Ābeļziedu iela 3, Amatnieki — sold €28,000 in July 2026 after a 44% reduction from the advertised €50,000. Meadow plot on the bank above the Mazā Jugla.. 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.

Comparable evidence summary

#	ADDRESS	SOLD	DATE	AREA	€/M ²	ADJUSTMENTS (TIME / LOCATION / SIZE / COMPOSITION)	NET	ADJUSTED €/M ²	ON 1,700 M ²
1	Belvertu iela 11, Līči (31 m)	€10,000	12 May 2026	1,800 m ²	€5.56	0% / 0% / 0% / +16%	+16.0%	€6.45	€10,965
2	Stārķu iela 5, Līči (253 m)	€35,000	14 Jul 2026	1,437 m ²	€24.36	0% / 0% / -3% / -13%	-15.6%	€20.56	€34,952
3	Upes iela 14, Līči (557 m)	€45,000	6 May 2025	2,782 m ²	€16.18	+3% / 0% / +8% / 0%	+11.2%	€18.00	€30,600
4	Muižas iela 7, Līči (593 m)	€17,000	9 Apr 2026	1,610 m ²	€10.56	0% / 0% / 0% / -7%	-7.0%	€9.82	€16,694
5	Krasta iela 15, Līči (702 m)	€13,000	10 Apr 2026	2,430 m ²	€5.35	0% / 0% / +5% / -9%	-4.5%	€5.11	€8,687
6	Mālkalnu iela 9, Dzidriņas (2,338 m)	€47,000	20 Jul 2026	1,214 m ²	€38.71	0% / -13% / -5% / -13%	-28.1%	€27.83	€47,311

#	ADDRESS	SOLD	DATE	AREA	€/M ²	ADJUSTMENTS (TIME / LOCATION / SIZE / COMPOSITION)	NET	ADJUSTED €/M ²	ON 1,700 M ²
7	Vāveru iela 5, Ulbroka (4,232 m)	€56,000	22 Jul 2026	2,192 m ²	€25.55	0% / −13% / +5% / −13%	−20.5%	€20.31	€34,527

Net corrections range from −28% to +16%. That sits comfortably within the range of total net corrections observed across sworn Latvian land valuations, which runs from −41% to +20% and is typically 5% to 35% on rural land.

The pattern in the adjusted column is the finding of this report. The seven adjusted figures do not scatter randomly; they fall into two tight clusters with a gap between them:

- **€5.11, €6.45, €9.82** — the three Līči plots about which nothing is documented.
- **€18.00, €20.31, €20.56, €27.83** — the plot occupying the village's middle ground, and the three plots whose servicing is documented, two of them photographed.

Two independent condition-verified sales — one in Līči with electricity and an asphalted lit street, one in Ulbroka with an approved detailed plan and no encumbrances — converge, after adjustment for location, size and composition, on **€20.31 and €20.56 per square metre**. Independent convergence to within 1% from different villages and different evidence is as strong a signal as this method produces, and it is what fixes the centre of the top band.

Adjustments & reasoning

The four adjustment rows, and why only these four.

Time. Derived from data, not from sentiment — and the data here required a substitution that must be declared rather than buried. The mechanical approach would take the ratio of this year's median to the sale year's median from the wider pooled series: $€23 ÷ €27 = \times 0.852$ for a 2022 sale, $€23 ÷ €19 = \times 1.211$ for 2023, $€23 ÷ €28 = \times 0.821$ for 2024, $€23 ÷ €31 = \times 0.742$ for 2025. **Those factors are rejected.** The series producing them moves $\times 1.80, \times 0.70, \times 1.47, \times 1.11, \times 0.74$ year on year; a residential land market does not gain 80% and then lose 30% in consecutive years, and none of the movement is attributable to new construction entering the sample, because the register records no construction year for land at all. The movement is a changing mix of what happened to sell. The local building-plot sales examined for this report show the same sawtooth (€13.30, €21.88, €17.33, €29.41, €21.31 per m² from 2022 to 2026).

The substitute applied: **0% for sales within twelve months, +3% for twelve to twenty-four months, +5% beyond that** — consistent with the flat picture the local evidence itself shows, and with the +1% to +5% time allowances for comparables aged 0–24 months observed across sworn Latvian land valuations. In practice this bites on exactly one comparable, because six of seven sold within five months. Corroborating detail: Muižas iela 7 transacted at €9.94/m² in November 2022 and at €10.56/m² in April 2026 — the same address, 6% apart, three and a half years apart.

Location. Applied only where the comparable is in a different settlement, at 13% — the ceiling of the range observed across sworn valuations — for both Dzidriņas and Ulbroka. This is deliberately the most conservative choice available in the client's favour, because

the true gap is wider than 13%: the State's mass-appraisal model rates Līči land at €3–7/m² against €20/m² in Dzidriņas, and Līči's own best print is 37% below the Dzidriņas sale. Applying only 13% means the two imported comparables are **flattering** to the subject. Their adjusted values are therefore treated as the top of the range, not the middle of it.

Size. Applied on a stepped scale reflecting that larger plots trade at a lower rate per square metre: no adjustment below a 10% area difference, 3% for 10–25%, 5% for 25–50%, 8% above 50%. The observed convention across sworn valuations runs from ±2% up to –14%; nothing here required more than 8%, because every comparable falls within 1,214 to 2,782 m². The parcels-of-ten-hectares-and-above evidence in the wider data (where quartiles collapse to €4,303 to €15,089 per hectare) does not bear on this case at all — the subject is at the small end of the size range, where rates per unit area are highest.

Composition. The row that does most of the work, and the one specific to land. Each parcel's **effective usable area** is computed as its fully usable classes plus 25% of its water and road strips, on the reasoning that such strips are not worthless — a road strip carries frontage and access rights, a watercourse strip carries amenity and separation — but are worth a fraction of building ground. The subject's effective usable area is 1,400 + (0.25 × 300) = 1,475 m², or **86.8% of its 1,700 m² title**. Each comparable is adjusted by the ratio of the subject's share to its own.

The 25% residual weight is a stated valuation assumption, not a measured figure, and it is tested rather than asserted. At the opposite extreme, treating water and road strips as worth nothing at all, the subject's usable share becomes 82.4% and the adjustment on the adjoining plot rises from +16% to +24% while the adjustment on the clean comparables falls from –13% to –18%. Running the whole reconciliation on that basis moves the central figures of all three bands by **less than 5%**, and moves no band boundary by more than €1,500. The conclusion does not depend on the assumption.

What is deliberately not adjusted, and why. No servicing or readiness adjustment is applied to any comparable. There is no honest number to apply, because the subject's own state is unknown; a figure invented to bridge that gap would be the most damaging number in the report, since it would look like measurement and be nothing of the kind. **The unbridged gap between the two clusters in the adjusted column is not a defect in the analysis — it is the analysis**, and it is what the three bands express.

Reconciliation weights.

Lower band — plots with nothing verified.

COMPARABLE	ADJUSTED €/M ²	WEIGHT	WHY THIS WEIGHT
Belvertu iela 11	€6.45	40%	The adjoining parcel, formed in the same registration event, same purpose, same composition pattern, four months old. No closer evidence exists — but the weight stops at 40% because the transaction's arm's-length character cannot be confirmed
Muižas iela 7	€9.82	35%	The closest match on size and composition in the whole set, five months old, same village. Weighted just below the adjoining plot only because it is 593 m rather than 31 m away

COMPARABLE	ADJUSTED €/M ²	WEIGHT	WHY THIS WEIGHT
Krasta iela 15	€5.11	25%	Independent corroboration from a third Līči street in the same month range. Weighted lowest of the three because it is 43% larger and its very low price is unexplained even by its composition, which is cleaner than the subject's

Weighted result: $(6.45 \times 0.40) + (9.82 \times 0.35) + (5.11 \times 0.25) = €7.30/\text{m}^2 \rightarrow €12,410 \text{ on } 1,700 \text{ m}^2$.

Upper band — plots verified as serviced and ready.

COMPARABLE	ADJUSTED €/M ²	WEIGHT	WHY THIS WEIGHT
Stārķu iela 5	€20.56	45%	The heaviest weight in the upper band, because it is the only condition-verified sale in the subject's own village , 253 m away, two months old, with both a marketing text and a photograph. Location risk is nil
Vāveru iela 5	€20.31	30%	The fully consented case — approved detailed plan, no encumbrances, electricity, access, exact listing match, photographed. Weighted below Stārķu iela 5 solely for distance, at 4.2 km
Mākalnu iela 9	€27.83	25%	The strongest photographic evidence in the set and a clean, connected plot — but in the strongest of the three villages, carrying the largest location adjustment, which is itself capped below the true gap. Lowest weight, and it sets the band's upper edge rather than its centre

Weighted result: $(20.56 \times 0.45) + (20.31 \times 0.30) + (27.83 \times 0.25) = €22.30/\text{m}^2 \rightarrow €37,910 \text{ on } 1,700 \text{ m}^2$.

Middle band. No cluster of comparables sits here, because the local market is genuinely bimodal — three of the four Līči sales of 2026 are below €11/m² and the fourth is at €24/m². The middle band is therefore constructed rather than averaged, and this is stated plainly: it is anchored on **Upes iela 14 at €18.00/m² adjusted** (a Līči plot, unverified servicing, sixteen months old, occupying exactly this ground), on the mid-point of the local price range at €20/m², and on the ordinary serviced prints from the wider ring at €13.93 to €19.31/m² (Rasas 19, Baložu iela 4, "Upeskrasti 10"). It sits at **€13.5 to €18.2/m²**, below the verified-servicing cluster because it assumes no gas and an unmade street, and above the unverified cluster because it assumes electricity and secured access are established.

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

The register basis is the **cadastre area of 1,700 m²**, used for every figure below and everywhere else in this report. Values are rounded to the nearest €500.

Band A — nothing verified beyond title

€10,000 - €17,000 · central €12,500 · €5.9 to €10.0 per m²

Anchored on: the weighted result of the three unverified Līči comparables, €7.30/m² (€12,410), with the range spanning from Krasta iela 15's adjusted €5.11/m² at the bottom to Muižas iela 7's adjusted €9.82/m² at the top, and the whole-plot prices those three sales actually registered — €10,000, €13,000 and €17,000 — bracketing the band directly.

Where it sits in the local price distribution: between the levels below which 10% and 25% of local sales fell. This is where land trades in this circle when nothing about it has been established.

What this band describes: the plot as the register alone evidences it — a designated house plot with no documented utility connection, no evidenced legal access, no confirmation that its buildable area is free of protection zones, and no geotechnical information. It is the value if the advertised connections turn out to be a cable in the road rather than a connection at the boundary, or if access proves to depend on a neighbour's goodwill.

Band B — ordinary buildable plot

€23,000 - €31,000 · central €27,000 · €13.5 to €18.2 per m²

Anchored on: Upes iela 14 at €18.00/m² adjusted (€30,600) at the top; the ordinary serviced prints of the wider ring — "Upeskrasti 10" at €19.31/m² (€33,800 for 1,750 m², the closest area match in the set), Baložu iela 4 at €15.60/m², Rasas 19 at €13.93/m² — through the middle; and the mid-point of the local price range at €20/m² as the ceiling reference before the made-up street and gas are added.

Where it sits in the local price distribution: around the levels below which 40% to 50% of local sales fell — the middle.

What this band describes: electricity available at or close to the boundary, access legally secured and physically usable, an unmade or lightly made village street, no gas connection, no mains water or sewerage (which no plot in Līči has), no consent package in hand, and a buildable area of about 1,400 m² after the water and road strips.

Band C — fully serviced and consented

€33,000 - €39,000 · central €36,000 · €19.4 to €22.9 per m²

Anchored on: the weighted result of the three condition-verified comparables, €22.30/m² (€37,910); the independent convergence of Stārķu iela 5 (€20.56/m²) and Vāveru iela 5 (€20.31/m²) at the band's centre; and Mālkalnu iela 9's adjusted €27.83/m² marking the outer edge of what is defensible.

Where it sits in the local price distribution: around the levels below which 50% to 57% of local sales fell. That may look modest for a "best case", and the reason should be understood: the 3 km circle used to build that distribution reaches into Amatnieki, Dzirnēzers and the Garkalne fringe, which are stronger markets than Līči. **Even the top band for a Līči plot sits only just above the mid-point of the wider circle.**

Why the band is capped at €39,000 rather than the €47,311 the Dzidriņas comparable implies: because Līči's own market caps it. The highest price any Līči plot has registered in the four years of evidence examined is **€35,000** — Stārķu iela 5, in July 2026, for a **completely clean 1,437 m²** with electricity and an asphalted, lit access road. The subject's usable ground, at approximately 1,400 m², is marginally smaller than that plot's. A buyer paying more than about €35,000 to €39,000 for the subject would be paying more than the village has ever paid, for a plot with less usable ground than its best comparable, on a street with no evidenced asphalt or lighting. That constraint is real and it caps the band.

What this band describes: electricity **and** gas genuinely connected at the plot as the advertisement claims, access secured on a maintained street, the buildable area unencumbered, ground conditions sound.

What moves the plot between bands here

MOVER	LOCAL EFFECT	EVIDENCE GRADE
Documented servicing as a package — electricity connection, usable access, made-up street, together	The ten matched sales in this ring with documented servicing registered at a median of €24.55/m² ; the three Līči sales with nothing documented at a median of €5.56/m² . On 1,700 m ² that separation is on the order of €20,000 to €30,000 — the entire distance from band A to band C. It must be read as a package: the local evidence does not isolate the electricity component from access and street quality, and no honest single-item figure can be extracted from it	[matched-listing evidence]
A made-up, maintained access street	Stārķu iela 5 is the only Līči plot whose listing states an asphalted and lit access road, and it registered at €24.36/m² against €5.35 to €10.56/m ² for the three Līči plots with no such statement. Again a joint effect with electricity and cannot be priced separately	[matched-listing evidence]
The water and road strips in the title	The subject is worth about 13% less per registered square metre than an otherwise identical fully usable plot, from the effective-usable-area computation set out in the previous chapter. Against band C's central figure that is roughly €5,000	[derived from the local price spectrum]
A gas connection	No number. Nothing in the local evidence prices gas separately — no matched pair of local sales differs only in gas, and gas is not mentioned in any comparable's marketing text. What would price it: a written quotation from Gaso for the connection at this address, or the technical conditions if they already exist. Until then the mover is named and left unpriced	unpriced — no local evidence
An approved detailed plan or building permit	No number. The evidence is genuinely ambiguous and it would be dishonest to pretend otherwise: Vāveru iela 5 held an approved detailed plan and registered at €25.55/m ² , while Rasas 19 held a permit for up to three storeys and registered at €13.93/m ² beside a trunk road. Consent status is plainly worth something, but location swamps it in this sample. What would price it: a set of local sales matched on location and servicing, differing only in consent status	unpriced — no local evidence

MOVER	LOCAL EFFECT	EVIDENCE GRADE
Ground conditions and groundwater level	No number applied. Sworn valuations price wet soils at around –7% where evidenced, but nothing in our data evidences wet ground on this parcel. What would price it: a geotechnical borehole report, or the municipality's flood-level information for the Mazā Jugla	unpriced — not evidenced for this parcel
Encumbrances — watercourse protection zone, red lines, servitudes	No number. Our registers do not hold encumbrance data. Where sworn valuations do price encumbrances, the corrections observed run from $\pm 1\%$ to -10% , and only where the restriction actually bites. What would price it: the encumbrance page for cadastre 80960010670 on kadastrs.lv and the municipal building conditions	unpriced — data not held
A well, a biological treatment plant, a fence	No number. None is registered on this parcel and no local sale evidences their price effect. Note that mains water and sewerage are absent throughout the village (0% of 38 nearby registered buildings), so every comparable in Līči shares this condition — it is priced into the whole local market, not a differentiator	unpriced — no local evidence

Which band the signals point to, and with what confidence

Band B — €23,000 to €31,000 — with the upper part of that band and the lower edge of band C available on documentation.

The reasoning: the registered land-use purpose is right, the plot is open and unwooded, both mains plausibly run in the streets (63% electricity, 45% gas among 38 nearby buildings), and the seller states both are at the plot — all of which argues against band A. But nothing corroborates the connection claim, no engineering structure is registered on the parcel, 18% of the title is not building ground, no consent or encumbrance position is established, and — the fact that must not be lost — **the adjoining plot registered at €10,000 four months ago, with two further Līči plots at €13,000 and €17,000 in the same period.** That evidence is too close and too recent to be argued away, and it is what prevents the signals pointing to band C.

Confidence: moderate-to-low. The band structure rests on seven adjusted comparables that fall into two clean clusters, three photographs of directly relevant sales, and a validated relationship between servicing and price across the wider ring. That part is solid. The placement of this plot within the structure rests on an unverified sentence in an advertisement.

What would collapse the matrix to a point estimate:

1. Written confirmation from Sadales tīkls and Gaso that connections exist at the boundary, with capacities — or the technical conditions and a cost if they do not yet exist. **This single item is worth up to €20,000 of the answer.**
2. Proof of legally secured access: whether the 200 m² road strip in the title provides frontage onto a public street, or whether a registered servitude exists.
3. The municipality's building conditions for the plot and the encumbrance page from kadastrs.lv — protection zones from the watercourse in particular.

4. Photographs or a site visit, including the state of the surface, the boundaries and any connection point.

What would refute the band call. In the upward direction: documentation of both connections and evidence that the adjoining €10,000 sale was a related-party or distressed transfer would move the call into band C, and the asking price would then be defensible. In the downward direction: a protection zone crossing the buildable area, no legally secured access, or high groundwater would move it into band A — and at €38,500 the buyer would then be paying roughly three times the value.

Asking price assessment

The ask: €38,500 — €22.65 per registered square metre, €23.10 per square metre on the seller's stated area, and €27.50 per square metre of usable ground.

Characterisation: over-priced as advertised. The figure sits at the very top of the most favourable band this report can construct, and above every other band. It requires the plot to be fully serviced, fully consented, unencumbered and well-accessed — the state photographed at Mākalnu iela 9 — and it requires the buyer to pay no discount for the 18% of the title that is water and road strip. It stands at 3.85 times the price the adjoining plot registered at four months ago, and at 2.8 times the median 2026 registered Līči price of about €8/m². Only if band C is documented in full is €38,500 defensible, and even then it leaves the buyer no margin at all: Līči's own highest registered print in four years is €35,000.

Independent cross-check from the ten matched local pairs. Across the ten registered sales in this evidence set where the marketing listing behind the deal could be identified, the median discount from the last advertised price to the registered price was **−12.9%** (individually: 0.0%, −3.4%, −4.9%, −6.0%, −12.5%, −13.2%, −20.0%, −21.8%, −43.1%, −44.0%). Applied to this ask, that median alone points to about **€33,500** — and that is before any allowance for the fact that this ask starts higher relative to its evidence than most of those did.

The offer levels

Three levels follow. **The euro figures come from the valuation evidence in this report; the frequencies attached to them come from the register.** Where the two disagree, the disagreement is named rather than smoothed.

The frequency evidence, stated with its limits. The measured distribution covers **plots in Pierīga whose construction year is not registered — 65 matched pairs of marketing listing to registered transaction, January to July 2026.** That is a wider market than Līči and it is not a like-for-like set; it is the closest measured population available. In it, registered prices closed at a median of **88% of the last advertised price**; one in four closed at or below 73%; one in ten at or below 54%; 17% registered at exactly the asking price and 2% above it. Two limits must travel with every figure below. First, **sellers in this segment frequently 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 ask — every share below is measured against the **last advertised price**, not the price the buyer first saw. Second, the matcher that links listings to registered sales applies a price tolerance that thins the extremes, so the middle of this distribution is evidence and its far tails are indicative only.

And the essential caveat: these shares describe completed deals in a population. They are not a forecast about this seller. A seller with a deadline accepts far less than

the distribution suggests; a seller with no deadline accepts nothing at all. The evidence cannot see which this one is.

LEVEL	AMOUNT	SHARE OF THE LAST ADVERTISED PRICE	WHAT THE REGISTER EVIDENCE SAYS
Open at	€23,000	60%	Between one in ten and one in four of the 65 matched Pierīga plot sales (January-July 2026) registered at or below this share of the last advertised price — the evidence prints 10% at or below 54% and 25% at or below 73%, and 60% falls between them. No more precise share is claimed
Aim to agree at	€29,000	75%	About one in four of those 65 matched sales registered at or below 73% of the last advertised price; €29,000 sits just above that point. This is the centre of band B and the level this report considers the defensible price for the plot as evidenced
Walk away above	€30,000 if the connections and access are not documented; €35,000 if they are	78% / 91%	At €32,082 (83% of the ask) about 40% of those 65 matched sales registered at or below that level; at €35,509 (92%) about 65% did. €35,000 sits just under the second of those points

The disagreement worth naming. A distribution-driven reading of this ask alone would set a "fair" bid at €35,509 (92% of the ask, a level at or below which about 65% of the 65 matched sales registered) and a walk-away at €32,082 (83%, about 40%). **Both of those sit above the level this report's own evidence supports.** That is not a flaw in either method — it is the whole finding. Those figures are computed from the asking price, and this asking price is not anchored in the evidence for this plot. The register's frequencies describe how far typical Pierīga sellers moved from their asking prices; they say nothing about whether a given asking price was reasonable to begin with. Here, the local evidence says it was not. **The levels above are the valuation's, and they are the ones to act on.**

Practical notes on the negotiation. Two of the local comparables are directly instructive. Stārķu iela 5 — a genuinely better plot than this one on every measurable register variable — was advertised at €40,000 and registered at €35,000 in 13 days. Ābeļziedu iela 3 was advertised at €50,000 and registered at €28,000. In this market an advertised figure is a starting position, and the plots that transacted quickly did so after the seller moved. There is no reason for the buyer to bid against the advertisement rather than against the register.

If the connections are documented, the sensible move is not simply to pay more but to reprice the specific risk that has been removed: the gap between band B and band C is roughly €9,000, and documentation of servicing removes most but not all of it — access, encumbrances and ground conditions remain separate questions with separate documents.

On auction context, for completeness. This is a private treaty sale, not a court auction, so the auction stage sequence does not apply. Were the client bidding for this plot at auction, the discipline observed across the auction archive is: an entry at or below 0.80 of a defensible market value has evidence behind it (repeat auctions start at a median of 0.80 of

the sworn valuation, n=25 land lots), while contested lots have cleared at a median of 1.30 of market value (n=22 land lots, maximum 2.78) — so bidding beyond that multiple puts a bidder above the median contested outcome. Under LVS 401 a forced sale is a situation rather than a separate basis of value: it is market value under a shortened exposure assumption, which sworn valuers derive at roughly 0.65 to 0.70 of market value.

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.

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 land. Registered land prices per square metre span three orders of magnitude, set by use class — agricultural, forest, building plot — rather than by location, so a neighbourhood rate measures the wrong thing entirely. Land is priced by decomposition, which is argued work and belongs in a reviewed report.

11 · What it owes, and to whom

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Surface-water protection belt dabiskas ūdensteces vides un dabas resursu aizsardzības aizsargjoslas teritorija pilsētās un ciemos	1 667 m ²	Building, felling and earthworks near the water are restricted, and a public towpath may run along the shore.
Overlay counted in the cadastral valuation Pārējās apbūves zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	1 534 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Surface-water protection belt applūstošā (10 % applūduma varbūtība) teritorija	1 534 m ²	Building, felling and earthworks near the water are restricted, and a public towpath may run along the shore.
Overlay counted in the cadastral valuation Dzīvojamās apbūves zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	1 534 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Sanitary protection zone sanitārās aizsargjoslas teritorija ap notekūdeņu attīrīšanas ietaisi ar atklātām notekūdeņu apstrādes tilpnēm un slēgtu dūņu apstrādi vai slēgtu to uzglabāšanu	1 142 m ²	A distance rule around a cemetery, waste site or similar; it limits certain uses rather than banning building outright.
Servitude area ceļa servitūta teritorija	200 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 Lauku zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	186.0 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Road and street strip ekspluatācijas aizsargjoslas teritorija gar ielu vai ceļu - sarkanā līnija	186.0 m ²	Keeps a corridor along the carriageway clear; typically fixes how close to the street a building may stand and who may dig in it.
Water main / sewer strip ekspluatācijas aizsargjoslas teritorija gar drenām un atklātiem grāvjiem	120 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.
Electricity network strip ekspluatācijas aizsargjoslas teritorija ap elektrisko tīklu gaisvadu līniju pilsētās un ciemos ar nominālo spriegumu līdz 20 kilovoltiem	38 m ²	No buildings inside the strip and no works without the network operator's consent; overhead lines also restrict tall planting.

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Gas network strip eksploatācijas aizsargjoslas teritorija gar gāzesvadu ar spiedienu līdz 0,4 megapaskāliem	18 m²	No buildings inside the strip; on a medium- or high-pressure main the corridor is wide enough to govern where a house can stand.

Every restriction registered in the cadastre against this land^[1], with the register's own wording underneath the plain-language name — added together the registered strips come to about 4.8× the land area itself, which they can only do because they lie on top of one another: several of them cover the whole parcel. 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
8096 001 0670	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 Ropažu novads, 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 Ropažu novads, so no check against them is meaningful for this property.

12 · Legality & permissions

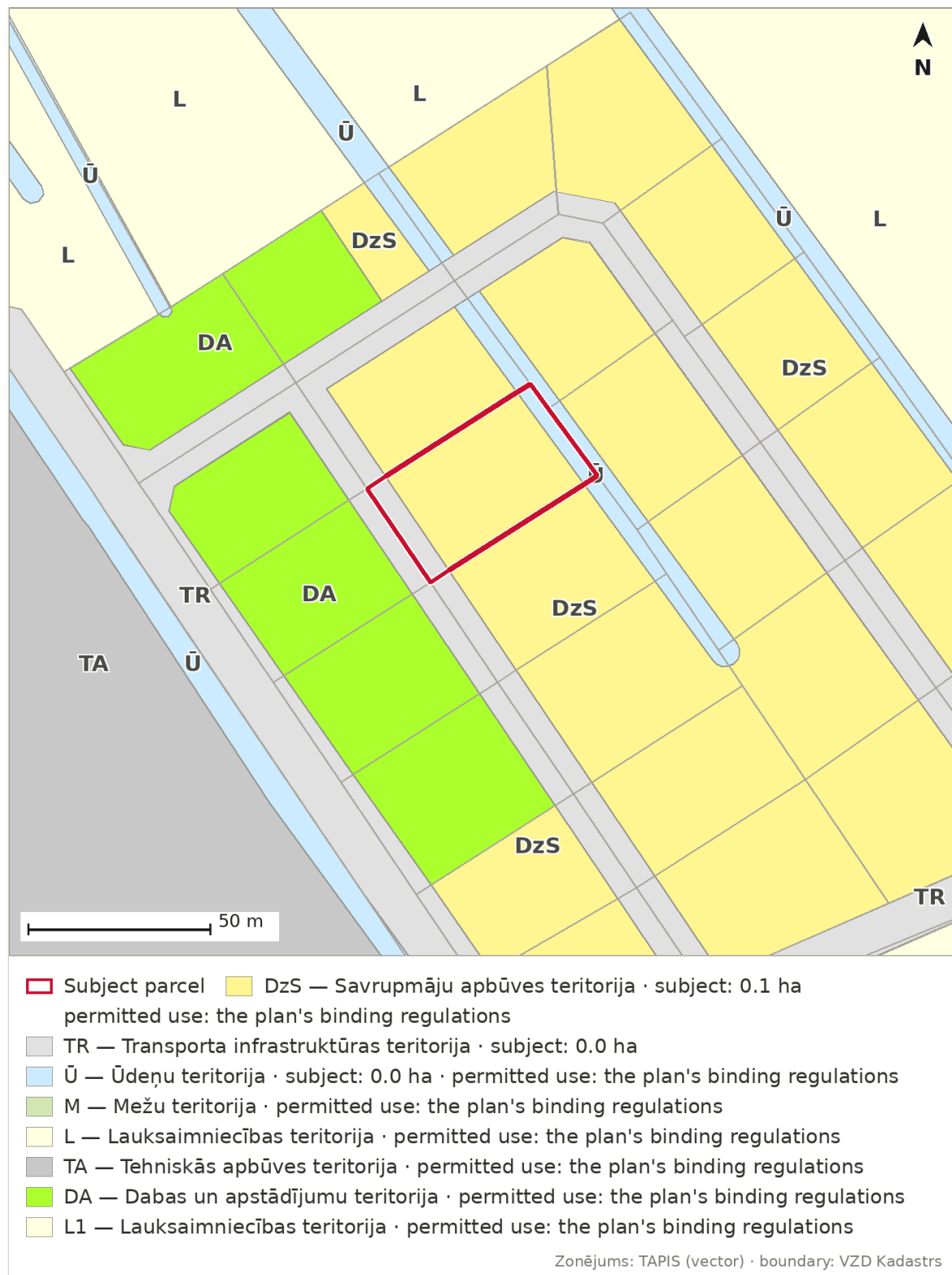


Figure 2 — the in-force functional zoning around the property. The subject boundary is red; zone colours follow the national classifier and the legend names every zone in frame.

Source: State cadastre boundary (VZD) over the national planning system's published zone layer (TAPIS), retrieved 05.09.2026.

READING THIS MAP

Zoning answers “what may be done here”. The colour under the red boundary is the zone governing this land; the colours around it show what may appear next door.

ZONE	WHAT THE ZONE IS	OF THE SUBJECT	WHAT THE NATIONAL CLASSIFIER ADMITS THERE
DzS	Detached-house area	1 300 m ²	single-family and semi-detached dwellings, their outbuildings and gardens; small-scale household services and home offices where the municipal regulations admit them
TR	Transport infrastructure area	200 m ²	streets, roads, parking, railway, port and airport land and the buildings that serve traffic
Ū	Water area	100 m ²	watercourses, lakes and reservoirs, hydro-engineering works, waterside and water-management structures

The zone and its area split come from the national planning system; the use column is the national classifier's own^[2], which the municipality's binding regulations narrow but never widen.

Registered use purpose (NĪLM): Individual (single-family) housing (Individuālo dzīvojamā māju apbūve). 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.

What may be done here, use by use

Zone DzS — Detached-house area^[2]

USE	PERMITTED	WITH CONDITIONS	NOT PERMITTED
Detached and semi-detached houses	✓	•	•
Terraced and low-rise apartment buildings	•	•	✗
Apartment buildings of four storeys and more	•	•	✗
Shops, restaurants and personal services	•	○	•
Offices	•	•	✗
Schools, health, culture, sport and worship	•	○	•
Tourism and short-stay accommodation	•	○	•
Light industry, workshops and warehousing	•	•	✗
Heavy industry and primary processing	•	•	✗
Farming, farmsteads and agricultural production	•	•	✗
Forestry	•	•	✗
Parks, sports grounds and public open space	•	○	•
Engineering infrastructure and utility plant	•	○	•
Roads, parking and transport servicing	•	•	✗

“Permitted” is a main use of the zone under the national classifier; “with conditions” is a secondary use, which applies only where the municipality's own binding regulations admit it and on the terms they set. The matrix is the national frame, not the municipality's own list — the regulations narrow it, never widen it.

WHAT THIS ZONE IS FOR

The classifier sets this zone to provide housing for a detached way of living, with the infrastructure that suits it; its main use is detached houses and summer houses.^[2]

The zone's binding building parameters

BINDING PARAMETER	ZONE DZS
Building density % of the plot that may be built over	30
Building intensity total floor area as a % of the plot	—
Maximum height metres	12
Maximum storeys number of storeys	2
Minimum plot m ²	1 000
Free green territory % of the plot	50

Read out of the municipality's own binding regulations^[3]. A dash is a parameter the regulations do not set for this zone, or one our copy could not resolve — never an assumed value. A building permit is decided on the plan sheet and the regulations, not on this table.

The matrix covers **DzS**, the zone over most of the subject. The other 2 zones in the table above carry its own use list in the municipality's regulations.

The planning documents in force, and what is coming

In force over this land: Ropažu novada Stopiņu pagasta teritorijas plānojuma grozījumi — municipal spatial plan, in force, adopted 30.12.2022^[4].

Draft plan under way: Ropažu novada teritorijas plānojums — municipal spatial plan, Apspriešana beigusies, initiated 24.07.2023^[5]. 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
House case (mājas lieta)	BIS-ML-457219-5685 manager: not named in the register	State building-information system (BIS)

WHAT	WHAT THE REGISTER HOLDS	SOURCE
House case (mājas lieta)	BIS-ML-726566-96777 manager: not named in the register	State building-information system (BIS)
Networks evidenced at the property	water main / sewer, gas, electricity inferred from the registered protection strips crossing the land — a strip exists because a line exists	VZD encumbrance register
Nearest electricity substation	about 754 m away straight-line distance from the register point; the usable route and available capacity are operator questions	Grid operator network data

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 FOUND This property is inside the 1% (1-in-100yr) mapped flood zone for Spring floods (pavasara pali). 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 FOUND 2 register entries are recorded within 3 km; the nearest is about 904 m away. 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 Ropažu novads. 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 Ropažu novads. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open now FOUND 7 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 11 restrictions are registered over this land covering about 8 159 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. The point falls **inside the 1% (1-in-100yr) zone** for Spring floods (pavasara pali); the risk register carries what that means. (LVGMC 3rd-cycle hazard maps, retrieved 2026-09-05.)

Contaminated and potentially contaminated sites within 3 km

SITE	REGISTER CATEGORY	KIND	DISTANCE
Juglaslīči, Latvenergo CET Juglas iecirknis	Potenciāli piesārņota vieta	DUS (GUS)	904 m
Bijušās armijas daļas garāžas ,Ropažu pag.	Potenciāli piesārņota vieta	Militārie objekti	1 592 m

The register's nearest entries, closest first — the nearest is about 904 m away. Latvia's register separates contaminated sites (measured) from potentially contaminated ones (a former use that warrants checking, never tested). Distance alone decides nothing: what matters is whether groundwater flows from the entry toward the property, which a Phase I assessment answers.

How the register splits the ground

LAND UNIT	LAND-USE CLASS	AREA
8096 001 0670	Agricultural land	1 400 m ²
8096 001 0670	Water	100 m ²
8096 001 0670	Under roads	200 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
Ūdens spice līdz 20m dziļumam 8096 001 0670 004	Not classified in the register	—	—	0	—	—
Bioloģiskā attīrīšanas iekārta 8096 001 0670 005	Not classified in the register	—	—	0	—	—
Piebraucamais ceļš 8096 001 0670 006	Not classified in the register	—	—	0	—	—
Elektrības pievads 8096 001 0670 003	Not classified in the register	—	—	0	—	—
Žogs 8096 001 0670 002	Not classified in the register	—	—	0	—	—
Pievienojums ielai, iebrauktuve un laukums 8096 001 0670 007	Not classified in the register	—	—	0	—	—

BUILDING	REGISTERED USE	YEAR	AREA	STOREYS	PRINCIPAL MATERIAL	LAST SURVEYED
Viena dzīvokļa dzīvojamā māja 8096 001 0670 001	Not classified in the register	—	—	2	—	—

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 FOUND This property is inside the 1% (1-in-100yr) mapped flood zone for Spring floods (pavasara pali). 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 FOUND 2 register entries are recorded within 3 km; the nearest is about 904 m away. 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 Ropažu novads. 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 Ropažu novads. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open now FOUND 7 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 11 restrictions are registered over this land covering about 8 159 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

Protection strips over the land

RISK

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 362 m² of the 1 700 m² registered area (21%). 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.

Flood hazard — inside a mapped zone

WORTH ATTENTION

FINDING — The point falls inside the 1% (1-in-100yr) hazard zone for Spring floods (pavasara pali).

WHAT IT MEANS — Flooding at this severity belongs in the insurance conversation and in any basement or ground-floor decision.

YOUR PATH — Ask the insurer for a flood-specific quote before committing; the paid depth-class layer resolves actual water depth.

Construction in progress on the building or its land unit

WORTH ATTENTION

FINDING — A new construction case (BIS-BL-625182-6737) is open and in progress against the building or its land unit — start-of-works conditions being satisfied.

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.

Environmental register entry nearby

WORTH ATTENTION

FINDING — The nearest entry in the State register of contaminated and potentially contaminated sites is "Juglaslīči, Latvenergo CET Juglas iecirknis" (Potenciāli piesārņota vieta), about 904 m away.

WHAT IT MEANS — A lender or an institutional buyer will ask, and a measured site close by can affect groundwater and the cost of any excavation.

YOUR PATH — A Phase I environmental site assessment (indicative procedural cost €2,000–4,000) settles it before commitment.

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.

A new municipal plan is being drafted over this land

ROUTINE

FINDING — Ropažu novada teritorijas plānojums — 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 88% of the last advertised price (n=65, Jan 2026–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	€32 082	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	€35 509	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	€38 500	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 plots in Pierīga whose construction year is not registered where a marketing listing and the registered transaction behind it could both be identified (Jan 2026–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 €23 000 – €31 000: 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 €31 000, the top of the range this document argues the property is worth — the cheapest of them 3% 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 plot's own indexed sale? No, because there is none. The State sold-price register holds **no registered transaction for cadastre 80960010670** at any date. There is no prior arm's-length price to index forward and therefore no anchor from the property's own history. This is stated as a gap rather than filled: no sale of a neighbouring plot has been promoted into the role of "the subject's own history", however close it sits. **Belvertu iela 11 is 31 m away and shares a formation event with the subject, and it is treated throughout as a comparable requiring adjustment — not as this plot's own price.** The consequence is that the valuation rests entirely on comparable sales, and its confidence is set accordingly.

Does each band sit inside the corresponding zone of the observed local price distribution? Yes, and none falls outside the range from the 10th to the 95th level of that distribution.

BAND	€/M ²	POSITION IN THE 179 LOCAL SALES
A — nothing verified	€5.9 – €10.0	Between the levels below which 10% and 25% of sales fell
B — ordinary buildable	€13.5 – €18.2	Around the levels below which 40% to 50% fell
C — fully serviced	€19.4 – €22.9	Around the levels below which 50% to 57% fell

The top band's apparently modest position deserves its explanation once more: the 3 km circle includes Amatnieki, Dzirnezers and the Garkalne fringe, all stronger than Līči. Measured against **Līči's own 2026 sales** — €5.35, €5.56, €10.56 and €24.36/m² — band C at €19.4 to €22.9/m² sits at the top of the village's own range, which is where a fully serviced plot belongs.

Is the register area basis stated once and used everywhere? Yes. **1,700 m², from the State Land Service cadastre.** It is stated in Subject identity, the conflicting listing figure of 1,667 m² is adjudicated there, and every value figure in this report — every band, every per-square-metre conversion, every offer level — is computed on 1,700 m². The derived usable figure of approximately 1,400 m² is used only where explicitly labelled as such.

Do the three best comparables share the subject's location class and plot class? Partly, and the shortfall is named rather than glossed.

- On **plot class**, all seven selected comparables are vacant, unbuilt parcels of 1,214 to 2,782 m², six of the seven designated for individual house construction and the seventh (Vāveru iela 5) for undeveloped individual housing land. Fully matched. Every candidate sale carrying a building on the parcel was rejected for that reason.
- On **location class**, the three most heavily weighted comparables in the lower band — Belvertu iela 11, Muižas iela 7, Krasta iela 15 — are all Līči plots on comparable village streets. Fully matched. In the upper band, only Stārķu iela 5 is in Līči; Mālkalnu iela 9 and Vāveru iela 5 are 2.3 and 4.2 km away in stronger villages.
- **Why better ones were unavailable:** in four years of registered sales, **Stārķu iela 5 is the only Līči land sale in the evidence set that carries a matched marketing listing.** Verification of servicing had to be imported from outside the village or done

without. The choice made — importing two verified sales and applying the maximum location adjustment the sworn-valuation conventions support — is the lesser error, and its direction is disclosed: at a 13% cap the imported comparables **flatter** the subject, which is why they set the upper band's edge rather than its centre.

- **Era** does not apply. The register holds no construction era for land, and a vacant plot has none.

Is the treatment of utilities carried consistently through the analysis? Yes, and it matters in three places. The neighbourhood signal — **0% centralised water and 0% centralised sewerage** among 38 registered buildings within about 300 m — means autonomous servicing is universal here: the buyer of any Līči plot must sink a well and install a biological treatment plant, and none is registered on this parcel. Because **every** Līči comparable shares that condition, it is priced into the local market rather than adjusted between comparables — but it is a real capital cost the buyer must budget beyond the purchase price, and it is one reason Līči land sits below the villages nearer Ulbroka. The gas signal (45% of nearby buildings) works differently: it makes the seller's connection claim plausible and, if true, it determines the running cost of the eventual house — a gas boiler rather than a heat pump or wood — which is part of what the market pays for. And the contrast with Mergupes iela 5 in Juglasciems, sold at €60.41/m² with **all city communications**, quantifies what full mains servicing is worth in this ring and simultaneously shows why no Līči plot can approach that level.

Expected marketing time, from observed local evidence. The median from listing to delisting across 68 comparable land listings within about 3 km over 18 months is **42 days**; among matched pairs that reached the register in this segment (n=61), a quarter went within 19 days, the median at 28 days, a quarter took more than 42. Those figures describe plots priced within their evidenced band. **At €38,500 this plot is priced above its evidenced band, and a marketing period of three to six months — with a price reduction before a buyer appears, as happened in the median local sale at 88% of the last advertised price — is the realistic expectation. Repriced into band B, at €23,000 to €31,000, four to eight weeks would be consistent with the observed local medians.**

Internal consistency of the adjustment grid. Net corrections span –28.1% to +16.0%, within the –41% to +20% range of total net corrections observed across sworn Latvian land valuations. No single comparable carries more than two adjustments above 10%. The two comparables carrying the largest total corrections (Mālkalnu iela 9 at –28.1% and Vāveru iela 5 at –20.5%) are also the two with the strongest condition evidence — the trade-off is deliberate and disclosed: verified condition at a distance was preferred to unverified condition next door, and both are weighted below the in-village verified sale.

A final independent check, by a different method entirely. The per-class evidence provides a route to a value that does not use any of the seven comparables. The subject's 0.14 ha of agricultural-class land placed on the distribution of registered sales of agricultural-dominant parcels — **n=614 registered sold deals within a 15 km circle over 48 months**, a geography far wider than a walkable neighbourhood and stated as such — gives €15,039 at that class's median of €107,424/ha, €5,611 at the level below which a quarter of those sales fell (€40,075/ha), and €30,014 at the level below which three quarters fell (€214,384/ha). Adding the water and road strips at the 25% residual weighting used throughout gives approximately **€15,800 at the median, €31,600 at the upper quartile, and €59,600 at the top decile.** No independent distribution of registered sales exists for water-dominant or road-strip parcels, so no separate figure is claimed for those classes — they are carried at the stated residual assumption and nowhere else. The size

convention that larger parcels trade at or below the all-size median does not bind here: at 0.17 ha the subject sits at the small end, where rates per unit area are highest.

That entirely independent route brackets this report's bands closely — its median outcome (€15,800) sits just above band A, and its upper-quartile outcome (€31,600) sits at the top of band B. Two methods built on different evidence reaching the same territory is the strongest confirmation available that the bands are correctly placed. It also confirms, from a third direction, that €38,500 sits above what any method built on registered evidence supports for this plot as advertised.

THE CHECK	THE ANSWER
Is the area basis one number throughout?	No single registered area applies to this subject; each chapter states the basis it uses.
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 11 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

1 700 m²

LAND AREA

THE ASSESSMENT, IN ONE PARAGRAPH

This Snapshot covers **land** at **Graudu iela 10, Līči, Stopiņu pag., Ropažu nov., LV-2118**, on a registered land unit of 1 700 m². The building register records **7 structures** standing on it. The cadastre carries **11 registered restrictions** against the land and no register notes. No sale of this property is recorded in the State sold-price register. **1 finding is flagged as a risk**; the rest of the register position is routine or worth attention only.

The three findings that matter most

Protection strips over the land

RISK

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 362 m² of the 1 700 m² registered area (21%). 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.

Flood hazard — inside a mapped zone

WORTH ATTENTION

FINDING — The point falls inside the 1% (1-in-100yr) hazard zone for Spring floods (pavasara pali).

WHAT IT MEANS — Flooding at this severity belongs in the insurance conversation and in any basement or ground-floor decision.

YOUR PATH — Ask the insurer for a flood-specific quote before committing; the paid depth-class layer resolves actual water depth.

Construction in progress on the building or its land unit

WORTH ATTENTION

FINDING — A new construction case (BIS-BL-625182-6737) is open and in progress against the building or its land unit — start-of-works conditions being satisfied.

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.

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 is an **indicative market-value assessment, not a certified appraisal** (sertificēta vērtējuma atzinums). It is prepared from register data, monitored listing data and photographs held in our archive. No site inspection was made, no measurements were taken, no title documents were examined, and no municipal enquiries were raised. It is not suitable for mortgage security, court proceedings, insolvency administration or any statutory purpose requiring a certified valuer's opinion. It is intended to inform a purchase decision and a negotiating position.

The specific limitations that bear on the numbers above:

1. **The subject's servicing state is unverified — this is the dominant limitation.** No document confirms the advertised gas and electricity connections. The parcel's registered engineering-structure fields (electricity supply line, access road, bored well, biological treatment plant, fence, street connection) are all empty. The difference between the answers this makes is roughly €20,000 on a €38,500 asking price, which is why this report gives bands rather than a figure.
2. **Access is not proven by anything in our registers.** Nothing available to us establishes a legal access road or a registered servitude to this plot. The 200 m² road strip inside the title is suggestive of frontage but proves nothing about legal rights. Certified valuers apply corrections of around –10% where access is demonstrably difficult or unclear; **no such correction has been applied here, because access is unknown rather than known to be poor.** If it proves unsecured, the value falls into band A regardless of any utility connection. This is the second document to obtain, after the connections.
3. **Utility claims are unverified claims, and the range rests on a stated servicing assumption.** Bands B and C assume **autonomous water and sewerage** — a bored well and a biological treatment plant at the buyer's cost — which is the local norm, evidenced by 0% centralised water and 0% centralised sewerage among the 38 registered buildings within about 300 m. If mains water and

sewerage were in fact available at this plot, the evidence in this report does not price that state at all: the only comparable with full mains servicing, Mergupes iela 5 at €60.41/m², is inside Rīga city and is not comparable. Conversely, if the advertised electricity and gas connections do not exist, the buyer faces connection costs that this report does not estimate — no local evidence prices them, and no figure is invented.

4. **Encumbrances are not in our data.** Protection zones, red lines, nature-territory designations, registered servitudes and utility easements are not held in the registers available to us. **All three bands assume no unusual encumbrances.** The 100 m² water class in the explication makes a watercourse protection zone a realistic possibility, and such a zone can restrict where a house may stand on a plot of this size. **The encumbrance page for cadastre 80960010670 on kadastrs.lv, and the municipality's building conditions, must be checked before any offer is made.**
5. **Ground conditions are unknown.** The concentration of water classes across Līči parcels and the absence of mains drainage describe a low, watercourse-threaded settlement. No groundwater or bearing-capacity information is held for this parcel, and no deduction for wet ground has been applied.
6. **Explication classes are register categories, not observations.** "Agricultural land" on a designated house plot means unbuilt open ground in the register's classification; it does not confirm the surface is clear today. Self-seeded regrowth is common on unmaintained plots — the photograph of Vadžu iela 58 shows exactly that. Photographs of the subject would settle it.
7. **The lower band's comparables cannot be confirmed as arm's-length.** Belvertu iela 11 (€10,000) and Krasta iela 15 (€13,000) carry no matched listing, and the register does not disclose the relationship between the parties. They are used to anchor the floor of the range, never the estimate, and their combined weight is capped at 65% of the lower band alone. Two clearly atypical prices in the candidate set — Miglas iela 6 at €4.30/m² with a registered building on the parcel, and Celtnieku iela 1 at €4.01/m² — were **excluded rather than adjusted**, on the principle that atypical deals are screened out, not corrected.
8. **No cadastral value is held for the subject in our extract**, although neighbouring parcels carry them. This is a data gap, not a register gap; the figure is available on kadastrs.lv. It would not change the opinion — cadastral values track sold prices too loosely here to value with (the ratio across the parcels examined ranges from 1.9 to 5.5) — but it is a useful sanity check on the location, and its absence is disclosed.
9. **No composition-controlled price index exists for land.** The register holds no construction era for land, so no index can be segmented by stock class. The pooled series available swings far beyond what a real market movement can explain; a substituted time allowance was applied and declared in Adjustments & reasoning. Because six of the seven selected comparables sold within five months, this limitation has little effect on the result — but it would matter greatly in a valuation resting on older sales.
10. **The frequency evidence in the offer chapter comes from a wider market than Līči** — plots across Pierīga whose construction year is not registered, 65 matched pairs, January to July 2026 — and describes completed deals in that

population, not this seller. The matcher behind those pairs applies a price tolerance that thins the extremes of the distribution.

11. **The cadastral land-use purpose recorded for Stārķu iela 5** (railway or road right-of-way strip land, against its evident use and marketing as a house plot) is noted as an example of why the purpose entry and building conditions should be confirmed with the municipality for any plot in this village, including the subject — whose own entry, Individuālo dzīvojamo māju apbūve, is favourable and worth confirming for that reason.
12. **Values are stated as at 5 September 2026** and assume good, marketable title free of unusual conditions, no outstanding taxes or charges, and a transaction on ordinary terms with normal marketing.

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 — the full set of candidate sales considered

All figures from the **State sold-price register**; parcel facts from the **State Land Service cadastre**; listing data from **Site Radar market intelligence**. Geography: within approximately 15 km of the register point, last 48 months, plus register queries at 1,500 m and 2,500 m radius. Distances are straight-line from the subject's register point.

ADDRESS	DISTANCE	DATE	PRICE	AREA	€/M ²	DISPOSITION
Belvertu iela 11, Līči	31 m	12 May 2026	€10,000	1,800 m ²	€5.56	Selected — comparable 1
Stārķu iela 5, Līči	253 m	14 Jul 2026	€35,000	1,437 m ²	€24.36	Selected — comparable 2
Upes iela 14, Līči	557 m	6 May 2025	€45,000	2,782 m ²	€16.18	Selected — comparable 3
Muižas iela 7, Līči	593 m	9 Apr 2026	€17,000	1,610 m ²	€10.56	Selected — comparable 4
Muižas iela 7, Līči	593 m	28 Nov 2022	€8,000	805 m ²	€9.94	Rejected — half the subject's size; 2022. Quoted as a stability check
Miglas iela 6, Līči	610 m	29 Jul 2024	€5,000	1,163 m ²	€4.30	Excluded — registered building on the parcel; price indicates a part-share or non-market transfer
Dambja iela 3, Līči	646 m	25 Jan 2023	€40,000	1,600 m ²	€25.00	Rejected — public-use building land, 100% scrub; different use class
Krasta iela 15, Līči	702 m	10 Apr 2026	€13,000	2,430 m ²	€5.35	Selected — comparable 5
Krasta iela 7a, Līči	857 m	5 Dec 2022	€20,000	1,201 m ²	€16.65	Rejected — 2022; explication entirely yard land
Laiviņu iela 3, Līči	1,040 m	7 May 2024	€36,000	2,724 m ²	€13.22	Rejected — 25% water, 60% larger, 2024
Dzirnezera iela 4a, Līči	1,105 m	20 Dec 2024	€16,000	1,596 m ²	€10.03	Rejected — registered building on the parcel; 22% water
Dzirnezera iela 12a, Līči	1,255 m	18 Apr 2023	€30,000	1,317 m ²	€22.78	Rejected — 2023

ADDRESS	DISTANCE	DATE	PRICE	AREA	€/M ²	DISPOSITION
Riņķa iela 3, Amatnieki	1,300 m	16 Aug 2023	€38,500	1,835 m ²	€20.98	Rejected — different village; 2023
Riņķa iela 1, Amatnieki	1,339 m	3 Jan 2024	€36,950	1,539 m ²	€24.01	Rejected — different village; 2024
Celtnieku iela 1, Amatnieki	1,425 m	15 Oct 2025	€5,000	1,247 m ²	€4.01	Excluded — far below the local range; probable part-share or non-market transfer
Poldera iela 52b	1,597 m	16 Sep 2024	€28,500	1,329 m ²	€21.44	Rejected — different settlement; 2024
Lejaskulpu iela 4	1,636 m	14 Jul 2026	€8,560	1,204 m ²	€7.11	Rejected — different settlement; context only
Saveļu iela 3	1,660 m	7 Nov 2023	€29,000	1,869 m ²	€15.52	Rejected — 2023
Dienvidu iela 1	1,667 m	13 Aug 2025	€37,000	1,399 m ²	€26.45	Rejected — different settlement
Ābeļu iela 52	1,680 m	6 Oct 2025	€103,000	2,216 m ²	€46.48	Excluded — same parcel sold twice in 11 days
Ābeļu iela 52	1,680 m	25 Sep 2025	€100,000	2,216 m ²	€45.13	Excluded — as above
Saveļu iela 5	1,688 m	22 Nov 2023	€29,000	1,831 m ²	€15.84	Rejected — 2023
Ābeļdārza iela 16	1,724 m	25 Jul 2024	€50,143	1,990 m ²	€25.20	Rejected — different settlement; 2024
Jaunsaveļu iela 1	1,751 m	26 Nov 2025	€37,000	1,258 m ²	€29.41	Rejected — different settlement
Poldera iela 57	1,758 m	23 Sep 2024	€17,000	2,090 m ²	€8.13	Rejected — different settlement; 2024
Mežvidu iela 2	1,768 m	24 Feb 2025	€44,000	1,258 m ²	€34.98	Rejected — different settlement
Rietumu iela 6	1,769 m	21 Nov 2024	€34,500	1,184 m ²	€29.14	Rejected — different settlement; 2024

ADDRESS	DISTANCE	DATE	PRICE	AREA	€/M ²	DISPOSITION
Ābeļziedu iela 3, Amatnieki	1,778 m	1 Jul 2026	€28,000	1,201 m ²	€23.31	Supporting — photograph viewed; asked €50,000, –44.0%
Ābeļziedu iela 3, Amatnieki	1,778 m	21 Feb 2025	€43,318	1,201 m ²	€36.07	Rejected — same parcel sold three times in three years
Ābeļziedu iela 3, Amatnieki	1,778 m	6 May 2023	€32,800	1,201 m ²	€27.31	Rejected — as above
Ezerpriežu iela 4	1,793 m	14 Apr 2026	€186,000	1,460 m ²	€127.40	Excluded — outlier; different product
Mālkalnu iela 9, Dzidriņas	2,338 m	20 Jul 2026	€47,000	1,214 m ²	€38.71	Selected — comparable 6
Mergupes iela 5, Juglasciems	3,249 m	30 Jul 2026	€74,000	1,225 m ²	€60.41	Rejected as a comparable — full mains servicing inside Rīga; used as the mains-servicing reference
Baložu iela 4	3,986 m	24 Jul 2026	€39,000	2,500 m ²	€15.60	Supporting — asked €41,000, –4.9%, 63 days
Vāveru iela 5, Ulbroka	4,232 m	22 Jul 2026	€56,000	2,192 m ²	€25.55	Selected — comparable 7
"Upeskrasti 10", Silabrieži	5,246 m	14 Jul 2026	€33,800	1,750 m ²	€19.31	Supporting — photograph viewed; closest area match in the set
"Rasas 19", Tēraudi	5,330 m	13 Jul 2026	€17,000	1,220 m ²	€13.93	Supporting — building permit held, but 300 m from the A4
Vadžu iela 58, Bukulti	8,274 m	2 Jul 2026	€43,000	1,742 m ²	€24.68	Supporting — photograph viewed; asked €55,000, –21.8%, 10 days
Ogu iela 12, Ādaži	10,017 m	12 Nov 2025	€32,000	1,226 m ²	€26.10	Supporting — utilities planned, not built

39 candidate sales examined · 7 selected · 6 retained as supporting evidence · 5 excluded as atypical or outliers · 21 rejected on comparability grounds.

Annex B — the yearly price tables considered for the time adjustment

B1. The pooled series (context only, composition-affected) — all land within about a 5 km circle. The geography was widened from the immediate locality because the local circle is thin.

YEAR	REGISTERED SALES	MEDIAN €/M ²	YEAR-ON-YEAR FACTOR	MECHANICAL FACTOR TO 2026 TERMS
2021	287	€15	—	€23 ÷ €15 = ×1.533
2022	216	€27	×1.800	€23 ÷ €27 = ×0.852
2023	206	€19	×0.704	€23 ÷ €19 = ×1.211
2024	195	€28	×1.474	€23 ÷ €28 = ×0.821
2025	189	€31	×1.107	€23 ÷ €31 = ×0.742
2026 (part)	87	€23	×0.742	×1.000

Four of the five year-on-year movements fall far outside the ±15% within which a genuine movement in an established market plausibly lies. **These mechanical factors were computed, shown and rejected.** The register holds no construction era for land, so no composition-controlled alternative can be built.

B2. Registered sales within about 2 km of the subject.

YEAR	REGISTERED SALES	MEDIAN €/M ²
2023	10	€17
2024	40	€21
2025	23	€28
2026 (part)	13	€18

B3. The candidate building plots of this report, by year of sale — the same sawtooth, from a set whose composition is visible in Annex A.

YEAR	SALES IN THE SET	MEDIAN €/M ²
2022	2	€13.30
2023	6	€21.88
2024	8	€17.33
2025	9	€29.41
2026 (part)	14	€21.31

B4. The time allowance actually applied, substituted for the rejected mechanical factors and consistent with the +1% to +5% allowances for comparables aged 0–24 months observed across sworn Latvian land valuations: **0% within 12 months · +3% at 12–24 months · +5% beyond 24 months.** Applied to one comparable only (Upes iela 14, +3%); all six others sold within five months.

Annex C — the local sale-price distribution used in this report

Source: the State sold-price register. Geography: a circle of radius 3,000 m around the subject's register point. Filters: land, price above €5,000, area above 10 m², last 36 months. No construction-era filter — the register holds none for land. **Sample: 179 registered sales.**

SHARE OF LOCAL SALES BELOW THIS LEVEL	PRICE PER M ²
10%	€4
20%	€9
25%	€11
30%	€11
40%	€14
50%	€20
60%	€25
70%	€29
75%	€32
80%	€34
90%	€44

Matched marketing listings within this circle: none using renovation language in either direction, three with ambiguous text (median €24/m², range €23–€39/m²). The relationship between price and servicing state was therefore validated on the servicing language of the wider matched set, as set out in The neighbourhood price spectrum — **median €24.55/m² across the ten sales with documented servicing, against €5.56/m² across the three Liči sales with nothing documented.**

Annex D — per-class land evidence used in the independent check

Registered sold land deals joined to their parcels' cadastre explication, last 48 months, within a **15 km circle** — a geography far wider than a walkable neighbourhood, used because the market for whole parcels by dominant land class is thin locally. A class covering at least 60% of a parcel's registered area names the deal.

CLASS	SAMPLE	10% BELOW	25% BELOW	MEDIAN	75% BELOW	90% BELOW
Agricultural-dominant	n=614	€9,362/ha	€40,075/ha	€107,424/ha	€214,384/ha	€404,307/ha
Forest-dominant	n=230	€3,539/ha	€14,173/ha	€48,143/ha	€184,124/ha	€302,224/ha
Mixed or other composition	n=638	€19,489/ha	€77,364/ha	€176,827/ha	€423,616/ha	€820,332/ha

Only the agricultural-dominant row was used, applied to the subject's 0.14 ha of agricultural class. No registered-sale distribution exists for water-dominant or road-strip parcels, so no independent figure is claimed for the subject's remaining 0.03 ha; those classes are carried only at the stated 25% residual assumption. The parcels-of-ten-hectares-and-above quartiles within each class (which fall to between €4,068 and €15,089 per hectare) do not bear on a 0.17 ha plot.

Annex E — subject land decomposition

State Land Service cadastre, parcel 80960010670. Register area **0.17 ha**; land-use purpose Individuālo dzīvojamo māju apbūve.

CLASS	AREA	SHARE OF PARCEL	TREATMENT IN THIS VALUATION
Agricultural land	1,400 m ² (0.14 ha)	82%	Full usable building ground
Water	100 m ² (0.01 ha)	6%	Carried at 25% of usable-land value; not building ground; possible protection zone unquantified
Under roads	200 m ² (0.02 ha)	12%	Carried at 25% of usable-land value; not building ground, but likely to carry frontage and access benefit
Total register area	1,700 m²	100%	Effective usable area 1,475 m² , i.e. 86.8% of title

No agricultural quality points are recorded for this parcel, as it carries no agricultural-purpose explication. **No mid-range quality figure has been assumed** — the gap is stated. It does not affect the opinion: the value derives from building rights, not from cultivation. At 0.17 ha the parcel is valued whole, with the class shares appearing as the composition adjustment row in each comparable's arithmetic, rather than by summing separately valued classes — the convention for parcels below about 5 ha.

Annex F — sources and retrieval dates

SOURCE	CONTENT USED	RETRIEVED
State Land Service cadastre (State Land Service)	Parcel facts for cadastre 80960010670 and for 11 comparable parcels: registered area, land-use purpose, land explication by class, cadastral values, registered buildings, registered address, coordinates	5 September 2026
State Land Service building register	Engineering-structure attributes for the subject parcel (all fields empty); utilities profile of 38 registered buildings within approximately 300 m	5 September 2026
State sold-price register (State Land Service register of completed sold transactions)	39 candidate registered land transactions within approximately 15 km over 48 months, including register queries at 1,500 m and 2,500 m radius; the subject parcel's own transaction history (none on record); the local sale-price distribution (n=179, 3 km, 36 months); yearly medians; per-class land evidence (n=614 / 230 / 638, 15 km, 48 months)	5 September 2026
Site Radar market intelligence (continuous monitoring of publicly listed offers)	Matched listing-to-registered-sale pairs for 10 comparable sales, with asking prices, marketing text, days on market and photographs; local marketing-period medians (68 listings within 3 km over 18 months; 61 matched pairs); the sale-to-asking-price distribution for Pierīga plots (n=65, January–July 2026)	5 September 2026

SOURCE	CONTENT USED	RETRIEVED
Photographs viewed	Stārķu iela 5 (cadastre extract); Mākalnu iela 9 (site photograph); Vāveru iela 5 (site photograph); Vadžu iela 58 (site photograph); "Upeskrasti 10" (cadastre extract); Ābeļziedu iela 3 (aerial photograph) — six images, all from the marketing listings behind registered sales	5 September 2026
Seller's listing for the subject	Asking price €38,500, stated area 1,667 m ² , claimed gas and electricity connections, description. Treated throughout as an unverified claim	5 September 2026
Sworn valuation corpus (22 land valuations, court-auction corpus, 2026) and auction archive	Adjustment magnitude conventions (time, location, size, composition, access, encumbrances); forced-sale and auction-stage statistics quoted with their sample sizes	Corpus as at 2026

Assessment date: 5 September 2026. Indicative, not a certified appraisal.

The report is complete. Three things are worth restating plainly before you act on it:

The headline. The plot is advertised at €38,500 — €22.65 per registered square metre, but €27.50 per square metre of ground a house can actually stand on, because 300 m² of the 1,700 m² title is water and road strip. Our evidence supports **€23,000–€31,000** for the plot as it can currently be documented, rising to **€33,000–€39,000** only if the advertised gas and electricity connections, secured access and a clean encumbrance position are all evidenced on paper.

The fact that drives the caution. The adjoining plot — cadastre 80960010669, formed in the same registration event, same land-use purpose, same composition, 1,800 m² — registered at **€10,000 on 12 May 2026**. Two further Līči plots registered at €13,000 and €17,000 in April 2026. Only one Līči plot in four years has registered above €25,000, and that was €35,000 for a completely clean plot with electricity and an asphalted, lit street.

The one action that changes the answer. Ask the seller, in writing, for confirmation from Sadales tīkls and Gaso that connections exist at the boundary, and for proof of legal access. That single request is worth up to €20,000 of the answer, and a seller who genuinely has both can produce them in a week.

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 7 structures registered on the land	11.08.2026 our copy taken	State Land Service (VZD)

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
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)	11 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
Municipal binding regulations — building parameters (Teritorijas izmantošanas un apbūves noteikumi (TIAN))	the zone's binding building parameters — density, intensity, height, storeys and minimum plot — with the paragraph each was read from	02.09.2026 our copy taken	the municipality
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 (LVĢMC)
Register of contaminated and potentially contaminated sites (Piesārņoto un potenciāli piesārņoto vietu reģistrs)	2 register entries 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)

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
State construction information system — construction cases (Būvniecības informācijas sistēma (BIS))	7 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 parādnieku saraksti)	the building does not appear on the current lists	03.08.2026 dataset edition	AS Rīgas siltums · SIA Rīgas ūdens
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-24EF · 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. Binding regulations (teritorijas izmantošanas un apbūves noteikumi) of Ropažu novads — building parameters for functional zone DzS, 4.1.1.4. 126.p. <https://tapis.gov.lv/tapis/lv/downloads/157508>
4. Spatial plans (TAPIS): Ropažu novada Stopiņu pagasta teritorijas plānojuma grozījumi — in force, adopted 30.12.2022, initiated 12.04.2023
5. Spatial plans (TAPIS): Ropažu novada teritorijas plānojums — public consultation closed, initiated 24.07.2023

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.