

Site Merits Dossier

Pļavu iela 1A, Spuņciems, Salas pag., Mārupes nov., LV-2105

property 8088 005 0027 · land unit 8088 005 0027

REFERENCE	SR-SD-2026-050027
PREPARED	05.09.2026
PROPERTY TYPE	House with its land unit
WHAT THIS IS	A site-merits study, quoted on scope. There is no list price: the work is agreed first.
THIS DOCUMENT	Site Merits Dossier · quoted on scope
REVIEWED	Reviewed before delivery

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1 · Decision brief

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

THE OBJECT, AND WHAT YOU WANT TO DO WITH IT

A house with its land unit at Pļavu iela 1A, Spūnciems, Salas pag., Mārupes nov., LV-2105, registered area **537.2 m²**, on a registered land unit of 2 987 m².

Property **8088 005 0027** · Land unit **8088 005 0027**

Intended use — Bid at the court auction, then let or resell. We have not been inside and do not expect to be.

Reviewed 05.09.2026.

Documents read for this review: the izsoles.ta.gov.lv auction notice as published.

INVESTIGATE

specific things below must be answered before you commit

Three register findings are 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

You cannot inspect what you are buying

CONFIRMED

FINDING — The lot is sold as it stands. Neither we nor, in most cases, the organiser has been inside; the auction notice does not promise access and the occupant is under no obligation to give it.

WHAT IT MEANS — Everything about the interior — its state of repair, what has been removed, whether the services work — is unknown at the moment you bid, and there is no price reduction afterwards for what you find.

YOUR PATH — Ask the organiser in writing whether a viewing can be arranged and what the last inspection recorded. Treat the condition assumptions in the sworn valuation as the best available evidence, and price the gap between “satisfactory” and “needs everything” into your walk-away.

Encumbrances do not all disappear at the hammer

CONFIRMED

FINDING — A property sold at auction can carry registered burdens through the sale — servitudes, protection strips, use restrictions and certain registered rights survive; mortgages and prohibition marks are normally struck on the court's approval of the sale.

WHAT IT MEANS — Which of them survives decides what you actually own. A surviving right of way or a lease binds you exactly as it bound the previous owner.

YOUR PATH — Get the Land Register (Zemesgrāmata) folio (about €5 online) and read divisions III and IV, and ask the organiser to confirm in writing which entries the sale extinguishes. Do it before 01.10.2026.

You asked about: whether anyone is living in the building, and whether we would have to recover possession

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

€75 000 - €105 000

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

What was checked, and what was not

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

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

Reviewed by Site Radar · reviewer ref SR-R-7FF3 · Follow-up as agreed in the quote.

2 · Auction facts & calendar

WHAT	VALUE	WHERE IT COMES FROM
The lot as published	Nekustamā īpašuma "Salve", Pļavu iela 1A, Spuņciems, Salas pagasts, Mārupes novads, kadastra nr. 80880050027 izsole.	The auction notice
What is being sold	The property in full	The auction notice
Property type	House	The auction notice
Cadastral number	8088 005 0027	VZD cadastre
Registered area	537.2 m²	VZD cadastre / the notice
Round	Repeat auction	The auction notice
Starting price	€117 000.00	The auction notice
Bid step	—	The auction notice
Valuation shown on the notice	€130 000.00	the sworn valuation, as quoted by the notice
Deposit to take part	€1 000.00	The auction notice
Register to bid by	—	The auction notice
Auction opens	01.09.2026	The auction notice
Auction closes	01.10.2026 at 13:00	The auction notice

"The auction notice" is the lot's own published notice on izsoles.ta.gov.lv, retrieved 05.09.2026 and archived by us; "VZD cadastre" is the State Land Service register.

READING THIS

These are the auction's own terms, copied from the notice — not our opinion of anything. Three of them decide whether you can bid at all: the deposit, the date you must be registered by, and the closing time. Miss the registration date and the price becomes irrelevant. The starting price is the floor, not a guide — nobody can bid below it, and the first bid at that price wins the lot if no one else joins in.

How you actually take part

- Send the organiser a request to be authorised to bid, through izsoles.ta.gov.lv. This needs a Latvian eID or eParaksts. The notice sets the deadline: —.
- Transfer the deposit of **€1 000.00** to the account in the notice, quoting the invoice number the portal issues you as the payment reference. An unreferenced payment is not a registration.
- Once the organiser authorises you, you can bid. Bids go up in the published step of — and the auction runs until it closes on **01.10.2026** at 13:00.
- If you win, the balance is paid within the period the organiser sets, and the sale is then approved by the court. Ask the organiser in writing for that period and for the deposit's

forfeiture terms before you bid — it is the difference between a deposit at risk and money you can walk away from.

The portal's own published auction rules govern the procedure: <https://izsoles.ta.gov.lv/lietosanas-noteikumi>. Where this table says a figure is not stated, it is genuinely absent from the notice — ask the organiser rather than assuming the usual.

What happens if nobody bids

STAGE	WHERE THE STARTING PRICE LANDS	WHAT WE MEASURED IT ACROSS
First auction	1.00 × market value	76 land lots and 34 building lots
Repeat auction	0.80 × market value	25 land lots and 13 building lots; the weakest quarter of them opened at 0.59 (land) and 0.47 (buildings)
Second repeat	0.60 × market value	the step observed next
Third stage	0.43-0.48 × market value	observed on building lots that reached it

When a lot is actually contested — when someone bids the price above the opening figure — the outcome moves the other way: the middle result across 22 such land lots was **1.30 × market value**, with the highest reaching 2.78 ×. Auctions are therefore two markets at once: most lots sit at the opening price or fail, and the few that attract two determined bidders clear at or above what the property is worth.

Measured across court-auction lots in our archive that carry both a sworn valuation and a price. The counts are shown because they are small: these are directional measurements of how the price steps down, not a promise about this lot.

The portal removes a lot's attachments once the auction closes. We captured this lot's on 03.09.2026 and hold them: 1 document, 1 notice, 2 photos, 1 valuation. They remain available to you after the auction page is gone.

3 · Methodology in brief

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

The approach used is the sales comparison approach — the value is derived from prices actually paid for comparable properties, adjusted for the differences between each of those properties and the subject. It applies here because the parish has a functioning, if thin, register of completed sales of houses and building plots, and because the subject is a property whose value derives from what a buyer would pay for it rather than from an income stream it produces. The cost approach was considered and not adopted as the primary method: for a 40-year-old building of institutional character, the depreciation judgement would dominate the answer, and a depreciation judgement made without an interior inspection is exactly the uncertainty this report is trying to measure rather than assume. Where the cost logic is informative — the relationship between a modernisation liability and the price a buyer will pay — it is used as a cross-check, not as a value derivation.

The house method. A house sale is always land plus buildings. This report therefore never prices a square metre of house in isolation. A local land rate is established from registered sales of vacant plots in the same village, that rate is used to strip the land component out of each house comparable so that like is compared with like, and the value opinion is stated as a split between land and buildings.

The data this report rests on, and what each source is.

SOURCE	WHAT IT IS	HOW IT IS TREATED
The State sold-price register (State Land Service register of completed transactions)	Prices actually paid and registered, with dates, areas, construction years and wall materials	Primary evidence. These are facts about completed deals, not opinions
The State Land Service cadastre — parcel and building registers	Plot areas, land-use designation, land explication by class, building area, storeys, construction year, structure, registered utilities	Authoritative for the identity and physical description of the subject and of comparables
Site Radar market intelligence (continuous monitoring of publicly listed offers)	Asking prices, marketing text, marketing periods, and the pairing of advertisements to registered sales	Secondary evidence. Marketing text is a seller's claim and is read critically; marketing periods and ask-to-registered ratios are measured facts about the advertisements themselves
The auction notice published by Mārupes novada pašvaldība	The seller's own statement of what is offered, on what terms	A claim about the property, checked against the registers

The register is the subject's identity; the notice is a claim about it. Every area, every designation and every utility used in the arithmetic below comes from the register,

and any point where the notice and the register differ is named and resolved in the next chapter rather than averaged away.

On the absence of interior evidence. Where a valuer cannot see inside, there are two honest options: to assume a condition and produce a number that inherits the assumption silently, or to price the plausible conditions separately and say which one the outside evidence favours. This report does the second. Photographs, when they exist, are in any case a selected sample — a seller shows the best rooms — so even a photographed property is read conservatively. Here there are no photographs at all, which is itself a signal about how the property is being marketed: a public-body auction notice describes the legal object and the procedure, and says nothing about the state of the building.

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.

4 · The question you asked, and the answer

THE QUESTION, AS AGREED

What is the realistic ceiling bid for this lot, and what must be verified before the deposit deadline? (agreed 2026-09-05)

This study is scoped to that question. It is answered from the condition chapter, the planning and parameters chapter and the infrastructure chapter, and the answer is stated in three parts: what the evidence establishes, what it does not, and what would settle the remainder. Where a register is silent, the silence is reported as silence — a desk study cannot turn an absent record into a permission.

THE CHECKED CONCLUSION

The conclusion for this question is written against the evidence chapters that follow and is reviewed before delivery. Where this copy was built without that review — a structural preview, or a sample — this box is what stands in its place, and no conclusion should be read from the chapters alone.

5 · 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	Pļavu iela 1A, Spuņciems, Salas pag., Mārupes nov., LV-2105	State address register (VZD)
Property cadastre number	8088 005 0027	VZD cadastre

FACT	VALUE	REGISTER IT COMES FROM
Land unit	8088 005 0027	VZD cadastre
Land-unit area	2 987 m²	VZD cadastre
Registered use purpose	State and municipal administration buildings (Valsts un pašvaldību pārvaldes iestāžu apbūve)	VZD cadastre (NĪLM classifier)
Ownership status in the cadastre	Īpašnieks — pašvaldība	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-104279-1804	Reconstruction	start-of-works conditions being satisfied	Pašpārvaldes(biroja) ēka	17.10.2019

1 case is 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

All distances in this report are measured from the register point of the subject building, **56.929721 N, 23.700437 E**, not from a search pin.

FACT	VALUE	SOURCE REGISTER	NOTES AND ADJUDICATION
Property name	"Salve"	Auction notice; cadastre	—
Registered address	Pļavu iela 1A, Spuņciems, Salas pag., Mārupes nov., LV-2105	State Land Service cadastre	Notice and register agree
Property / land unit cadastre number	80880050027	State Land Service cadastre	Notice and register agree
Building cadastre designation	80880050027001	Auction notice	One building registered on the parcel, consistent with the cadastre
Plot area	2,987 m² (0.2987 ha)	State Land Service cadastre	Notice states 0,2987 ha — agrees exactly

FACT	VALUE	SOURCE REGISTER	NOTES AND ADJUDICATION
Land explication	Under buildings 2,526 m ² ; water 461 m ²	State Land Service cadastre	15.4% of the plot is registered as water. "Under buildings" is the cadastre's class for built-over and yard land, not the building footprint
Land-use designation	"Valsts un pašvaldību pārvaldes iestāžu apbūve" (development for state and municipal administrative institutions)	State Land Service cadastre	Conflicts in substance with the building's registered use — adjudicated below
Building type	Dzīvojamā māja (dwelling house)	State Land Service building register	
Building area	537.2 m²	Registered transaction record (2016); auction listing data	The building register carries 537 m ² . The two agree to within 0.2 m ² ; the transaction record's decimal figure is adopted as the basis area and used everywhere in this report
Storeys	2	Building register	
Construction year	1986	Building register	
Structure recorded	"Betona, dzelzsbetona, ķieģeļu mūra velves" — concrete, reinforced-concrete and brick masonry vaulting	Building register	This field records the floor/vault construction, not the wall material; the wall-material field is not held in the extract for this building. The building-level frame is therefore a masonry and concrete-framed building of the mid-1980s, and that frame governs the comparisons below
Rooms	Not registered	Building register	No room count exists in the register for this object; none is assumed
Heating	Central heating from a boiler (solid fuel, gas, electricity or heat pump)	Building register (amenities)	Carried into the analysis wherever running costs and comparability are discussed
Water	Cold water supply; hot water supply	Building register	
Sewerage	Registered as present; type not registered ("Nav reģistrēts sadzīves kanalizācijas veids")	Building register	A local system is the likely arrangement — see the utilities note below. Buyer verification item

FACT	VALUE	SOURCE REGISTER	NOTES AND ADJUDICATION
Sanitary fittings	WC / urinal / bidet; bath / shower	Building register	Indicates a serviced, fitted building rather than a shell
Electricity	Registered	Building register	
Gas supply	Registered	Building register	Unusual locally — see below
Prior registered transaction	2016-12-08, €82,600 , building 537.2 m ² , land 2,396 m ²	State sold-price register	The plot recorded with that sale was 2,396 m ² ; today it is 2,987 m ² , i.e. 591 m ² larger. The 2016 sale is therefore not strictly the same asset
Cadastral value	Not returned for this parcel by the cadastre query	State Land Service cadastre	Stated as not held rather than estimated
Seller / disposal route	Mārupes novada pašvaldība; electronic ascending auction, repeat round	Auction notice	Starting price €117,000; deposit €11,700; bid step €1,000; registration closes 21 Sep 2026; auction closes 1 Oct 2026, 13:00

Adjudication of the designation conflict. Two State Land Service records describe this property's permitted use and they say different things. The **building register** classifies the building as a dwelling house. The **cadastre's land-use designation** for the parcel is development for state and municipal administrative institutions. Neither record is an error: the building register records what the building is registered as being used for, while the land-use designation is a planning attribute assigned to the parcel by the municipality and used, among other things, to set the land tax rate. Here they disagree in substance because the property has been in municipal hands and the parcel was classified for the owner's own institutional purpose.

Which wins, and why it matters. For describing the building, the building register wins — the object is registered as a dwelling house, and the transaction register classifies its 2016 sale as a house sale. For describing what a buyer may legally do with the land, the cadastre's designation is the operative record until it is changed. The practical consequences are three, and they are priced or flagged rather than ignored:

1. **Land tax.** Land in an administrative-development classification is taxed at the higher rate applicable to non-residential land rather than at the residential rate. On a plot of this size the annual sum is modest, but it is a recurring cost the buyer inherits.
2. **Lending.** A mortgage lender assessing a property whose land designation is not residential will treat the file as non-standard. A buyer relying on bank finance should establish this before registering for the auction, not after.
3. **Change of designation.** Bringing the designation into line with residential use requires the parcel's use to be consistent with the municipality's spatial plan and a decision to change the designated use. Whether that is straightforward here depends on the functional zoning of this parcel in the Mārupes novads spatial plan, which the buyer should check directly. It is not a formality and it is not a certainty.

This friction is priced in this report as a **5% deduction on the land component** (the local plot evidence is drawn from residential-designation plots) and is otherwise carried as a stated risk rather than as a further discount, because no local pair of sales exists that differs only in designation and could measure it.

A note on the neighbourhood's services. Of the 82 registered buildings within roughly 300 m, 41% have a centralised electricity connection recorded, 22% centralised water, 13% centralised sewerage and 10% a gas connection. In other words, autonomous services are the local norm: most buildings here draw water from a bore and discharge to a local system. Against that background, the subject's registered **gas connection** is genuinely unusual — roughly one building in ten around it has one — and it matters, because a 537 m² building heated by a gas boiler costs materially less to run than the same building heated by electricity. The registered heating record allows for solid fuel, gas, electricity or a heat pump; **which of these is actually installed and working is a first-order question for this property** and is dealt with in the condition chapter. Conversely, the sewerage type is not registered, so the buyer should assume a local system and verify its condition and compliance.

6 · 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.

7 · The site as it stands

What is known.

The register's own picture of the building. The building register records a two-storey, 1986 building of 537.2 m² with concrete, reinforced-concrete and brick vaulting, carrying a complete set of services: central heating from a boiler, cold and hot water, sewerage, electricity, gas, a WC and a bath or shower. This is the register's description of a functioning, fitted building, not of a ruin. It is worth stating plainly what this evidence can and cannot do: registered amenities record that installations exist and were registered at some point; they do not record whether those installations work today, when they were last renewed, or what condition the finishes are in. A building surveyed in the 1990s with a working boiler and a bathroom carries those entries indefinitely.

The building's own transaction history. One registered transaction: **8 December 2016, €82,600**, for the 537.2 m² building together with 2,396 m² of land — €154 per m² of floor area. There is no second transaction, so there is no renovation cycle visible in the register: the classic pattern of a property bought cheap in poor condition and resold high a few years later, which is often the clearest register-only evidence of a refurbishment, simply does not appear here. Ten years have passed with no registered change of hands.

Construction and reconstruction cases. No registered construction or reconstruction case for this address is held in our building-authority extract. **This must be read with its coverage caveat: the extract does not comprehensively cover works in this parish, and it does not reliably cover works carried out inside an existing building without a full construction case.** The absence of a case is therefore weak negative evidence — it is consistent with no significant works, but it does not establish that none were carried out. A direct enquiry to the Mārupes novads building authority would settle it, and the buyer has time to make one.

Photographs. **None were provided.** No interior or exterior photographs of the subject accompany the auction notice, and the market-monitoring archive holds no advertisement for this property carrying photographs or condition language. This is the central gap in the evidence and is the reason this report ends in three bands rather than one figure.

Marketing text. The auction notice describes the legal object, the cadastre numbers, the areas, the starting price, the deposit, the bid step and the dates. It says **nothing whatsoever about the condition, the layout, the number of rooms, the heating fuel actually used, the roof, the windows or the services.** For a public-body disposal this is normal drafting and should not be read as concealment — but it also means the seller has made no condition claim that could be tested, and none is credited.

What can be inferred, and how strongly.

1. **This is a repeat auction.** The notice states it expressly ("atkārtotu nekustamā īpašuma elektronisku izsoli"). A previous round did not produce a buyer. That is direct, hard market evidence that at the starting price then set, demand did not appear. It is the single most informative fact in the file after the register data, and it is evidence about price relative to condition, not merely about procedure.
2. **Municipal ownership implies deferred maintenance more often than it implies investment.** A local authority disposing of a building it no longer needs has, in the ordinary case, not been renewing that building's envelope or plant in the years

before the disposal. This is a general expectation, not a fact about this property, and it is weighted accordingly — it moves the condition hypothesis, it does not settle it.

3. **The building's character.** A 537 m² two-storey building of 1986 with concrete and reinforced-concrete vaulted floors, on a parcel designated for administrative use, is not a family house that happens to be large. Its plan is very likely institutional — corridors, multiple small rooms or large halls, sanitary blocks — and converting it to comfortable single-family residential use is a project, not a decoration exercise. This affects value independently of condition, and is treated as a separate adjustment (layout and conversion) in the comparisons.
4. **The gas connection is a real asset.** In a building of this size, the difference between a working gas boiler and electric heating is the difference between a house that can be lived in year-round and one that cannot be afforded in January. The register says gas is connected and that heating is boiler-based; it does not say the boiler is a gas boiler or that it works.

Best-supported condition hypothesis. The property is most likely a **structurally sound, fully serviced but unmodernised 1986 building** — the boundary between Band A and the lower part of Band B. The register's amenity record and the €82,600 paid in 2016 argue against a shell; the failed first auction, the municipal ownership, the age of the stock and the absence of any registered construction case argue against a modernised building.

Confidence: moderate-low. The hypothesis rests entirely on external signals; a single hour inside the building would replace it with a fact.

The specific evidence that would settle it, in order of value: (i) the heating plant — what it is, its age, whether it runs on the connected gas, and the municipality's fuel or energy consumption records for the last two heating seasons; (ii) a current energy performance certificate, which would quantify the envelope; (iii) the roof and rainwater goods; (iv) the windows; (v) the sewerage arrangement and its compliance; (vi) the second-floor rooms, which are the ones a selected photograph set would omit.

Construction & renovation record

CASE NO.	TYPE	STAGE / STATUS	OBJECT	CREATED
BIS-BL-104279-1804	Reconstruction	start-of-works conditions being satisfied	Pašpārvaldes(biroja) ēka	17.10.2019

1 case is recorded against the building or land unit.

8 · 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. Spuņciems lies in Salas pagasts, Mārupes novads, on the left bank of the Lielupe opposite Jūrmala — a low-density settlement of village houses, summer properties and, along the water, a small number of expensive modern builds. It is a genuinely mixed market. Within 3 km of the subject the register holds new detached houses selling in the hundreds of thousands, ordinary village houses in the €70,000–€280,000 range, and a distinct group of large 1970s–1990s buildings — former agricultural, commercial and institutional structures — that change hands rarely and cheaply. **The subject belongs to that third group**, and that is the fact that governs this valuation.

Trend. Three measures of the trend are available and they do not agree, so all three are shown.

House sales within roughly 2 km of the subject (registered transactions):

YEAR	SALES	MEDIAN €/M²
2023	4	€3,110
2024	22	€797
2025	24	€1,144
2026 (part)	11	€1,169

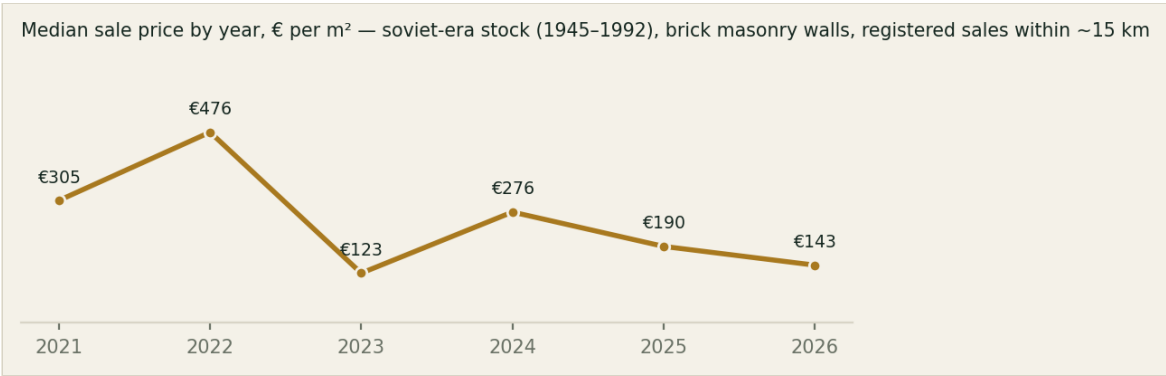
Every house within roughly 5 km, all eras and construction types (this circle was widened one step because the immediate area is thin):

YEAR	SALES	MEDIAN €/M²	YEAR-ON-YEAR	OF WHICH BUILT 2015 OR LATER
2021	233	€641	—	27 (12%)
2022	194	€742	×1.158	16 (8%)
2023	135	€861	×1.160	25 (19%)
2024	153	€632	×0.734	10 (7%)
2025	202	€583	×0.922	22 (11%)
2026 (part)	88	€581	×0.997	11 (12%)

Soviet-era brick-built houses (1945–1992) within roughly 15 km — the subject's own construction class. This geography was widened because the local sample of that class is too small to measure:

YEAR	SALES	MEDIAN €/M²	YEAR-ON-YEAR
2021	24	€305	—
2022	22	€476	×1.561
2023	24	€123	×0.258
2024	47	€276	×2.244
2025	31	€190	×0.688

YEAR	SALES	MEDIAN €/M ²	YEAR-ON-YEAR
2026 (part)	17	€143	×0.753



Reading the three together, honestly. The 2 km house medians rise sharply from 2024 to 2026 — but with only 4 to 24 sales a year in a settlement that includes waterfront new-builds selling at €1,577 and €2,437 per m², that series measures what happened to sell, not what happened to prices. The wider 5 km circle is flat to mildly negative and is the more stable of the two, but it too moves with composition. The subject's own construction class shows a decline over the last two years, and between 2025 and 2026 the two measures point in opposite directions: the old-stock class is down about a quarter, while the wider circle is unchanged. No shift in the share of new-build sales explains that gap, so it appears to be a genuine difference between this class of building and the market as a whole — **old, large, expensive-to-heat houses have been losing ground to newer stock, while the market as a whole has been flat.** That is the trend statement this report adopts, and it is stated together with the fact that the two measures disagree.

The old-stock series' year-on-year swings — down 74% in one year, up 124% the next — are not price movements. In a class whose registered prices in this area include transfers of €1,201 and €4,000 for whole buildings, a median of 17 to 47 sales a year is dominated by which buildings happened to be transferred. That is why the time adjustments in this report are derived carefully in the adjustments chapter rather than taken from that table at face value.

Liquidity and expected marketing period. Across 55 comparable listings within roughly 3 km over the last 18 months, the median time from first advertisement to withdrawal was **42 days** (Site Radar market intelligence). In the matched pairs where an advertisement can be tied to a registered sale, a quarter left the market within 10 days, the median at 24 days, and a quarter took more than 41.

Those figures describe ordinary village houses of 80 to 250 m². They do not describe this property, and it would be misleading to quote them for it. The relevant liquidity evidence for the subject's own class is this: within 900 m there are three other large buildings of the same era — 541.7 m² at "Līnas", 409.8 m² at "Upesmala" and 436 m² at "Bērzupes". Between them, in the last three years, they produced one open-market sale (€70,000) and four transfers at token prices, which is what family or corporate restructuring looks like in a register, not what a market looks like. **Expected exposure for the subject on the open market is 9 to 18 months, or a further round of the auction process** — not six weeks.

Highest and best use. The plot alone, if the building were cleared, is worth roughly €21,000–€27,000 on the local plot evidence (derived below). That is a small fraction of the asking price, which tells us immediately that **demolition and redevelopment is not the**

use that drives value here — the building must carry it. The plausible uses, in descending order of likelihood, are: continued institutional or community use; conversion to tourist or guest accommodation, which the Lielupe-side location and the proximity to Jūrmala support; conversion to a small number of residential units; and use as a single very large private residence, which is the narrowest market of the four. Every one of these except the first requires the land-use designation question to be resolved. **The value in all three bands above is stated on the existing physical and legal state of the property, with no premium for a change of designated use that has not happened.**

9 · The neighbourhood price spectrum

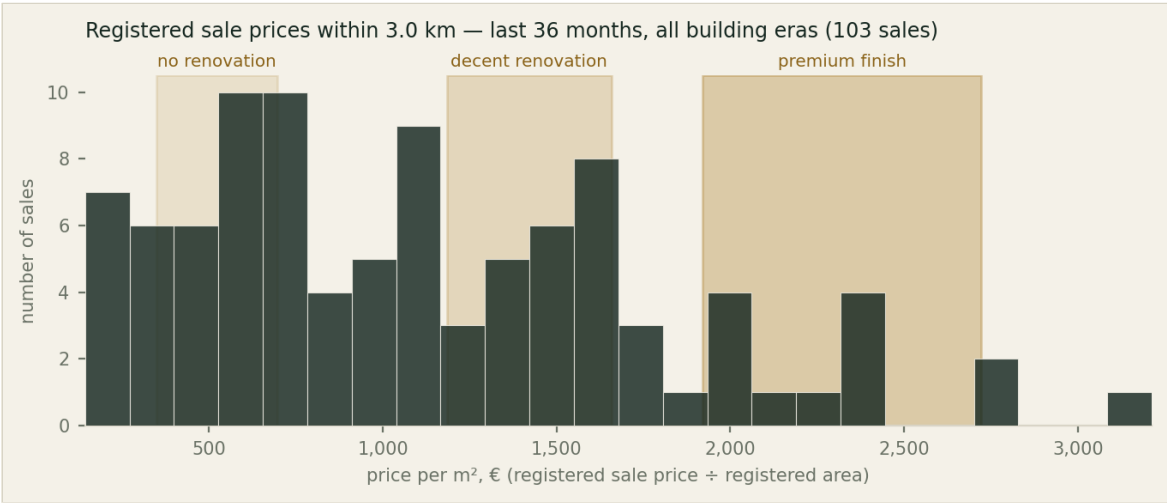
Prepared by Site Radar’s analysis system · reviewed by the Site Radar team before delivery

This chapter establishes what a square metre sells for around this property, how those prices distribute, and — as far as the local evidence permits — what part of that distribution corresponds to what condition. Every later statement that a price level implies a condition rests on what is shown here.

The dataset, defined precisely. Source: the register of completed sold transactions maintained by the State Land Service — registered sale prices, not asking prices. Geography: a circle of radius 3,000 m around the subject's register point. Filters: property type "house", price above €5,000, area above 10 m², transactions in the last 36 months. Era filter: none — all construction periods pooled. Sample size: **103 sales**. The €5,000 price floor means the token transfers discussed above are already excluded from this distribution.

How prices distribute in that dataset.

SHARE OF THE 103 SALES	SOLD BELOW
10%	€261 /m²
20%	€495 /m²
25%	€591 /m²
30%	€636 /m²
40%	€767 /m²
50% (the middle sale)	€1,035 /m²
60%	€1,186 /m²
70%	€1,451 /m²
75%	€1,580 /m²
80%	€1,657 /m²
90%	€2,186 /m²



In plain terms: the typical house sale within 3 km of the subject over the last three years registered at about €1,035 per m². A quarter of sales were below €591 per m², and a

quarter above €1,580 per m². The top tenth, above €2,186 per m², is the modern waterfront stock — the two 2024-built houses at Katrīnas iela 5 k-1 registered at €1,577 and €2,437 per m².

Does a price level here reliably tell you a condition? This is the test that must be passed before any percentage of the distribution is used as a condition statement, and here **it is only weakly passed, which is stated rather than hidden**. Within the same circle, only five registered sales can be matched to an advertisement whose text describes the property's state:

- Sales whose advertisement described a renovation (words such as renovēts, kapitāli, eiroremonts, dizaina): **one sale**, at €1,583 per m².
- Sales whose advertisement described an unrenovated property (bez remonta, kosmētisks, nepieciešams remonts): **none**.
- Sales with no clear condition language: **four**, median €1,629 per m², spread from €777 to €1,751 per m².

The one renovated-described sale landed at €1,583 per m² — which is, to within €3, exactly the level below which 75% of local sales fall. That is precisely where the general expectation would put a renovated property, so the mapping is consistent here. But it rests on **one** observation, and there is not a single matched unrenovated sale in this circle to anchor the lower end. **The honest conclusion is that the local matched evidence is too thin to prove the price-to-condition mapping, and this report therefore does not lean on it.** The condition bands in this valuation are built instead from named, individually examined comparable sales whose character is established from the registers, and the distribution above is used for context and for the reconciliation check — not as a machine for converting percentages into conditions.

Where the subject sits on this distribution — and why the distribution has to be corrected before it is used. The asking price of €218 per m² sits below the lowest tenth of local house sales. Taken naively, the distribution would suggest that a property in "renovated" condition should fetch about €1,580 per m² — which for 537.2 m² would be €849,000, and for a "typical" €1,035 per m², €556,000. **Those numbers are absurd for this property, and understanding why is essential to the valuation.**

The reason is size. The 103 sales in that distribution are overwhelmingly houses of 80 to 250 m², and price per square metre falls steeply as floor area rises: a buyer paying €250,000 for a 120 m² house is paying €2,083 per m², while the same buyer's budget spread over 537 m² is €465 per m². Very few buyers exist for 537 m² of house in a village of this size, and the ones who do exist are buying a project, priced against what it will cost to complete and run, not against what a small modern house costs per metre.

The size-matched distribution. To measure that, the register was queried for every registered house sale of 350 to 900 m² of floor area within 5 km over the last six years — 30 sales. Seven of them are transfers at token prices (from €2 to €41 per m² — the €1,201 sale of a 541.7 m² building at "Līnas" and the €4,000 and €4,500 transfers of "Upesmala" among them), which are not market transactions and are set aside and named as such. That leaves **23 arm's-length sales of large houses**, distributed as follows:

SHARE OF THE 23 LARGE-HOUSE SALES	SOLD BELOW
About a quarter	€272 /m ²
The middle sale	€554 /m ²

SHARE OF THE 23 LARGE-HOUSE SALES	SOLD BELOW
About three-quarters	€849 /m ²
The highest	€2,437 /m ²
The lowest	€105 /m ²

The middle sale of a large house in this wider area is **€554 per m²** — about half the €1,035 per m² of the all-sizes distribution. And the lower part of that large-house group is composed precisely of the kinds of building the subject resembles: "Bērzupes" at €161 per m², the two stalled large buildings on Ģertrūdes prospekts in Jūrmala at €179 and €216 per m², the 455 m² building at Vasaras iela 70 at €191 per m².

About a quarter of arm's-length large-house sales in this wider area registered below the subject's asking rate of €218 per m² — and those are, without exception, the old, use-restricted or unfinished ones. That is the population the subject belongs to, and it is the distribution against which the value bands in this report are checked.

10 · 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 plain words.

1. **A sale whose condition and character can actually be established beats a nearer sale whose cannot.** A sale 800 m away for which the plot area, land designation, construction year, building count and structure are known from the cadastre is worth more as evidence than a sale next door about which only the price is known. This is why two comparables in this report sit outside the immediate village.
2. **Size class before proximity.** A 117 m² house 594 m away and a 436 m² building 837 m away are different products. For deriving the subject's rate per square metre, the large-building evidence governs; the small-house evidence is used for a different purpose — testing what else the same money buys — and is labelled as such.
3. **A token transfer is not a market sale.** Where the same building changes hands twice within months at a few thousand euros, or where a 542 m² building registers at €1,201, the register is recording a restructuring, an inheritance settlement, a share transfer or a related-party transaction. Those prices are named and excluded from the value derivation. They are not, however, ignored: five of them within 900 m tell you something true about how illiquid this class of property is here.
4. **The land component is stripped before the buildings are compared.** Each comparable's plot area and land designation were retrieved from the cadastre so that a house on 6,200 m² and a house on 607 m² are not compared as though the ground were identical.

Candidate sales considered. The full set is in the Annexes. The decisive candidates and the reasons for including or excluding each are set out here.

SALE	DISTANCE	DATE	PRICE	BUILDING	PLOT & DESIGNATION	DECISION
"Bērzupes"	837 m	2023-11-20	€70,000	436.0 m ² , 1985	3,681 m ² , commercial	Selected — C1. Closest match on era, size class and non-residential designation; the only arm's-length sale of this class in the village

SALE	DISTANCE	DATE	PRICE	BUILDING	PLOT & DESIGNATION	DECISION
"Ritas", Pērnciems	1,650 m	2021-02-25	€250,000	617.7 m², clay + silicate brick	6,200 m², commercial	Selected — C2. Same parish, same size class, masonry, non-residential designation; the in-use reference for this class
Spuņciema iela 40	304 m	2024-10-07	€220,000	396.9 m², 1995	1,800 m², residential, 3 buildings	Selected — C3. The nearest large house; sets the ceiling for a large house in genuinely good residential order
Gertrūdes prospekts 11A, Jūrmala	3,179 m	2026-04-17	€127,000	709.6 m², 2012	1,200 m², apartment- building designation	Selected — C4. The most recent large-building sale in the wider area, and a repeat sale of the same object (€149,000 in 2022) giving a genuine reading of the trend
Vasaras iela 70, Jūrmala	2,727 m	2025-06-03	€87,000	455.3 m², 2012	4,740 m², residential	Selected — C5. A second large building whose total price sits near land value — the pattern that governs this class

SALE	DISTANCE	DATE	PRICE	BUILDING	PLOT & DESIGNATION	DECISION
Sila iela 23	594 m	2024-05-03	€119,000	117.0 m ² , 1984	2,334 m ² , residential, 5 buildings	Selected — C6 , for a specific purpose: what the same money buys in complete, habitable, residential-designation form 600 m away
"Līnas"	674 m	2026-02-09	€1,201	541.7 m ² , 1985	3,100 m ² , agricultural-enterprise	Excluded — not a market transaction. €2 per m ² for a building almost identical in size and era to the subject. Named as a non-market transfer
"Upesmala"	730 m	2024-05-01 and 2024-08-08	€4,000 and €4,500	409.8 m ² , 1975, brick	607 m ² , commercial	Excluded — not market transactions. The same object transferred twice in three months at near-identical token prices
Spunčiema iela 32	407 m	2023-02-10	€5,000	237.8 m ² , 1990, silicate brick	2,000 m ² , agricultural	Excluded. €21 per m ² for a plot with four registered buildings; either a share transfer or a derelict object

SALE	DISTANCE	DATE	PRICE	BUILDING	PLOT & DESIGNATION	DECISION
Katrīnas iela 5 k-1	693 m	2025-09-12 and 2025-10-01	€1,020,000 and €660,000	418.5 m², 2024	—	Excluded as a value comparable, retained as the ceiling of the local distribution. Newly built waterfront houses of a different market entirely; nearer than three of the selected comparables, but a 2024 architect-built house on the water is not evidence about a 1986 institutional building
Katrīnas iela 6	706 m	2023-04-21 and 2024-02-07	€715,364 and €750,000	270.6 m², 2022	—	Excluded as a value comparable, used only for its repeat-sale trend reading (+4.8% over ten months in 2023–24)
Sila iela 25	562 m	2024-11-22	€280,000	223.6 m², 2007	—	Excluded. 2007 construction, half the floor area, a normal family house — no adjustment chain would survive the gap

SALE	DISTANCE	DATE	PRICE	BUILDING	PLOT & DESIGNATION	DECISION
"Upenes"	204 m	2026-02-05	€254,000	123.8 m ² , 2023	—	Excluded despite being the second-nearest sale: a 2023 timber-framed house of 124 m ² at €2,051 per m ² has nothing in common with the subject except a postcode
Spuņciema iela 44	213 m	2023-11-21	€150,000	26.8 m ² , 1989	—	Excluded. The registered building is 26.8 m ² ; the €5,597 per m ² this produces is an artefact — the price was paid for the land and whatever else stands on it
Spuņciema iela 13	684 m	2025-03-25	€74,800	83.0 m ² , 1990, brick	1,600 m ² , residential	Excluded from the rate derivation (size class), noted in the total-price context

Why nearer sales lost to farther ones. Four sales closer than "Bērzupes" (837 m) were rejected in its favour: "Upenes" at 204 m, Spuņciema iela 44 at 213 m, Spuņciema iela 32 at 407 m and Sila iela 32 at 388 m. The first is a new small timber house; the second's registered building is 27 m²; the third is a token-price transfer; the fourth was built in 2026.

None of them shares the subject's size class, and three do not share its era.

"Ritas" at 1,650 m and the two Jūrmala buildings at 2.7 and 3.2 km were preferred over several nearer sales for the same reason: they are large buildings whose plots, designations and construction data are established, which is what this subject needs. Proximity that does not bring similarity is not evidence.

Comparable sale sheets

The land rate used to strip the ground out of each comparable is **€8.50 per m²**, derived in the adjustments chapter from seven registered plot sales in Spuņciems. Time factors are also derived there: **×0.85 from 2021, ×0.90 from 2023 and 2024, ×0.95 from 2025, ×1.00 for 2026.**

No photographs exist in the archive for any of these six sales, and none of them carries a matched advertisement with condition language. Each sheet therefore states what the

registers establish and what remains unknown, and the unknowns are carried as weight reductions rather than filled with assumptions.

C1 — "Bērzupes", Spuņciems (837 m north)

Register facts. Cadastre 80880050835. Plot **3,681 m²**, land-use designation Komerccdarbības objektu apbūve (commercial development), explication: under buildings 3,623 m², under roads 58 m². Cadastral values recorded at €15,852 (fiscal) and €29,448 (universal). Building **436.0 m², built 1985**, wall material recorded as unclassified. **Sold €70,000 on 20 November 2023** — €160.6 per m² of floor area. The building's full registered history holds this one transaction.

Why this is the strongest comparable. It is the same village, one year apart in construction date, in the same size class (436 m² against 537.2 m²), on a plot of similar order (3,681 m² against 2,987 m²), and — importantly — it shares the subject's defining legal oddity: a substantial 1980s building standing on land whose designation is not residential. It is the only arm's-length sale of that description in Spuņciems in the register.

Condition. Unknown. No advertisement, no photographs. Its position in the local price distribution is its best condition evidence: at €161 per m², it sold below the lowest tenth of all house sales within 3 km and in the bottom sixth of the size-matched large-house group.

A building in modernised, ready-to-use condition does not sell at that level in this market. The reasonable reading is a serviceable but unmodernised structure, bought as a project.

Adjustment arithmetic.

STEP	WORKING	RESULT
Registered price		€70,000
Less land: 3,681 m ² × €8.50/m ²	−€31,289	€38,711 for the building
Building rate as sold	€38,711 ÷ 436.0 m ²	€88.8 /m²
Time, 2023 → 2026	× 0.90	€79.9 /m ²
Size: 436 m ² → 537.2 m ² , a larger building absorbs more slowly	× 0.95	€75.9 /m ²
Structure: subject has recorded concrete and reinforced-concrete vaulted floors, a durable frame; comparable's wall material unclassified	× 1.05	€79.7 /m ²
Services: subject registered with full services including a gas connection; comparable's services not recorded	× 1.10	€87.6 /m²
Era 1985 vs 1986	no adjustment — the difference is immaterial	—
Designation: both non-residential	no adjustment	—

Indicated value of the subject on this comparable: 537.2 m² × €87.6 = €47,059 for the building, plus €21,000 for the land = **€68,000**. This is the anchor for Band A.

Weight and caution. The two upward adjustments (structure and services) together add 15.5% and both rest on what the register does not record for "Bērzupes" rather than on a

positive difference established between the two buildings. If the comparable is in fact equally well serviced, the indicated figure falls to about €59,000.

C2 — "Ritas", Pērnciems, Salas pagasts (1,650 m south-west)

Register facts. Cadastre 80880040380. Plot **6,200 m²**, designation Komerccdarbības objektu apbūve, explication: under buildings 5,500 m², under roads 700 m². Cadastral values €31,503 (fiscal) and €26,576 (universal). Building **617.7 m²**, walls recorded as clay brick and silicate brick; construction year not registered. **Sold €250,000 on 25 February 2021** — €404.7 per m².

What it is. A large masonry building on a commercially designated parcel in the same parish — the closest thing in the register to "the subject, in use". It is the upper reference point for what a big non-residential-designation masonry building in this parish is worth when it is a going concern rather than a project.

An important caution about what was sold. The cadastre records **0 registered buildings** on this parcel while classifying 5,500 m² of it as built over, and the neighbouring parcel "Alijas" (2.76 ha, commercial designation, 5 registered buildings) sits immediately adjacent. The €250,000 very probably conveyed more than the single 617.7 m² building recorded against the transaction. **The rate derived below is therefore an upper bound, and is discounted for that.**

Condition. Unknown, with no advertisement or photographs. Its position — €405 per m², a little below the middle of the size-matched large-house group — reads as a usable, in-service property rather than either a project or a modernised showpiece.

Adjustment arithmetic.

STEP	WORKING	RESULT
Registered price		€250,000
Less land: 6,200 m ² × €8.50/m ²	–€52,700	€197,300 for the buildings
Building rate as sold (upper bound)	€197,300 ÷ 617.7 m ²	€319.4 /m²
Time, 2021 → 2026	× 0.85	€271.5 /m ²
Risk that the sale conveyed further buildings, and construction year unregistered	× 0.90	€244.4 /m²
Size 617.7 m ² → 537.2 m ² ; location Pērnciems vs Spuņciems, same rural class	no adjustment — both effects below the threshold at which an adjustment is meaningful	—

Indicated value of the subject on this comparable: 537.2 m² × €244.4 = €131,290 plus €21,000 land = **€152,000**. This sits at the top of Band B / bottom of Band C, which is where a comparable representing a fully functional, in-use large building should sit relative to a subject of unknown condition.

Weight: moderate. The time distance (5.5 years), the unregistered construction year and the uncertainty over what was conveyed all argue for treating this as a boundary reference rather than a precise indication.

C3 — Spuņciema iela 40 (304 m west)

Register facts. Cadastre 80880050037. Plot **1,800 m²**, designation Individuālo dzīvojamo māju apbūve (individual dwelling houses), explication: under buildings 1,200 m², agricultural 600 m². **Three registered buildings.** Cadastral values €10,178 (fiscal), €13,680 (universal). Main building **396.9 m², built 1995**, walls of light-concrete blocks. **Sold €220,000 on 7 October 2024** — €554.3 per m².

What it is. The nearest large house to the subject and the best local evidence of what a substantial house in proper residential form achieves here. Nine years newer than the subject, on residentially designated land, purpose-built as a dwelling, with two further buildings on the plot.

Condition. Unknown directly, but its position is informative: at €554 per m² it sold essentially at the middle of the size-matched large-house group — the profile of a sound, usable, unremarkable large family house, not a project and not a showpiece.

Adjustment arithmetic. The residual after stripping land covers **three** buildings, and no local evidence prices the two outbuildings. Rather than invent an allowance for them, the residual is expressed per square metre of the main house as an explicit **upper bound**: the true rate for the main house is lower by whatever the outbuildings are worth.

STEP	WORKING	RESULT
Registered price		€220,000
Less land: 1,800 m ² × €8.50/m ²	−€15,300	€204,700 across all three buildings
Upper-bound rate for the main house	€204,700 ÷ 396.9 m ²	€515.8 /m² (upper bound)
Time, 2024 → 2026	× 0.90	€464.2 /m ²
Era: 1995 → 1986	× 0.90	€417.8 /m ²
Designation: residential → administrative	× 0.95	€396.9 /m ²
Type and layout: purpose-built family house → 537 m ² institutional plan requiring conversion	× 0.80	€317.5 /m ²
Size: 397 m ² → 537.2 m ²	× 0.95	€301.6 /m² (upper bound)

Indicated value of the subject on this comparable: 537.2 m² × €301.6 = €162,020 plus €21,000 land = **€183,000, as an upper bound** — the figure the subject would approach if it were modernised throughout. It sets the ceiling of Band C.

Weight: high for the ceiling, none for the central estimate. The chain of adjustments is long (four multiplications, cumulative factor 0.65), and every additional adjustment widens the error. Its role is to answer one question — how high could this property go if everything went right — and it answers it credibly.

C4 — Ģertrūdes prospekts 11A, Jūrmala (3,179 m north-east)

Register facts. Cadastre 13000147523. Plot **1,200 m²**, designation Trīs, četrū un piecu stāvu daudzdzīvokļu māju apbūve (three-to-five-storey apartment buildings), explication: other 1,200 m². One registered building, **709.6 m², built 2012**, brick. **Sold €127,000 on 17 April 2026** — €179.0 per m². **Previously sold €149,000 on 14 September 2022** — €210.0 per m².

What it is, and why it is here. A large, relatively modern building in Jūrmala that has twice changed hands for the price of a modest flat. A 710 m² brick building of 2012 selling at €127,000 in Jūrmala is not a functioning property: it is almost certainly an unfinished or stalled structure whose use has never been resolved. That is a different failure mode from the subject's, but it produces the same market outcome — **a large building whose purpose is unsettled trades on total price, at a rate per square metre in the low hundreds, regardless of how good the location is.**

Why no adjustment chain is offered. Stripping the land would require a Jūrmala rate for apartment-designation land, which this report has not measured, and inventing one would corrupt the arithmetic. Instead this sale is used as a **boundary observation**: at €179 per m² **including a Jūrmala plot**, the building's own contribution is materially below €179 per m². The subject is offered at €218 per m² including a Spuņciems plot. That comparison bears directly on the asking price and is stated without a false calculation behind it.

The repeat sale is genuine evidence of the trend. The same object, the same registered area, 3.58 years apart: €149,000 → €127,000, a factor of **×0.852**, or about –4.3% a year. This is one of only two same-object repeat sales in the wider area and it is the one that matches the subject's class — a large building, not a small modern house. It is used in the time-adjustment derivation below.

Weight: low as a value indication, high as a check on the asking price and on the trend.

C5 — Vasaras iela 70, Jūrmala (2,727 m north-west)

Register facts. Cadastre 13000145608. Plot **4,740 m²**, designation Individuālo dzīvojamā māju apbūve, explication: forest 2,800 m², under buildings 1,257 m², other 683 m². One registered building, **455.3 m², built 2012**, light-concrete blocks. **Sold €87,000 on 3 June 2025** — €191.1 per m².

What it shows. A 4,740 m² residential plot in Jūrmala is, on its own, worth a substantial share of €87,000. A 455 m² building of 2012 construction that adds so little to that plot's value is, on any reasonable reading, unfinished — a structure at shell or partial-completion stage. **The lesson for the subject is precise and uncomfortable: floor area that a buyer cannot immediately use contributes very little.** Time-adjusted to 2026 terms (×0.95), the sale reads at €181.5 per m² gross.

Condition: unverified; the inference of incompleteness is drawn from the price-to-plot relationship, not from any direct evidence, and is labelled accordingly.

Weight: low as a value indication, moderate as corroboration that the €180–€220 per m² zone is where large buildings with unresolved use actually transact in this wider market.

C6 — Sila iela 23, Spuņciems (594 m east)

Register facts. Cadastre 80880050041. Plot **2,334 m²**, designation Individuālo dzīvojamā māju apbūve, explication: agricultural 1,344 m², under buildings 990 m². **Five registered buildings.** Main building **117.0 m², built 1984**, walls of brick 2.5 bricks thick or thicker together with timber-panel construction. **Sold €119,000 on 3 May 2024** — €1,017 per m².

Why a 117 m² house appears in a valuation of a 537 m² building. Not to derive a rate — the size classes are incompatible and no honest adjustment bridges them. It is here to answer the question that actually decides this auction: **what else does €117,000 buy within walking distance?**

The answer: a complete, habitable, brick-built 1984 family house of 117 m² with four further buildings, on a 2,334 m² plot that is residentially designated, 594 m from the subject.

Stripping the land at the same rate — $2,334\text{ m}^2 \times \text{€}8.50 = \text{€}19,839$ — leaves $\text{€}99,161$ across five buildings. Time-adjusted to 2026 terms ($\times 0.90$), the whole property reads at about **€107,000**.

That is the competitive reality of the subject's price. A buyer with $\text{€}117,000$ in this village has a demonstrated alternative: a finished home, on residentially designated land, with outbuildings, at essentially the same money. Choosing the subject instead means buying 4.6 times the floor area, of unknown condition, on administratively designated land, with a heating bill of an entirely different order. **There is a market for that trade — but it is a small one, and it is a trade that only works at a discount, not at parity.**

Weight: none in the rate derivation; high in the asking-price assessment.

Comparable evidence summary

COMPARABLE	DISTANCE	SOLD	DATE	FLOOR AREA	€/M ² AS SOLD	LAND STRIPPED	ADJUSTMENTS APPLIED	ADJUSTED BUILDING €/M ²
C1 "Bērzupes"	837 m	€70,000	2023-11-20	436.0 m ²	€161	3,681 m ² × €8.50 = €31,289	time ×0.90; size ×0.95; structure ×1.05; services ×1.10	€87
C2 "Ritas"	1,650 m	€250,000	2021-02-25	617.7 m ²	€405	6,200 m ² × €8.50 = €52,700	time ×0.85; conveyance & era uncertainty ×0.90	€244
C3 Spuņciema iela 40	304 m	€220,000	2024-10-07	396.9 m ²	€554	1,800 m ² × €8.50 = €15,300	time ×0.90; era ×0.90; designation ×0.95; layout ×0.80; size ×0.95	€301.6 (upper bound)
C4 Ģertrūdes pr. 11A	3,179 m	€127,000	2026-04-17	709.6 m ²	€179	not stripped — Jūrmala land rate not measured	none — used as a boundary observation	—
C5 Vasaras iela 70	2,727 m	€87,000	2025-06-03	455.3 m ²	€191	not stripped — Jūrmala land rate not measured	time ×0.95	—
C6 Sila iela 23	594 m	€119,000	2024-05-03	117.0 m ²	€1,017	2,334 m ² × €8.50 = €19,839	time ×0.90	—

COMPARABLE	DISTANCE	SOLD	DATE	FLOOR AREA	€/M ² AS SOLD	LAND STRIPPED	ADJUSTMENTS APPLIED	ADJUSTED BUILDING €/M ²
Excluded — "Līnas"	674 m	€1,201	2026-02-09	541.7 m ²	€2	—	non-market transfer	—
Excluded — "Upesmala" ×2	730 m	€4,000; €4,500	2024	409.8 m ²	€10; €11	—	non-market transfers	—

Land component of the subject in every indicated value above: **€21,000**.

Adjustments & reasoning

The land component — derivation

Thirty registered land transactions within 2 km of the subject were retrieved (the nearest thirty; the farthest lies 556 m away, so the sample is genuinely local). From these, the sales that represent a **retail purchase of a building plot of comparable size** are:

PLOT	AREA	DATE	PRICE	€/M ²
Priedolu ceļš 3	2,522 m ²	2023-04-19	€34,950	€13.86
Priežu malas iela 12	3,300 m ²	2024-06-25	€38,500	€11.67
Priedolu ceļš 4	3,051 m ²	2026-07-21	€30,480	€9.99
Alises iela 13	3,107 m ²	2026-02-19	€26,000	€8.37
Priežu malas iela 11	3,400 m ²	2024-12-19	€28,000	€8.24
Priežu malas iela 1	3,700 m ²	2024-10-14	€23,000	€6.22
"Priežsils"	3,009 m ²	2023-03-09	€18,500	€6.15

Middle value **€8.37 per m²**; average €9.21 per m². **Adopted rate: €8.50 per m²**.

Excluded, with reasons. Three parcels on Alises iela (3,271 m², 3,107 m² and 3,106 m²) each sold for exactly €10,500 on the same day — 5 June 2024 — to what is evidently a single buyer taking three adjacent plots at once, at €3.21–€3.38 per m². That is a wholesale purchase, not a retail plot price, and the point is confirmed by the register itself: one of those same parcels, Alises iela 13, resold retail at €26,000 in February 2026, nearly two and a half times the wholesale price. Also excluded: the repeated €2,400–€7,500 transfers of Priedolu ceļš 6 and 7 (€1.40–€2.14 per m², token transfers), "Ķirši 292" at €1.05 per m², and all parcels under 500 m², which are boundary strips and access shares rather than plots.

A cross-check that supports the rate. Three large parcels nearby sold in 2025 at €215,000 for 19,400 m², €215,000 for 19,200 m² and €300,000 for 24,000 m² — €11.08, €11.20 and €12.50 per m². **Per-square-metre values here do not collapse as parcels get bigger**, which is what one sees where there is genuine development demand. It confirms the €8.50 rate is not generous.

Applying it to the subject.

STEP	WORKING	RESULT
Non-water land	2,526 m ² × €8.50	€21,471

STEP	WORKING	RESULT
Water (461 m ² , a ditch or watercourse — usable as amenity, not as building land)	461 m ² × €2.00	€922
Sub-total		€22,393
Administrative land-use designation (the plot evidence above is all residentially designated)	× 0.95	€21,273
Adopted land component		≈ €21,000 (reasonable range €18,000 – €27,000)

The presence of 461 m² of registered water is also a **flood-risk verification item**: this is Lielupe-side terrain, and the buyer should check the flood-risk mapping and any building restrictions attaching to the water body and its protective strip before assuming any extension or new construction is possible.

The time adjustment — derivation, and why the published series was not used directly

The construction-class series for the subject's own stock (Soviet-era brick houses within 15 km) gives, against its 2026 median of €143 per m², the following factors:

SALE YEAR	MEDIAN €/M ²	FACTOR TO 2026
2021	€305	143 ÷ 305 = ×0.469
2022	€476	143 ÷ 476 = ×0.300
2023	€123	143 ÷ 123 = ×1.163
2024	€276	143 ÷ 276 = ×0.518
2025	€190	143 ÷ 190 = ×0.753

These factors cannot be applied as they stand, and the reason must be stated openly. They are not monotone — they say a 2023 sale should be adjusted up 16% while a 2024 sale is adjusted down 48%. Every year-on-year step exceeds ±15%, which in an established residential market signals a change in what happened to sell rather than a change in prices. With 17 to 47 sales a year in a class whose registered prices in this very parish include whole buildings transferred at €1,201 and €4,000, the median is measuring composition.

The substitute basis, and its arithmetic. Three independent measures were assembled:

- The wider 5 km circle, all house types:** 2024 €632 → 2026 €581 = ×0.919; 2025 €583 → 2026 €581 = ×0.997. Mildly negative to flat.
- The two same-object repeat sales in the area** — the only measurements here that hold the property constant:
- Ģertrūdes prospekts 11A, 709.6 m² (the subject's size class): €149,000 (Sep 2022) → €127,000 (Apr 2026) = ×**0.852** over 3.58 years, about –4.3% a year.
- Katrīnas iela 6, 270.6 m², new-built: €715,364 (Apr 2023) → €750,000 (Feb 2024) = ×1.048 over ten months.
- House medians within 2 km:** 2024 €797 → 2026 €1,169 = ×1.467; 2025 €1,144 → 2026 €1,169 = ×1.022. Strongly positive — but that series is 4 to 24 sales a year

dominated by new waterfront construction, and it is the composition of those sales that moved.

The picture is consistent once the stock classes are separated. New and near-new houses have held or gained; large old buildings have drifted down. The one repeat sale of a large building says -4.3% a year; the wider circle says about -4% a year; the class series says far more but cannot be trusted on magnitude; the local house medians say up, but for a different kind of property than the subject.

Adopted factors, applied to old, large stock only:

FROM	FACTOR TO 2026	BASIS
2021	$\times 0.85$	Five years at the repeat-sale drift rate, capped
2022	$\times 0.85$	as above
2023	$\times 0.90$	Repeat-sale drift and the wider circle, both around $-4\%/yr$
2024	$\times 0.90$	as above
2025	$\times 0.95$	Repeat-sale drift; the wider circle says $\times 0.997$ and the class series $\times 0.753$ — the adopted figure sits between them, nearer the stable measure
2026	$\times 1.00$	—

The residual uncertainty — the class series would have said much more, the local house medians would have said the opposite — **is carried in the width of the value bands, not smoothed into a false-precision factor.** A $\pm 10\%$ error in the time adjustment moves the central Band B estimate by about €9,000, which is well inside the band's stated width.

The adjustment grid

FACTOR	APPLIED TO	SIZE	REASON, IN ONE SENTENCE
Time	all comparables	$\times 0.85$ to $\times 1.00$	Derived above from repeat sales and the wider circle, not from the unstable class series
Land strip	C1, C2, C3, C6	€8.50/ m ² $\times$ plot	A house sale is land plus buildings, and the plots range from 1,800 m ² to 6,200 m ²
Size / absorption	C1 -5% , C3 -5%	-5%	Larger floor areas find fewer buyers and sell at lower rates per square metre; the local large-house evidence shows the effect plainly
Era	C3 -10%	-10%	1995 construction against 1986 — one full generation of building practice, materials and insulation standards
Layout and conversion	C3 -20%	-20%	A purpose-built family house is immediately usable; a 537 m ² institutional plan requires reconfiguration before it is a home

FACTOR	APPLIED TO	SIZE	REASON, IN ONE SENTENCE
Land-use designation	C3 –5%; subject land –5%	–5%	The comparable evidence is residentially designated; the subject is not, and the difference carries a tax rate, a lending question and a change-of-use process
Structure	C1 +5%	+5%	The subject's recorded concrete and reinforced-concrete vaulted floors are a durable frame; the comparable's material is unclassified
Services	C1 +10%	+10%	The subject's full registered service set including a gas connection — rare locally at 10% of buildings within 300 m — against an unrecorded set at the comparable
Conveyance and era uncertainty	C2 –10%	–10%	The comparable's parcel records built-over land but no registered buildings, so the sale likely conveyed more than the one building attributed to it
Heating economics	named, not priced	no figure	The subject's heating is boiler-based with gas available, which is materially cheaper to run than electricity in a building of this size — but no local pair of sales differs only in heat source, so no number is claimed
Floor position, lift, street class	not applied	—	Not applicable to detached houses; all comparables share the same quiet village or suburban street class, with the two Jūrmala boundary observations flagged where used

Reconciliation with weights

COMPARABLE	WEIGHT	WHY THIS WEIGHT
C1 "Bērzupes"	35%	Same village, same era, same size class, same non-residential designation — the closest thing to a like-for-like sale that exists; discounted from a higher weight only because two of its adjustments rest on absent records rather than observed differences
C2 "Ritas"	20%	Same parish, same size class, same designation type, and it represents the in-use case — but 5.5 years old, era unregistered, and the conveyance is uncertain
C3 Spunčiema iela 40	20%	The nearest large house and the most reliable ceiling evidence, but reached through five successive adjustments totalling a 35% reduction, which limits how much weight the result can bear
C4 Ģertrūdes prospekts 11A	10%	Its value indication is not calculable without a Jūrmala land rate, but its repeat sale is the best trend measurement available for this size class and its gross rate bears directly on the asking price
C5 Vasaras iela 70	10%	Corroborates the €180–€220 per m ² zone for large buildings of unresolved use, on inference rather than direct condition evidence
C6 Sila iela 23	5%	Carries no weight in the rate derivation and full weight in the asking-price test — the alternative use of the same money, 594 m away

Weighted reading. The condition-neutral weighted indication from C1, C2 and C3 (weights re-based to 100% among the three that produce a calculable figure: 47%, 27%, 27%) is $€68,000 \times 0.47 + €152,000 \times 0.27 + €183,000 \times 0.27 = €31,960 + €41,040 + €49,410 =$ **€122,410**. That figure, however, blends three different condition states — it mixes a project, a working property and a ceiling. It is not the answer; it is the raw material for the bands, and it lands, unsurprisingly, near the top of Band B, because two of the three comparables represent properties that are actually in use.

11 · Indicative value and the asking price

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

Valuation & condition matrix

Each band below is anchored to named evidence and priced on the register basis area of **537.2 m² of floor area on 2,987 m² of land**, with the land component of **€21,000** derived above.

Band A — Not modernised: €65,000 - €87,000, central €75,000

Land ≈ €21,000; buildings ≈ €44,000 - €66,000, central €54,000 (€82 - €123 per m², central €101 per m²).

Anchor: C1, "Bērzupes" — 436 m², built 1985, on a commercially designated 3,681 m² plot 837 m away, sold €70,000 in November 2023. After stripping land and adjusting, it indicates **€68,000** for the subject. The lower edge of the band reflects the possibility that "Bērzupes" was as well serviced as the subject, which removes the +10% services adjustment and brings the indication to about €59,000; the upper edge reflects the subject's larger and better-connected plot and its complete registered service set.

Supporting evidence: C5, Vasaras iela 70 — a 455 m² building of 2012 that added little to a 4,740 m² Jūrmala plot at €87,000 in 2025, adjusted to about €182 per m² gross. Floor area a buyer cannot immediately use is worth little, and that is what an unmodernised 537 m² institutional building is.

Floor test: the band's lower edge of €65,000 is more than three times the land value alone. **The estimate never falls below the value of the ground**, which it should not, since the building is registered as serviced and structurally substantial.

Band B — Live-in and functional: €100,000 - €135,000, central €115,000

Land ≈ €21,000; buildings ≈ €79,000 - €114,000, central €94,000 (€147 - €212 per m², central €175 per m²).

Anchors: C2, "Ritas" — a 617.7 m² masonry building on a commercially designated 6,200 m² parcel in the same parish, sold €250,000 in 2021, indicating **€152,000** after adjustment; and C4/C5, the two large Jūrmala buildings transacting at €179 and €191 per m² gross including their plots. Band B's upper edge sits below the "Ritas" indication because "Ritas" is a working property whose sale probably conveyed more than one building, and Band B is defined as usable but unmodernised rather than fully in service.

What Band B means physically: the heating plant runs and heats the building at an affordable cost; the roof and envelope are sound; water, hot water and sanitary installations work; the electrical installation is safe; finishes are dated but serviceable; no room is out of use. A buyer could occupy part of the building immediately and improve the rest over time.

Band C — Modernised throughout: €150,000 - €190,000, central €170,000

Land ≈ €21,000; buildings ≈ €129,000 - €169,000, central €149,000 (€240 - €315 per m², central €277 per m²).

Ceiling anchor: C3, Spuņciema iela 40 — a 396.9 m² house of 1995 on residentially designated land 304 m away, sold €220,000 in October 2024. After stripping land and applying era, designation, layout and size adjustments, it indicates an upper bound of **€183,000** for the subject. Band C's top edge of €190,000 sits marginally above that only because the subject's plot is 1,187 m² larger; its central figure sits below it because the C3 chain is an upper bound that ignores the value of two unpriced outbuildings.

Sanity test against the local market's own capacity: the highest registered prices for non-waterfront, non-new houses in this village are €220,000 (Spunčiema iela 40) and €280,000 (Sila iela 25, built 2007). **€170,000 for a fully modernised 537 m² 1986 building sits credibly below both** — which is where it should sit, given the layout, the age and the designation.

What moves this property between the bands

MOVER	EFFECT	EVIDENCE GRADE
The step from unmodernised to fully modernised for a large building of this class in this area	The observed span between "Bērzupes" (€161/m ² gross, 1985, non-residential designation) and Spunčiema iela 40 (€554/m ² gross, 1995, residential, in use) is €393/m ² gross — across 537.2 m ² , a range of roughly €85,000 to €300,000. The span mixes era, designation and condition, so it brackets the modernisation effect rather than isolating it	[derived from the local price distribution]
The heating plant — what is installed, whether it uses the connected gas, and what it costs to run 537 m ²	No figure is claimed. No pair of local sales differs only in heat source, and no local sale carries marketing text describing heating. What would price it: the municipality's fuel and energy consumption records for the last two heating seasons, or a current energy performance certificate stating annual heat demand per square metre	—
Windows and envelope insulation across a 537 m ² two-storey building	No figure is claimed. What would price it: an energy performance certificate, or a matched pair of local sales of comparable buildings differing in envelope specification — neither exists in this circle	—
Change of the land-use designation to residential	No figure is claimed. What would price it: two sales of similar local plots differing only in designation. The register holds no such pair. The effect is real — it touches the land tax rate and mortgage availability — but it is not measurable from local evidence	—
Number and quality of bathrooms; fitted kitchen; furniture package	No figures are claimed. In a normal house market these are measurable from matched advertisements; here only one registered sale within 3 km carries any renovation language at all, so there is no local basis to price them, and for a building of institutional plan the concepts may not even apply in their usual form	—
Roof condition and rainwater goods on a 40-year-old building of this footprint	No figure is claimed. What would price it: a surveyor's report, or the building authority's records of any roof works	—

Which band the signals point to, and with what confidence. Band A to lower Band B — roughly €75,000 to €105,000 — at moderate-low confidence. The signals pointing down: a repeat auction, meaning the market has already declined this property once at a starting price at or above €117,000; municipal ownership, where deferred maintenance is the norm; a 1986 construction date with no registered construction case indicating renewal; and the nearest true comparable, "Bērzupes", registering at €70,000. The signals pointing up: a complete registered service set including a gas connection that only about one in ten neighbouring buildings has; a durable concrete and reinforced-

concrete structure; a substantial 2,987 m² plot; and €82,600 paid for this same building ten years ago.

The observation that collapses the matrix to a point estimate: an interior inspection or a photographic set covering the boiler room, the sanitary rooms, the windows, the roof and the second floor. Registration for this auction closes on 21 September 2026; an inspection request to Mārupes novada pašvaldība should be made immediately, and **if access is refused, that refusal is itself information and should be treated as such.**

What would refute the band call: a documented refurbishment within the last decade, a current energy certificate showing a modern envelope, or a recently replaced gas-fired heating plant. Any of those would move the opinion into Band B's upper half or Band C, and would make the starting price defensible.

Asking price assessment

Characterisation of the price. The €117,000 is not an asking price in the ordinary sense — it is the **conditional starting price (nosacītā sākuma cena) of an ascending electronic auction** run by Mārupes novada pašvaldība, with a deposit of €11,700, a bid step of €1,000, registration closing 21 September 2026 and the auction closing 1 October 2026 at 13:00. It is a **repeat** auction, so a previous round did not produce a buyer.

At €117,000, or **€218 per m² of floor area**, the price:

- sits **just above the centre of Band B** (€214 per m²) — that is, it prices the building as live-in and functional;
- is **56% above Band A's central figure** of €75,000, which is where the available signals point;
- is **42% above the €82,600 this same building fetched in December 2016** — although the plot has since grown by 591 m², which at the local land rate accounts for about €5,000 of that gap;
- is **above the €179 and €191 per m² at which two large buildings of unresolved use recently traded in Jūrmala, plots included** — a materially stronger location;
- and is **within €10,000 of what a complete, habitable, residentially designated 1984 brick family house with four outbuildings on a 2,334 m² plot cost 594 m away in 2024** (Sila iela 23, €119,000, about €107,000 in 2026 terms).

Verdict: on the evidence available today, the starting price is at the upper end of what this property can be argued to be worth, and above the supported value unless the building proves to be in genuinely live-in, functional order. It is not an absurd price — it is a price that assumes the best of two plausible conditions. The failure of the first auction is the market's own comment on it.

The three bid levels

An honest strategy chapter has to begin with the mechanism, because the mechanism here overrides the usual arithmetic. **In an ascending auction with a €117,000 starting price, there is no bid below €117,000.** You cannot open low. The only decisions available are whether to register, and how far above the starting price to go.

LEVEL	AMOUNT	WHAT IT IS
Opening — and the only possible entry	€117,000	The starting price. In a repeat auction with a single registered bidder, this is also where the sale concludes

LEVEL	AMOUNT	WHAT IT IS
The level to aim to agree at	€117,000	There is no lower target available. The objective is to be the only registered bidder, not to negotiate a discount
Walk away above	€120,000 (three bid steps)	Above this, the price leaves Band B's central figure behind. Above €135,000 it exceeds Band B entirely, and is only defensible if the building has been verified as modernised

The frequency evidence, and its limits. The available measured evidence is drawn from **houses in Pierīga** — a **wider market than the subject's own**, because the exact group of Soviet-era houses in Pierīga held fewer than forty matched pairs and could not be measured on its own. In that wider group, **65 matched sales between August 2025 and July 2026** link an advertisement to a registered transaction. Measured against each property's **final advertised price**:

- A bid at **€117,000 (100% of the advertised price)**: about **98% of those 65 matched sales registered at or below this level.**
- A bid at **€114,145 (98%)**: about **65% of those 65 matched sales registered at or below this level.**
- A bid at **€105,511 (90%)**: about **40% of those 65 matched sales registered at or below this level.**

These shares count completed deals; they are not a forecast about this seller. A distribution describes a population. The party on the other side of this transaction is a municipality following a statutory disposal procedure, with its own timetable and its own constraints, and no distribution can see which. Three further limits apply and each matters here:

1. **The figures are measured against the last advertised price, not the first.** Against the first price ever advertised (64 pairs) the median was 95% rather than 96%, and the difference between the two is the reduction sellers made before a buyer appeared. Sellers in this market routinely revise the advertised figure down to the agreed number before the advertisement is withdrawn — which is part of why 23% of these deals appear to register at exactly the advertised price.
2. **The pairs come from a matcher that applies a price tolerance**, which thins the extremes at both ends. The middle of this distribution is evidence; its far tails are indicative only.
3. **Most importantly, these are private-treaty sales, not auctions.** In a private sale a buyer can bid €105,511 against a €117,000 advertisement. **Here that bid cannot be made at all.** The measured distribution's most useful levels are therefore the ones this mechanism forbids.

The disagreement between the value opinion and the mechanism, named rather than smoothed. This report's central expectation for the property is **€75,000 to €105,000** on unverified condition. **The auction's floor is above that entire zone.** That is not a defect in either the valuation or the auction — it is the finding. Its practical consequences are:

- **If an inspection confirms Band B or better**, registering and bidding to €117,000, with a hard stop at €120,000, is defensible.
- **If an inspection cannot be obtained, or confirms Band A**, the disciplined action is **not to register**. The €11,700 deposit is committed capital in a market where this class

of property takes 9 to 18 months to sell, and where the four nearest same-class buildings mostly changed hands off-market or at token prices.

- **If this round also fails to produce a buyer**, the applicable public-property disposal legislation permits the council to resolve on a further auction at a reduced starting price or on another disposal route. Across sworn valuations of auctioned property, the observed sequence of stages runs from a first offering at market value, to a repeat at around 0.80 of it, and thereafter to 0.60 and 0.40; against that, genuinely contested lots have cleared at a median of about 1.30 times market value. **Whether this round's €117,000 is already a reduced figure is not established by the documents available**, and no assumption is made about it. A buyer whose interest is in Band A pricing should be prepared to wait for a further round rather than bid into this one.

One procedural note. The deposit is €11,700 and the bid step is €1,000. A bidder who is outbid recovers the deposit under the auction rules; a bidder who wins and fails to complete does not. Given that the value opinion depends entirely on an unverified condition, **the deposit should not be committed before the building has been seen.**

12 · Register values, tax and the sale record

NO CADASTRAL VALUE HELD

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

The annual property-tax line

LINE	PER YEAR
Dwelling component (progressive scale)	€237.69
Annual property tax, as the register stands	€237.69
Same computation on the projected value base	€237.69
If the dwelling has no resident declared at the address	€1 318.18

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

This property's own registered sales

REGISTERED	OBJECT	PRICE	AREA	PRICE PER M²
08.12.2016	8088 005 0027	€82 600	537.2 m²	€154

Completed transactions registered by the State Land Service against this property — the strongest single piece of evidence any property carries, because it is what someone actually paid. Whether an old price reads high or low today is answered in the valuation chapters, which index it and say what it anchors.

What comparable registered sales run at

NO AUTOMATED PRICE CONTEXT FOR THIS PROPERTY TYPE

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

13 · What it owes, and to whom

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Water-abstraction protection zone vides un dabas resursu ķīmiskās aizsargjoslas teritorija ap pazemes ūdens ņemšanas vietu	2 987 m ²	Activities that could contaminate groundwater are restricted — this matters most for industry, fuel storage and on-site sewage.
Aviation navigation-aid zone ekspluatācijas aizsargjoslas teritorija ap kuģošanas drošībai paredzēto navigācijas tehnisko līdzekli - bāku	2 987 m ²	A height-coordination step inside the building permit — routine near airports, and not a noise zone.
Water main / sewer strip ekspluatācijas aizsargjoslas teritorija ap ūdensvadu, kas atrodas līdz 2 metru dziļumam	380 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 gar elektrisko tīklu kabeļu līniju	89 m ²	No buildings inside the strip and no works without the network operator's consent; overhead lines also restrict tall planting.
Water main / sewer strip ekspluatācijas aizsargjoslas teritorija gar paštesces kanalizācijas vadu	30 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.
Telecommunications network strip ekspluatācijas aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju	26 m ²	Excavation and construction over the cable need the operator's consent; the practical effect is usually small.

Every restriction registered in the cadastre against this land^[1], with the register's own wording underneath the plain-language name — added together the registered strips come to about 2.2× 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
8088 005 0027	Īpašnieks	pašvaldība

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

Utility arrears (Rīgas siltums / Rīgas ūdens)

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

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

Utility arrears

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

14 · Legality & permissions

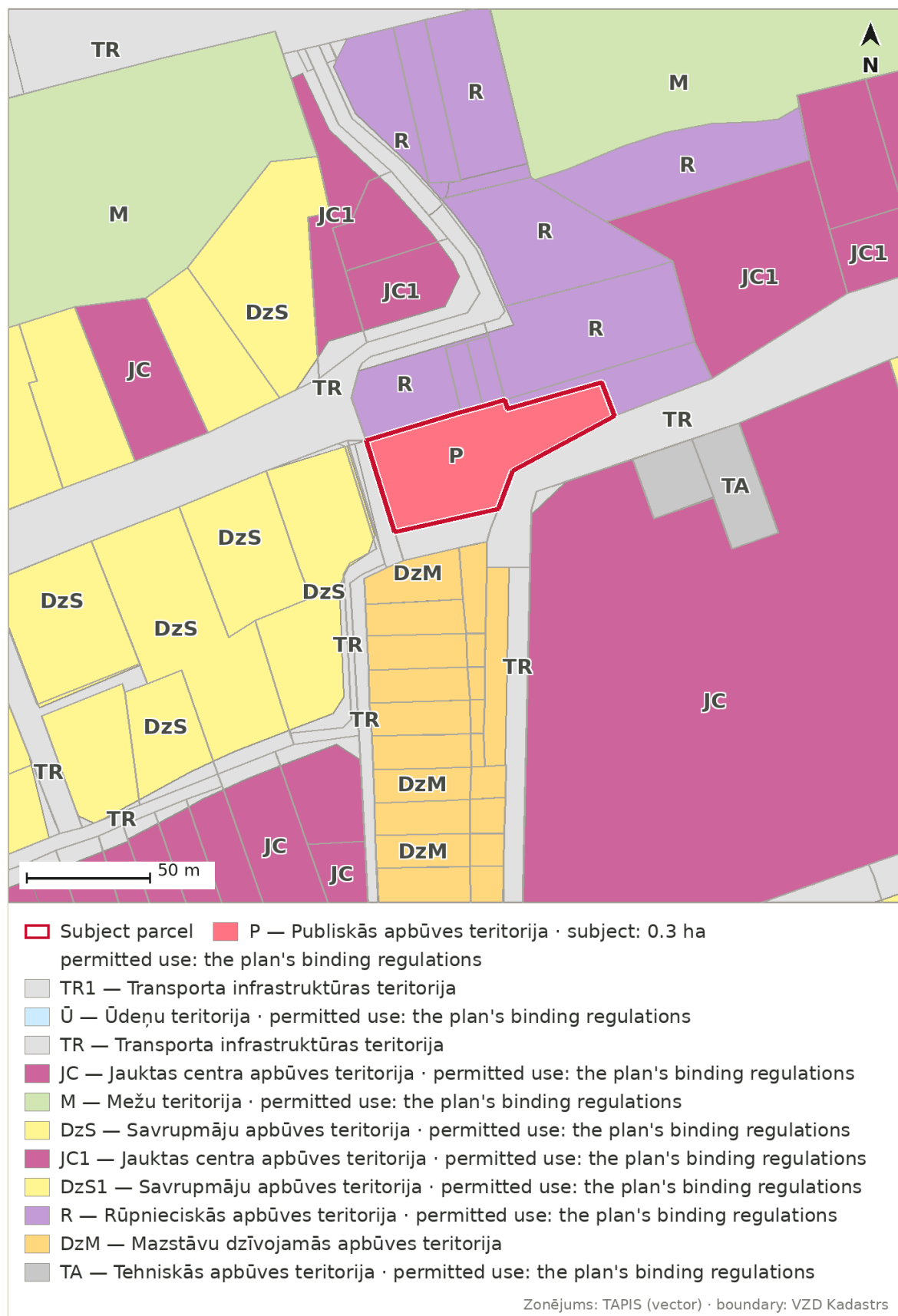


Figure 2 — the in-force functional zoning around the property. The subject boundary is red; zone colours follow the national classifier and the legend names every zone in frame.

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
P	Public-building area	3 000 m ²	retail, offices, education, health, culture, sport and administration; housing only where the municipal regulations expressly allow it

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): State and municipal administration buildings (Valsts un pašvaldību pārvaldes iestāžu 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.

The planning documents in force, and what is coming

In force over this land: Babītes novada teritorijas plānojums — municipal spatial plan, in force, adopted 22.01.2020^[3].

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

Local and detailed plans touching this land: none registered.

The zone and the registered use purpose above are the frame. What this land can actually carry — the binding numeric parameters, and a specific project screened against them — is the site-feasibility and use-screening chapters of this Dossier.

15 · Holding costs & cadastral standing

WHAT	WHAT THE REGISTER HOLDS	SOURCE
Energy performance certificate	class issued 09.12.2019, valid to 09.12.2029 — Ir spēkā	State building-information system (BIS) energy register
House case (mājas lieta)	BIS-ML-592124-10803 manager: Sabiedrība ar ierobežotu atbildību "Jelgavas nekustamā īpašuma pārvalde"	State building-information system (BIS)
Networks evidenced at the property	water main / sewer, electricity, telecommunications inferred from the registered protection strips crossing the land — a strip exists because a line exists	VZD encumbrance register

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

16 · Access, utilities and infrastructure

The electricity grid

SUBSTATION	VOLTAGE	STRAIGHT-LINE DISTANCE
not named in the operator's layer	—	2 984 m
not named in the operator's layer	—	3 046 m
not named in the operator's layer	—	3 065 m
not named in the operator's layer	10000;400	3 318 m

Straight-line distances from the property's register point to the substations in the operator's published network layer. A cable follows roads and easements, so the route is always longer than the line; only the operator's own technical-conditions answer gives a route and a price.

What the encumbrance strips reveal about existing services

REGISTERED RESTRICTION	AREA	WHAT IT IMPLIES
ekspluatācijas aizsargjoslas teritorija ap ūdensvadu, kas atrodas līdz 2 metru dziļumam	0 m ²	A service of this kind already runs across or beside the land.
ekspluatācijas aizsargjoslas teritorija gar pašteses kanalizācijas vadu	0 m ²	A service of this kind already runs across or beside the land.
ekspluatācijas aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju	0 m ²	A service of this kind already runs across or beside the land.

A protection strip is registered because something is there. It is evidence of an existing service near the boundary — not of a connection to this property, and not of spare capacity in it.

The building register records 1 structure on this land — Dzīvojamā māja. A registered dwelling implies historic service connections, which is a starting point for the operator enquiry rather than a finding in itself: a connection can have been disconnected, down-rated or transferred.

17 · Ground, hydrology & environment

Every overlay register, one verdict each

Flood hazard FOUND This property is inside the 1% (1-in-100yr) mapped flood zone for Coastal storm surge (jūras vēja uzplūdi). LVĢMC flood-hazard maps, 3rd cycle · queried 05.09.2026	Protected nature area CLEAR No protected nature area or forest protection belt is registered over this land. Cadastre encumbrance layer, edition 17.08.2026
Contaminated sites nearby FOUND 4 register entries are recorded within 3 km; the nearest is about 1 113 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 Mārupes nov.. Rīga City Council derelict-building listing	Utility arrears on the building NOT COVERED Not covered: these lists are published for Rīga only, and this property is in Mārupes nov.. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open now FOUND 1 construction case is open and in progress against this property or its building. State construction information system (BIS), construction cases	Protection strips over the land FOUND 6 restrictions are registered over this land covering about 6 499 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 Coastal storm surge (jūras vēja uzplūdi); the risk register carries what that means. (LVĢMC 3rd-cycle hazard maps, retrieved 2026-09-05.)

Contaminated and potentially contaminated sites within 3 km

SITE	REGISTER CATEGORY	KIND	DISTANCE
Bijusī DUS, Salas pag.	Potenciāli piesārņota vieta	DUS (GUS)	1 113 m
Slokas CPF attīrīšanas iekārtu vecie dūņu lauki	Potenciāli piesārņota vieta	Notekūdeņu attīrīšanas iekārtas	2 498 m
Slokas attīrīšanas iekārtas ar dūņu laukiem	Potenciāli piesārņota vieta	Notekūdeņu attīrīšanas iekārtas	2 748 m

SITE	REGISTER CATEGORY	KIND	DISTANCE
Bijušais minerālmēslu šķūnis	Potenciāli piesārņota vieta	Minerālmēslu un pesticīdu glabātavas	2 986 m

The register's nearest entries, closest first — the nearest is about 1 113 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
8088 005 0027	Water	461 m ²
8088 005 0027	Under buildings and yards	2 526 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
Dzīvojamā māja 8088 005 0027 001	Two-flat house	1986	537.2 m ²	2	Concrete / reinforced concrete / brick vaulting	07.10.2002

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 Coastal storm surge (jūras vēja uzplūdi). 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 4 register entries are recorded within 3 km; the nearest is about 1 113 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 Mārupes nov.. Rīga City Council derelict-building listing	Utility arrears on the building NOT COVERED Not covered: these lists are published for Rīga only, and this property is in Mārupes nov.. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open now FOUND 1 construction case is open and in progress against this property or its building. State construction information system (BIS), construction cases	Protection strips over the land FOUND 6 restrictions are registered over this land covering about 6 499 m². Cadastre encumbrance layer, edition 17.08.2026

18 · The ground itself — soil and forest register

Soil quality

LAND UNIT	QUALITY POINTS	SOIL TYPE	DRAINAGE	EDITION
80880050027	0.0	—	—	2026-08-04

The state assessment of agricultural land quality, in points (balles) — the national scale runs to about 60 for the best arable land. It describes the productive capacity of the soil, not its bearing capacity for construction, which is a geotechnical question no register answers.

19 · The site's own history

ORTHOPHOTO HISTORY — PENDING ACCESS

The national orthophoto series (six mapping cycles since the 1990s) shows what stood on a site and when, which is the cheapest evidence there is for an unregistered structure, a filled watercourse or a former yard. Machine access to the imagery is not yet contracted, so this section is empty rather than guessed; the cycles are public at the State Land Service's map viewer and can be read by hand for any parcel.

20 · The sworn valuation, read critically

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

THE VALUER'S OWN FIGURES	VALUE	WHAT IT MEANS
Valuation figure quoted by the auction notice	€130 000.00	this is the number that set the starting price

THE CRITICAL READ IS NOT YET ATTACHED

The sworn valuation for this lot is archived and readable (8f39a32ad493-Atskaite_Plavu_1A_Spunciems.pdf, 10.8 MB, captured 03.09.2026), but the chapter-by-chapter audit of it has not been produced for this document. Every number in the table is the valuer's own, quoted from the notice; nothing in this chapter is our opinion of them yet.

21 · Risk register — finding · meaning · your path

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

You cannot inspect what you are buying

RISK

FINDING — The lot is sold as it stands. Neither we nor, in most cases, the organiser has been inside; the auction notice does not promise access and the occupant is under no obligation to give it.

WHAT IT MEANS — Everything about the interior — its state of repair, what has been removed, whether the services work — is unknown at the moment you bid, and there is no price reduction afterwards for what you find.

YOUR PATH — Ask the organiser in writing whether a viewing can be arranged and what the last inspection recorded. Treat the condition assumptions in the sworn valuation as the best available evidence, and price the gap between “satisfactory” and “needs everything” into your walk-away.

Encumbrances do not all disappear at the hammer

RISK

FINDING — A property sold at auction can carry registered burdens through the sale — servitudes, protection strips, use restrictions and certain registered rights survive; mortgages and prohibition marks are normally struck on the court's approval of the sale.

WHAT IT MEANS — Which of them survives decides what you actually own. A surviving right of way or a lease binds you exactly as it bound the previous owner.

YOUR PATH — Get the Land Register (Zemesgrāmata) folio (about €5 online) and read divisions III and IV, and ask the organiser to confirm in writing which entries the sale extinguishes. Do it before 01.10.2026.

Somebody may be living there

WORTH ATTENTION

FINDING — Ownership passes on the court's approval; possession does not follow automatically. A former owner, a tenant or a family member may remain in occupation after the sale.

WHAT IT MEANS — Recovering possession is a separate court process, with its own months and its own costs, during which you own an asset you cannot use, let or renovate.

YOUR PATH — Ask the organiser who is registered as living at the address and whether any tenancy is registered. Add the cost and the delay of a possession action to your walk-away figure rather than hoping.

Debts attached to the property

WORTH ATTENTION

FINDING — Auction lots commonly come with arrears — building management charges, utility debts, unpaid property tax.

WHAT IT MEANS — Service-charge and utility arrears are usually owed by the person who ran them up, but a building's management company will still expect the account to be settled before it deals with a new owner, and property tax attaches to the property.

YOUR PATH — Ask the building manager for the account balance and the municipality for the tax position, both in writing, before the deposit deadline. Both answers are free and both change your bid.

This is a repeat auction — the price has already stepped down**ROUTINE**

FINDING — The notice describes this as a repeat auction, so the starting price is already a reduction on the valuer's figure.

WHAT IT MEANS — The discount you are being offered is the auction's, not a reflection of anything newly discovered about the property. It also means the lot has already failed to attract a buyer once.

YOUR PATH — Ask the organiser why the earlier round failed — no bidders and a withdrawn bidder are different signals, and the answer is free.

Protection strips over the land**RISK**

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 499 m² of the 2 987 m² registered area (17%). 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 Coastal storm surge (jūras vēja uzplūdi).

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 reconstruction case (BIS-BL-104279-1804) 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.

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

WORTH ATTENTION

FINDING — A registered structure was last surveyed more than twenty years ago; the oldest survey on file is 07.10.2002.

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

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

Environmental register entry nearby

ROUTINE

FINDING — The nearest entry in the State register of contaminated and potentially contaminated sites is “Bijusī DUS, Salas pag.” (Potenciāli piesārņota vieta), about 1 113 m away.

WHAT IT MEANS — Far enough not to bear on this property; recorded so the check is on file.

YOUR PATH — Nothing to do.

A new municipal plan is being drafted over this land

ROUTINE

FINDING — Mārupes novada Teritorijas plānojums 2026.-2038.gadam — Apspriešana beigusies.

WHAT IT MEANS — A draft binds nothing until adopted, but it is the direction of travel: a change of zone moves both the permitted use and the value.

YOUR PATH — Track the document in the national planning system; nothing to do today.

22 · What the market evidence says about price

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

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

IF YOU OFFER	AMOUNT	SHARE OF MATCHED SALES THAT CLOSED AT OR BELOW THIS LEVEL	WHAT IT ASSUMES
Walk-away	€105 511	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	€114 145	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.

IF YOU OFFER	AMOUNT	SHARE OF MATCHED SALES THAT CLOSED AT OR BELOW THIS LEVEL	WHAT IT ASSUMES
Competitive	€117 000	about 98% of 65	That you want the property more than you want the margin. This is what it costs not to be outbid here — and it is the level to hold back until the register checks in this report are closed.

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

Against the valuation's own range of €75 000 – €105 000: 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 €105 000, the top of the range this document argues the property is worth — the cheapest of them 0% 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.

23 · Use screening and recommended actions

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

FUNCTIONAL ZONE	AREA OF THE LAND	WHAT IT MEANS
P — Publiskās apbūves teritorija	0.30 ha	The in-force functional zone over this part of the land. What it admits is set by the municipality's own binding regulations, which the planning chapter quotes where we hold them.

Screening any use against this evidence turns on three things: what the in-force plan admits, what the 6 registered restrictions leave usable, and whether the site can be serviced at a cost the use can carry. The first is above, the second is in the obligations chapter and the third in the infrastructure chapter. 3 findings in the risk register would have to be settled before any of them.

A draft plan binds nothing and is never the basis for a screening here; where one exists it is reported in the planning chapter as direction of travel.

24 · Bidding strategy

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

Two different numbers get called “the value” of an auction lot, and confusing them is the most expensive mistake a first-time bidder makes.

Market value is what the property would fetch between a willing buyer and a willing seller, with a normal amount of time to find that buyer. **Forced-sale value** is the same property with the clock cut short — the Latvian valuation standard treats it not as a different kind of value but as market value under a shortened selling horizon, typically twelve months reduced to six. Where certified Latvian valuers set it out step by step, the discount they build lands at 0.65–0.70 of market value: less exposure to buyers, cash rather than mortgage money, and the risk that possession takes time.

The auction itself applies a second, blunter discount — the staged reduction of the starting price if the lot does not sell. That is where the real forced-sale discount is realised, and it is why a patient bidder and an impatient one are playing different games.

What the auction record actually shows

Across the court-auction lots in our archive that carry both a sworn valuation and a price, a first auction opens at the valuer’s own figure (76 land lots and 34 building lots), a repeat auction opens at 0.80 of it (25 land lots and 13 building lots), and the steps below that run to 0.60 and, where a third round was reached, 0.43–0.48. Those are the reductions the auction gives a patient bidder — set out with the stages in the auction facts chapter.

The other half of the picture matters just as much. When a lot is genuinely contested — when someone bids it above the opening figure — the middle outcome across 22 such lots was **1.30 × market value**, and the highest reached 2.78 ×. So most lots sell at the floor or not at all, and the few that draw two determined bidders finish above what the property is worth. Your bid band exists to keep you out of that second group by accident.

Your bid band

€90 000

OUR MARKET VALUE FOR THIS LOT

€72 000

BID FREELY TO HERE

€117 000

STARTING PRICE — THE FLOOR

LEVEL	AMOUNT	THE ARITHMETIC
Starting price — the floor, set by the auction	€117 000.00	1.30 × our market value
Where sworn forced-sale figures land	€58 500 – €63 000	€90 000 × 0.65 and × 0.70
Target — bid freely to here	€72 000	€90 000 × 0.80 — the level at which repeat auctions typically find their buyer
Walk away above here	€90 000	€90 000 × 1.00 — full market value for a property you have not been inside

LEVEL	AMOUNT	THE ARITHMETIC
The contested zone	€117 000	€90 000 × 1.30 — the middle outcome across 22 lots that were genuinely bid up
Target as a rate	€134/m ²	€72 000 ÷ 537.2 m ²

READING THIS

Everything above €72 000 is you paying for certainty — the certainty of not losing the lot. That can be a rational purchase, but it is a decision about wanting this property, not a decision about value, and it should be made before the auction opens rather than in the last ten minutes. Below €72 000 the evidence is on your side: that is where forced sales in this market have historically cleared. The starting price is already 1.30 × our market value, so the room between the floor and the target is €0.

The calendar, and the money it needs

STEP	WHEN	WHAT IT TAKES
Register to bid	—	Authorisation request through the portal; needs eID or eParaksts.
Deposit cleared	—	€1 000.00 to the organiser's account, quoting the invoice number.
Auction opens	01.09.2026	Bidding in steps of —.
Auction closes	01.10.2026 at 13:00	Highest bid at this moment takes the lot.
Balance	Set by the organiser	Ask for the payment period and the deposit's forfeiture terms in writing before you bid.

The risks that belong to the auction, not to the property**You cannot inspect what you are buying****RISK**

FINDING — The lot is sold as it stands. Neither we nor, in most cases, the organiser has been inside; the auction notice does not promise access and the occupant is under no obligation to give it.

WHAT IT MEANS — Everything about the interior — its state of repair, what has been removed, whether the services work — is unknown at the moment you bid, and there is no price reduction afterwards for what you find.

YOUR PATH — Ask the organiser in writing whether a viewing can be arranged and what the last inspection recorded. Treat the condition assumptions in the sworn valuation as the best available evidence, and price the gap between “satisfactory” and “needs everything” into your walk-away.

Encumbrances do not all disappear at the hammer**RISK**

FINDING — A property sold at auction can carry registered burdens through the sale — servitudes, protection strips, use restrictions and certain registered rights survive; mortgages and prohibition marks are normally struck on the court's approval of the sale.

WHAT IT MEANS — Which of them survives decides what you actually own. A surviving right of way or a lease binds you exactly as it bound the previous owner.

YOUR PATH — Get the Land Register (Zemesgrāmata) folio (about €5 online) and read divisions III and IV, and ask the organiser to confirm in writing which entries the sale extinguishes. Do it before 01.10.2026.

Somebody may be living there**WORTH ATTENTION**

FINDING — Ownership passes on the court's approval; possession does not follow automatically. A former owner, a tenant or a family member may remain in occupation after the sale.

WHAT IT MEANS — Recovering possession is a separate court process, with its own months and its own costs, during which you own an asset you cannot use, let or renovate.

YOUR PATH — Ask the organiser who is registered as living at the address and whether any tenancy is registered. Add the cost and the delay of a possession action to your walk-away figure rather than hoping.

Debts attached to the property**WORTH ATTENTION**

FINDING — Auction lots commonly come with arrears — building management charges, utility debts, unpaid property tax.

WHAT IT MEANS — Service-charge and utility arrears are usually owed by the person who ran them up, but a building's management company will still expect the account to be settled before it deals with a new owner, and property tax attaches to the property.

YOUR PATH — Ask the building manager for the account balance and the municipality for the tax position, both in writing, before the deposit deadline. Both answers are free and both change your bid.

This is a repeat auction — the price has already stepped down**ROUTINE**

FINDING — The notice describes this as a repeat auction, so the starting price is already a reduction on the valuer's figure.

WHAT IT MEANS — The discount you are being offered is the auction's, not a reflection of anything newly discovered about the property. It also means the lot has already failed to attract a buyer once.

YOUR PATH — Ask the organiser why the earlier round failed — no bidders and a withdrawn bidder are different signals, and the answer is free.

25 · Reconciliation & self-audit

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

Does this opinion contradict the property's own past sale? The building sold on 8 December 2016 for **€82,600**, together with 2,396 m² of land — €154 per m² of floor area. Two things prevent that price from operating as a hard anchor. First, **the asset is not identical**: the plot today is 2,987 m², 591 m² larger, worth about €5,000 more at the local land rate. Second, and decisively, **no measured price series in this report reaches back to 2016** — the construction-class series begins in 2021, so there is no defensible factor by which to bring a 2016 price into 2026 terms for this stock class. Inventing one would be worse than declining to.

The 2016 price is therefore used as **context, and it brackets the matrix rather than contradicting it**: Band A's central €75,000 is 9% below the 2016 nominal price, which over ten years implies a real decline consistent with an unmodernised building that has aged another decade; Band B's central €115,000 is 39% above it, about 3.4% a year nominal, which is below general house-price inflation over that period and is consistent with a building that has held its condition. **Both readings are internally coherent, which is exactly why the condition question cannot be resolved from the register alone.** The asking price of €117,000 is 42% above the 2016 figure, of which about €5,000 is the larger plot.

Does each band sit inside the corresponding zone of the observed local price distribution? Against the **all-sizes** distribution of 103 house sales within 3 km, **no**: Bands A, B and C imply €140, €214 and €316 per m² gross, and all three sit below the level under which only 10% of those sales fall (€261 per m²). **That check fails, and the cause has been identified rather than explained away.** The 103 sales are overwhelmingly houses of 80 to 250 m², and price per square metre falls steeply with floor area; the subject is 537.2 m².

Against the **size-matched** distribution — 23 arm's-length sales of houses of 350 to 900 m² within 5 km over six years, middle value €554 per m², range €105 to €2,437 — **yes**: Band A's €140 per m² sits in the bottom sixth, Band B's €214 per m² near the lower quarter (€272 per m²), and Band C's €316 per m² between the lower quarter and the middle. **All three bands fall comfortably inside the observed range and in the part of it occupied by old, use-restricted and unfinished large buildings — which is precisely the subject's category.** The size-matched distribution is the correct reference for this property and is the one this report relies on.

Is the area basis the register basis, stated once and used everywhere? Yes. **537.2 m² of floor area** (from the registered transaction record; the building register's 537 m² is the same figure rounded) and **2,987 m² of land** (State Land Service cadastre, matching the auction notice's 0.2987 ha). Every value figure in this report — every band, every per-square-metre conversion, every comparable indication — is computed on those two numbers.

Do the three best comparables share the subject's street class and era? Street class: yes, for two of three. "Bērzupes" (837 m) and Spuņciema iela 40 (304 m) are in the same village on the same quiet settlement roads; "Ritas" is in Pērnciems in the same parish, the same rural class. None is on a traffic corridor or a prestige frontage, and neither is the subject.

Era: two of three. "Bērzupes" is 1985 against the subject's 1986 — as close as the register can get. "Ritas" is masonry with no registered construction year, though its character suggests the same period. Spuņciema iela 40 is 1995, and that nine-year gap is carried as an explicit –10% adjustment.

Why better era-matched comparables were unavailable: the register holds exactly three other buildings of this era and size class within 900 m — "Līnas" (541.7 m², 1985), "Upesmala" (409.8 m², 1975) and "Bērzupes" (436 m², 1985). Of these, **only "Bērzupes" produced an open-market sale.** The other two generated four transfers between €1,201 and €4,500, which are restructurings rather than market transactions. **The comparable set is thin because the market for this class of property in this village is thin — that is a finding about the asset, not a gap in the research,** and it is the reason the geography was widened to the parish and to Jūrmala for boundary evidence.

Expected marketing time, from observed local evidence. Ordinary houses within 3 km show a median of **42 days** from first advertisement to withdrawal across 55 listings over 18 months, and among advertisements matched to registered sales, a median of 24 days with a quarter exceeding 41 days (Site Radar market intelligence). **Those figures do not apply to the subject and are not claimed for it.** The observed evidence for the subject's own class is that in three years the three nearest same-era large buildings produced one open-market sale between them, and that the subject itself has already failed one auction. **Expected exposure: 9 to 18 months on the open market, or a further round of the statutory disposal process.**

Heating and holding costs, carried through. The building register records boiler-based central heating and a gas connection — the latter held by only about 10% of buildings within 300 m. In a 537 m² building this is a first-order economic fact: a working gas boiler and an electric system produce annual costs of entirely different magnitudes, and that difference is capitalised by buyers. **No euro figure is stated because no local evidence prices it.** The buyer should obtain the municipality's actual fuel and energy consumption for the last two heating seasons before bidding; on a building of this size, that single document could move the value opinion by more than any adjustment in this report.

THE CHECK	THE ANSWER
Is the area basis one number throughout?	Yes — 537.2 m ² , the registered figure, is used in every chapter and in the price statement.
Is anything in this document a statement about title?	No. The folio has not been read; the ownership questions are carried as UNRESOLVED on the decision brief and as an action before commitment.
Do the register facts here match the registers' own editions?	The 6 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

537.2 m²

HOUSE AREA

2 987 m²

LAND

€87 879

CADASTRAL VALUE (FISCAL)

THE ASSESSMENT, IN ONE PARAGRAPH

This Snapshot covers **a house with its land** at **Pļavu iela 1A, Spuņciems, Salas pag., Mārupes nov., LV-2105**, on a registered land unit of 2 987 m². The building register records **1 structure** standing on it. The cadastre carries **6 registered restrictions** against the land and no register notes. Its own last registered sale was **€82 600** on 08.12.2016. **3 findings are flagged as a risk**; the rest of the register position is routine or worth attention only.

The three findings that matter most

You cannot inspect what you are buying

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Limitations, and what this is not

- This Dossier reads the state registers for one site, reconciles what they say, screens the site against the question it was bought to answer, and argues an indicative value where the evidence carries one. It is **not a certified appraisal**, not legal due diligence and not an engineering feasibility study, and no operator, authority or neighbour has been approached for this document.
- 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

1. **This is an indicative market-value assessment, not a certified appraisal.** It is not a valuation report within the meaning of the Latvian standards for certified valuers, it has not been signed by a certified valuer, and it must not be used as a certified valuation for lending, court, tax or accounting purposes.
2. **No inspection was carried out.** Neither the interior nor the exterior of the building has been seen. No photographs were available. The condition of the roof, envelope, windows, structure, heating plant, electrical installation, water supply, sewerage and finishes is **unknown**, and this is the reason the opinion is expressed as three bands.
3. **The valuation assumes no defects that an inspection would reveal.** Structural movement, damp or rot, roof failure, a condemned or absent heating plant, an unlawful or failed sewerage arrangement, or contamination would all reduce value below Band A, potentially substantially.
4. **Legal title has not been examined.** No search has been made for mortgages, servitudes, leases, tenancies, rights of way, protective strips attaching to the water body on the plot, or restrictions in the Land Register. The auction conditions published by Mārupes novada pašvaldība govern what is actually being sold and must be read in full.
5. **The land-use designation issue is flagged, not resolved.** Whether the parcel's designation can be changed to residential, and on what timescale, depends on the municipality's spatial plan and on a decision this report cannot predict. **No value has been attributed to a successful change of use.**
6. **Flood risk has not been assessed.** The plot carries 461 m² of registered water and lies in Lielupe-side terrain. Flood-risk mapping and any consequent building restrictions should be checked independently.

7. **The comparable evidence is thin, and the report says so throughout.** Six comparables were selected from thirty registered house sales within 3 km over five years and thirty within 5 km in the 350–900 m² size class. Only one of them — "Bērzupes" — matches the subject on era, size class and designation together. **None of the six has verified condition evidence;** each condition read is an inference from register facts and market position.
8. **No comparable carries a matched advertisement with condition language, and no photographs exist for any of them.** Within the whole 3 km circle, only one registered sale in the last three years has an advertisement describing a renovation, and none describes an unrenovated property. The relationship between price level and condition in this micro-market is therefore **weakly evidenced locally**, and this report does not lean on it.
9. **The time adjustment is a judgement supported by two repeat sales and a wider-circle series,** because the published series for the subject's own construction class was found to be composition-driven and was not applied at face value. The substitution and its arithmetic are shown in full. A different but defensible time factor would move the central estimates by up to about €9,000.
10. **The land rate of €8.50 per m² is derived from seven plot sales of 2,522 to 3,700 m², all residentially designated.** No local sale evidence exists for administratively designated land, so the 5% deduction applied for that difference is a judgement, not a measurement.
11. **The frequency figures in the asking-price chapter come from a wider market** — houses across Pierīga, 65 matched pairs, August 2025 to July 2026 — and from private-treaty sales, not auctions. They describe completed deals in that population and are not a forecast about this seller or this auction.
12. **The valuation date is 5 September 2026** and the opinion speaks as at that date only.

What this document does not cover

- No fixed price — the Dossier is quoted after an intake.

Annexes

Annex A — All registered house sales considered, within 3,000 m, last five years

The thirty nearest registered sales retrieved from the State Land Service register of completed transactions; the farthest lies 1,317 m from the subject's register point.

ADDRESS	DISTANCE	DATE	PRICE	AREA	€/M²	BUILT	WALLS (REGISTER)
"Alkšņi"	154 m	2022-09-06	€2,000	90.0 m²	€22	1900	Timber
"Upenes"	204 m	2026-02-05	€254,000	123.8 m²	€2,051	2023	Timber frame / other
Spuņciema iela 44	213 m	2023-11-21	€150,000	26.8 m²	€5,597	1989	Timber
"Vējiņi"	219 m	2022-05-18	€185,000	161.4 m²	€1,146	2021	Timber boards / aerated concrete
Spuņciema iela 38a	300 m	2022-04-04	€55,000	50.0 m²	€1,100	—	Unclassified
Spuņciema iela 40	304 m	2024-10-07	€220,000	396.9 m²	€554	1995	Light-concrete blocks
Sila iela 32	388 m	2026-06-09	€318,000	227.1 m²	€1,400	2026	Light-concrete blocks
Spuņciema iela 32	407 m	2023-02-10	€5,000	237.8 m²	€21	1990	Silicate brick
Sila iela 31	410 m	2022-03-11	€40,000	138.2 m²	€289	1992	Timber
Sila iela 31	410 m	2022-03-10	€40,000	138.2 m²	€289	1992	Timber
Sila iela 25	562 m	2024-11-22	€280,000	223.6 m²	€1,252	2007	Light-concrete / timber panel
Sila iela 23	594 m	2024-05-03	€119,000	117.0 m²	€1,017	1984	Brick 2.5+ / timber panel
"Līnas"	674 m	2026-02-09	€1,201	541.7 m²	€2	1985	Unclassified
Spuņciema iela 13	684 m	2025-03-25	€74,800	83.0 m²	€901	1990	Brick 1.5-2.5
Katrīnas iela 5 k-1	693 m	2025-10-01	€660,000	418.5 m²	€1,577	2024	Monolithic reinf. concrete / timber

ADDRESS	DISTANCE	DATE	PRICE	AREA	€/M ²	BUILT	WALLS (REGISTER)
Katrīnas iela 5 k-1	693 m	2025-09-12	€1,020,000	418.5 m ²	€2,437	2024	Monolithic reinf. concrete / timber
Katrīnas iela 6	706 m	2023-04-21	€715,364	270.6 m ²	€2,644	2022	Timber boards / monolithic conc.
Katrīnas iela 6	706 m	2024-02-07	€750,000	270.6 m ²	€2,772	2022	Monolithic reinf. concrete / timber
"Upesmala"	730 m	2024-08-08	€4,500	409.8 m ²	€11	1975	Brick 2.5+
"Upesmala"	730 m	2024-05-01	€4,000	409.8 m ²	€10	1975	Brick 2.5+
Kanālu iela 1	785 m	2024-11-11	€27,969	54.2 m ²	€516	—	Metal frame
"Bērzupes"	837 m	2023-11-20	€70,000	436.0 m ²	€161	1985	Unclassified
"Silavas"	1,063 m	2022-02-16	€24,000	184.3 m ²	€130	2009	Light concrete
"Silavas"	1,063 m	2022-02-16	€100,000	184.3 m ²	€543	2009	Light concrete
"Vēja osta"	1,152 m	2025-08-28	€470,000	198.9 m ²	€2,363	2003	Light-concrete blocks
"Varavīksnes"	1,185 m	2025-12-10	€250,000	233.5 m ²	€1,071	2005	Light-concrete blocks
"Laimītes"	1,259 m	2025-06-04	€7,000	128.7 m ²	€54	1930	Timber frame
"Laimītes"	1,259 m	2022-05-23	€44,000	128.7 m ²	€342	1930	Timber
Oļu iela 3, Jūrmala	1,278 m	2021-12-17	€600,000	706.2 m ²	€850	2010	Expanded-clay concrete blocks
Rītupes iela 13a k-2, Jūrmala	1,317 m	2021-12-15	€185,000	131.3 m ²	€1,409	2012	Timber frame

Annex B — Registered sales of large houses (350-900 m²) within 5,000 m, last six years

Thirty sales; those marked † are transfers at token prices and were excluded from the size-matched distribution.

ADDRESS	DISTANCE	DATE	PRICE	AREA	€/M ²	BUILT
Spunčiema iela 40	304 m	2024-10-07	€220,000	396.9 m ²	€554	1995
† "Līnas"	674 m	2026-02-09	€1,201	541.7 m ²	€2	1985
Katrīnas iela 5 k-1	693 m	2025-09-12	€1,020,000	418.5 m ²	€2,437	2024
Katrīnas iela 5 k-1	693 m	2025-10-01	€660,000	418.5 m ²	€1,577	2024
† "Upesmala"	730 m	2024-08-08	€4,500	409.8 m ²	€11	1975
† "Upesmala"	730 m	2024-05-01	€4,000	409.8 m ²	€10	1975
"Bērzupes"	837 m	2023-11-20	€70,000	436.0 m ²	€161	1985
"Virgīnijas"	851 m	2021-08-30	€230,000	387.9 m ²	€593	—
Oļu iela 3	1,278 m	2021-12-17	€600,000	706.2 m ²	€850	2010
Piekrastes iela 32	1,411 m	2025-08-14	€290,000	417.0 m ²	€695	2025
† Piekrastes iela 26a	1,441 m	2025-07-14	€7,500	572.4 m ²	€13	2012
† Piekrastes iela 26a	1,441 m	2020-11-19	€7,500	572.4 m ²	€13	2012
Piekrastes iela 16a	1,483 m	2021-07-02	€1,150,000	586.4 m ²	€1,961	2010
† Mežmalas iela 1	1,502 m	2025-09-01	€5,000	390.1 m ²	€13	1992
"Rītas"	1,650 m	2021-02-25	€250,000	617.7 m ²	€405	—
Vasaras iela 70	2,727 m	2025-06-03	€87,000	455.3 m ²	€191	2012
Medņu iela 39	2,740 m	2023-02-13	€810,000	725.0 m ²	€1,117	2003
Cīruļu iela 55	2,836 m	2024-12-03	€326,000	451.3 m ²	€722	2015
Melītas iela 9a	2,932 m	2025-08-22	€450,000	578.9 m ²	€777	2010
Viršu iela 15	2,938 m	2023-07-05	€505,000	367.3 m ²	€1,375	2016
Viršu iela 15	2,938 m	2023-06-20	€100,000	367.3 m ²	€272	2016
Bērze iela 8a k-1	3,110 m	2020-11-26	€201,500	387.5 m ²	€520	2006
Vasaras iela 25	3,148 m	2024-12-10	€520,000	364.5 m ²	€1,427	2007
Ģertrūdes prospekts 11a	3,179 m	2022-09-14	€149,000	709.6 m ²	€210	2012
Ģertrūdes prospekts 11a	3,179 m	2026-04-17	€127,000	709.6 m ²	€179	2012
Dzelzceļa iela 3a	3,193 m	2022-09-19	€190,000	373.5 m ²	€509	1900
Dzelzceļa iela 3a	3,193 m	2022-01-06	€137,877	373.5 m ²	€369	1900
† Valtera prospekts 7	3,200 m	2025-01-06	€40,653	386.1 m ²	€105	1925
† Valtera prospekts 7	3,200 m	2025-01-06	€15,693	386.1 m ²	€41	1925
Ģertrūdes prospekts 11	3,202 m	2026-03-13	€145,000	670.6 m ²	€216	2012

Annex C — Registered land sales within 2,000 m

The thirty nearest; the farthest lies 556 m from the subject. Sales marked ✓ form the plot-rate sample used in this report.

PARCEL	DISTANCE	DATE	PRICE	AREA	€/M ²	NOTE
Priedolu ceļš 6	260 m	2022-10-07	€2,400	1,750 m ²	€1.37	Token transfer
Priedolu ceļš 6	260 m	2022-10-10	€2,500	1,750 m ²	€1.43	Token transfer
Priedolu ceļš 6	260 m	2023-06-07	€7,500	3,500 m ²	€2.14	Token transfer
Priedolu ceļš 7	268 m	2022-10-07	€2,400	1,203.5 m ²	€1.99	Token transfer
Priedolu ceļš 7	268 m	2022-10-10	€2,500	1,203.5 m ²	€2.08	Token transfer
Priedolu ceļš 7	268 m	2024-03-25	€2,800	2,407 m ²	€1.16	Token transfer
Priedolu ceļš 7	268 m	2024-05-08	€2,800	2,407 m ²	€1.16	Token transfer
✓ Priežu malas iela 11	308 m	2024-12-19	€28,000	3,400 m ²	€8.24	
Priežu malas iela 13	329 m	2024-05-20	€3,500	1,850 m ²	€1.89	Below market
✓ Priedolu ceļš 4	347 m	2026-07-21	€30,480	3,051 m ²	€9.99	
Alises iela 15	356 m	2024-06-05	€10,500	3,271 m ²	€3.21	Same-day multi-parcel purchase
✓ Priedolu ceļš 3	371 m	2023-04-19	€34,950	2,522 m ²	€13.86	
✓ Alises iela 13	373 m	2026-02-19	€26,000	3,107 m ²	€8.37	Retail resale of the parcel below
Alises iela 13	373 m	2024-06-05	€10,500	3,107 m ²	€3.38	Same-day multi-parcel purchase
(unnamed) x2	391 m	2026-05-19	€1,500 each	300 m ² each	€5.00	Strips
"Garāžās"	397 m	2025-10-16	€3,630	32.75 m ²	€110.84	Garage plot
Alises iela 11	397 m	2024-06-05	€10,500	3,106 m ²	€3.38	Same-day multi-parcel purchase
(unnamed)	400 m	2023-07-24	€4,000	1,500 m ²	€2.67	
✓ Priežu malas iela 12	438 m	2024-06-25	€38,500	3,300 m ²	€11.67	
(unnamed)	489 m	2025-07-03	€1,500	410 m ²	€3.66	Strip
✓ "Priežsils"	491 m	2023-03-09	€18,500	3,009 m ²	€6.15	

PARCEL	DISTANCE	DATE	PRICE	AREA	€/M ²	NOTE
"Priēžsils"	491 m	2022-11-23	€13,300	3,009 m ²	€4.42	Earlier sale of the same parcel
(unnamed)	496 m	2022-10-24	€10,000	467 m ²	€21.41	Small parcel
"Ķirši 292"	533 m	2024-03-11	€3,000	2,845 m ²	€1.05	
(unnamed)	535 m	2025-05-15	€215,000	19,400 m ²	€11.08	Development parcel
Spūnciema iela 24	536 m	2026-03-23	€1,135	181 m ²	€6.27	Strip
(unnamed)	540 m	2025-06-30	€300,000	24,000 m ²	€12.50	Development parcel
✓ Priēžu malas iela 1	550 m	2024-10-14	€23,000	3,700 m ²	€6.22	
(unnamed)	556 m	2025-05-15	€215,000	19,200 m ²	€11.20	Development parcel

Annex D — Year-by-year price tables used for the time adjustment

D.1 — Soviet-era (1945-1992) brick-built houses within ~15 km. Geography widened one step because the local sample of this class is too small to measure. Used to establish the direction of movement; not applied at face value, for the reasons set out in the adjustments chapter.

YEAR	SALES	MEDIAN €/M ²	CHANGE ON PRIOR YEAR	IMPLIED FACTOR TO 2026
2021	24	€305	—	×0.469
2022	22	€476	×1.561	×0.300
2023	24	€123	×0.258	×1.163
2024	47	€276	×2.244	×0.518
2025	31	€190	×0.688	×0.753
2026 (part)	17	€143	×0.753	—

D.2 — All houses within ~5 km, every era and construction type. Geography widened one step. Context only: this series moves when the composition of what sold changes, which the new-build column tracks.

YEAR	SALES	MEDIAN €/M ²	CHANGE ON PRIOR YEAR	BUILT 2015 OR LATER
2021	233	€641	—	27 (12%)
2022	194	€742	×1.158	16 (8%)
2023	135	€861	×1.160	25 (19%)
2024	153	€632	×0.734	10 (7%)
2025	202	€583	×0.922	22 (11%)
2026 (part)	88	€581	×0.997	11 (12%)

D.3 — Houses within ~2 km. Small annual samples; shown for completeness.

YEAR	SALES	MEDIAN €/M ²
2023	4	€3,110
2024	22	€797
2025	24	€1,144
2026 (part)	11	€1,169

D.4 — Same-object repeat sales used to derive the adopted factors

OBJECT	FIRST SALE	SECOND SALE	INTERVAL	FACTOR	ANNUALISED
Ģertrūdes prospekts 11A, 709.6 m ² , built 2012	€149,000 (2022-09-14)	€127,000 (2026-04-17)	3.58 yrs	×0.852	−4.3% p.a.
Katrīnas iela 6, 270.6 m ² , built 2022	€715,364 (2023-04-21)	€750,000 (2024-02-07)	0.80 yrs	×1.048	+6.0% p.a.

Adopted factors to 2026 terms for old, large stock: 2021–2022 ×0.85 · 2023 ×0.90 · 2024 ×0.90 · 2025 ×0.95 · 2026 ×1.00.

Annex E — Sources and retrieval dates

SOURCE	WHAT WAS TAKEN FROM IT	RETRIEVED
State Land Service register of completed sold transactions	All registered sale prices, dates, areas, construction years and wall materials used in this report; the subject's own 2016 transaction; the price distributions in the market and price-spectrum chapters	5 September 2026
State Land Service cadastre — parcel register	Plot areas, land-use designations, land explications by class, cadastral values and registered building counts for the subject and for the comparables at "Bērzupes", "Rītas", "Līnas", "Upesmala", Spuņciema iela 40, Spuņciema iela 32, Spuņciema iela 13, Sila iela 23, Ģertrūdes prospekts 11A and Vasaras iela 70	5 September 2026
State Land Service building register	The subject's building type, area, storeys, construction year, structure record and registered amenities; the neighbourhood utilities statistics for the 82 registered buildings within ~300 m	5 September 2026
Site Radar market intelligence (continuous monitoring of publicly listed offers)	Marketing periods within ~3 km (55 listings, 18 months); the matched advertisement-to-registered-sale evidence for houses in Pierīga (65 pairs, August 2025 – July 2026); the condition-language matching within the 3 km circle	5 September 2026
Auction notice, Mārupes novada pašvaldība	The object description, cadastre numbers, plot area, starting price, deposit, bid step and auction dates	5 September 2026

Valuation date: 5 September 2026. This is an indicative market-value assessment, not a certified appraisal.

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 1 structures registered on the land	11.08.2026 our copy taken	State Land Service (VZD)
Cadastral-value register (Kadastrālo vērtību reģistrs)	fiscal, projected and universal cadastral values, from which the annual property-tax line is computed at national default rates	15.08.2026 dataset edition	State Land Service (VZD)
Cadastre encumbrance layer over land units (Kadastra apgrūtinājumu teritorijas)	6 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)	the subject's own registered sales; the standardised address and the key used to match transactions (state address register)	05.09.2026 our copy taken	State Land Service (VZD)
National spatial-planning system — functional zones and plan status (Teritorijas attīstības plānošanas informācijas sistēma (TAPIS))	the in-force functional zone and its area split over the subject; the in-force municipal plan, any draft, and every local or detailed plan touching the land	05.09.2026 queried live	the municipalities, published nationally
Flood-hazard maps, 3rd planning cycle (Plūdu apdraudējuma un riska kartes)	nine hazard and probability layers queried at the property's register point	05.09.2026 queried live	Latvian Environment, Geology and Meteorology Centre (LVĢMC)
Register of contaminated and potentially contaminated sites (Piesārņoto un potenciāli piesārņoto vietu reģistrs)	4 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))	1 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 parādniestu saraksti)	the building does not appear on the current lists	03.08.2026 dataset edition	AS Rīgas siltums · SIA Rīgas ūdens
Building energy-certificate register (Ēku energosertifikātu reģistrs)	1 certificate records for this house	29.08.2026 our copy taken	Building Control Bureau (BVKB)
House-file register — the building's manager (Mājas lietu reģistrs)	the manager's identity and the house-file number	29.08.2026 our copy taken	Building Control Bureau (BVKB)
Agricultural land quality assessment (points) (Lauksaimniecībā izmantojamās zemes kvalitatīvais novērtējums)	the land's quality points and soil description	04.08.2026 dataset edition	State Land Service (VZD)
Land Register (Zemesgrāmata)	NOT COVERED by this document — see the Land Register note above	—	Court Administration

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

IF YOU HAVE A QUESTION ABOUT THIS REPORT

Reviewed by Site Radar · reviewer ref SR-R-7FF3 · Follow-up as agreed in the quote.

References

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

1. State Land Service cadastre, encumbrance layer over land units (kadastra apgrūtinājumu teritorijas) — fields apgrūtinājuma kods, nosaukums and platība; dataset edition 17.08.2026
2. Cabinet Regulation No. 240 of 30 April 2013, Vispārīgie teritorijas plānošanas, izmantošanas un apbūves noteikumi (General regulations on spatial planning, land use and building) — the national functional-zone classifier and its main and secondary permitted uses. likumi.lv/ta/id/256866
3. Spatial plans (TAPIS): Babītes novada teritorijas plānojums — in force, adopted 22.01.2020, initiated 15.01.2020
4. Spatial plans (TAPIS): Mārupes novada Teritorijas plānojums 2026.-2038.gadam — public consultation closed, initiated 01.07.2026

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.