

Site Merits Dossier

"Dzalnustūrīši", Dzalnuciems, Babītes pag., Mārupes nov., LV-2107

property 8048 007 1033 · land unit 8048 007 1033

REFERENCE	SR-SD-2026-071033
PREPARED	05.09.2026
PROPERTY TYPE	Land
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

Land at "Dzilnustūrīši", Dzilnuciems, Babītes pag., Mārupes nov., LV-2107, on a registered land unit of 1.79 ha.

Property **8048 007 1033** · Land unit **8048 007 1033**

Intended use — Acquire the land and build out a small detached-house development for sale.

Reviewed 05.09.2026.

Documents read for this review: the ss.com advertisement as at 05.09.2026, which states that a detailed plan for six plots and a shared recreation zone has been drawn, an administrative agreement signed with the municipality, and a road design and two electricity designs prepared.

INVESTIGATE

specific things below must be answered before you commit

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

What matters, and how sure we are of it

Protection strips over the land

CONFIRMED

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 2 714 m² of the 1.79 ha registered area (15%). 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.

Construction in progress on the building or its land unit

CONFIRMED

FINDING — A new construction case (BIS-BL-725720-10309) is open and in progress against the building or its land unit — construction under way.

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

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

You asked about: whether the seller will assign the detailed-plan documentation, the administrative agreement and the road and electricity designs with the purchase

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

€215 500 – €251 000

SUPPORTED BY COMPARABLE REGISTERED SALES

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

Before you commit

THE QUESTION TO ANSWER	DOCUMENT TO REQUEST	WHO HOLDS IT	WHY IT MATTERS
NECESSARY CHECKS — SETTLE THESE BEFORE YOU COMMIT			
Protection strips over the land — what is the current position?	The case file or register entry behind the flag	The seller first, then the authority the finding names	This is the finding that moved this document's verdict.
Who owns it, and what is charged against it?	The Land Register (Zemesgrāmata) folio, divisions I–IV	zemesgramata.lv, or the notary on the transaction	Title, shares, mortgages, prohibitions and pending filings are decided there and nowhere else.
Is the property tax paid, and is the land in an association or road-maintenance arrangement?	The municipality's tax account statement, and any association or maintenance agreement over the access road	The seller, and the municipality for the tax position	Property tax attaches to the land, and an access road held in common carries a share of its upkeep.
Does the property on the ground match the register?	A viewing with this document's register description in hand	The seller or the agent	An unregistered layout, extension or use appears in none of this.
WORTH DOING — IMPROVES THE POSITION, DOES NOT BLOCK IT			
Can the site be serviced, and at whose cost?	A written connection enquiry for this cadastre number	Sadales tīkls and the municipal utilities	Capacity, and the cost of reaching it, decide whether a buildable plot is a viable one.

What was checked, and what was not

SOURCE OR REGISTER	STATUS	AS AT	SOURCE OR REGISTER	STATUS	AS AT
State cadastre (VZD)	CHECKED	11.08.2026	Heritage register (NKMP)	CHECKED	29.08.2026
Cadastral value register (VZD)	CHECKED	15.08.2026	Construction information system (BIS)	CHECKED	01.09.2026
Cadastre encumbrances (VZD)	CHECKED	17.08.2026	Rīgas siltums / Rīgas ūdens arrears	CHECKED	03.08.2026
State sold-price register (VZD)	CHECKED	05.09.2026	Soil-quality assessment (LIZ)	CHECKED	04.08.2026
Planning system — zones and plan status	CHECKED	05.09.2026	Land Register (Zemesgrāmata)	NOT CHECKED	—
Municipal building parameters (TIAN)	CHECKED	02.09.2026	Physical inspection of the property	NOT CHECKED	—
Flood-hazard maps (LVĢMC)	CHECKED	05.09.2026	Topography 1:500 with underground utilities (ADTI)	NOT AVAILABLE	—
Contaminated-sites register	CHECKED	29.08.2026			

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

Reviewed by Site Radar · reviewer ref SR-R-1694 · Follow-up as agreed in the quote.

2 · Methodology in brief

Market value

The basis of this assessment is market value: the estimated amount for which the property should exchange on the date of assessment between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing, where the parties had each acted knowledgeably, prudently and without compulsion. Two elements of that definition do real work here. "Proper marketing" means an ordinary exposure period — for land of this kind in this location the observed period is measured below in this report, not assumed. "Knowledgeably" means the buyer knows what the register says; a great deal of this report is spent separating what the register says from what the advertisement says.

The assessment is prepared following the principles of the Latvian valuation standard LVS 401.

Why the sales comparison approach

Three approaches exist in principle. The income approach values a property from the rent it produces; this parcel produces none, and the agricultural income of 1.7 ha of 35-point soil is immaterial next to its capital value. The cost approach values land plus depreciated building cost; there are no buildings. That leaves the **sales comparison approach** — deriving value from the prices actually paid for similar properties, adjusted for the differences between them and the subject. For land near Rīga this is also what certified Latvian valuers use, and it is what the evidence available here supports: within 4 km of the parcel, thirty registered land sales of comparable size have completed in the last five years, several of them within 1.7 km.

For land the approach has its own discipline, and it is followed here:

1. **Decomposition first.** The parcel is read from the cadastre's land explication — how much is farmland, water, road — and each class is placed on the evidence for its own class rather than on a single pooled rate for the whole. Because this parcel is small (1.79 ha, well under the 5 ha threshold at which decomposition becomes indispensable), it is valued as a whole with the class shares appearing as reasoning and adjustment rows rather than as separate line items. That choice is stated here so the reader can see it was a choice.
2. **The price drivers are ranked:** land-use purpose and buildability first, access second, utilities third. This ranking mirrors the correction tables certified Latvian valuers use, and it is the reason this report spends more space on a municipal planning decision than on soil quality.
3. **Scenarios are kept apart.** Where a parcel's plausible uses genuinely differ — farming continuation versus a consented subdivision — each is valued on its own evidence and neither is blended into the other. Blending would produce a number that describes no possible buyer.

The sources this report rests on, and what each is worth

SOURCE	WHAT IT IS	EVIDENTIAL WEIGHT
State Land Service cadastre (extract 2026-08-04)	Register facts: area, land-use purpose, land explication, soil-quality points, registered buildings, cadastral values	Authoritative. Where anything else disagrees with it about a physical fact, it wins

SOURCE	WHAT IT IS	EVIDENTIAL WEIGHT
State sold-price register (State Land Service register of completed transactions)	Prices actually paid and registered, with dates and areas	Facts about completed deals. The backbone of every number below
Site Radar market intelligence (continuous monitoring of publicly listed offers)	Asking prices, marketing text, photographs, days on the market, and — where a listing can be matched to a registered sale — the gap between ask and sold	Marketing claims, not facts, except the ask-to-sold spread and the days count, which are measurements
Seller's listing text	Claims about the detailed plan, administrative agreement, road and electricity designs, borehole and lighting designs, works performed	A claim about the property, to be verified. Treated as such throughout

The distinction between the third and fourth rows and the first two is the spine of this document. A registered sale price is a fact; a seller's description of a planning consent is a claim. Where the two touch — as they do here, in the pond and the road strip appearing in the cadastre's explication — the claim gains real support, and that is said. Where they do not touch, the claim carries no valuation weight until a document is produced.

What "condition" means for land

For an apartment, condition means the finish. For land, it means readiness for its highest and best use: is the use permitted, is the plan in force, is access legally secured, are utilities present or designed, is the title split. This is the variable that separates €5/m² from €14/m² in this market — a wider spread, in relative terms, than renovation causes in apartments. Because it cannot be verified from the registers we hold, the value is presented as bands rather than as a point, and the report says precisely which observation would collapse the bands to a single figure.

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

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

3 · The question you asked, and the answer

THE QUESTION, AS AGREED

Can six single-family houses be built and serviced on this 1.79 ha, and what would connect them? (agreed 2026-09-05)

This study is scoped to that question. It is answered from the planning and parameters chapter, the infrastructure and servicing chapter, and the ground and environment 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.

4 · The property in the register

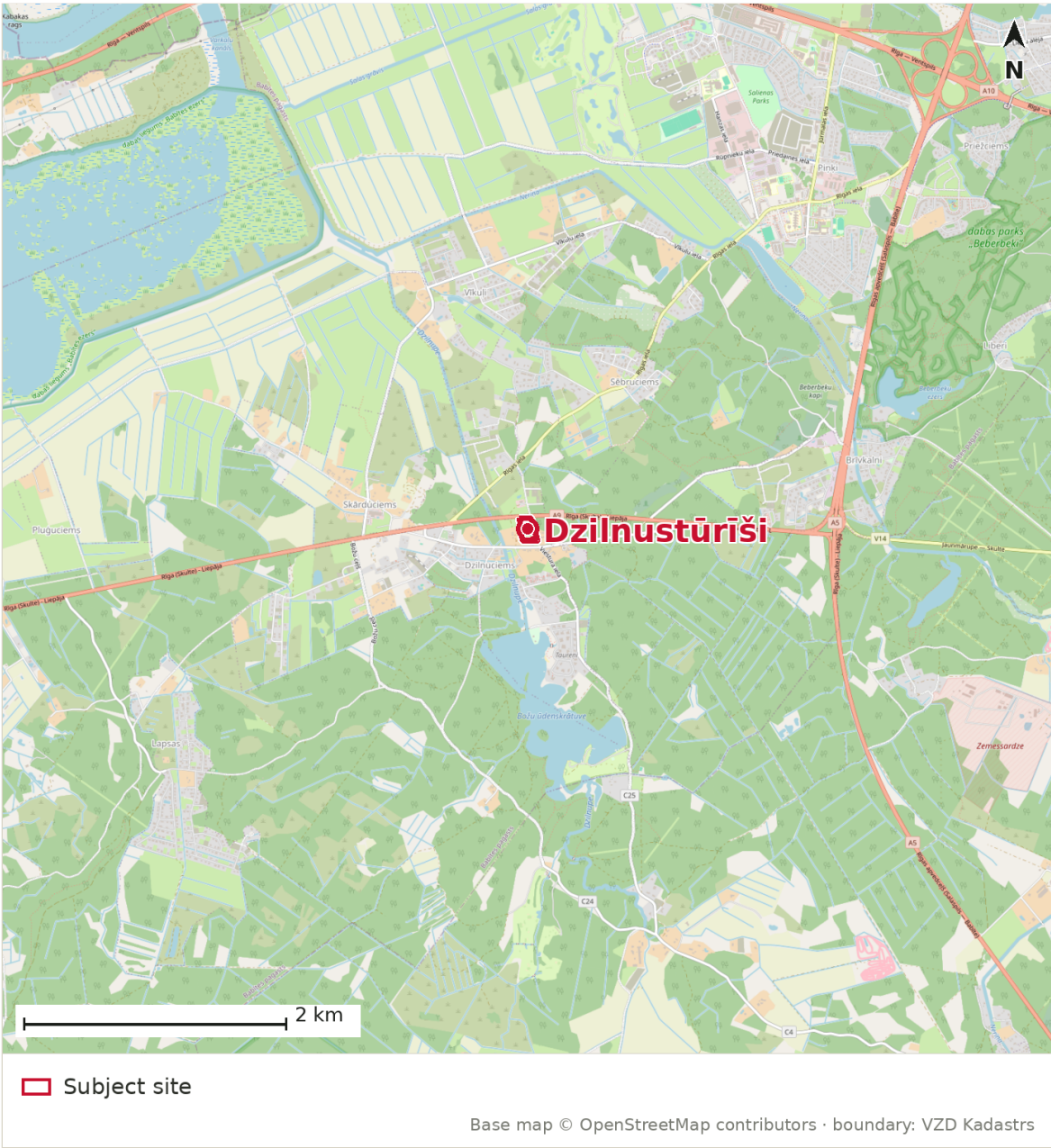


Figure 1 — where the property sits. The registered boundary is drawn in red over public base cartography; the surrounding settlement pattern and road network give the scale.
Source: State cadastre boundary (VZD) over OpenStreetMap base cartography, retrieved 05.09.2026.

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	"Dzilnustūrīši", Dzilnuciems, Babītes pag., Mārupes nov., LV-2107	State address register (VZD)
Property cadastre number	8048 007 1033	VZD cadastre

FACT	VALUE	REGISTER IT COMES FROM
Land unit	8048 007 1033	VZD cadastre
Land-unit area	1.79 ha	VZD cadastre
Registered use purpose	Land whose principal use is agriculture (Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība)	VZD cadastre (NĪLM classifier)

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-725720-10309	New construction	construction under way	Dīķis	11.07.2023

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

Every fact below is given with the register it came from. Where sources differ, both values are shown and the difference is resolved by name.

FACT	VALUE	SOURCE
Registered address	"Dzīlnustūrīši", Dzīlnuciems, Babītes pag., Mārupes nov., LV-2107	State Land Service cadastre
Cadastre designation	8048 007 1033	State Land Service cadastre
Register coordinates	56.921787 N, 23.875784 E	State Land Service cadastre (register point, not the enquiry pin)
Register plot area	17,945 m² (1.7945 ha) — the basis area for every figure in this report	State Land Service cadastre
Area as advertised	17,945 m² ("1,79 ha")	Seller's listing, Site Radar market intelligence
Registered land-use purpose	Zeme, uz kuras galvenā saimnieciskā darbība ir lauksaimniecība — land whose principal economic activity is agriculture	State Land Service cadastre
Use as advertised	Zemes gabals ciemata — a plot for a village/settlement; detailed plan for 6 building plots plus a common recreation zone	Seller's listing, Site Radar market intelligence
Land explication — agricultural	17,091 m² (1.71 ha) = 95.2%	State Land Service cadastre
Land explication — water	503 m² (0.05 ha) = 2.8%	State Land Service cadastre

FACT	VALUE	SOURCE
Land explication — under roads	351 m ² (0.04 ha) = 2.0%	State Land Service cadastre
Soil quality of the farmland	35 points (balles)	State Land Service cadastre
Drainage (meliorācija)	Not on record	State Land Service cadastre
Registered buildings on the parcel	0	State Land Service cadastre
Registered structure attribute	"Dīķis" (pond)	Building register attribute line, State Land Service
Cadastral value — fiscal	€1,854	State Land Service cadastre
Cadastral value — universal	€7,052	State Land Service cadastre
The parcel's own registered transactions	None on record	State sold-price register
Asking price	€179,000 = €9.97/m ² = €99,750/ha	Seller's listing, Site Radar market intelligence

The one discrepancy, adjudicated

The registered land-use purpose says agriculture; the advertisement sells a consented village subdivision. These are not the same property, and the difference is worth about €130,000.

The cadastre wins on the question it answers: as of the extract of 4 August 2026, the parcel's registered land-use purpose is agricultural, it is a single undivided unit, and it carries no buildings. That is the legal and fiscal state of the object today, and it is why the fiscal cadastral value is only €1,854 — the tax base of a farm field, which incidentally keeps the holding cost of owning this parcel very low while the agricultural purpose stands.

But the cadastre does **not** win on the question of whether a detailed plan exists, because it does not record that question. In Latvian practice a detālplānojums is approved by the municipality and can be in force for a long period before the cadastral land-use purpose codes are changed — the code is typically updated when the parcel is actually divided into the new plots. So the register's "agricultural" is entirely compatible with a detailed plan being in force, and equally compatible with there being none. It neither confirms nor refutes the seller.

What the cadastre does do is corroborate the **physical** half of the seller's account. A parcel described in the advertisement as having a dug pond in its recreation zone and an internal road formed in sand is recorded in the explication as carrying 503 m² of water and 351 m² under roads. Untouched farmland does not produce those lines. The survey behind the explication saw a pond and saw a road. The registered structure attribute "Dīķis" says the same thing a second time.

The resolution, therefore, is not a choice between the two sources but a division of labour between them: **the cadastre establishes that works have been carried out on this**

parcel; only the municipality's own decision can establish that the plan permitting them is in force. The valuation is banded accordingly.

Reading the parcel's composition

CLASS	AREA	SHARE	WHAT IT MEANS FOR VALUE
Agricultural land	17,091 m ²	95.2%	The developable body of the parcel. At 35 quality points the soil is at the weaker end — below the 40–50 point range at which comparable farm parcels are normally quoted — which matters under the farming scenario and is irrelevant under the subdivision scenario
Water	503 m ²	2.8%	The dug pond. Under farming, dead area. Under the subdivision, an amenity at the heart of the planned common recreation zone, and a positive
Under roads	351 m ²	2.0%	Under farming, dead area. Under the subdivision, necessary infrastructure — and the physical evidence that the internal road has been begun

Under Band A the 5% that is not farmland is genuinely lost area; under Band B it is infrastructure and amenity. No deduction is applied in either case for double-counting reasons explained in the adjustment chapter: the comparable parcels are priced on their own whole-parcel areas including their own unproductive fringes, so applying their €/m² to the subject's whole 17,945 m² already carries the same convention.

Highest and best use

As registered, the parcel is a 1.7 ha field of below-average soil. Registered farmland at genuine agricultural scale in this 15 km circle trades at €871–€6,843 per hectare between the lower and upper quartile (9 registered sales of parcels of 10 ha and more, last 48 months) — at that level the entire parcel as a farm is worth a five-figure sum at best, and the pond and road strip have already made it a worse farm.

Its highest and best use is unambiguously **residential subdivision within the village of Dzilnuciems** — which is what the seller has been pursuing. The physically legal, financially feasible and maximally productive use is the one the works on the ground point at. The whole valuation question is therefore how far along that road the parcel actually is, which is the subject of the next chapter.

5 · 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.

6 · The site as it stands

The parcel's own history: none

The strongest possible evidence in any valuation is the subject's own arm's-length sale, indexed forward. **This parcel has no registered transactions on record.** There is no anchor. The opinion is therefore built entirely from comparable sales, and the report says so plainly rather than promoting a neighbouring sale into the role of the subject's own history. A sale of a similar-sized parcel 1.1 km away is a comparable, not this parcel's past.

What the registers show has happened on the ground

Three register facts, all from the State Land Service cadastre extract of 4 August 2026, describe the physical state:

1. **503 m² of water.** A water body of half a thousand square metres exists on the parcel. The seller says a pond was dug in the recreation zone. The explication is consistent with that and inconsistent with an untouched field.
2. **351 m² under roads.** A road surface exists. Its size is informative in both directions: it proves a road has been formed, and it is modest — roughly the footprint of 70 metres of a 5 m wide track. An internal street serving six plots and a common zone would normally occupy substantially more once completed. This matches the seller's own careful wording: a road pattern formed in sand, not a finished street.
3. **"Dīķis" in the structure attributes.** The pond is registered as a feature of the property.

Taken together these are the best condition evidence available, and they support a specific reading: **physical works have begun and are part-complete.** They do not reach the planning documents at all.

What no register we hold can tell you

Our data does not include, and this report therefore does not assert:

- whether the detālplānojums for six plots and a common recreation zone has been approved by the municipality and is in force (this lives in the municipality's binding regulations and in the national planning system);
- whether the administrative agreement with the municipality on implementing the project exists, what obligations it places on the owner, and whether it transfers to a buyer;
- whether the road design and the two electricity designs (the overhead-to-cable conversion and the individual designs to each plot) have been approved, are still valid, and are transferable;
- what stage the borehole and lighting designs have reached;
- whether legal access to the parcel from a public road is secured by ownership or servitude.

There is one more coverage caveat to state explicitly: our construction-case extract covers building projects, not planning documents, and it holds no case records for this parcel. Its silence is therefore not evidence that nothing has been permitted — it is evidence that this particular file has nothing to say about planning consents either way.

No photographs

No photographs of the subject were provided, and none exist in our archive for it. This matters more than it would for an apartment: a single aerial or drone photograph of this

parcel would show at once whether a road bed has been formed, how the pond sits, whether the land is mown or overgrown, and how it meets the neighbouring street. That absence is one of the two reasons this report is banded rather than pointed.

Best-supported hypothesis

The parcel is a part-prepared development site: physical works begun and registered, planning documents claimed but unverified. Confidence: moderate-to-good on the physical works (two independent register lines), nil on the documents (no source consulted can see them).

This places the property in Band B on the physical evidence, conditionally. What would collapse the bands to a single figure is short and specific, and is listed again in the closing chapters: the municipal decision approving the detailed plan, the administrative agreement, and confirmation that the road and electricity designs transfer with the title.

Construction & renovation record

CASE NO.	TYPE	STAGE / STATUS	OBJECT	CREATED
BIS-BL-725720-10309	New construction	construction under way	Dikis	11.07.2023

1 case is recorded against the building or land unit.

7 · Market overview

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

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

The segment

The subject sits in Babītes pagasts, Mārupes novads — the western arc of the Rīga commuter belt, roughly 15 km from the city centre and close to the Jūrmala corridor. The relevant market is not "land near Rīga" in general but a narrower one: **hectare-scale parcels in and at the edge of villages, bought either to hold, to build a single large house on, or to subdivide.** These are different buyers from those purchasing a finished 1,500 m² serviced plot, and they pay on a different scale per square metre. Keeping the two apart is the single most important analytical discipline in this report, and the chapter that follows shows why.

Volume and price trend

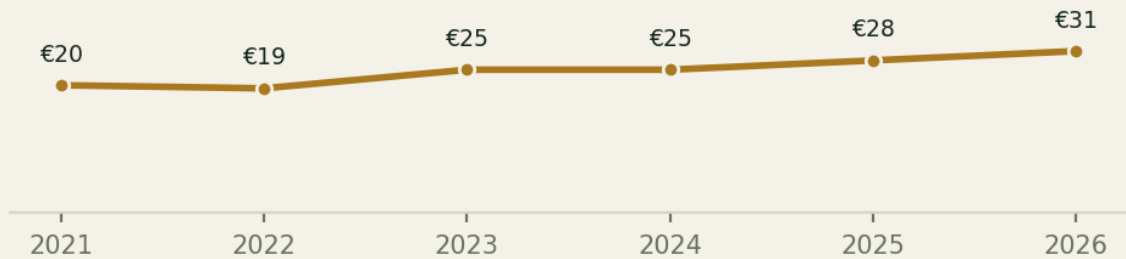
Registered land transactions within approximately 2 km of the parcel (State sold-price register):

YEAR	REGISTERED SALES	MEDIAN €/M²
2023	15	€25
2024	44	€25
2025	42	€29
2026 (part year)	17	€29

One hundred and eighteen registered land sales in under four years, in a circle of 2 km, is a liquid local market by rural standards. The direction is firm but not steep: the median moved from €25/m² in 2023 to €29/m² in 2026, about +16% over three years, or roughly +5% per year. These medians are dominated by small plots and are therefore not the scale on which this parcel trades — but the trend they show is usable.

The wider series over a 5 km circle, all land regardless of type, tells the same story with more noise:

YEAR	REGISTERED SALES	MEDIAN €/M²	CHANGE ON THE PREVIOUS YEAR
2021	220	€20	—
2022	140	€19	×0.95
2023	99	€25	×1.32
2024	109	€25	×1.00
2025	129	€28	×1.12
2026 (part year)	67	€31	×1.11

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

A word of caution about this second table, because it is used carefully below and not naively. A jump of +32% in a single year, as 2023 shows, is almost never the market repricing itself by a third. It is a change in what happened to sell that year — a run of small serviced plots registering in a circle that otherwise trades large rough parcels will lift the median without one field becoming worth more. The registers hold no construction era for land, so this series cannot be split into like-for-like classes the way a residential index can. It is context, not a measuring instrument.

The time adjustment actually used, and why it differs

Rather than index comparable sales with a series that is known to be composition-driven, this report derives its time factor from **the same parcels selling twice** — the cleanest measurement of market movement there is, because the asset is held constant:

PARCEL	FIRST SALE	SECOND SALE	CHANGE	ANNUALISED
"Dāboliņi", 16,198 m ² , 2.35 km	€193,000 (26 Sep 2022)	€256,000 (21 Jul 2026)	×1.326 over 3.82 years	+7.7% per year
"Dāboliņi", same parcel	€250,000 (28 Nov 2025)	€256,000 (21 Jul 2026)	×1.024 over 0.65 years	+3.7% per year
"Ozolzīles", 18,629 m ² , 1.27 km	€79,000 (6 Sep 2021)	€80,199 (7 Feb 2022)	×1.015 over 0.42 years	+3.6% per year
Vīkuļi parcel, 16,700 m ² , 1.68 km	€150,000 (30 Sep 2022)	€230,000 (18 Jun 2026)	×1.533 over 3.72 years	+12.2% per year — but see below

The last line is deliberately excluded from the time estimate, because between its two sales that parcel acquired a detailed plan for ten building plots. Its gain mixes market movement with a value-adding consent, and using it as a time index would smuggle the consent into every other comparable. It is used later for exactly the opposite purpose: to measure that consent.

The three usable readings bracket +3.6% to +7.7% per year; the 2 km segment medians say about +5% per year. **This report adopts +6.0% per year, compounded**, and shows the arithmetic for every comparable. The substitution — same-asset repeat sales in place of the pooled circle index — is made because the pooled series moves with composition and the repeat sales do not.

Liquidity and expected marketing period

Observed, not assumed:

- Across 52 comparable land listings within roughly 3 km monitored over 18 months, the median time from listing to withdrawal was **41 days** (Site Radar market intelligence).
- Among matched pairs where a listing could be tied to a registered sale in this segment (plots in Pierīga with no registered construction year, 61 pairs, January–July 2026), a quarter left the market within 19 days, the median at 28 days, and a quarter took more than 42 days.
- The closest comparable of all — the 1.67 ha consented parcel at Vīkuļi — sold in **24 days at 100% of its asking price** in June 2026.

Against those, the failures in the same evidence are instructive: "Krūtaiņi" near the airport spent **477 days** on the market and sold 23.3% below its asking price; a 1.25 ha plot in Mārupe sold 43.9% below ask; a 2.2 ha site in Iļģuciems sold 59.0% below ask. All three were larger development sites asked well above what the register was paying.

Expected marketing period for this parcel: four to eight weeks if priced within the evidence, with documents in hand. Priced on the strength of undocumented claims, six to twelve months and a substantial reduction is the pattern the evidence shows.

If the property is approached through an auction

Where a parcel of this kind reaches a forced sale, the framing certified valuers use is that forced sale is a situation, not a different basis of value: it is market value under a shortened exposure assumption, and where sworn valuers derive it explicitly they land at about 0.65–0.70 of market value. The observed reality in the auction archive is a stage sequence rather than a single discount: first-stage start prices sit at $1.00 \times$ the sworn market value (median across 76 land lots), repeat auctions start at 0.80 (25 land lots; lower quartile 0.59), a second repeat at 0.60, and observed third stages at 0.43–0.48. Where bidding actually occurs, contested land lots have cleared at a median of $1.30 \times$ market value (22 lots, maximum $2.78 \times$) — the market is bimodal, with most lots sitting at the start price or failing, and contested ones clearing above value. For a bidder the discipline that follows is simple: entry at or below $0.80 \times$ a defensible market value has evidence behind it; bidding past $1.30 \times$ market value puts you above the median contested outcome.

Utilities in this street

Of 33 registered buildings within roughly 300 m of the parcel: **30% have a centralised electricity record, 0% centralised water, 0% centralised sewerage, 6% gas.**

Read this carefully, because it changes what the project must deliver:

- **There is no mains water and no mains sewerage in this locality at all.** Every existing building nearby is on its own borehole and its own local treatment. The seller's borehole design is therefore not a shortfall being papered over — it is the correct and only servicing solution here, and every comparable parcel in this circle is priced on the same assumption. Band B rests on **autonomous servicing**, as does every comparable behind it.
- **There is no gas.** Future houses on these plots will be heated by heat pumps, electric or solid fuel. That raises the electrical capacity each plot must be able to draw, which in turn makes the two electricity designs — the overhead-to-cable conversion and the individual designs to each plot — the most valuable single item in the seller's document list, and the one whose transferability should be confirmed first.

- **Electricity is present but not universal** (30%), consistent with a village edge where the network runs along the main lines and spurs are built as needed.

For the parcel as it stands, holding costs are minimal: there are no buildings, no connections and no heating to run, and the property tax base is the fiscal cadastral value of €1,854 while the agricultural purpose stands. A buyer should note that this last point cuts both ways — the tax base will rise when the purpose is reclassified to residential building land.

8 · The neighbourhood price spectrum

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

Every claim in this report that a price level corresponds to a state of development readiness rests on this chapter.

The dataset, and a problem with it

The standard local dataset for this exercise is defined as follows: source, the State sold-price register of completed transactions (not asking prices); geography, a circle of 3,000 m radius around the parcel's register point; filters, property type land, price above €5,000, area above 10 m², sales within the last 36 months; no era filter, all pooled; **n = 175 registered sales**.

Its distribution:

SHARE OF THE 175 REGISTERED SALES	SOLD BELOW
10%	€6/m ²
20%	€10/m ²
25%	€14/m ²
30%	€16/m ²
40%	€25/m ²
50%	€25/m ²
60%	€26/m ²
70%	€31/m ²
75%	€34/m ²
80%	€35/m ²
90%	€47/m ²

Now the problem. Applied naively, this table would say that the subject's asking price of €9.97/m² sits in the bottom fifth of the local market, and that the valuation bands proposed here are near the floor. That reading would be wrong, and the reason is size.

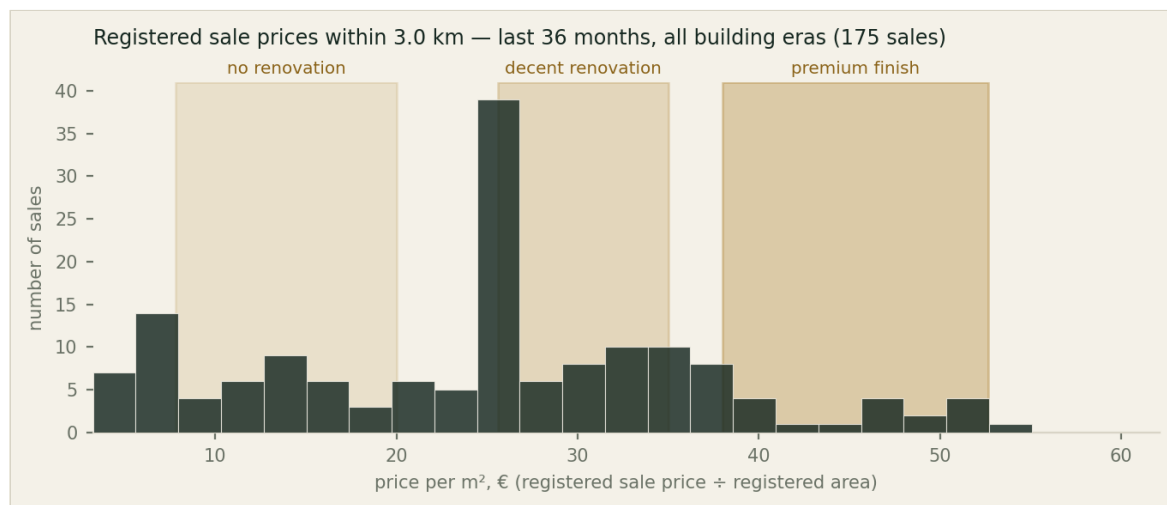
A square metre of a 1,500 m² serviced house plot and a square metre of a 1.8 ha rough parcel are different goods. The small plot is a finished consumer product with a title, a street address and a connection point; the large parcel is raw material. In this circle the small plot sells at €30–€45/m² and costs its buyer €50,000; the large parcel sells at €5–€15/m² and costs its buyer €150,000–€250,000. The large parcel is the far more expensive property and the far cheaper square metre. Because most transactions in any village circle are small plots, a pooled per-square-metre distribution is mostly a distribution of small plots, and the subject's size class sits in its lower part **by construction, not by weakness**.

The supporting evidence in the same circle confirms it: of the registered sales there that could be matched to a marketing listing, none used explicit condition language of the kind that would grade finish, but the eight ambiguous matches carry a median of €35/m² across a range of €2–€38/m² — a median that only small plots can produce, and a range that shows the two populations sitting inside one table.

The size-matched spectrum, which is the one used

This report therefore builds and uses a size-matched distribution, drawn from the same register: **all registered land sales within 4,000 m of the parcel, of 0.8 ha to 4.0 ha, in the last five years — n = 30** (State sold-price register, retrieved 5 September 2026; the full list is in the annexes).

SHARE OF THE 30 SIZE-MATCHED REGISTERED SALES	SOLD BELOW
25%	€2.98/m ²
50%	€5.13/m ²
75%	€10.06/m ²
90%	€15.47/m ²
Highest two prints	€27.78/m ² and €29.44/m ²



This is a coherent picture of one market, and it maps onto development readiness cleanly:

- **The lower quarter, below €3/m².** Seven of the thirty sales are below €2/m², several below €1/m². These are not market prices for buildable land — a 2.4 ha parcel at €0.42/m², a 0.9 ha parcel 103 m from the subject at €0.56/m², a 2.1 ha parcel at €0.15/m². They are partial-share transfers, package deals and family transactions. They are named and excluded rather than adjusted, which is what the observed practice in sworn valuations does with atypical deals.
- **Around the middle, €4–€6/m².** This is where ordinary un-consented hectare-scale village-edge land trades, and the cluster is remarkably tight: "Bierņāres" at €5.09/m², "Ozolzīles" at €4.24 and €4.31/m², "Mežezera iela 1" at €3.89/m², "Mežezera iela 2" at €3.55/m², "Jaunsapņi" at €5.16/m². Six arm's-length sales, all of them 0.9–2.4 ha, all within 2.2 km, spread over five years, all inside a €3.55–€5.16 band before indexing. This is **Band A**.
- **The upper quarter, €10–€16/m².** "Anņiņas" at €10.42/m², "Dāboliņi" at €11.92, €15.43 and €15.80/m², the Vīkuļi parcel at €8.98/m² in 2022 and €13.77/m² in 2026, a 2 ha parcel at €8.15/m². These are the parcels that are going somewhere — where a plan exists, or a village setting and street frontage make one obviously achievable. This is **Band B**.
- **The top two prints, €27.78 and €29.44/m².** Vīkuļu iela 24 and 24a, each 9,000 m², sold for €250,000 in 2023 and €265,000 in 2025. These are finished, individually titled

plots in an established pocket. They are the retail end of the same chain and define **Band C**.

Validating the price-to-readiness reading

A spectrum only becomes an argument when the price levels can be shown to correspond to real, described differences. Two pieces of evidence do that here, and they are the reason this report is willing to say "€13/m² means a plan exists".

First, a single parcel that sold at two different levels, before and after. The 1.67 ha parcel 1.68 km from the subject sold on 30 September 2022 for €150,000 (€8.98/m²) and again on 18 June 2026 for €230,000 (€13.77/m²). The 2026 sale carries a matched marketing listing whose text reads: "Īpašnieks pārdod zemes gabalu 1,67 ha platībā. Zemes gabals ir domāts sadalei ciemata izveidei ar 10 atsevišķām zemes vienībām. Ir izstrādāts detālpārplānojums, paredzēta vieta ceļa izbūvei..." — a detailed plan drawn up, ten separate units planned, a place reserved for the road. The 2022 sale carries no such description. Between the two dates the parcel acquired the very thing this valuation is trying to price.

Holding the market constant with a neighbouring parcel's own repeat trades over almost exactly the same window — "Dāboliņi", ×1.326 from September 2022 to July 2026 — the Vīkuļi parcel's ×1.533 leaves a residual of **×1.156, about +16%, attributable to the plan and the associated preparation**. That is a measured figure from two same-asset pairs, not an assumption. It is used once, in one comparable's adjustment grid, and its limitation is stated: it assumes "Dāboliņi" itself did not change materially between its own trades, which cannot be verified.

Second, the ask-versus-sold behaviour at each level. The consented Vīkuļi parcel sold at **100% of its asking price in 24 days**. The three large sites in the wider evidence that were asked at levels the register does not support sold at −23.3% after 477 days, −43.9%, and −59.0%. Buyers in this market pay the ask for a parcel whose readiness is documented, and refuse it, at length, for one whose price assumes a readiness that has not been shown. That is the commercial fact behind the whole banded structure of this valuation, and it applies directly to the subject.

Where the subject sits

On the size-matched spectrum, the **asking price of €9.97/m² sits almost exactly at the three-quarter mark** — priced as a prepared parcel, but at the bottom edge of the prepared group rather than in its middle. Band A (€5.00–€6.00/m²) straddles the median of the size-matched sales, which is exactly where ordinary un-consented land of this size belongs. Band B (€12.00–€14.00/m²) sits between the three-quarter and nine-tenths marks, where the parcels with plans actually traded. Neither band falls outside the observed range, and neither had to be forced there.

9 · The comparable sales, and how they were adjusted

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

Selecting the comparable sales

Principles applied

- 1. **A sale whose condition is verified beats a nearer sale whose condition is unknown.** This is how certified valuers choose, and here it is decisive. The nearest registered land sale of comparable scale is 103 m away — and is worthless as a comparable. A verified consented parcel 1.68 km away is the single best piece of evidence in the file.
- 2. **Size class before distance.** A 1,500 m² plot 200 m away tells us less about a 1.8 ha parcel than a 1.7 ha parcel 2.3 km away. Every selected comparable is between 1.62 ha and 2.42 ha; the subject is 1.79 ha.
- 3. **Street and settlement class matters as much as distance.** Vīkuļi, with its built-out street frontage, and Dzilnuciems, more peripheral, are different addresses at 2 km spacing. Where a comparable's setting is superior, it is adjusted down by a stated number rather than being quietly treated as equivalent.
- 4. **Atypical deals are excluded, not adjusted.** Partial-share transfers, package deals and transfers at a fraction of any plausible market level are named and set aside.
- 5. **The geography is stated honestly.** The provided evidence set spans a 15 km circle over 48 months, which is far wider than a walkable neighbourhood. That width is necessary — hectare-scale parcels do not trade every week on one street — but the comparables actually relied on are all within 2.4 km, and where a farther sale is quoted, its distance is given and its market is characterised.

The candidate sales considered

Thirty registered land sales of 0.8–4.0 ha within 4 km over five years were retrieved from the State sold-price register, plus the wider 15 km evidence set. The full table is in the annexes. The decisive rows and the reasons are here.

Selected

#	PARCEL	DISTANCE	SOLD	AREA	€/M²	WHY SELECTED
C1	Vīkuļi parcel	1,680 m	€230,000, 18 Jun 2026	16,700 m²	€13.77	The best comparable in the file: nearly identical size, a documented detailed plan for a village subdivision, a matched listing, a photograph, sold at full ask in 24 days, four months ago

#	PARCEL	DISTANCE	SOLD	AREA	€/M ²	WHY SELECTED
C2	"Dāboliņi"	2,353 m	€256,000, 21 Jul 2026	16,198 m ²	€15.80	Freshest large-parcel print in the circle; near-identical size; its own repeat-sale history gives the market movement used throughout
C3	"Dāboliņi" (same parcel)	2,353 m	€250,000, 28 Nov 2025	16,198 m ²	€15.43	Independent second read of the same asset nine months earlier; confirms C2 is not an outlier print
C4	"Anņiņas"	2,315 m	€180,290, 22 May 2025	17,301 m ²	€10.42	Closest area match of all (17,301 m ² against 17,945 m ²), similar peripheral setting; a conservative anchor for the prepared group
C5	Vīkuļi parcel (same as C1)	1,680 m	€150,000, 30 Sep 2022	16,700 m ²	€8.98	The same asset before it had a plan — the only direct measurement of what the consent is worth in this market
C6	"Bierņāres"	1,138 m	€91,000, 4 Jun 2024	17,870 m ²	€5.09	Near-identical area (17,870 m ²), close, arm's-length, un-consented — the anchor of Band A

Rejected, with reasons — including nearer sales that lost to farther ones

PARCEL	DISTANCE	SOLD	€/M ²	WHY REJECTED
"Zempriedes"	103 m	€5,000, 14 Jun 2024, 8,962 m ²	€0.56	The nearest sale of all, and unusable. €5,000 for 0.9 ha adjoining the subject is not a market price for buildable village land; it is a share, a residual strip or a family transfer. Proximity cannot rescue a price that describes no market. It loses to C1 at 1.68 km on verifiability
Unnamed parcel	1,415 m	€10,000, 14 Jul 2025, 24,000 m ²	€0.42	Same reason. €0.42/m ² is a fifth of the weakest plausible farmland level here
"Maijas"	1,414 m	€10,000, 1 Jun 2022, 11,200 m ²	€0.89	Same reason

PARCEL	DISTANCE	SOLD	€/M ²	WHY REJECTED
"Vizmiņas"	1,933 m	€12,565, 19 Jun 2024, 20,000 m ²	€0.63	Same reason
"Jaunklintis"	1,411 m	€34,028, 1 Feb 2024, 19,704 m ²	€1.73	Registered on the same day as "Vecklintis" (3.41 ha, €95,194) — the pattern of a package or estate transaction, not two independent market sales. Excluded rather than adjusted
"Vecklintis"	1,608 m	€95,194, 1 Feb 2024, 34,102 m ²	€2.79	As above; also nearly twice the subject's size
"Jaunsapņi"	2,200 m	€3,150, 8 Apr 2022, 20,946 m ²	€0.15	Plainly a non-market transfer. Its later 2024 sale at €5.16/m ² is used as supporting evidence instead
"Dāboliņi" half-interest	2,353 m	€70,000, 10 Jan 2025, 8,099 m ²	€8.64	The area is exactly half the parcel's 16,198 m ² . This is an undivided half-share transfer, not a sale of land, and it registered ten months before the whole parcel sold at €250,000. Named as such and excluded
Vīkuļu iela 24 / 24a	2,547 / 2,554 m	€250,000 (2023) / €265,000 (2025), 9,000 m ² each	€27.78 / €29.44	Finished, separately titled plots in a superior pocket — half the subject's size and several stages further along. Used as ceiling evidence for Band C, not as direct comparables
Mežezera iela 1 & 2	480 / 374 m	€84,000 / €86,000, both 21 Oct 2021	€3.89 / €3.55	The nearest genuine arm's-length hectare-scale sales. Rejected as primary comparables on age (nearly five years, requiring a +33% time adjustment) and because both registered on one day to one buyer, a package. Retained as supporting evidence for Band A, where they corroborate C6 closely
"Ozolzīles"	1,271 m	€79,000 (Sep 2021) / €80,199 (Feb 2022), 18,629 m ²	€4.24 / €4.31	Age. Retained as supporting Band A evidence; near-identical size and a five-month round trip at a flat price, which is itself useful
"Krūtaiņi"	6,958 m	€554,300, 14 May 2026, 24,100 m ²	€23.00	Business and light-industry zoned land beside the airport. A different market with a different buyer. Its ask-to-sold behaviour is used as evidence about over-asking, not about value

PARCEL	DISTANCE	SOLD	€/M ²	WHY REJECTED
"Luči", Mārupe	7,063 m	€185,000, 28 Jul 2026, 12,500 m ²	€15.00	Business and light-industry zoning on a main road in Mārupe. Same treatment as "Krūtaini"
Bulļu iela 16, Rīga	12,147 m	€820,000, 18 Oct 2024, 22,088 m ²	€37.13	Urban Rīga low-rise residential development site 12 km away. Not this market at all
Various sales under 0.8 ha within 3 km	200–2,900 m	—	€25–€45	Different product: finished small plots. Excluded from direct comparison for the size reasons set out in the previous chapter; they inform Band C

The pattern in the rejected column is worth naming once. **Eight of the thirty size-matched registered sales in this circle are at prices no arm's-length buyer of buildable land would pay.** Any analysis that averages the raw register — including any automated valuation a client might see elsewhere — will be dragged badly downward by them. They are excluded here by name.

Comparable sale sheets

C1 — Vīkuļi, 1.67 ha with a detailed plan for 10 plots (1,680 m)

Register facts (State sold-price register): sold **€230,000 on 18 June 2026**, area **16,700 m²**, **€13.77/m²**, 1,680 m from the subject, Babītes pagasts.

Matched listing (Site Radar market intelligence): asking price **€230,000 — sold at exactly 100% of the ask — 24 days on the market**, exact match to the registered transaction. Text: "Īpašnieks pārdod zemes gabalu 1,67 ha platībā. Zemes gabals ir domāts sadalei ciemata izveidei ar 10 atsevišķām zemes vienībām. Ir izstrādāts detālpārplānojums, paredzēta vieta ceļa izbūvei. Ir nepiecieš..." — "The owner is selling a plot of 1.67 ha. The plot is intended for division into a village of 10 separate land units. A detailed plan has been drawn up, a place for the road has been provided. It is necessary..." (the text is truncated in our archive; the fragment that follows almost certainly qualifies what still has to be built, and this report treats the parcel as consented but **not** serviced).

What the photograph shows. The listing carries a cadastral map overlaid on aerial imagery. The sold parcel is outlined in red: an open meadow with a **pond at its northern end**, bounded to the east and south by an existing village street with houses already built along it (numbers 10, 12, 14, 16, 18 on Meldrāju iela), with neighbouring holdings "Krūmiņi", "Vīkuļi" and "Lakstīgalas" adjoining, and the Mārupes novads boundary running along the western edge. The road serving those houses is a finished, surfaced street. The parcel is unbuilt, level and grassed.

Photograph not reproduced — Comparable C1: the 1.67 ha Vīkuļi parcel outlined in red, with its own pond, fronting a built-out village street — sold June 2026 at €13.77/m². The photograph read for this passage is the seller's own advertisement image. It is evidence, and what it shows is described in the text; it is not reproduced in a published copy of this report.

Two things follow from that image and matter to the adjustment. The comparable **fronts an existing, built, publicly used street with occupied houses on it** — its access is visibly real, and its neighbours are finished product. And it too has a pond, so the subject's water area is not an unusual feature to be discounted against this comparable.

Where it sits in the local price spectrum. At €13.77/m² this sale sits between the three-quarter and nine-tenths marks of the size-matched local distribution — the upper part, where prepared parcels trade. It is exactly the position the valuation assigns to a consented but unserviced subdivision site, and it earned that position with a documented plan.

Adjustment arithmetic

ADJUSTMENT	FACTOR	REASON
Time, 18 Jun 2026 → 5 Sep 2026 (0.21 years at +6.0%/yr)	×1.012 → 0%	Under 2% and therefore noise; the comparable is clean on time
Size, 1.67 ha against the subject's 1.79 ha (+7%)	0%	Under 2% in effect; clean
Location and settlement class	−5%	Vīkuli with built-out street frontage and finished neighbours is a superior address to the more peripheral Dzīlnuciems position. Within the ±2–13% location range observed across sworn valuations
Access	−3%	The comparable's access to a public street is visible and real; the subject's is a sand-formed track whose legal status our registers cannot confirm. Within the ±2–5% access range observed across sworn valuations
Development readiness	+5%	The comparable had a plan and a reserved road corridor but no works on the ground; the subject additionally has a formed road bed, a dug pond, an administrative agreement and two electricity designs. Applied only in the verified scenario
Plot yield	−5%	10 plots on 1.67 ha (about 1,670 m ² each) against 6 plots plus a common zone on 1.79 ha (about 2,500 m ² net each). More saleable units per hectare is worth more per square metre of raw land, and 1,500–2,000 m ² is the mainstream product here
Net	×0.919 (−8%)	

Adjusted: €13.77 × 0.919 = €12.66/m².

C2 — "Dāboliņi", 1.62 ha (2,353 m)

Register facts: sold **€256,000 on 21 July 2026, 16,198 m², €15.80/m²**, 2,353 m from the subject.

Condition evidence: no matched marketing listing exists for this sale, so its readiness is unknown and must be read from its price and its history. That history is informative: the same parcel sold for €193,000 in September 2022, €250,000 in November 2025 and €256,000 in July 2026 — three arm's-length registrations of one asset in four years. A parcel that trades three times in four years at rising prices, at a level in the top tenth of the size-matched local distribution, is a development play, not a field. No photograph is held for this sale.

Where it sits: at €15.80/m², above nine-tenths of the size-matched local sales. Its price alone places it in the prepared group, but this is inference from position, not documentation — and the comparable is weighted accordingly, below C1.

Adjustment arithmetic

ADJUSTMENT	FACTOR	REASON
Time, 21 Jul 2026 (0.12 years)	×1.007 → 0%	Noise; clean
Size, 1.62 ha against 1.79 ha (subject 11% larger)	−2%	Larger parcels trade at or below the level of smaller ones per square metre; the smallest of the observed size corrections, which run to −14%
Location	−5%	"Dāboliņi" lies toward Piņķi, closer to services and the main road corridor
Readiness	0%	Unknown; priced by its position rather than adjusted, and weighted down instead
Net	×0.931 (−7%)	

Adjusted: €15.80 × 0.931 = €14.71/m².

C3 — "Dāboliņi", the November 2025 sale of the same parcel (2,353 m)

Register facts: sold **€250,000 on 28 November 2025, 16,198 m², €15.43/m².**

Condition evidence: none directly; the same reasoning as C2 applies. Its value here is as an independent confirmation that the July 2026 price of €256,000 was not a single unrepresentative print — the same asset changed hands nine months earlier at within 2.4% of the same level. A resale at +2.4% in eight months is consistent with ordinary market drift; it is also the kind of interval in which a related-party or corporate transfer can occur, and that possibility is noted, though nothing in the register indicates one. No photograph is held.

Also excluded here, and named: a **€70,000 registration on 10 January 2025 covering 8,099 m² — exactly half this parcel's area.** That is an undivided half-share transfer, not a land sale, and it is not used as a comparable.

Adjustment arithmetic

ADJUSTMENT	FACTOR	REASON
Time, 28 Nov 2025 → 5 Sep 2026 (0.77 years at +6.0%/yr)	×1.046 (+4.6%)	€15.43 × 1.046 = €16.14/m ²
Size	−2%	As C2
Location	−5%	As C2
Net	×0.974 (−2.6%)	

Adjusted: €15.43 × 1.046 × 0.98 × 0.95 = €15.03/m².

C4 — "Anniņas", 1.73 ha (2,315 m)

Register facts: sold €180,290 on 22 May 2025, 17,301 m², €10.42/m², 2,315 m from the subject.

Condition evidence: no matched listing and no photograph; readiness unknown. Its position is the interesting fact. At €10.42/m² it sits at about the three-quarter mark of the size-matched local distribution — clearly above the €4–€6/m² un-consented group, clearly below the €13.8–€15.8/m² documented group. That is the signature of a parcel that is buildable and well located but not carrying a completed consent package, or one whose consent was at an earlier stage. Its area, 17,301 m², is the closest match to the subject's 17,945 m² in the entire evidence set.

Where it sits: the lower edge of the prepared group. Because no readiness premium is applied to it, it functions as the deliberately conservative anchor of Band B, and it carries a heavy weight for that reason.

Adjustment arithmetic

ADJUSTMENT	FACTOR	REASON
Time, 22 May 2025 → 5 Sep 2026 (1.29 years at +6.0%/yr)	×1.078 (+7.8%)	€10.42 × 1.078 = €11.23/m ²
Size, 17,301 m ² against 17,945 m ² (3.6%)	0%	Noise; clean
Location	0%	A comparable peripheral position in the same pagasts
Readiness	0%	Unknown, deliberately not adjusted
Net	×1.078 (+8%)	

Adjusted: €11.23/m².

C5 — The Vīkuli parcel before its plan (1,680 m)

Register facts: sold €150,000 on 30 September 2022, 16,700 m², €8.98/m² — the same land as C1, three years and nine months earlier.

Condition evidence: no matched listing survives for the 2022 sale, and no photograph. What we know is the difference between the two states: by June 2026 a detailed plan for ten units existed and was advertised; in September 2022 nothing of the kind appears anywhere in the evidence. The comparable is used precisely for that difference.

Where it sits: €8.98/m² in 2022 was already at about the three-quarter mark of the size-matched distribution — this location was well regarded before the plan. That is the reason the same –5% location and –3% access corrections apply to it as to C1, and the reason the consent premium measured on it should not be read as the value of a consent on a weaker site.

Adjustment arithmetic

ADJUSTMENT	FACTOR	REASON
Time, 30 Sep 2022 → 5 Sep 2026 (3.93 years at +6.0%/yr)	×1.257 (+25.7%)	€8.98 × 1.257 = €11.29/m ²

ADJUSTMENT	FACTOR	REASON
Location	−5%	As C1
Access	−3%	As C1
Detailed plan and preparation	+16%	Measured, not assumed: this parcel gained ×1.533 between its two sales while the neighbouring "Dāboliņi" gained ×1.326 over the same window; the residual ×1.156 is the consent and preparation. Applied only in the verified scenario
Net	×1.343 (+34%)	

Adjusted: €8.98 × 1.257 × 0.95 × 0.97 × 1.16 = €12.07/m².

That this route — indexing a 2022 pre-consent price forward and adding a separately measured consent premium — lands at €12.07/m², within 5% of C1's €12.66/m² arrived at from the opposite direction, is the strongest internal consistency check in this report.

C6 — "Biernāres", 1.787 ha (1,138 m) — the Band A anchor

Register facts: sold **€91,000 on 4 June 2024, 17,870 m², €5.09/m²**, 1,138 m from the subject.

Condition evidence: no matched listing, no photograph. Its price places it: at €5.09/m² it sits just below the median of the size-matched local distribution, squarely in the group of ordinary un-consented hectare-scale village-edge parcels, alongside "Ozolzīles" (€4.24 and €4.31/m²), the two Mežezera iela parcels (€3.55 and €3.89/m²) and "Jaunsapņi" (€5.16/m²).

Why it anchors Band A rather than Band B. Its area, 17,870 m², is within 0.4% of the subject's — the closest size match in the file — and it is the nearest usable arm's-length sale. It tells us what this parcel is worth **stripped of the planning claims**. It would be wrong to bridge it to Band B with the +16% consent premium measured on C5: that premium was measured on a parcel that already had street frontage and village-street neighbours, and the gap between the un-consented group (€5–€6/m² indexed) and the documented group (€12–€15/m² adjusted) is far wider than 16%. One factor measured on one site cannot carry a parcel across the whole distance; that gap reflects consent plus setting plus frontage plus works. Saying so is more useful than manufacturing a bridge.

Adjustment arithmetic

ADJUSTMENT	FACTOR	REASON
Time, 4 Jun 2024 → 5 Sep 2026 (2.25 years at +6.0%/yr)	×1.140 (+14.0%)	€5.09 × 1.140 = €5.81/m²
Size, 17,870 m² against 17,945 m²	0%	Clean
Location	0%	Same pagasts, similar peripheral position, 1.1 km
Net	×1.140 (+14%)	

Adjusted: €5.81/m².

Supporting registered evidence, not carried as primary comparables

PARCEL	SOLD	AREA	€/M ²	TIME FACTOR	OTHER	INDEXED AND ADJUSTED	ROLE
Mežezera iela 2 (374 m)	€86,000, 21 Oct 2021	24,227 m ²	€3.55	×1.328 (4.87 yrs)	+5% size (2.42 ha against 1.79 ha)	€4.95/m²	Band A support — the nearest arm's-length large-parcel sale of all
Mežezera iela 1 (480 m)	€84,000, 21 Oct 2021	21,583 m ²	€3.89	×1.328	+3% size	€5.32/m²	Band A support
"Ozolziļes" (1,271 m)	€80,199, 7 Feb 2022	18,629 m ²	€4.31	×1.305 (4.57 yrs)	clean on size	€5.62/m²	Band A support — near-identical area
"Jaunsapņi" (2,200 m)	€120,000, 12 Jul 2024	23,273 m ²	€5.16	×1.133 (2.15 yrs)	+5% size	€6.14/m²	Band A support
Vīkuļu iela 24 (2,547 m)	€250,000, 15 Aug 2023	9,000 m ²	€27.78	×1.195 (3.06 yrs)	—	€33.20/m²	Band C ceiling — a finished, separately titled plot
Vīkuļu iela 24a (2,554 m)	€265,000, 20 Aug 2025	9,000 m ²	€29.44	×1.063 (1.04 yrs)	—	€31.30/m²	Band C ceiling

Sales rejected as comparables whose photographs were reviewed

Three of the provided evidence set carry photographs. All three were viewed; none is a usable comparable, and the reason is visible in the images themselves. They are reproduced because what they show is the argument for rejecting them — and because their ask-to-sold behaviour is evidence about over-asking that bears directly on the subject.

"Krūtaini", 2.41 ha, 6,958 m away — sold €554,300 on 14 May 2026 (€23.00/m²).

Asked €723,000, sold 23.3% below the ask, after **477 days** on the market. The listing text describes land in a "Darījumu un vieglās rūpniecības" — business and light industry — zone beside Rīga Airport. The photograph confirms it: a narrow strip parcel outlined in red running alongside a logistics and business park, with warehouse buildings, lorry parking and hardstanding immediately adjacent. This is commercial development land bought by commercial developers. It shares nothing with a six-plot residential scheme in a village but the word "land".

Photograph not reproduced — Rejected comparable "Krūtaiņi": a strip parcel beside an airport-area logistics park — business and light-industry zoning, a different market.. The photograph read for this passage is the seller's own advertisement image. It is evidence, and what it shows is described in the text; it is not reproduced in a published copy of this report.

"Luči", Mārupe, Daugavas iela, 1.25 ha, 7,063 m away — sold €185,000 on 28 July 2026 (€15.00/m²). Asked €330,000, sold **43.9% below the ask**. The listing describes a plot zoned for business and light industry. The drone photograph shows a flat, mown, level rectangle outlined in red with direct frontage onto a surfaced main road, commercial and industrial buildings opposite, houses to one side and the Rīga skyline on the horizon. Excellent land — for a different use, with a different buyer.

Photograph not reproduced — Rejected comparable "Luči", Mārupe: level, cleared, main-road frontage in a business zone — sold 43.9% below the asking price.. The photograph read for this passage is the seller's own advertisement image. It is evidence, and what it shows is described in the text; it is not reproduced in a published copy of this report.

Buļļu iela 16, Rīga, 2.21 ha, 12,147 m away — sold €820,000 on 18 October 2024 (€37.13/m²). Asked €2,000,000, sold **59.0% below the ask**. The photograph shows a large green urban site with mature trees and worn footpaths, bounded by a city street, with Soviet-era apartment blocks and the city beyond. This is an urban Rīga low-rise development site inside the city's planning framework — a wholly different market, quoted here only for the discipline in its numbers.

Photograph not reproduced — Rejected comparable Buļļu iela 16, Rīga: an urban low-rise development site by Nordeķu park — sold 59% below the asking price.. The photograph read for this passage is the seller's own advertisement image. It is evidence, and what it shows is described in the text; it is not reproduced in a published copy of this report.

The common thread across all three is worth carrying into the negotiation chapter: **large sites asked at prices the register does not support sat on the market for a very long time and then sold for far less**. The consented Vīkuļi parcel, priced where the register was paying, sold in 24 days at the full ask. No photographs exist for the six selected comparables other than C1's cadastral map, which is stated here so the reader knows exactly how much visual evidence stands behind this opinion: one map, and no view of the subject at all.

Comparable evidence summary

#	PARCEL	SOLD	DATE	AREA	€/M²	ADJUSTMENTS APPLIED	ADJUSTED €/M²
C1	Vīkuļi parcel, 1,680 m — plan for 10 plots, matched listing, photograph	€230,000	18 Jun 2026	16,700 m²	€13.77	Time 0% · size 0% · location –5% · access –3% · readiness +5% · plot yield –5%	€12.66
C2	"Dāboliņi", 2,353 m	€256,000	21 Jul 2026	16,198 m²	€15.80	Time 0% · size –2% · location –5%	€14.71
C3	"Dāboliņi" (same parcel), 2,353 m	€250,000	28 Nov 2025	16,198 m²	€15.43	Time +4.6% · size –2% · location –5%	€15.03

#	PARCEL	SOLD	DATE	AREA	€/M ²	ADJUSTMENTS APPLIED	ADJUSTED €/M ²
C4	"Anņinas", 2,315 m	€180,290	22 May 2025	17,301 m ²	€10.42	Time +7.8% · size 0% · location 0%	€11.23
C5	Vīkuļi parcel before its plan, 1,680 m	€150,000	30 Sep 2022	16,700 m ²	€8.98	Time +25.7% · location –5% · access –3% · plan and preparation +16%	€12.07
C6	"Bierņāres", 1,138 m — un-consented	€91,000	4 Jun 2024	17,870 m ²	€5.09	Time +14.0% · size 0% · location 0%	€5.81
S1	Mežezera iela 2, 374 m	€86,000	21 Oct 2021	24,227 m ²	€3.55	Time +32.8% · size +5%	€4.95
S2	Mežezera iela 1, 480 m	€84,000	21 Oct 2021	21,583 m ²	€3.89	Time +32.8% · size +3%	€5.32
S3	"Ozolzīles", 1,271 m	€80,199	7 Feb 2022	18,629 m ²	€4.31	Time +30.5%	€5.62
S4	"Jaunsapņi", 2,200 m	€120,000	12 Jul 2024	23,273 m ²	€5.16	Time +13.3% · size +5%	€6.14
S5	Vīkuļu iela 24, 2,547 m — finished plot	€250,000	15 Aug 2023	9,000 m ²	€27.78	Time +19.5%	€33.20
S6	Vīkuļu iela 24a, 2,554 m — finished plot	€265,000	20 Aug 2025	9,000 m ²	€29.44	Time +6.3%	€31.30

All prices are registered transaction prices from the State sold-price register; C1 alone carries a matched marketing listing (Site Radar market intelligence). All areas are register areas.

Adjustments & reasoning

The adjustment grid

COMPARABLE	TIME	SIZE	LOCATION	ACCESS	READINESS	PLOT YIELD	NET
C1 Vīkuļi 2026	0%	0%	–5%	–3%	+5%	–5%	–8%
C2 "Dāboliņi" 2026	0%	–2%	–5%	—	—	—	–7%
C3 "Dāboliņi" 2025	+4.6%	–2%	–5%	—	—	—	–2.6%

COMPARABLE	TIME	SIZE	LOCATION	ACCESS	READINESS	PLOT YIELD	NET
C4 "Anniņas" 2025	+7.8%	0%	0%	—	—	—	+8%
C5 Vīkuļi 2022	+25.7%	0%	−5%	−3%	+16%	—	+34%
C6 "Bierņāres" 2024	+14.0%	0%	0%	—	—	—	+14%

Net corrections of −8% to +34% sit comfortably inside the −41% to +20% range observed across sworn land valuations for individual factor sets, and at the typical 5–35% total magnitude for rural land. Only the factors the evidence activates have been applied; corrections in the observed menu that this evidence does not activate — drainage, overgrowth and clearing, standing timber, high groundwater, bog share, restrictive encumbrances — are set to zero and the reason is given in the annex to this chapter below.

One sentence per factor

Time (+0% to +25.7%). Derived at +6.0% per year from parcels in this circle that sold twice, because the pooled circle index moves with the composition of what happened to sell and cannot be split into like-for-like classes for land; the arithmetic is shown for every comparable and no comparable receives a flat uplift.

Size (−2% to +5%). Larger parcels trade at or below smaller ones per square metre, so a comparable larger than the subject is corrected upward and a smaller one downward; the corrections here are small because every selected comparable is within 11% of the subject's area, and differences under about 4% are treated as noise and dropped.

Location and settlement class (−5% or 0%). Vīkuļi and "Dāboliņi" sit closer to the Piņķi service cluster and, in Vīkuļi's case, on a built-out village street with finished houses along it, which is a superior address to Dzilnustūrīši's more peripheral position — a −5% correction near the lower half of the ±2–13% range observed across sworn valuations, because the settlements are genuinely similar in character even where the frontage differs.

Access (−3% or 0%). Nothing in any register we hold proves a legal access road or servitude to the subject; C1 and C5's access to a public street is visible in the photograph and evidently real, so those two comparables are corrected down by 3% within the ±2–5% range observed for access, while comparables whose access is equally unproven receive nothing.

Development readiness (+5%, +16% or 0%). Applied only where the evidence identifies a specific difference in state — C1 had a plan without works while the subject claims plan plus works, and C5 had neither — and never as a general allowance; for comparables whose readiness is unknown, no correction is made and the comparable is instead read at the position its price gives it and weighted down.

Plot yield (−5%). Ten units on 1.67 ha is a denser and more saleable product than six units plus a common recreation zone on 1.79 ha, since 1,500–2,000 m² plots are the mainstream in this market — though the two finished 9,000 m² plots on Vīkuļu iela show that large plots also sell well here, which is why the correction is 5% and not more.

Soil quality (applied only within Band A, −3%). The subject's farmland is recorded at 35 quality points, below the 40–50 point range at which comparable agricultural parcels are normally quoted in sworn valuations, and no local comparable carries a points figure that would permit a like-for-like correction — so a single −3% is applied to the Band A

conclusion, within the ± 1 –5% observed range, and nothing is applied under the subdivision scenario where soil quality does not price the land.

Land composition (0%). The 503 m² of water and 351 m² under roads are not deducted, because every comparable is priced on its own whole-parcel register area including its own unproductive fringes — and under the subdivision use the pond is an amenity in the planned recreation zone and the road strip is infrastructure, neither of which is a loss.

Factors set to zero, and why. Drainage: not on record for the subject and not evidenced for any comparable, so no correction either way (named in Limitations). Overgrowth and clearing: no photograph of the subject exists and no register line indicates scrub, so no correction and no clearing-cost line item — an invented one would be worse than none. Standing timber: no forest class in this parcel's explication. High groundwater and bog share: nothing in the explication indicates either, though the presence of a dug pond and 0% mains sewerage locally means soil and groundwater conditions should be tested before building — a matter for a survey, not for a correction. Restrictive encumbrances: our data does not hold protection zones, and they are priced only where they actually restrict use, so none is applied and the assumption is stated in Limitations. Deal circumstances: set to zero throughout, because atypical transactions were excluded at selection rather than corrected.

Reconciliation, with weights

Band B — the prepared parcel (five comparables, weights summing to 100%):

COMPARABLE	ADJUSTED €/M ²	WEIGHT	CONTRIBUTION	ONE SENTENCE FOR THE WEIGHT
C1 Vīkuļi 2026	€12.66	35%	€4.43	The only comparable whose readiness is documented rather than inferred, nearly identical in size, four months old, with a photograph and a full-ask sale in 24 days
C4 "Anņiņas" 2025	€11.23	25%	€2.81	The closest area match in the file and a deliberately conservative read, since no readiness premium was applied to it
C2 "Dāboliņi" 2026	€14.71	15%	€2.21	The freshest large-parcel print in the circle, but with unknown readiness inferred from position alone
C5 Vīkuļi 2022	€12.07	15%	€1.81	The same asset as C1 before its plan — analytically the most instructive comparable, but reached through the largest total correction, which is why it is weighted below C1
C3 "Dāboliņi" 2025	€15.03	10%	€1.50	A second read of a parcel already represented by C2, so it confirms rather than adds, and is weighted lightest
Weighted result	€12.76/m²	100%		× 17,945 m² = €228,978

Band A — the parcel without proven consent (five comparables):

COMPARABLE	ADJUSTED €/M ²	WEIGHT	CONTRIBUTION	ONE SENTENCE FOR THE WEIGHT
C6 "Bierņāres"	€5.81	40%	€2.32	Nearest usable arm's-length sale, area within 0.4% of the subject, and the most recent of the group
S3 "Ozolzīles"	€5.62	20%	€1.12	Near-identical area and two registrations five months apart at a flat price, which makes it a reliable level
S1 Mežezera iela 2	€4.95	15%	€0.74	The closest of all at 374 m, but nearly five years old and part of a two-parcel package
S4 "Jaunsapņi"	€6.14	15%	€0.92	Recent and arm's-length, but 30% larger and 2.2 km away
S2 Mežezera iela 1	€5.32	10%	€0.53	The second half of the same package as S1, so it adds confirmation rather than independent evidence
Subtotal	€5.64/m²	100%		
Soil quality at 35 points	−3%			Below the 40–50 point range at which comparable farm parcels are quoted
Result	€5.47/m²			× 17,945 m² = €98,160

10 · Indicative value and the asking price

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

Valuation & condition matrix

The parcel's development readiness is not verifiable from any register we hold, so the value is expressed as bands. Each band is anchored to named evidence and priced on the register basis area of **17,945 m²**, which is the same area used in every calculation in this report.

Band A — no consent proven

€89,500 - €107,500 · centre approximately €98,000 · €5.00-€6.00/m²

What the buyer gets: 1.7945 ha in the village of Dzilnuciems, registered use agricultural, 1.71 ha of farmland at 35 soil-quality points, a 503 m² pond, a 351 m² road strip, no registered split, no connections, and no documentary evidence that anything may be built.

The anchor is five arm's-length registered sales of 0.9-2.4 ha parcels within 2.4 km, indexed to today at €4.95, €5.32, €5.62, €5.81 and €6.14 per square metre — a spread of under 25% across five sales spanning five years, which is unusually tight evidence for rural land. The weighted result is €5.64/m², less 3% for soil quality, giving €5.47/m².

Placing this on its own class evidence rather than on a pooled rate: within the 15 km circle, registered sales of parcels dominated by agricultural land (n=413, last 48 months) show a quarter below €26,667 per hectare and half below €151,274 per hectare. Band A at roughly €54,700 per hectare sits between those two marks — above the quarter mark because this is a village-edge parcel with development potential rather than a farming unit, and far below the median because that median is lifted by small village plots that still carry an agricultural code. The genuinely agricultural end of the same evidence — parcels of 10 ha and more (n=9) at €871 to €6,843 per hectare between the quartiles — shows what farmland at scale actually fetches, and is the wrong distribution for a 1.8 ha plot in a village; it is quoted so the client can see both edges of the class.

The 0.05 ha of water and 0.04 ha under roads are not separately valued: there is no per-class registered evidence for water bodies in this circle, and both classes are small and, under this scenario, simply unproductive area already reflected in comparables that carry their own unproductive fringes.

Band B — the plan and works as advertised, verified

€215,500 - €251,000 · centre approximately €230,000 · €12.00-€14.00/m²

What the buyer gets: the above, plus a detailed plan in force for six building plots and a common recreation zone, an administrative agreement with the municipality on implementing the project, an approved road design and two electricity designs, a sand-formed internal road bed and a dug pond in the recreation zone — all transferable.

The anchor is five registered sales of 1.62-1.73 ha parcels within 2.4 km, adjusted to €11.23, €12.07, €12.66, €14.71 and €15.03 per square metre, weighted to **€12.76/m²**. The band edges are set slightly wider than the weighted comparables at €12.00 and €14.00 to reflect that only one of the five has documented readiness.

A narrower reading, using only the two comparables whose state is actually known — C1, with its documented plan, and C5, the same asset before it — gives €12.07 to €12.66/m², or €216,500 to €227,000. That the documented evidence alone lands within 6% of the fully weighted result is the reason the centre of this band is stated at €230,000 rather than higher: the two highest comparables, "Dāboliņi" at €14.71 and €15.03, are inferred from

price position rather than known, and if that parcel turns out to have been further advanced than the subject would be, the upper edge of this band is generous.

Servicing assumption: **autonomous**. No building within 300 m of this parcel has mains water or mains sewerage, so every comparable behind this band is priced on borehole water and local treatment, and so is the subject.

Band C — the fully executed scheme

€375,000 - €450,000 gross realisation · €21-€25/m² of the total parcel area

This band is ruled out as a description of the property today. The cadastre shows one undivided parcel with no registered buildings and no split, so a buyer today cannot be buying six titled plots with connections. The band is stated because it is the target the project aims at, and because the difference between it and Band B is what the client would have to spend and wait for.

Its evidence is the two finished plot sales on Vīķuļi iela — 9,000 m² each at €27.78/m² in 2023 and €29.44/m² in 2025, indexed to €33.20 and €31.30/m² today — moderated downward for the subject's less established location to about €25-€30/m² for finished plots here. On the assumption that roads and the common recreation zone take roughly 15% of the parcel, leaving about 15,000 m² saleable, that is €375,000 to €450,000 of gross sales, spread over the time it takes to sell six plots.

The gap between that gross figure and Band B is the build-out: road construction to a standard the municipality will accept, electricity connections to six plots, a borehole, lighting, the survey and registration of the split, and the cost of carrying and marketing the plots. **Our evidence does not price any of those items**, and no figure is offered for them. The gross realisation is shown only as a direction check — that a residual of roughly €215,000-€250,000 out of €375,000-€450,000 of eventual sales is a normal shape for a small subdivision, which is a point in favour of Band B being the right order of magnitude rather than an argument for a specific number within it.

What moves this parcel between the bands

MOVER	EFFECT	EVIDENCE GRADE
A detailed plan in force plus the associated preparation, on a parcel that already has village setting and street frontage	+16% (about €33,000 at Band B levels)	[matched-listing evidence] — measured from one parcel's two registered sales with market movement removed using a neighbouring parcel's own repeat trades; the June 2026 marketing text is what establishes the plan existed at the second sale
The full distance from ordinary un-consented village-edge land to a documented, prepared subdivision site	about €7/m², roughly €125,000 on this parcel	[derived from the local price spectrum] — the gap between the un-consented group's €5.47/m² and the prepared group's €12.76/m² in the size-matched local sales

MOVER	EFFECT	EVIDENCE GRADE
Road built to a standard the municipality accepts, and legal access secured by ownership or servitude	No local sale in our evidence isolates this, so no figure is given. It would be priced by a contractor's quotation for the road and the municipality's acceptance, and by the land registry entry showing the servitude	—
Electricity connections physically delivered to each plot boundary, as opposed to designs on paper	No local evidence isolates it. The network operator's connection quotation for the six capacities would price it	—
Borehole and lighting installed rather than designed	No local evidence isolates it. Contractor quotations would price it	—
Division into six separately registered titles	No matched pairs of pre-split and post-split sales exist in this circle, so no figure is given. The surveyor's and registration costs, plus the finished-plot evidence on Vīkuļu iela, would frame it	—
The pond and recreation zone as an amenity	Already inside the Band B comparables — C1 has a pond of its own — so no separate figure	—

Which band the signals point to, and with what confidence

Band B, at moderate-to-good confidence — conditional, and the condition is precise.

For Band B: the cadastre's own explication records water and a road strip on a parcel whose registered purpose is agricultural, which is not what an untouched field looks like and which corroborates two of the seller's specific claims; the parcel sits in a village with an active local market of 118 registered land sales within 2 km in under four years; a nearly identical parcel 1.68 km away with an equivalent documented scheme sold four months ago at €13.77/m² in 24 days at its full asking price; and the asking price itself, at €9.97/m², is set at a level a seller with nothing to show would find hard to obtain and easy to be argued down from.

Against it, and it is not trivial: **not one of the planning documents has been seen.** The register still says agricultural, no split is registered, and the road strip is smaller than a completed internal street would be.

What would collapse the bands to a single figure: the municipal decision approving the detālplānojums and its date of entry into force; the administrative agreement with the municipality and a confirmation that it binds a successor owner; the road design and the two electricity designs with their approval stamps and validity dates; and a site visit or a recent aerial photograph showing the road bed, the pond and the condition of the land. With those five items, this report would produce a point estimate within Band B, and the range would narrow to a few percent.

What would refute the Band B call: any of the following — the municipality confirming that no detailed plan is in force or that a former one has lapsed; the administrative agreement being personal to the current owner or carrying unperformed obligations with deadlines; the designs having expired; or a photograph showing that the "internal road pattern" is a set of tractor ruts. Any one of them moves the property to Band A, and the difference is about €130,000 on a €179,000 asking price.

Asking price assessment

Characterising the ask

€179,000, or €9.97 per square metre of register area.

COMPARISON	RESULT
Against Band B centre (€230,000)	The ask is 78% of it — about €51,000 below
Against the lower edge of Band B (€215,500)	About €36,500 below
Against Band A centre (€98,000)	About €81,000 above
Against the size-matched local distribution	€9.97/m ² sits at almost exactly the three-quarter mark of the 30 size-matched registered sales within 4 km
Against the closest documented comparable (C1, €13.77/m ² , June 2026)	28% below it, before any adjustment; 21% below C1 adjusted to the subject

Verdict: fairly priced, tending to modestly under-priced, if the planning documents verify; materially over-priced — by roughly €70,000 to €90,000 — if they do not.

The seller has priced the parcel at about 61% of the evidenced value of the planning work, which is a rational asking strategy for someone selling a part-finished project: it acknowledges that the buyer inherits both the remaining work and the risk of verifying it. It is not a bargain-basement price, and it is not an ambitious one. Sellers in this market who price ambitiously are visible in the same evidence — 477 days and a 23% reduction, a 44% reduction, a 59% reduction — and this seller has not done that.

The offer levels

The euro levels below come from the valuation and its bands. The frequencies attached to them come from a separate body of evidence: **65 matched pairs of marketing listing and registered sale, in the segment of plots in Pierīga with no registered construction year, between January and July 2026** (State sold-price register matched to Site Radar market intelligence). That segment is wider than Dzilnuciems — it is the Rīga ring, not this village — and the figures should be read with that in mind.

In that segment, registered prices closed at a median of **88% of the last advertised price**; one in four closed at or below 73%, one in ten at or below 54%, **17% registered at exactly the asking price** and 2% above it. Measured against the first price ever advertised the median is also 88%, and the share closing at the full ask is 98% either way — which tells you that sellers here revise the advertisement down to the agreed figure before withdrawing it. Every share below is therefore measured against the **last advertised price**, and the two limits should be kept in view: the last-ask figures are flattered by that revision habit, and the matcher that pairs listings to sales applies a price tolerance that thins the extremes at both ends.

These shares count completed deals in a population. They are not a forecast about this seller. One seller with a deadline accepts far less than the distribution suggests; one without a deadline accepts nothing. The distribution cannot see which this is.

LEVEL	AMOUNT	SHARE OF ASK	THE REGISTER'S FREQUENCY AT THIS LEVEL
Open here	€149,000	83%	At €149,161, about 40% of the 65 matched sales in this segment (Pierīga plots without a registered construction year, January–July 2026) registered at or below this level
Aim to agree here	€165,000	92%	At €165,092, about 65% of the same 65 matched sales registered at or below this level
Full ask, still supportable	€179,000	100%	At €179,000, about 98% of the same 65 matched sales registered at or below this level
Walk away above this — documents verified	€215,500	120%	No frequency is claimed: this level is above the range the matched-pairs evidence measures, and it comes from the valuation, being the lower edge of Band B
Walk away above this — documents not produced	€110,000	61%	No frequency is claimed: this level comes from the valuation, being the upper edge of Band A

Note the disagreement between the two bodies of evidence, because it is the most useful thing in this chapter. **The frequency evidence and the valuation evidence point in opposite directions here.** The matched pairs say a bid at 83% of the ask would have been enough to take four in ten deals in the Rīga ring — the ordinary counsel of a negotiator. The valuation says this particular asking price already sits €36,500 below the bottom of the band the property occupies if its documents are real, and that the closest documented comparable sold at its full asking price in 24 days. Those are not reconciled by splitting the difference. They are reconciled by sequencing:

1. **Verify first, negotiate second.** Ask for the five documents listed in the previous chapter before making any offer. Their production or non-production is worth about €130,000 — more than any negotiating position available on the price.
2. **If the documents are produced and check out,** this is a property to secure rather than to grind. Open at €149,000 to establish a position, expect to meet near €165,000, and treat the full €179,000 as supportable rather than as a defeat. The walk-away is €215,500, and it is unlikely to be tested by this seller.
3. **If the documents are not produced,** the property is Band A land and the entire conversation changes. Nothing above €110,000 is supportable, and at that level the seller is very unlikely to trade — which is itself the answer.
4. **Time discipline.** Comparable parcels here leave the market at a median of 41 days (52 monitored listings within 3 km over 18 months), and in the matched pairs a quarter go within 19 days. The documented Vīkuļi comparable went in 24 days at full ask. A verification exercise that takes six weeks may find the property gone; it is worth telling the seller and the agent, at the outset, exactly which documents are needed and on what timetable.

5. **If this parcel is ever approached through an auction rather than a private sale**, the discipline stated in the market chapter applies: entry at or below $0.80 \times$ a defensible market value has the observed stage sequence behind it, and bidding past $1.30 \times$ market value puts you above the median outcome for contested land lots (22 lots with both a sworn valuation and a captured price).

11 · Register values, tax and the sale record

REGISTER OBJECT	FISCAL VALUE (IN FORCE)	PROJECTED VALUE (NEXT BASE)	UNIVERSAL VALUE
8048 007 1033 (parcel)	€1 854	€1 854	€7 052

Three official numbers with three different jobs: the **fiscal** value is what the current tax bill is computed from, the **projected** value is what the next valuation base will use, and the **universal** value is the State Land Service's market-oriented mass-valuation figure. None of the three is an appraisal of this property, and this document offers none.

The annual property-tax line

LINE	PER YEAR
Land component (1.5% of cadastral value)	€27.81
Annual property tax, as the register stands	€27.81
Same computation on the projected value base	€27.81

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

This property's own registered sales

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

What comparable registered sales run at

NO AUTOMATED PRICE CONTEXT FOR THIS PROPERTY TYPE

No automated price context is published for land. Registered land prices per square metre span three orders of magnitude, set by use class — agricultural, forest, building plot — rather than by location, so a neighbourhood rate measures the wrong thing entirely. Land is priced by decomposition, which is argued work and belongs in a reviewed report.

12 · What it owes, and to whom

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Aviation navigation-aid zone navigācijas tehniskā līdzekļa aviācijas gaisa kuģu lidojumu drošības nodrošināšanai tālās ietekmes zona	1.79 ha	A height-coordination step inside the building permit — routine near airports, and not a noise zone.
Aviation navigation-aid zone ekspluatācijas aizsargjoslas teritorija ap kuģošanas drošībai paredzēto navigācijas tehnisko līdzekli - bāku	1.79 ha	A height-coordination step inside the building permit — routine near airports, and not a noise zone.
Overlay counted in the cadastral valuation Dzīvojamās apbūves zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	1 697 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Road and street strip ekspluatācijas aizsargjoslas teritorija gar valsts galvenajiem autoceļiem lauku apvidos	1 186 m ²	Keeps a corridor along the carriageway clear; typically fixes how close to the street a building may stand and who may dig in it.
Electricity network strip ekspluatācijas aizsargjoslas teritorija ap elektrisko tīklu gaisvadu līniju pilsētās un ciemos ar nominālo spriegumu līdz 20 kilovoltiem	811 m ²	No buildings inside the strip and no works without the network operator's consent; overhead lines also restrict tall planting.
Servitude area ceļa servitūta teritorija	552 m ²	A registered right in favour of someone else — a way, a pipe, a view — running with the land and binding on every future owner.
Servitude area ceļa servitūta teritorija	551 m ²	A registered right in favour of someone else — a way, a pipe, a view — running with the land and binding on every future owner.
Overlay counted in the cadastral valuation Pārējās apbūves zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	550 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Overlay counted in the cadastral valuation Lauku zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	550 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Electricity network strip ekspluatācijas aizsargjoslas teritorija gar elektrisko tīklu kabeļu līniju	498.0 m ²	No buildings inside the strip and no works without the network operator's consent; overhead lines also restrict tall planting.

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Electricity network strip eksploatācijas aizsargjoslas teritorija ap elektrisko tīklu transformatoru apakšstaciju	219 m²	No buildings inside the strip and no works without the network operator's consent; overhead lines also restrict tall planting.

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 2.4× 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.

Utility arrears (Rīgas siltums / Rīgas ūdens)

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

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

Utility arrears

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

13 · Legality & permissions

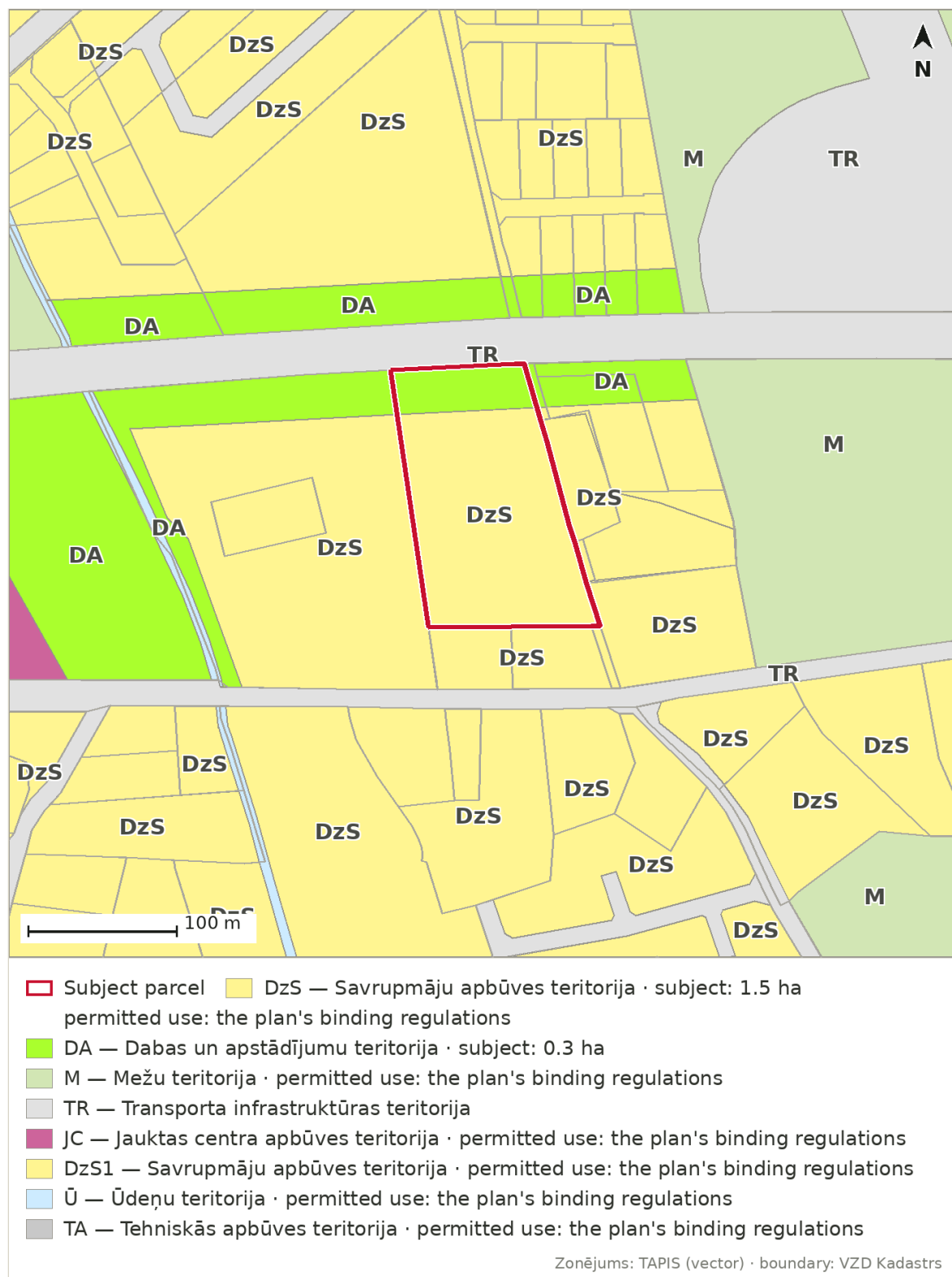


Figure 2 — the in-force functional zoning around the property. The subject boundary is red; zone colours follow the national classifier and the legend names every zone in frame.

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

READING THIS MAP

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

ZONE	WHAT THE ZONE IS	OF THE SUBJECT	WHAT THE NATIONAL CLASSIFIER ADMITS THERE
DzS	Detached-house area	1.52 ha	single-family and semi-detached dwellings, their outbuildings and gardens; small-scale household services and home offices where the municipal regulations admit them
DA	Nature and greenspace area	2 800 m ²	parks, squares, recreation and sports grounds, cemeteries and protective planting; buildings only as ancillary to those uses

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

What may be done here, use by use

Zone DzS — Detached-house area^[2]

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

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

WHAT THIS ZONE IS FOR

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

The zone's binding building parameters

BINDING PARAMETER	ZONE DZS
Building density % of the plot that may be built over	30
Building intensity total floor area as a % of the plot	—
Maximum height metres	12
Maximum storeys number of storeys	3
Minimum plot m ²	1 200
Free green territory % of the plot	—

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

The matrix covers **DzS**, the zone over most of the subject. The other 1 zone in the table above carries its own use list in the municipality's regulations.

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^[4].

Draft plan under way: Mārupes novada Teritorijas plānojums 2026.-2038.gadam — municipal spatial plan, Apspriešana beigusies, initiated 01.07.2026^[5]. A draft binds nothing until it is adopted, but it is the direction of travel, and an open consultation is a window in which an owner can be heard.

Local and detailed plans touching this land:

- **Detālplānojums nekustamajam īpašumam “Dzilnustūrīši”** — detailed plan, in force, adopted 09.07.2021^[6] — overlapping 1.79 ha of the subject

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.

14 · Holding costs & cadastral standing

WHAT	WHAT THE REGISTER HOLDS	SOURCE
Networks evidenced at the property	electricity inferred from the registered protection strips crossing the land — a strip exists because a line exists	VZD encumbrance register

WHAT	WHAT THE REGISTER HOLDS	SOURCE
Nearest electricity substation	about 946 m away straight-line distance from the register point; the usable route and available capacity are operator questions	Grid operator network data

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

15 · Access, utilities and infrastructure

The electricity grid

SUBSTATION	VOLTAGE	STRAIGHT-LINE DISTANCE
not named in the operator's layer	20 kV	946 m
not named in the operator's layer	20 kV	1 243 m
not named in the operator's layer	20 kV	1 436 m
not named in the operator's layer	—	1 828 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

No restriction of a utility kind is registered over this land. Where a registered building stands on it, services reached it at some point and their route is simply not in the encumbrance layer; where none does, the site should be treated as unserved until an operator says otherwise.

The building register records 1 structure on this land — Dīķis. It is not a dwelling, so it implies no service connection to this land; the operator's own answer is the only thing that establishes one.

16 · Ground, hydrology & environment

Every overlay register, one verdict each

Flood hazard CLEAR This property is not in a mapped flood zone. LVĢMC flood-hazard maps, 3rd cycle · queried 05.09.2026	Protected nature area CLEAR No protected nature area or forest protection belt is registered over this land. Cadastre encumbrance layer, edition 17.08.2026
Contaminated sites nearby FOUND 1 register entry is recorded within 3 km; the nearest is about 2 190 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 novads. Rīga City Council derelict-building listing	Utility arrears on the building NOT COVERED Not covered: these lists are published for Rīga only, and this property is in Mārupes novads. 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 11 restrictions are registered over this land covering about 42 504 m². Cadastre encumbrance layer, edition 17.08.2026

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

Flood hazard

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

Contaminated and potentially contaminated sites within 3 km

SITE	REGISTER CATEGORY	KIND	DISTANCE
Bijušās minerālmēslu noliktavas Babītes pag.	Potenciāli piesārņota vieta	Minerālmēslu un pesticīdu glabātavas	2 190 m

The register's nearest entries, closest first — the nearest is about 2 190 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
8048 007 1033	Agricultural land	1.71 ha
8048 007 1033	Water	503 m²
8048 007 1033	Under roads	351 m²

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
Dīķis 8048 007 1033 001	Not classified in the register	—	—	0	—	—

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

Every overlay register, one verdict each

Flood hazard CLEAR This property is not in a mapped flood zone. LVGMC flood-hazard maps, 3rd cycle · queried 05.09.2026	Protected nature area CLEAR No protected nature area or forest protection belt is registered over this land. Cadastre encumbrance layer, edition 17.08.2026
Contaminated sites nearby FOUND 1 register entry is recorded within 3 km; the nearest is about 2 190 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 novads. Rīga City Council derelict-building listing	Utility arrears on the building NOT COVERED Not covered: these lists are published for Rīga only, and this property is in Mārupes novads. 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 11 restrictions are registered over this land covering about 42 504 m². Cadastre encumbrance layer, edition 17.08.2026

17 · The ground itself — soil and forest register

Soil quality

LAND UNIT	QUALITY POINTS	SOIL TYPE	DRAINAGE	EDITION
80480071033	35.0	—	—	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.

18 · 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.

19 · Risk register — finding · meaning · your path

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

Protection strips over the land

RISK

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 2 714 m² of the 1.79 ha registered area (15%). 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.

Construction in progress on the building or its land unit

WORTH ATTENTION

FINDING — A new construction case (BIS-BL-725720-10309) is open and in progress against the building or its land unit — construction under way.

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

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

The tax base is heading upward

WORTH ATTENTION

FINDING — The universal cadastral value of the subject objects (€7 052) is about 3.8× the fiscal value the current tax bill is computed from (€1 854).

WHAT IT MEANS — The universal value is what the State Land Service publishes ahead of a change in the valuation base; sitting well above the fiscal value, it points to a higher tax line when the base moves.

YOUR PATH — Budget the holding cost on the higher base as well as the current one — both figures are in the values chapter.

No registered sale of this property

WORTH ATTENTION

FINDING — The State sold-price register holds no completed transaction against this property.

WHAT IT MEANS — The strongest evidence of what a property is worth is what it last sold for; without it a valuation leans entirely on comparable sales nearby — workable, but the best anchor is missing.

YOUR PATH — The Buyer Report builds the comparable evidence that stands in for it.

Flood hazard — no mapped exposure**ROUTINE**

FINDING — None of the nine national hazard/probability layers returns a hit at this point.

WHAT IT MEANS — No modelled flood exposure, at any of the three probability classes checked.

YOUR PATH — Nothing to do on flood grounds.

Environmental register entry nearby**ROUTINE**

FINDING — The nearest entry in the State register of contaminated and potentially contaminated sites is “Bijušās minerālmēslu noliktavas Babītes pag.” (Potenciāli piesārņota vieta), about 2 190 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.

20 · 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 88% of the last advertised price (n=65, Jan 2026-Jul 2026). That is the shape of the local market, not a prediction about this seller.

IF YOU OFFER	AMOUNT	SHARE OF MATCHED SALES THAT CLOSED AT OR BELOW THIS LEVEL	WHAT IT ASSUMES
Walk-away	€149 161	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	€165 092	about 65% of 65	That the seller is not under pressure and not in a hurry, and that nothing in the survey or the title moves the price. More comparable deals closed at or under this level than over it.
Competitive	€179 000	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 plots in Pierīga whose construction year is not registered where a marketing listing and the registered transaction behind it could both be identified (Jan 2026–Jul 2026), measured against the last advertised price — the figure on the advertisement when it came off the market, not the price it first went up at. Each share is the proportion of those completed deals that registered at or below the level in its row — a count of what happened, not a forecast about this seller: one with a deadline takes less than the record suggests, and one with none takes nothing. Two limits on these figures, both ours rather than the register's. First, sellers here often revise the advertised price down to the agreed figure before the advertisement is withdrawn, which is part of why so many deals appear to close at exactly the asking price. Second, the matcher that pairs an advertisement to its registered sale applies a price-ratio tolerance, so extreme outcomes at both ends are thinned: read the middle of this distribution as evidence and its far tails as indicative only.

Against the valuation's own range of €215 500 – €251 000: 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, in the other direction. Every level in the table sits below €215 500, the bottom of the range this document argues the property is worth. On this evidence the asking price is under the value, which is worth establishing the reason for before bidding — a quick sale, a defect the registers do not carry, or a mispriced advertisement.

21 · 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
DzS — Savrupmāju apbūves teritorija	1.52 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.
DA — Dabas un apstādījumu teritorija	0.28 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 11 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. 1 finding 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.

22 · 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 price history?

No, because there is none. The State sold-price register holds **no registered transactions for cadastre 8048 007 1033**. There is no prior arm's-length sale of this parcel to index forward and test the opinion against. This is stated rather than papered over: the temptation in such cases is to promote the nearest similar-looking sale into the role of the subject's own history, and that would be wrong — a 1.79 ha parcel 1.1 km away is a comparable requiring its own adjustments, not this parcel's past. The opinion therefore rests entirely on comparables, which is why six of them were adjusted in full and five more used in support.

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

Yes, on the size-matched distribution, which is the one that describes this property's market:

BAND	€/M ²	POSITION IN THE 30 SIZE-MATCHED REGISTERED SALES WITHIN 4 KM
A — no consent proven	€5.00–€6.00	Straddles the median (half of those sales were below €5.13/m ²) — where ordinary un-consented hectare-scale land belongs
B — plan and works verified	€12.00–€14.00	Between the three-quarter mark (€10.06/m ²) and the nine-tenths mark (€15.47/m ²) — where the parcels with plans actually traded
C — fully executed	€21–€25	Below the two finished-plot prints at €27.78 and €29.44/m ² , as a wholesale package of six plots should be

On the pooled 175-sale distribution over a 3 km circle, Band A would appear to sit at the bottom tenth and Band B near the lower quarter. That apparent contradiction is fully explained and is not an error: the pooled table is dominated by small plots, which sell at three to six times the rate per square metre of a hectare-scale parcel while costing their buyers far less in total. The substitution of a size-matched dataset is stated in the spectrum chapter, its definition and sample size are given, and the full list is annexed so the reader can check it.

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

Yes. **17,945 m², from the State Land Service cadastre**, stated in the subject identity table and used for every euro figure in this report — the bands, the asking price per square metre, and every comparison. The seller's advertised area is identical, so no reconciliation was needed. All comparable areas are likewise register areas, and all €/m² figures on both sides of every comparison are computed on the same basis.

Do the three strongest comparables share the subject's settlement class and character?

Largely, and the exceptions are named. C1 and C5 are the same parcel 1,680 m away in Víkúli — the same pagasts, the same village-scale market, the same size class, but a superior street frontage, which is why both carry a –5% location and a –3% access correction rather than being treated as equivalent. C4 "Anniņas" at 2,315 m is the closest

match in area of the entire evidence set and sits in a comparable peripheral position, so it takes no location correction. C2 and C3 "Dāboliņi" lie 2,353 m away toward the Piņķi service cluster and take –5%.

Better comparables were not available, and the reason is worth stating precisely: within 1 km of the subject there have been **no arm's-length registered sales of hectare-scale land** in the last five years. The only registration inside that radius is €5,000 for 0.9 ha at 103 m — a price no market buyer of buildable land would pay, and excluded by name. Distance was therefore traded against verifiability, deliberately: a documented consented parcel at 1.68 km is better evidence about this property than an undocumented transfer next door. Era, which would ordinarily be a matching criterion, does not exist for land — the registers hold no construction attribute for a parcel — and its place is taken here by size class and development readiness.

Liquidity — expected marketing time, from observation rather than convention.

The median time from listing to withdrawal across 52 comparable land listings within roughly 3 km, monitored over 18 months, is **41 days**. In the matched listing-to-sale pairs for this segment (61 pairs, January-July 2026), a quarter left within 19 days, the median at 28 days, and a quarter took more than 42. The single closest comparable sold in **24 days at its full asking price**. On that evidence, a properly documented sale of this parcel at a price inside Band B should take **four to eight weeks**. The counter-evidence in the same file is equally clear: development sites asked above what the register supports took 477 days and reduced by 23%, or reduced by 44% and 59%. The marketing period is a function of the price, and of whether the documents are in the buyer's hands.

Internal consistency of the two independent routes to Band B.

Route one: the June 2026 documented comparable at €13.77/m², adjusted down 8% for location, access, readiness and plot yield → **€12.66/m²**. Route two: the same parcel's 2022 pre-consent price of €8.98/m², indexed forward 3.93 years at +6.0% per year and then increased by a separately measured consent premium of 16% → **€12.07/m²**. Two routes, one built forward from a documented sale and one built up from an undocumented one, differing by 4.7%. The weighted Band B centre of €12.76/m² sits just above both, pulled up by the two "Dāboliņi" prints and down by "Anņiņas" — which is the correct behaviour for a weighted reconciliation and not an accident.

THE CHECK	THE ANSWER
Is the area basis one number throughout?	No single registered area applies to this subject; each chapter states the basis it uses.
Is anything in this document a statement about title?	No. The folio has not been read; the ownership questions are carried as UNRESOLVED on the decision brief and as an action before commitment.
Do the register facts here match the registers' own editions?	The 11 registered restrictions and every other layer carry their edition date in the sources table; the decision brief's coverage statement carries the same dates as CHECKED / NOT AVAILABLE / NOT CHECKED.

Evidence annex — the assessment in summary

1.79 ha

LAND AREA

€1 854

CADASTRAL VALUE (FISCAL)

€28

PROPERTY TAX PER YEAR

THE ASSESSMENT, IN ONE PARAGRAPH

This Snapshot covers **land** at "**Dzilnustūrīši**", **Dzilnuciems, Babītes pag., Mārupes nov., LV-2107**, on a registered land unit of 1.79 ha. The building register records **1 structure** standing on it. The cadastre carries **11 registered restrictions** against the land and no register notes. No sale of this property is recorded in the State sold-price register. **1 finding is flagged as a risk**; the rest of the register position is routine or worth attention only.

The three findings that matter most

Protection strips over the land

RISK

FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 2 714 m² of the 1.79 ha registered area (15%). 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.

Construction in progress on the building or its land unit

WORTH ATTENTION

FINDING — A new construction case (BIS-BL-725720-10309) is open and in progress against the building or its land unit — construction under way.

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

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

The tax base is heading upward

WORTH ATTENTION

FINDING — The universal cadastral value of the subject objects (€7 052) is about 3.8× the fiscal value the current tax bill is computed from (€1 854).

WHAT IT MEANS — The universal value is what the State Land Service publishes ahead of a change in the valuation base; sitting well above the fiscal value, it points to a higher tax line when the base moves.

YOUR PATH — Budget the holding cost on the higher base as well as the current one — both figures are in the values chapter.

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

This is an **indicative market-value assessment prepared from register and market-monitoring data. It is not a certified appraisal**, it has not been prepared by a sworn valuer for lending, court or tax purposes, and it cannot be used where such a valuation is required.

No inspection and no photographs of the subject. Neither the parcel nor its surroundings have been inspected, and no photograph of it exists in our archive. Everything said about its physical state comes from the cadastre's land explication. A visit or a recent aerial photograph would confirm or refute the road bed, the pond, the state of the vegetation, the ground conditions and the actual approach to the land, and is the single cheapest step available to the client.

The planning documents are unverified, and they are the largest single number in this report. No detailed plan, administrative agreement, road design or electricity design has been seen. Our registers do not record them. The difference between the two live bands is about €130,000, and it turns entirely on documents that the municipality of Mārupes novads and the seller can produce in days. Nothing in this report should be read as confirming that any of them exists.

Access is not proven. Nothing in the cadastre or the sold-price register establishes a legal access road or a registered servitude to this parcel. The 351 m² recorded under roads shows a road surface exists physically; it does not show who owns the approach to it or what right the owner has to use it. If access turns out to be difficult or legally unsecured, that is a material negative — the observed conventions in sworn valuations apply corrections of 2–5% for the access factor, and an unsecured approach to a subdivision scheme can be worse than that, because it can block the scheme entirely. **Access should be traced on the land registry map before any offer.**

Utilities are claims, not register facts. No utility connection to this parcel is registered, and for vacant land that is normal — connections rarely appear in the register until a

building does. The seller's electricity, borehole and lighting designs are treated throughout as unverified claims. The neighbourhood evidence is used instead as street-infrastructure evidence: of 33 registered buildings within 300 m, 30% show centralised electricity, **0% show mains water, 0% show mains sewerage** and 6% gas. **Both live bands rest on an autonomous servicing assumption** — borehole water and local sewage treatment for each future plot, which is what every neighbouring building has and what every comparable sale in this circle is priced on. Were mains water and sewerage available, finished plot values would be higher, but no local sale evidences that premium because no nearby building has mains service, so no figure is offered for it.

Encumbrances are not in our data. Protection zones, red lines, nature-territory designations, drainage-system easements, utility corridors and any restrictions registered against the title are not held in the sources behind this report. **The bands assume no unusual encumbrances.** The parcel contains a water body, and water bodies carry statutory protection zones under Latvian law that can restrict building within a set distance of the shore — on a 1.79 ha parcel being divided into six plots, that could bear directly on the achievable layout. **kadastrs.lv and the land registry (zemesgrāmata) should be checked before an offer**, together with the municipality's territorial plan.

Drainage status unknown. The cadastre carries no melioration record for this parcel. Where a drainage system exists, it is both an asset and an obligation, and where the land is wet, the observed conventions apply corrections around –7% for high groundwater. Neither is applied here because neither is evidenced. Ground conditions matter more than usual on a site where every plot will need its own soakaway or treatment system.

A legal check on the agricultural land regime. The parcel's registered land-use purpose is agricultural. Transactions in agricultural land in Latvia can attract a consent regime and pre-emption rights, with exemptions that commonly apply to land inside a village with a detailed plan. Whether this particular transaction requires the agricultural land transaction commission's consent, and whether the municipality holds a pre-emption right, is a question for a solicitor and for the municipality, not for our registers. It should be settled before contracts, because it affects the timetable.

Build-out costs are not estimated. No figure is given anywhere in this report for constructing the road, delivering electricity to six plots, drilling the borehole, installing lighting, or surveying and registering the split. Our evidence does not price them locally, and an invented figure would read as a measurement. They should be quoted by contractors and by the network operator before the project value in Band C is relied on for anything.

Comparable geography. The provided evidence set spans a 15 km circle over 48 months. The comparables actually relied upon are all within 2,353 m, but this is a thin rural market by transaction count at this size class — 30 registered sales of 0.8–4 ha within 4 km over five years — and the wider circle was necessary to establish context. Where a farther sale is quoted, its distance and the character of its market are stated.

Readiness inferred from price for three comparables. "Dāboliņi" (twice) and "Anniņas" have no matched marketing listing and no photograph. Their state is inferred from where their prices sit among local sales. That is a legitimate but second-order inference, and it is the reason those three carry 50% of the Band B weight between them while the one documented comparable carries 35% on its own.

Time adjustment. The +6.0% per year used throughout is derived from three same-asset repeat sales and cross-checked against the 2 km segment medians, in preference to the

pooled circle index, which shows a +32% single-year movement that is a change in what sold rather than a change in value. If the true rate were +4% or +8%, the Band B centre would move by roughly €4,000 either way for the recent comparables and rather more for C5 — well inside the stated band.

Validity. This assessment reflects evidence available on **5 September 2026** and the market conditions of that date. Registered transactions appear in the register with a lag, so very recent sales may be missing.

What this document does not cover

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

Annexes

Annex A — The full set of candidate sales considered

All registered land sales of 0.8–4.0 ha within 4,000 m of the register point, last five years.

Source: State sold-price register, retrieved 5 September 2026. Thirty sales.

DISTANCE	DATE	PRICE	AREA	€/M ²	PARCEL	TREATMENT
103 m	14 Jun 2024	€5,000	8,962 m ²	€0.56	"Zempriedes"	Excluded — not a market price for buildable land
374 m	21 Oct 2021	€86,000	24,227 m ²	€3.55	Mežezera iela 2	Support, Band A (S1)
480 m	21 Oct 2021	€84,000	21,583 m ²	€3.89	Mežezera iela 1	Support, Band A (S2)
1,138 m	4 Jun 2024	€91,000	17,870 m ²	€5.09	"Bierņāres"	Selected — C6
1,271 m	6 Sep 2021	€79,000	18,629 m ²	€4.24	"Ozolzīles"	Context; superseded by its Feb 2022 resale
1,271 m	7 Feb 2022	€80,199	18,629 m ²	€4.31	"Ozolzīles"	Support, Band A (S3)
1,411 m	1 Feb 2024	€34,028	19,704 m ²	€1.73	"Jaunklītis"	Excluded — same-day package with "Vecklītis"
1,414 m	1 Jun 2022	€10,000	11,200 m ²	€0.89	"Maijas"	Excluded — non-market level
1,415 m	14 Jul 2025	€10,000	24,000 m ²	€0.42	unnamed	Excluded — non-market level
1,506 m	23 Aug 2023	€73,800	11,500 m ²	€6.42	"Mežābeles"	Context — smaller size class
1,592 m	23 Aug 2023	€90,000	11,500 m ²	€7.83	"Stūri"	Context — smaller size class, same-day pair with above
1,608 m	1 Feb 2024	€95,194	34,102 m ²	€2.79	"Vecklītis"	Excluded — package; nearly twice the subject's size
1,680 m	30 Sep 2022	€150,000	16,700 m ²	€8.98	Vīkuļi parcel	Selected — C5
1,680 m	18 Jun 2026	€230,000	16,700 m ²	€13.77	Vīkuļi parcel	Selected — C1 (matched listing, photograph)
1,933 m	19 Jun 2024	€12,565	20,000 m ²	€0.63	"Vizmiņas"	Excluded — non-market level

DISTANCE	DATE	PRICE	AREA	€/M ²	PARCEL	TREATMENT
2,200 m	8 Apr 2022	€3,150	20,946 m ²	€0.15	"Jaunsapņi"	Excluded — non-market transfer
2,200 m	12 Jul 2024	€120,000	23,273 m ²	€5.16	"Jaunsapņi"	Support, Band A (S4)
2,282 m	29 Apr 2022	€39,000	10,100 m ²	€3.86	unnamed	Context — duplicate-day pair
2,282 m	2 May 2022	€39,000	10,100 m ²	€3.86	unnamed	Context — duplicate-day pair
2,315 m	22 May 2025	€180,290	17,301 m ²	€10.42	"Anņiņas"	Selected — C4
2,351 m	14 Jul 2022	€84,000	10,000 m ²	€8.40	"Svetas"	Context — smaller size class
2,353 m	26 Sep 2022	€193,000	16,198 m ²	€11.92	"Dāboliņi"	Used for the market-movement measurement
2,353 m	10 Jan 2025	€70,000	8,099 m ²	€8.64	"Dāboliņi"	Excluded — half-share transfer (area is exactly half the parcel)
2,353 m	28 Nov 2025	€250,000	16,198 m ²	€15.43	"Dāboliņi"	Selected — C3
2,353 m	21 Jul 2026	€256,000	16,198 m ²	€15.80	"Dāboliņi"	Selected — C2
2,403 m	14 Jul 2022	€163,000	20,000 m ²	€8.15	unnamed	Context — prepared group
2,547 m	15 Aug 2023	€250,000	9,000 m ²	€27.78	Vīkuļu iela 24	Band C ceiling evidence (S5)
2,554 m	20 Aug 2025	€265,000	9,000 m ²	€29.44	Vīkuļu iela 24a	Band C ceiling evidence (S6)
2,853 m	20 Oct 2021	€121,000	9,718 m ²	€12.45	"Vēja zirgi"	Context — smaller size class
3,150 m	19 May 2022	€7,500	14,000 m ²	€0.54	unnamed	Excluded — non-market level

Additional sales from the wider 15 km, 48-month evidence set that were considered and rejected: "Krūtaiņi" (6,958 m, €554,300, 14 May 2026, 24,100 m², €23.00/m² — business and light-industry zoning); "Luči", Mārupe (7,063 m, €185,000, 28 Jul 2026, 12,500 m², €15.00/m² — business and light-industry zoning); Buļļu iela 16, Rīga (12,147 m, €820,000, 18 Oct 2024, 22,088 m², €37.13/m² — urban Rīga site); "Gredzeni" (5,889 m, €200,000, 23 Sep 2024, 20,000 m², €10.00/m²); "Sudrabkaijas" (6,505 m, €100,000, 8 Jul 2025, 12,800

m², €7.81/m²); Cīravas iela 4 (5,826 m, €150,000, 13 Mar 2023, 13,057 m², €11.49/m²); "Dzirnieki 1" (6,530 m, €84,900, 17 Apr 2023, 18,900 m², €4.49/m²); "Lainijas" (6,201 m, €16,000, 24 Sep 2024, 20,000 m², €0.80/m²); "Kāršurozes" (6,083 m, €7,500, 6 Feb 2023, 12,300 m², €0.61/m²); and eight further sales between 4.9 and 6.9 km at €0.77–€6.00/m². All were rejected on distance in favour of the twelve sales within 2.6 km, and none would move the conclusion: the near set already spans the full range from €0.42 to €29.44/m².

Annex B — Time adjustment: the arithmetic

Rate used: +6.0% per year, compounded, from the transaction date to 5

September 2026. Derived from same-asset repeat sales in this circle ("Dāboliņi" +7.7%/yr over 3.82 years; "Dāboliņi" +3.7%/yr over the most recent 0.65 years; "Ozolzīles" +3.6%/yr over 0.42 years) and cross-checked against the median of registered land sales within 2 km (€25/m² in 2023 to €29/m² in 2026, about +5%/yr). The Vīkuļi parcel's own +12.2%/yr is excluded from the rate because it acquired a detailed plan between its two sales; that excess is used separately to measure the consent.

SALE DATE	YEARS TO 5 SEP 2026	FACTOR AT +6.0%/YR	APPLIED TO
21 Jul 2026	0.12	×1.007 → treated as 0%	C2
18 Jun 2026	0.21	×1.012 → treated as 0%	C1
28 Nov 2025	0.77	×1.046	C3
20 Aug 2025	1.04	×1.063	S6
22 May 2025	1.29	×1.078	C4
12 Jul 2024	2.15	×1.133	S4
4 Jun 2024	2.25	×1.140	C6
15 Aug 2023	3.06	×1.195	S5
30 Sep 2022	3.93	×1.257	C5
7 Feb 2022	4.57	×1.305	S3
21 Oct 2021	4.87	×1.328	S1, S2

For reference, the pooled index over a 5 km circle — which this report does **not** use for time adjustment, for the reasons given in the market chapter — reads: 2021 €20/m², 2022 €19/m², 2023 €25/m², 2024 €25/m², 2025 €28/m², 2026 €31/m². No sale in that series involves property built from 2015 onward, since land carries no construction attribute; the series moves purely with the mix of what happened to sell.

Annex C — The two local price distributions, side by side

Pooled, all sizes — State sold-price register; circle of 3,000 m; land only; price above €5,000; area above 10 m²; last 36 months; no era filter (none exists for land); n = 175.

SHARE BELOW	€/M ²		SHARE BELOW	€/M ²
10%	€6		60%	€26
20%	€10		70%	€31
25%	€14		75%	€34
30%	€16		80%	€35

SHARE BELOW	€/M ²		SHARE BELOW	€/M ²
40%	€25		90%	€47
50%	€25			

Of the registered sales in this circle that could be matched to a marketing listing, none carried explicit condition language; eight ambiguous matches show a median of €35/m² across a range of €2–€38/m². That median is only achievable by small plots, which is the size effect this report corrects for.

Size-matched, 0.8-4.0 ha — State sold-price register; circle of 4,000 m; land only; last five years; n = 30 (Annex A).

SHARE BELOW	€/M ²
25%	€2.98
50%	€5.13
75%	€10.06
90%	€15.47
Highest two prints	€27.78 and €29.44

Annex D — Land evidence by use class, 15 km circle, last 48 months

Registered sold land transactions joined to their parcels' cadastre explication; a deal is named by a class covering at least 60% of the parcel's register area.

CLASS	N	10TH	25TH	MEDIAN	75TH	90TH
Agricultural-dominant, €/ha	413	€6,951	€26,667	€151,274	€322,581	€500,578
— of those, parcels of 10 ha and more	9	—	€871 (lower quartile)	€4,357	€6,843 (upper quartile)	—
Forest-dominant, €/ha	99	€4,485	€12,674	€99,902	€199,089	€389,378
— of those, parcels of 10 ha and more	7	—	€2,338 (lower quartile)	€3,781	€4,426 (upper quartile)	—
Mixed or other composition, €/ha	539	€27,591	€93,668	€217,391	€442,955	€832,805

The subject is agricultural-dominant (95% of its register area), so only the first two rows are relevant; the forest and mixed rows are shown for completeness and are not used. The gulf between the all-size agricultural median (€151,274/ha) and the large-parcel quartiles (€871–€6,843/ha) is the same size effect that runs through this whole report: within the agricultural class the register is naming a land-use code, not a land use, and most of the deals under that code near Rīga are village plots.

Annex E — Adjustment magnitudes observed across sworn land valuations

For reference, the corrections and magnitudes observed across 22 sworn land valuations from the 2026 court-auction corpus, showing which this report applied and which the evidence did not activate:

FACTOR	OBSERVED MAGNITUDE	APPLIED HERE
Deal circumstances	0% — atypical deals excluded, not corrected	Applied as exclusion (eight sales)
Time / market movement	+1% to +5% for comparables 0–24 months old	Applied, at +6.0%/yr compounded, including to older comparables
Location (novads / pagasts part)	±2% to ±13%	Applied at –5% to three comparables
Parcel size (larger comparable ⇒ downward)	±2% to –14%	Applied at –2% to +5%
Farmland share, cultivation state, soil-quality points	±1% to ±5%	Applied at –3% within Band A only
Drainage	±3% to ±5%	Not activated — no record either way
Scrub and overgrowth	–5% to ±10%, plus a real clearing-cost line where it exists	Not activated — no site evidence
Access (registered servitude versus public road)	±2% to ±5%	Applied at –3% to two comparables
Standing timber share in the comparable	–6% to –30%	Not activated — no forest class
High groundwater / wet soils	–7%	Not activated — not evidenced
Bog-area share	–2%	Not activated — no bog in the explication
Encumbrances restricting use	±1% to –10%, priced only where they bite	Not activated — encumbrance data not held; assumption stated in Limitations
Total net correction typically applied	–41% to +20%; usually 5–35% on rural land	Range applied here: –8% to +34%

Annex F — Sources and retrieval dates

SOURCE	WHAT WAS TAKEN	RETRIEVED
State Land Service cadastre — parcel 8048 007 1033	Address, area, land-use purpose, land explication, soil-quality points, registered buildings, structure attributes, cadastral values, coordinates	Register extract dated 4 August 2026; queried 5 September 2026

SOURCE	WHAT WAS TAKEN	RETRIEVED
State sold-price register (State Land Service register of completed transactions)	All comparable transaction prices, dates, areas and distances; the 15 km evidence set; the 4 km size-matched set; the class distributions in Annex D; the local and pooled median series	5 September 2026
Site Radar market intelligence (continuous monitoring of publicly listed offers)	The subject's asking price and listing text; the matched listing, ask-to-sold spread, days on market and photograph for comparable C1; the same for the three rejected photographed sales; listing-to-withdrawal medians; the 65 matched listing-to-sale pairs behind the offer chapter	5 September 2026
Neighbourhood utilities record (registered buildings within approximately 300 m, n = 33)	Shares with centralised electricity, water, sewerage and gas	5 September 2026
Sworn valuation corpus (22 land valuations, 2026 court-auction corpus) and the auction archive	Observed adjustment factor menu and magnitudes; the auction stage evidence quoted in the market chapter	2026

Not consulted, and material: the municipality's decision on the detailed plan and the national planning system record; the land registry (zemesgrāmata) title, servitudes and encumbrances; kadastrs.lv protection zones and red lines; the road and electricity designs; any site inspection.

Indicative market-value assessment. Not a certified appraisal. Prepared 5 September 2026 on evidence available at that date.

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)	11 registered restrictions with their areas	17.08.2026 dataset edition	State Land Service (VZD)

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
State Land Service cadastre — marks and ownership-status registers (kadastra atzīmes, īpašuma statuss)	no mark or warning recorded; no ownership-status entry	11.08.2026 our copy taken	State Land Service (VZD)
State sold-price register (VZD nekustamā īpašuma darījumu datubāze)	no sale registered against this property; the standardised address and the key used to match transactions (state address register)	05.09.2026 our copy taken	State Land Service (VZD)
National spatial-planning system — functional zones and plan status (Teritorijas attīstības plānošanas informācijas sistēma (TAPIS))	the in-force functional zone and its area split over the subject; the in-force municipal plan, any draft, and every local or detailed plan touching the land	05.09.2026 queried live	the municipalities, published nationally
Municipal binding regulations — building parameters (Teritorijas izmantošanas un apbūves noteikumi (TIAN))	the zone's binding building parameters — density, intensity, height, storeys and minimum plot — with the paragraph each was read from	02.09.2026 our copy taken	the municipality
Flood-hazard maps, 3rd planning cycle (Plūdu apdraudējuma un riska kartes)	nine hazard and probability layers queried at the property's register point	05.09.2026 queried live	Latvian Environment, Geology and Meteorology Centre (LVĢMC)
Register of contaminated and potentially contaminated sites (Piesārņoto un potenciāli piesārņoto vietu reģistrs)	1 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)
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 parādnieku saraksti)	the building does not appear on the current lists	03.08.2026 dataset edition	AS Rīgas siltums · SIA Rīgas ūdens

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
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-1694 · 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. Binding regulations (teritorijas izmantošanas un apbūves noteikumi) of Mārupes novads — building parameters for functional zone DzS, 4.1.1.4. 152.p. <https://tapis.gov.lv/tapis/lv/downloads/102797>
4. Spatial plans (TAPIS): Babītes novada teritorijas plānojums — in force, adopted 22.01.2020, initiated 15.01.2020
5. Spatial plans (TAPIS): Mārupes novada Teritorijas plānojums 2026.-2038.gadam — public consultation closed, initiated 01.07.2026
6. Spatial plans (TAPIS): Detālpplānojums nekustamajam īpašumam "Dzilnustūrīši" — detailed plan, in force, adopted 09.07.2021, initiated 14.04.2021

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.