

Property Snapshot

Blaumaņa iela 25, Rīga, LV-1011

property 0100 995 1548 / 0100 030 0038 · premise group 0100 030 0038 001 030 ·
land unit 0100 030 0038

REFERENCE	SR-SNAP-2026-001030
PREPARED	05.09.2026
PROPERTY TYPE	Apartment (premise group in an apartment building)
WHAT THIS IS	Automated register reading — no valuation, no opinion of price, no inspection
THIS DOCUMENT	Property Snapshot · €14.90 incl. VAT · the amount paid is credited against a Buyer Report or an Investigation on this property within 14 days, once
REVIEWED	Automated — no human review

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

An apartment (a registered premise group in an apartment building) at Blaumaņa iela 25, Rīga, LV-1011, registered area **46.5 m²**, on a registered land unit of 883 m².

Property **0100 995 1548 / 0100 030 0038** · Premise group **0100 030 0038 001 030** · Building **0100 030 0038 001** · Land unit **0100 030 0038**

Intended use — Not stated — ordered without an intake, so this review is use-neutral: the register position as it stands, not against a plan for it.

Reviewed 05.09.2026.

INVESTIGATE

specific things below must be answered before you commit

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

What matters, and how sure we are of it

Cultural-heritage protection over this property	CONFIRMED
FINDING — The encumbrance register places this land inside a UNESCO world-heritage listed area and a monument of state significance; the register's own wording is reproduced in the encumbrances chapter. WHAT IT MEANS — Works there need the National Heritage Board's written permission before a building permit can issue: windows, roofs and facades — sometimes interior fabric — are controlled, and consent takes longer than an ordinary permit. YOUR PATH — Ask the Heritage Board for the object's file and protection regime before committing to any change of fabric.	
Construction in progress on the building or its land unit	CONFIRMED
FINDING — A reconstruction case (BIS-BL-908457-123667) is open and in progress against the building or its land unit — start-of-works conditions being satisfied. WHAT IT MEANS — Work under way can mean noise, restricted access or a layout different from the register description by the time it completes. YOUR PATH — Ask the seller or the building's manager what the case covers and when it is expected to finish, and check the state construction information system (BIS) for the current drawings.	
Ownership, mortgages and prohibitions are unread	UNRESOLVED
FINDING — The folio number (15) is in the cadastre, but the folio itself is not read by this document. 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 COMPARABLE REGISTERED SALES RUN AT

€56 404 - €126 620

SUPPORTED — 188 REGISTERED SALES NEARBY

Registered sales of apartments within 300 m — 188 of them, Sep 2023 to Jul 2026 — adjusted to today's market and read by condition band. Registered transaction prices, not asking prices. This describes the local market, not this property: its own condition is in no register.

Before you commit

THE QUESTION TO ANSWER	DOCUMENT TO REQUEST	WHO HOLDS IT	WHY IT MATTERS
NECESSARY CHECKS — SETTLE THESE BEFORE YOU COMMIT			
Cultural-heritage protection over this property — what is the current position?	The case file or register entry behind the flag	The seller first, then the authority the finding names	This is the finding that moved this document's verdict.
Who owns it, and what is charged against it?	The Land Register (Zemesgrāmata) folio, divisions I-IV	zemesgramata.lv, or the notary on the transaction	Title, shares, mortgages, prohibitions and pending filings are decided there and nowhere else.
Are the charges on this unit and on the building paid?	Current account statements from the manager (pārvaldnieks) and each utility	The seller and the building's manager	A building-wide debt can return as a special assessment the co-owners are asked to cover.
Does the property on the ground match the register?	A viewing with this document's register description in hand	The seller or the agent	An unregistered layout, extension or use appears in none of this.
WORTH DOING — IMPROVES THE POSITION, DOES NOT BLOCK IT			
Is the price asked in line with what comparable properties registered at?	A supported price range against adjusted comparable sales	Site Radar, or a sworn valuer (vērtētājs)	A register position is not a price opinion.

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	Rīga derelict-building register	CHECKED	29.08.2026
Cadastre encumbrances (VZD)	CHECKED	17.08.2026	Rīga heat-consumption record	CHECKED	29.08.2026
State sold-price register (VZD)	CHECKED	05.09.2026	Soil-quality assessment (LIZ)	CHECKED	04.08.2026
Municipal building parameters (TIAN)	CHECKED	02.09.2026	Forest inventory (VMD)	CHECKED	08.07.2026
Construction information system (BIS)	CHECKED	01.09.2026	Asking-rent monitoring	CHECKED	05.09.2026
House-file register (mājas lieta)	CHECKED	29.08.2026	Flood-hazard maps (LVĢMC)	CHECKED	05.09.2026
Energy-certificate register	CHECKED	29.08.2026	Land Register (Zemesgrāmata)	NOT CHECKED	—
Rīgas siltums / Rīgas ūdens arrears	CHECKED	03.08.2026	Physical inspection of the property	NOT CHECKED	—
Contaminated-sites register	CHECKED	29.08.2026	Topography 1:500 with underground utilities (ADTI)	NOT AVAILABLE	—

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

Automated — no human review. Technical support and error correction only.

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2 · Identity

FACT	VALUE	REGISTER IT COMES FROM
Address	Blaumaņa iela 25, Rīga, LV-1011	State address register (VZD)

FACT	VALUE	REGISTER IT COMES FROM
Property cadastre number	0100 995 1548 · 0100 030 0038	VZD cadastre
Premise-group cadastre number	0100 030 0038 001 030	VZD premise-group register
Building cadastre number	0100 030 0038 001	VZD building register
Land unit	0100 030 0038	VZD cadastre
Premise use	Dwelling in an apartment building (Triju vai vairāku dzīvokļu mājas dzīvojamo telpu grupa)	VZD premise-group register
Floor	3	VZD premise-group register
Premises in the group	5	VZD premise-group register
Registered area	46.5 m²	VZD premise-group register, surveyed 31.03.2001
Land-unit area	883 m²	VZD cadastre
Registered use purpose	Apartment buildings of three to five storeys (Trīs, četrus un piecus stāvu daudzdzīvokļu māju apbūve)	VZD cadastre (NĪLM classifier)
Building	Dwelling house (Dzīvojamā ēka)	VZD building register
Building use	Apartment building (three or more flats) (Triju vai vairāku dzīvokļu mājas)	VZD building register
Year taken into service	1900	VZD building register
Storeys above / below ground	5 / 1	VZD building register
Principal material	Timber (Koks)	VZD building register
Building total area	3 133 m²	VZD building register, surveyed 30.03.2023
Ownership status in the cadastre	Īpašnieks — pašvaldība · Īpašnieks — juridiska persona	VZD ownership-status register
Land Register folio number	15 (number only — the folio's contents are not read by this document)	VZD apartment-property register

WHERE THE REGISTERS DISAGREE — AND WHICH ONE THIS REPORT USES

The apartment-property register names building 0100 030 0038 002 for this flat, while the flat's own premise-group number places it inside building 0100 030 0038 001. **Adopted: 0100 030 0038 001** — the premise-group number is the primary key of the premise register and the building it names is the registered dwelling house; the other number belongs to a separate structure on the same land unit.

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-908457-123667	Reconstruction	start-of-works conditions being satisfied	-	14.11.2025
BIS-BL-908457-123667	Reconstruction	start-of-works conditions being satisfied	Dzīvojamā ēka	14.11.2025
BIS-BL-908457-123667	Reconstruction	start-of-works conditions being satisfied	-	14.11.2025
BIS-BL-908457-123667	Reconstruction	start-of-works conditions being satisfied	Dzīvojamā ēka	14.11.2025
BIS-BL-673760-89943	Simplified façade renovation	commissioned / complete	Daudzīvokļu dzīvojamā māja	05.12.2022
BIS-BL-634618-83429	Simplified renovation	construction under way	Daudzdzīvokļu dzīvojamā ēka	04.07.2022
BIS-BL-480082-45453	Simplified renovation	construction under way	-	05.01.2022
BIS-BL-443565-40237	Simplified renovation	commissioned / complete	-	21.10.2021
BIS-BL-423251-37572	Simplified renovation	commissioned / complete	Dzīvoklis	28.07.2021
BIS-BL-237377-4199	Simplified renovation	commissioned / complete	Daudzīvokļu ēka	28.05.2020
BIS-BL-144740-2866	Simplified renovation	commissioned / complete	Daudzdzīvokļu ēka	30.03.2020

None of the cases below is registered against this premises directly — they concern the building or its land unit as a whole.

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.

3 · Values, tax and the registered sale record

REGISTER OBJECT	FISCAL VALUE (IN FORCE)	PROJECTED VALUE (NEXT BASE)	UNIVERSAL VALUE
0100 030 0038 (property)	€153 549	€153 549	€423 840
0100 030 0038 001 030 (premise group)	€23 157	€24 811	€41 664

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)	€1 955.88
Dwelling component (progressive scale)	€46.31
Annual property tax, as the register stands	€2 002.19
Same computation on the projected value base	€1 980.69
If the dwelling has no resident declared at the address	€2 303.23

Computed from the cadastral values above at the national default rates. The property-level value already covers the buildings standing on the land, so their own cadastral values were netted out of it — the ground is counted once, not twice. Municipalities may vary rates and reliefs within statutory bounds, so confirm the municipal rate for the current year. Where a dwelling has nobody declared as resident at the address, most municipalities — Rīga and Mārupe among them — apply a flat 1.5% instead of the progressive scale, the largest single swing in this table.

This property's own registered sales

REGISTERED	OBJECT	PRICE	AREA	PRICE PER M ²
28.08.2025	0100 995 1548	€70 000	46.3 m ²	€1 512

Completed transactions registered by the State Land Service against this property — the strongest single piece of evidence any property carries, because it is what someone actually paid. A Snapshot prints the record and stops there: whether an old price reads high or low today is a valuation question.

Other registered sales in the same building

REGISTERED	FLAT	PRICE	AREA	ROOMS	PRICE PER M ²
03.03.2026	10B	€10 000	41.6 m ²	—	€240
16.10.2025	1	€99 000	53.1 m ²	2	€1 864
24.09.2025	3	€76 000	76.7 m ²	3	€991
19.12.2023	20	€84 000	44.5 m ²	2	€1 888
12.09.2023	3A	€100 000	65 m ²	2	€1 538

The 5 most recent registered sale prices for other dwellings at this address — State sold-price register, printed raw. They are not comparables until someone adjusts them for floor, condition, layout and date, which is the Buyer Report's work.

What comparable registered sales run at

CONDITION BAND	WHAT THAT MEANS	REGISTERED RANGE (€/M ²)	FOR THIS PROPERTY
Needs renovation	sold in the condition they were bought in — original or tired finishes, services at their registered age	€1 213 – €1 518	€56 404 – €70 587
Lived-in condition	ordinary, maintained, nothing recently rebuilt — where most of the market sits	€1 587 – €1 935	€73 796 – €89 978
Renovated	recently and substantially renovated, or new	€2 195 – €2 723	€102 068 – €126 620

Registered sales of apartments within 300 m — 188 of them, Sep 2023 to Jul 2026 — adjusted to today's market and read by condition band. Registered transaction prices, not asking prices. They describe the local market rather than this property: no inspection has been made and the condition of this unit is not known to this document.

The middle of that record is €1 682/m². The bands are where sales in each condition landed, not a valuation of this property: nobody has been inside it, and its own condition is not recorded in any register. A property in better or worse repair than its neighbours sits outside its band, and that is exactly the judgment a reviewed report makes and this document does not.

Over the last twelve months prices here moved +0.3% against +1.1% across Centrs — in line with the surrounding district.

Source: State sold-price register (VZD registered transactions), Sep 2023 to Jul 2026; computed 05.09.2026.

4 · Encumbrances, ownership and register notes

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Telecommunications network strip ekspluatācijas aizsargjoslas teritorija gar elektronisko sakaru tīklu jūras kabeļu līniju	883 m ²	Excavation and construction over the cable need the operator's consent; the practical effect is usually small.
Aviation navigation-aid zone navigācijas tehniskā līdzekļa aviācijas gaisa kuģu lidojumu drošības nodrošināšanai tālās ietekmes zona	883 m ²	A height-coordination step inside the building permit — routine near airports, and not a noise zone.
Heritage monument or its protection zone kultūras piemineklis, kas atbilstoši UNESCO Konvencijai par pasaules kultūras un dabas mantojuma aizsardzību iekļauts pasaules kultūras un dabas mantojuma objektu sarakstā	883 m ²	Works need the heritage inspectorate's permission; expect a longer consenting path and conservation-grade specifications.
Heritage monument or its protection zone valsts nozīmes pilsēt būvniecības piemineklis	883 m ²	Works need the heritage inspectorate's permission; expect a longer consenting path and conservation-grade specifications.
Telecommunications network strip ekspluatācijas aizsargjoslas teritorija ap stacionāro radiomonitoringa punktu	777 m ²	Excavation and construction over the cable need the operator's consent; the practical effect is usually small.
Telecommunications network strip ekspluatācijas aizsargjoslas teritorija gar elektronisko sakaru tīklu gaisvadu līniju	776 m ²	Excavation and construction over the cable need the operator's consent; the practical effect is usually small.
Overlay counted in the cadastral valuation Lauku zemei izvērtējamo apgrūtinājumu pārklājuma teritorija zemes kadastrālās vērtības aprēķinam	776 m ²	A bookkeeping overlay: the restriction is already reflected in the cadastral value of the land.
Water main / sewer strip ekspluatācijas aizsargjoslas teritorija ap ūdensvadu, kas atrodas dziļāk par 2 metriem	49 m ²	No buildings over the pipe, and the water operator must consent to works — it is also evidence that mains service reaches the land.
Electricity network strip ekspluatācijas aizsargjoslas teritorija gar elektrisko tīklu kabeļu līniju	28 m ²	No buildings inside the strip and no works without the network operator's consent; overhead lines also restrict tall planting.
Telecommunications network strip ekspluatācijas aizsargjoslas teritorija ap elektronisko sakaru tīklu radiosakaru līniju torni un antenu mastu	20 m ²	Excavation and construction over the cable need the operator's consent; the practical effect is usually small.

REGISTERED RESTRICTION	EXTENT	WHAT IT MEANS IN PRACTICE
Water main / sewer strip eksploatācijas aizsargjoslas teritorija gar pašteses kanalizācijas vadu	17 m ²	No buildings over the pipe, and the water operator must consent to works — it is also evidence that mains service reaches the land.
Gas network strip eksploatācijas aizsargjoslas teritorija gar gāzesvadu ar spiedienu līdz 0,4 megapaskāliem	2 m ²	No buildings inside the strip; on a medium- or high-pressure main the corridor is wide enough to govern where a house can stand.

Every restriction registered in the cadastre against this land^[1], with the register's own wording underneath the plain-language name — added together the registered strips come to about 6.8× the land area itself, which they can only do because they lie on top of one another: several of them cover the whole parcel. A restriction is not a defect: most are ordinary service corridors that also prove a network reaches the land. What matters is whether any of them sits where you would want to build — which needs the line's surveyed position, not just its area.

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

Register notes and warnings

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

Who the register says owns it

PROPERTY	REGISTER STATUS	OWNER TYPE
0100 030 0038	Īpašnieks	pašvaldība
0100 995 1548	Īpašnieks	juridiska persona

One or more of these properties is registered to a **legal person**. That is a fact with a price consequence: where a VAT-taxable company sells building land or a new building, 21% VAT can apply on top of the agreed figure. Ask the seller to state in writing whether any quoted price includes VAT before negotiating.

Utility arrears (Rīgas siltums / Rīgas ūdens)

Utility arrears on the building	WORTH ATTENTION
FINDING — Rīgas ūdens (water/sewerage) — current arrears: €405.74 as of the 2026-08-03 list. WHAT IT MEANS — Both utilities publish these lists at building level, by address, not per apartment — the debt sits on the building's collective account with its manager (pārvaldnieks), not necessarily this unit's current owner. In Latvia an unpaid building-wide utility debt can surface later as a special assessment (papildu iemaksa) the co-owners are asked to cover, or complicate a change of manager. YOUR PATH — Ask the seller or the building's manager for a current account statement from the utility named above before closing, and confirm this unit's own service charges are paid separately from whatever building-wide arrears are shown here.	

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.

5 · Zoning & permitted use

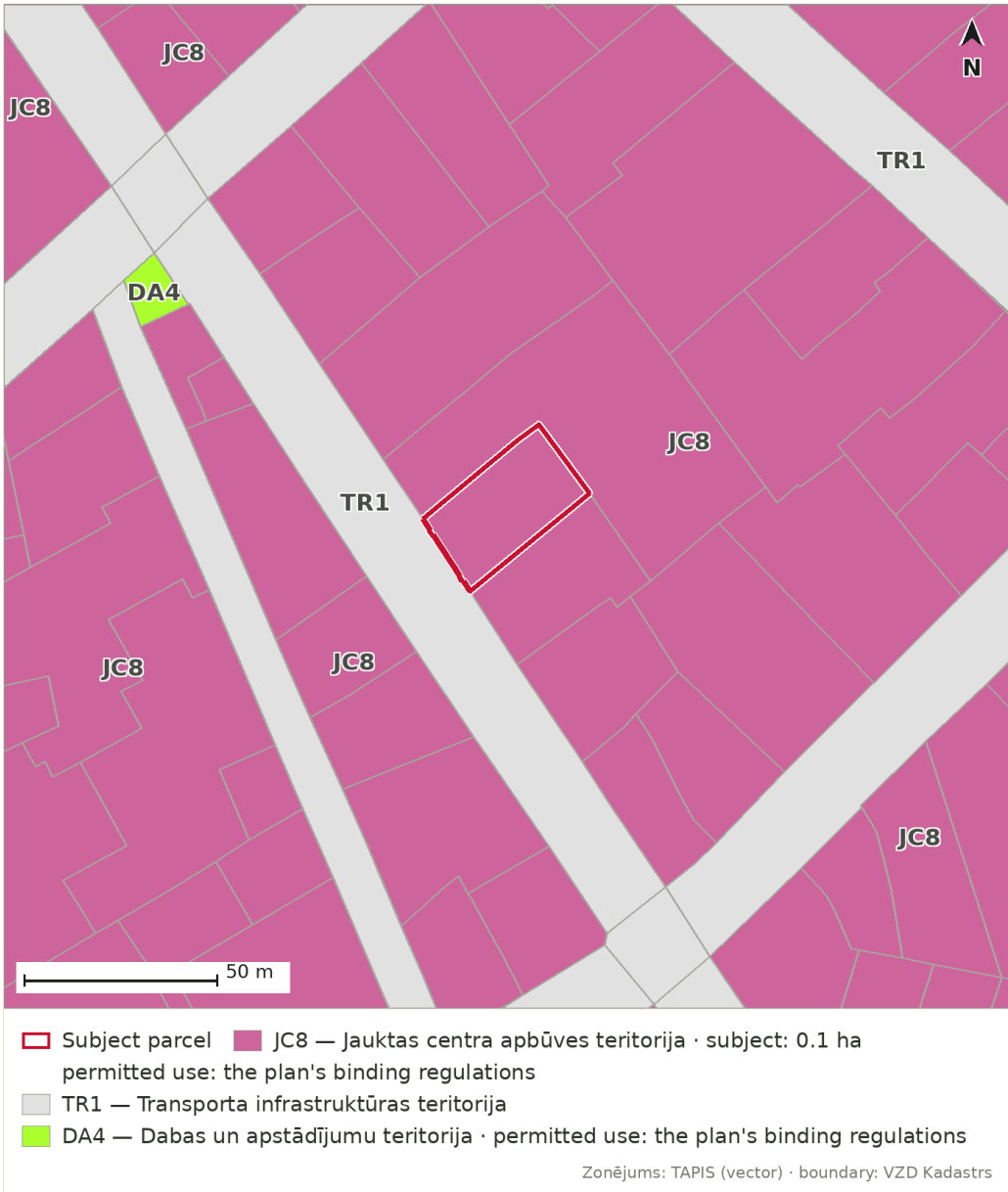


Figure 1 — the in-force functional zoning around the property. The subject boundary is red; zone colours follow the national classifier and the legend names every zone in frame.
Source: State cadastre boundary (VZD) over the national planning system's published zone layer (TAPIS), retrieved 05.09.2026.

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
JC8	Mixed centre area	900 m²	the broadest ordinary mix — housing, retail, offices, public and service uses side by side; typically the town or district centre

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): Apartment buildings of three to five storeys (Trīs, četru un piecu stāvu daudzdzīvokļu māju apbūve). This is the cadastre's own classification of what the land is

used for; it drives the tax rate and must be consistent with the functional zone before a building permit is issued.

The planning documents in force, and what is coming

In force over this land: Rīgas vēsturiskā centra un tā aizsardzības zonas

teritorijas plānojums — municipal spatial plan, in force, adopted 18.06.2013^[3]; **Rīgas**

teritorijas plānojums — municipal spatial plan, in force, adopted 15.12.2021^[4].

Draft plan under way: Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas plānojuma grozījumi

— municipal spatial plan, Izstrāde, initiated 23.12.2025^[5]; **Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas plānojums** — municipal spatial plan, Izstrāde, initiated 04.07.2023^[6]; **Rīgas teritorijas plānojuma grozījumi**

sarkanajām līnijām ārpus Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas — municipal spatial plan, Izstrāde, initiated 18.06.2026^[7]. 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:

- **Sarkano līniju lokālpārplānojums** — local plan (plan amendment), in force (base plan superseded), adopted 04.11.2014^[8] — overlapping 0.09 ha of the subject

A Snapshot reports the zone, the registered use purpose, and the state of the plan-making pipeline. The zone's binding numeric parameters — how much of the plot may be built over, how tall, how many storeys, the minimum plot size — are read out of the municipality's own regulations in the Buyer Report and the Site Dossier.

6 · Energy, utilities and services

WHAT	WHAT THE REGISTER HOLDS	SOURCE
House case (mājas lieta)	BIS-ML-468512-3324 manager: not named in the register	State building-information system (BIS)
House case (mājas lieta)	BIS-ML-505258-4373 manager: not named in the register	State building-information system (BIS)
House case (mājas lieta)	BIS-ML-602665-75976 manager: AS "Rīgas namu pārvaldnieks"	State building-information system (BIS)
Registered services and amenities	mains cold water, district hot water, locally heated hot water, mains sewerage, district heating, a central boiler, stove heating, a fireplace, mains electricity, mains gas, bath or shower fittings the register lists 13 entries for the building, recorded at the last survey (30.03.2023)	VZD building register
Networks evidenced at the property	water main / sewer, gas, electricity, telecommunications inferred from the registered protection strips crossing the land — a strip exists because a line exists	VZD encumbrance register

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

7 · Environment, hazards and what stands on the land

Every overlay register, one verdict each

Flood hazardCLEAR This property is not in a mapped flood zone. LVĢMC flood-hazard maps, 3rd cycle · queried 05.09.2026	Protected nature areaCLEAR No protected nature area or forest protection belt is registered over this land. Cadastral encumbrance layer, edition 17.08.2026
Contaminated sites nearbyFOUND 6 register entries are recorded within 3 km; the nearest is about 485 m away. State register of contaminated and potentially contaminated sites (VVD)	Protected cultural monumentFOUND This property is a protected cultural monument, or stands inside the protection zone of one. State register of protected cultural monuments (NKMP) · cadastral encumbrance layer, edition 17.08.2026
Derelict-building listingCLEAR This building is not on the municipal derelict and hazardous-building listing. Rīga City Council derelict-building listing	Utility arrears on the buildingFOUND This building is on a current heating or water arrears list. AS Rīgas siltums · SIA Rīgas ūdens arrears lists · lists of 01.08.2026, 03.08.2026
Construction cases open nowFOUND 6 construction cases are open and in progress against this property or its building. State construction information system (BIS), construction cases	Protection strips over the landFOUND 12 restrictions are registered over this land covering about 5 977 m². Cadastral encumbrance layer, edition 17.08.2026

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

Flood hazard

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

Contaminated and potentially contaminated sites within 3 km

SITE	REGISTER CATEGORY	KIND	DISTANCE
SIA "Neste Latvija" DUS Dzirnavu 127	Potenciāli piesārņota vieta	DUS (GUS)	485 m
Reval hotel Latvia, bijusī DUS teritorija	Potenciāli piesārņota vieta	DUS (GUS)	581 m
SIA Pingons	Potenciāli piesārņota vieta	Vieglās rūpniecības objekti	671 m
SIA "Latvija Statoil" DUS, Kurbada 8	Potenciāli piesārņota vieta	DUS (GUS)	831 m

The register's nearest entries, closest first — the nearest is about 485 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.

8 · Risk register — finding · meaning · your path

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

Cultural-heritage protection over this property	RISK
FINDING — The encumbrance register places this land inside a UNESCO world-heritage listed area and a monument of state significance; the register's own wording is reproduced in the encumbrances chapter. WHAT IT MEANS — Works there need the National Heritage Board's written permission before a building permit can issue: windows, roofs and facades — sometimes interior fabric — are controlled, and consent takes longer than an ordinary permit. YOUR PATH — Ask the Heritage Board for the object's file and protection regime before committing to any change of fabric.	
Construction in progress on the building or its land unit	WORTH ATTENTION
FINDING — A reconstruction case (BIS-BL-908457-123667) is open and in progress against the building or its land unit — start-of-works conditions being satisfied. WHAT IT MEANS — Work under way can mean noise, restricted access or a layout different from the register description by the time it completes. YOUR PATH — Ask the seller or the building's manager what the case covers and when it is expected to finish, and check the state construction information system (BIS) for the current drawings.	
Utility arrears on the building	WORTH ATTENTION
FINDING — Rīgas ūdens (water/sewerage) — current arrears: €405.74 as of the 03.08.2026 list. WHAT IT MEANS — Both utilities publish these lists at building level, by address, not per apartment — the debt sits on the building's collective account with its manager, not necessarily this unit's current owner. YOUR PATH — Ask the seller or the building's manager for a current account statement from the utility named above before closing.	
Environmental register entry nearby	WORTH ATTENTION
FINDING — The nearest entry in the State register of contaminated and potentially contaminated sites is "SIA "Neste Latvija" DUS Dzirnau 127" (Potenciāli piesārņota vieta), about 485 m away. WHAT IT MEANS — A lender or an institutional buyer will ask, and a measured site close by can affect groundwater and the cost of any excavation. YOUR PATH — A Phase I environmental site assessment (indicative procedural cost €2,000–4,000) settles it before commitment.	
Protection strips over the land	WORTH ATTENTION
FINDING — Registered strips that exclude building — service corridors and road or street setbacks — cover about 96 m² of the 883 m² registered area (11%). Strips overlap, so the true footprint is at most this. WHAT IT MEANS — No building may stand inside a strip, so where the strips run decides where a building can go — which the area figure alone does not tell you. YOUR PATH — Ask each operator for the line's surveyed position in their free technical-conditions response, before any design or offer.	

The seller is a company — settle VAT in writing	WORTH ATTENTION
FINDING — At least one of the subject properties is registered to a legal person in the cadastre's ownership-status register. WHAT IT MEANS — Where a VAT-taxable person sells building land or a new building, 21% VAT can apply on top of the agreed figure. YOUR PATH — Before discussing any number, have the seller state in writing whether the price is VAT-inclusive and whether they are VAT registered.	

4 further routine checks came back clean and are recorded in the chapters above.

Every card is derived mechanically from the registers: this document weighs nothing against anything else. ROUTINE means the check ran and came back clean.

Evidence annex — what the registers say

46.5 m²

REGISTERED AREA

€153 549

CADASTRAL VALUE (FISCAL)

€2 002

PROPERTY TAX PER YEAR

WHAT THE REGISTERS SAY, IN ONE PARAGRAPH

This Snapshot covers **an apartment** at **Blaumaņa iela 25, Rīga, LV-1011**, on a registered land unit of 883 m². The building register records **2 structures** standing on it. The cadastre carries **12 registered restrictions** against the land and no register notes. Its own last registered sale was **€70 000** on 28.08.2025. **One finding is flagged as a risk**; the rest of the register position is routine or worth attention only.

The findings that matter most

Cultural-heritage protection over this property

RISK

FINDING — The encumbrance register places this land inside a UNESCO world-heritage listed area and a monument of state significance; the register's own wording is reproduced in the encumbrances chapter.

WHAT IT MEANS — Works there need the National Heritage Board's written permission before a building permit can issue: windows, roofs and facades — sometimes interior fabric — are controlled, and consent takes longer than an ordinary permit.

YOUR PATH — Ask the Heritage Board for the object's file and protection regime before committing to any change of fabric.

Construction in progress on the building or its land unit

WORTH ATTENTION

FINDING — A reconstruction case (BIS-BL-908457-123667) is open and in progress against the building or its land unit — start-of-works conditions being satisfied.

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

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

WHAT TO DO NEXT

Three questions stay open: what the **Land Register folio** holds; what it is **worth**, supported by comparable registered sales; what **condition** the evidence supports. All three are what the **Buyer Report — apartment** answers — and what you paid for this document is credited against it in full within 14 days.

Limitations, and what this document is not

- A Snapshot is an **automated register reading**: what the state registers hold about this property at the retrieval dates below. It contains **no valuation, no opinion of price, no strategy and no use screening**, and it is not a certified appraisal, legal due diligence or a feasibility study.
- 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.

What the Snapshot does not cover — and what does

THE QUESTION	WHAT THIS SNAPSHOT ANSWERS	WHAT THE BUYER REPORT ADDS
Who owns it, and what is charged against it	Ownership status and owner type, plus the folio number	The Land Register folio itself — owners and shares, mortgages with creditors and amounts, prohibitions, servitudes, pending filings
What it is worth	Cadastral values and the raw registered sale record — no opinion of price	A supported indicative valuation: comparable sales adjusted one by one, a value range with a condition matrix, and an assessment of the asking price
What condition it is in, and what it costs to run	Survey dates, recorded materials and the property-tax line	Condition evidence from photographs, permits and the building record with a confidence grading, plus heating reasoning from the registered heat source
Where the underground services actually run	The registered strip and its area	The surveyed 1:500 topographic layer (ADTI) overlaying cables and pipes on your own boundary

LAND REGISTER (ZEMESGRĀMATA) — PENDING ACCESS

The Land Register folio — ownership title with names and shares, mortgages with creditors and amounts, prohibition notes, servitude entries and any pending filing — is not yet connected to this pipeline; the access contract with the Court Administration is in progress. When it is, this chapter will print the folio's division I-IV entries with their dates. Until then, every ownership and encumbrance finding in this document is cadastre-side only, and the folio should be verified at zemesgramata.lv (about €5) before signing anything. **The folio number for this property is 15**, so the extract can be ordered directly without searching for it.

TOPOGRAPHY 1:500 (ADTI) — PENDING ACCESS

The high-detail topographic layer with surveyed underground utility positions awaits our VZD ADTI WMS contract. At launch this section overlays surveyed cables, pipes and their protection strips on your boundary. Until then, utility positions are inferred from encumbrance areas and operator maps.

What this document does not cover

- No Land Register (Zemesgrāmata) ownership record: owners, shares, mortgages, prohibitions, servitudes and pending filings are not read.
- No argued valuation — the Snapshot reports register facts and does not price the property.
- Anything the automated checks do flag is shown in full: a detected flag is never hidden.

WHAT YOU PAID IS NOT SPENT — IT IS A DEPOSIT

The **€14.90** you paid for this Property Snapshot is credited in full against a Buyer Report or an Investigation ordered for the same property, by the same customer, within **14 days** of this document's delivery. One redemption per Property Snapshot. Quote this document's reference (SR-SNAP-2026-001030) with the order and the credit is applied — you pay the difference, never twice.

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 premise group with its floor, area and survey date; the building's year, storeys, material and areas; the property-to-premise link and the Land Register folio number	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)	12 registered restrictions with their areas	17.08.2026 dataset edition	State Land Service (VZD)
State Land Service cadastre — marks and ownership-status registers (kadastra atzīmes, īpašuma statuss)	no mark or warning recorded; the register status and the owner type	11.08.2026 our copy taken	State Land Service (VZD)
State sold-price register (VZD nekustamā īpašuma darījumu datubāze)	the subject's own registered sales; 12 registered sales in the same building; the standardised address and the key used to match transactions (state address register)	05.09.2026 our copy taken	State Land Service (VZD)
National spatial-planning system — functional zones and plan status (Teritorijas attīstības plānošanas informācijas sistēma (TAPIS))	the in-force functional zone and its area split over the subject; the in-force municipal plan, any draft, and every local or detailed plan touching the land	05.09.2026 queried live	the municipalities, published nationally
Flood-hazard maps, 3rd planning cycle (Plūdu apdraudējuma un riska kartes)	nine hazard and probability layers queried at the property's register point	05.09.2026 queried live	Latvian Environment, Geology and Meteorology Centre (LVĢMC)
Register of contaminated and potentially contaminated sites (Piesārņoto un potenciāli piesārņoto vietu reģistrs)	6 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))	11 construction, renovation or use-change cases against the building, land unit or premises	01.09.2026 our copy taken	Building Control Bureau (BVKB)
Building-level utility arrears lists (Rīgas siltuma un Rīgas ūdens parādniestu saraksti)	current arrears against this building	03.08.2026 dataset edition	AS Rīgas siltums · SIA Rīgas ūdens

REGISTER OR SERVICE	WHAT IT CONTRIBUTED HERE	AS AT	OPERATOR
Building energy-certificate register (Ēku energosertifikātu reģistrs)	no certificate registered for this house	29.08.2026 our copy taken	Building Control Bureau (BVKB)
House-file register — the building's manager (Mājas lietu reģistrs)	the manager's identity and the house-file number	29.08.2026 our copy taken	Building Control Bureau (BVKB)
Rīga derelict and hazardous-building listing (Rīgas pilsētas graustu saraksts)	this building is not listed	29.08.2026 our copy taken	Rīga City Council
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 is the version the register itself published, which 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. A row reading “no entry” is the register's answer at that date, not an omission. Cadastre and address data © the State Land Service; planning data © the municipalities; flood-hazard data © LVĢMC.

References

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

1. State Land Service cadastre, encumbrance layer over land units (kadastra apgrūtinājumu teritorijas) — fields apgrūtinājuma kods, nosaukums and platība; dataset edition 17.08.2026
2. Cabinet Regulation No. 240 of 30 April 2013, Vispārīgie teritorijas plānošanas, izmantošanas un apbūves noteikumi (General regulations on spatial planning, land use and building) — the national functional-zone classifier and its main and secondary permitted uses. likumi.lv/ta/id/256866
3. Spatial plans (TAPIS): Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas plānojums — in force, adopted 18.06.2013, initiated 19.12.2025
4. Spatial plans (TAPIS): Rīgas teritorijas plānojums — in force, adopted 15.12.2021, initiated 15.11.2021
5. Spatial plans (TAPIS): Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas plānojuma grozījumi — in development, initiated 23.12.2025
6. Spatial plans (TAPIS): Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas plānojums — in development, initiated 04.07.2023
7. Spatial plans (TAPIS): Rīgas teritorijas plānojuma grozījumi sarkanajām līnijām ārpus Rīgas vēsturiskā centra un tā aizsardzības zonas teritorijas — in development, initiated 18.06.2026
8. Spatial plans (TAPIS): Sarkano līniju lokālpilnojums — local plan (plan amendment), in force (base plan superseded), adopted 04.11.2014, initiated 26.10.2015

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

If this Snapshot missed a registered encumbrance or a registered sale in the building that existed on the retrieval date, we refund it and credit a Buyer Report.