



Valsts zemes dienests

Cadastral value map

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QKEN plenary, 2022

THEMATIC MAPS IN PORTAL KADASTRS.LV

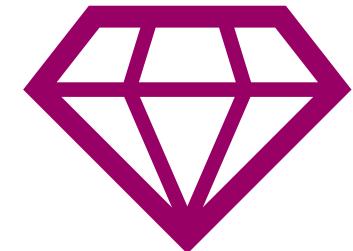
Purpose

Cartographic display of information characterizing
cadastral objects and cadastral values



Benefits

1. Easier comparison of cadastral objects spatially
2. More transparent cadastral values base indicators and object descriptive information which impacts cadastral values
3. Easier to see outdated information



Some of the thematic maps available in the portal

- Valuation zones (current and projected)
- Base indicators of valuation zones
- Projected cadastral values per one sq.m. (CADASTRAL VALUE MAP)
- Purposes of land use
- Primary purpose of use for buildings
- Building depreciation (current and projected)
- Real estate transactions that are used in the development of the cadastral value base



CADASTRAL VALUE MAP

**Projected assessed
values per one sq.m.**



MAIN PRINCIPLES IN CADASTRAL VALUE MAP



Grouped by the composition of the real estate object

- Buildings
- Land (parcels)



Mutually comparable objects

- Primary purpose of use for buildings
- Purpose of land use for land parcels



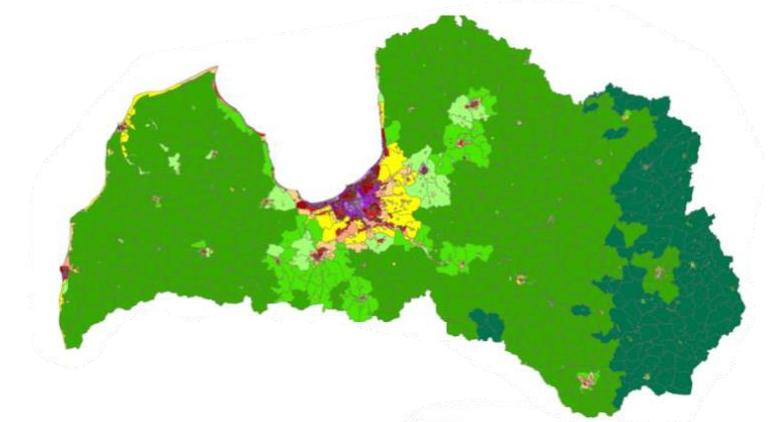
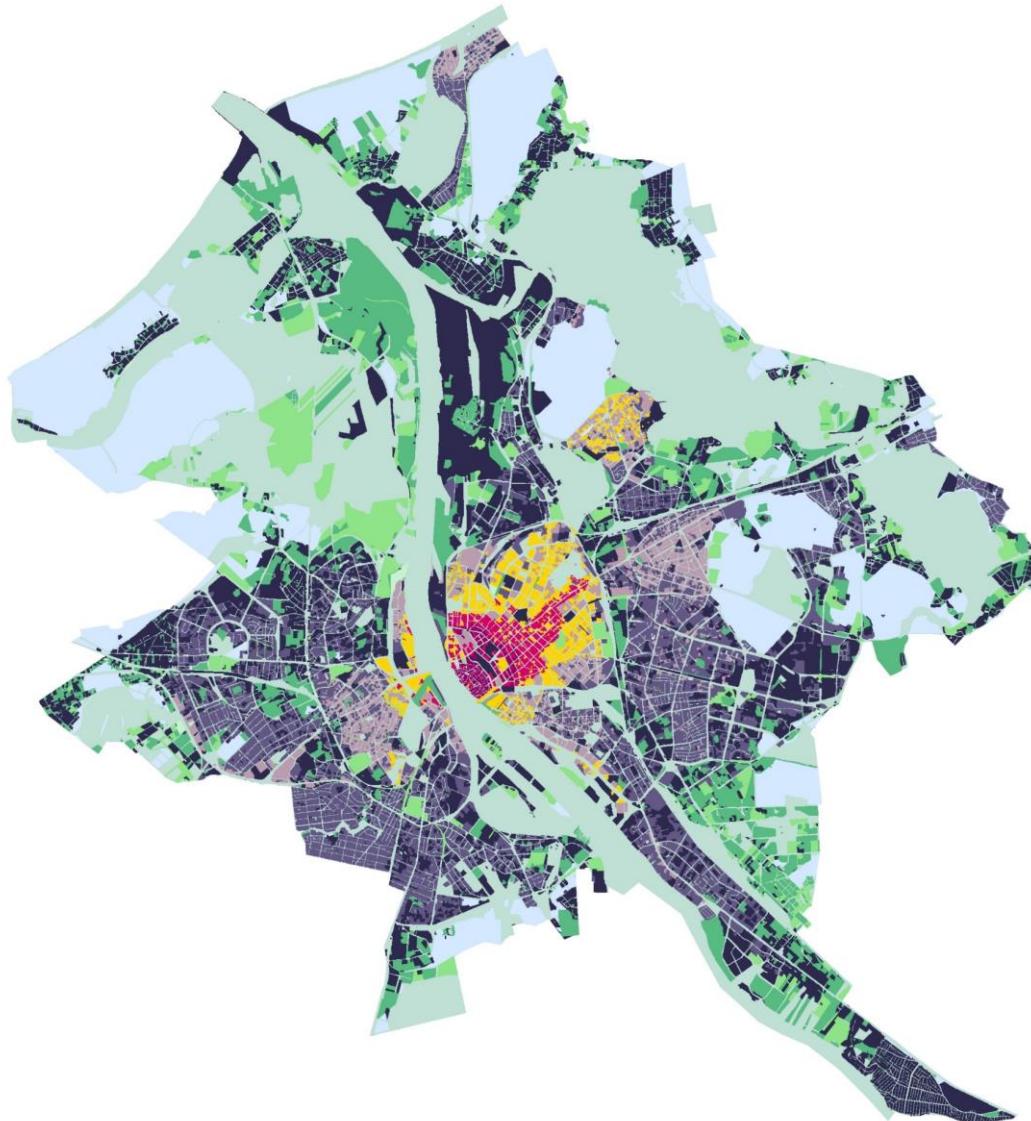
Additional factors which impact cadastral (assessed) values

- Amenities
- Depreciation
- Encumbrances
- Value correction coefficients
- Assessment of land quality for agricultural and forest land

A dark, atmospheric photograph of a field with a flock of birds in the background. The birds are silhouetted against a bright, hazy sky, possibly a sunset or sunrise. The foreground is a dark, textured field.

FACTORS THAT IMPACT CADASTRAL VALUES

LOCATION – VALUE ZONE



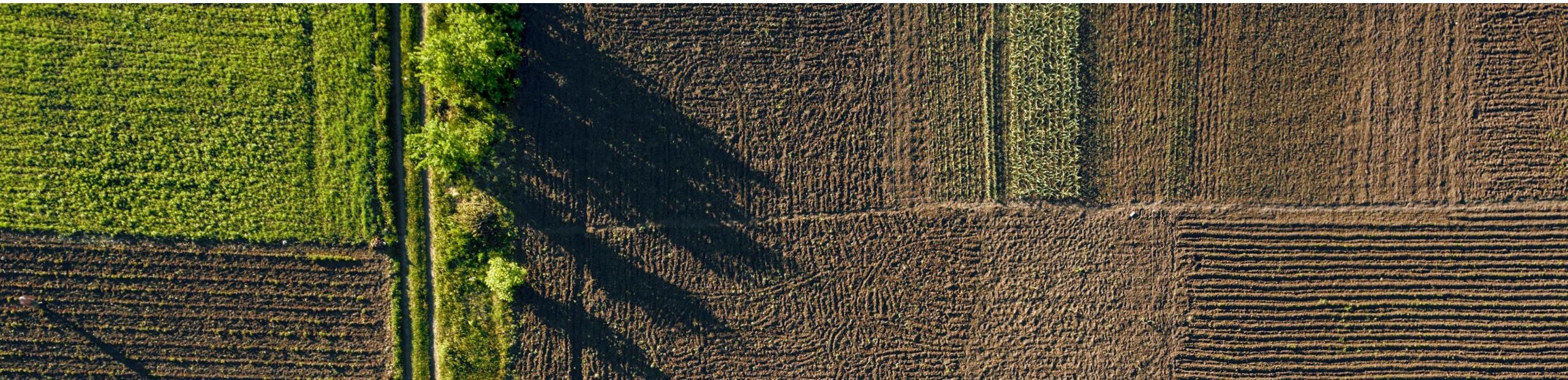
*Riga (Mežaparks) – Area with mainly individual residential buildings
Individual residential building land
CV ~ 100 EUR/sq.m.*



*Subate (town center)
Individual residential building land
CV ~ 1 EUR/sq.m.*

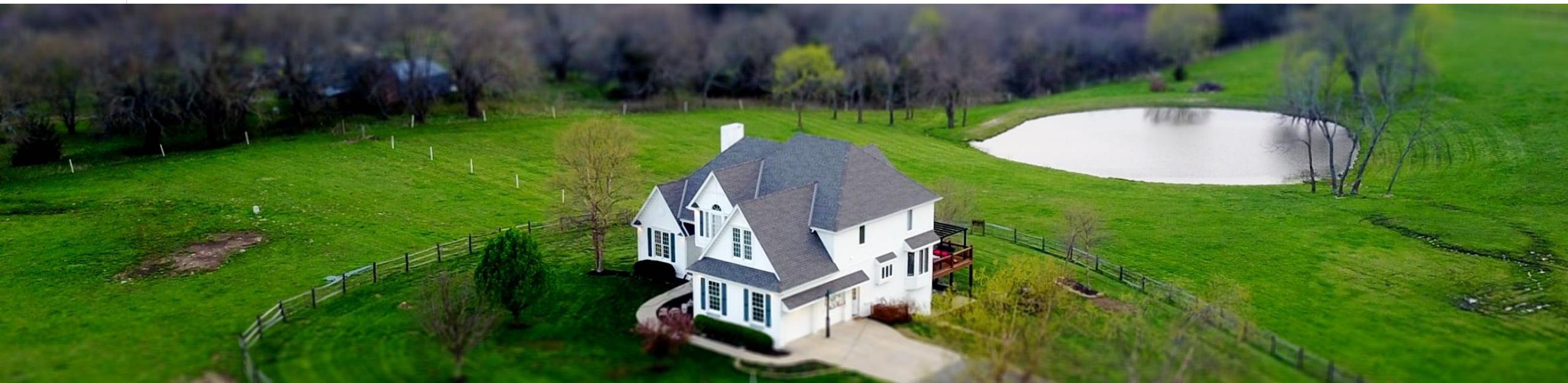
RURAL LAND

- Assessment of land quality
- Impact of residential house on rural land
- Encumbrances
- Explication (land cover):
 - Agricultural land (arable land, meadows, pastures)
 - Forest land
 - Other land (shrubs, bogs, land under roads, water bodies)
 - Land under fish ponds



BUILDING LAND

- Purpose of land use
- Area – standard area or bigger
- Encumbrances (including polluted land)



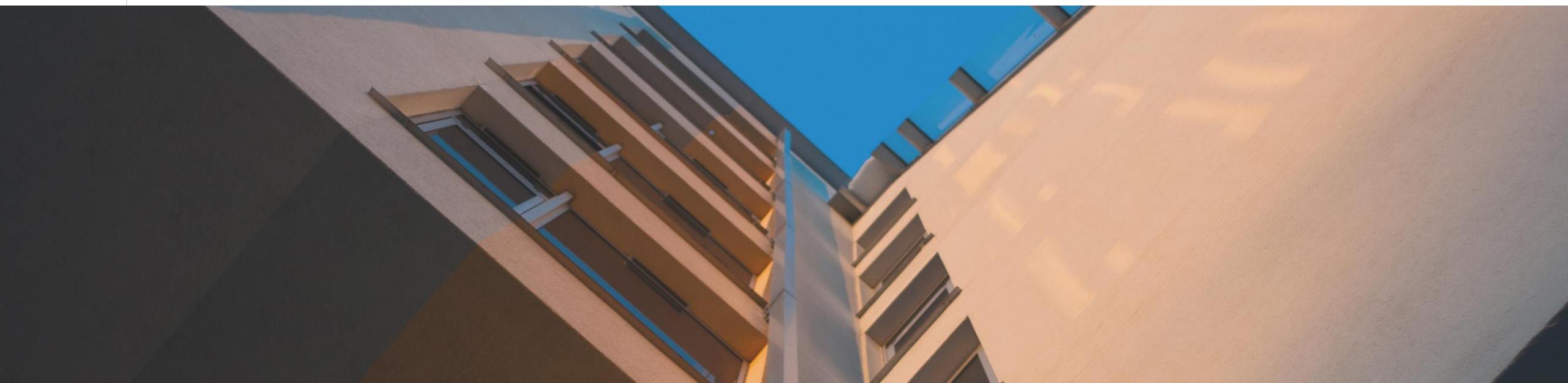
INDIVIDUAL RESIDENTIAL BUILDINGS

- Amenities
- Depreciation
- Encumbrances
- Year of construction
- Area distribution
- Exterior wall material



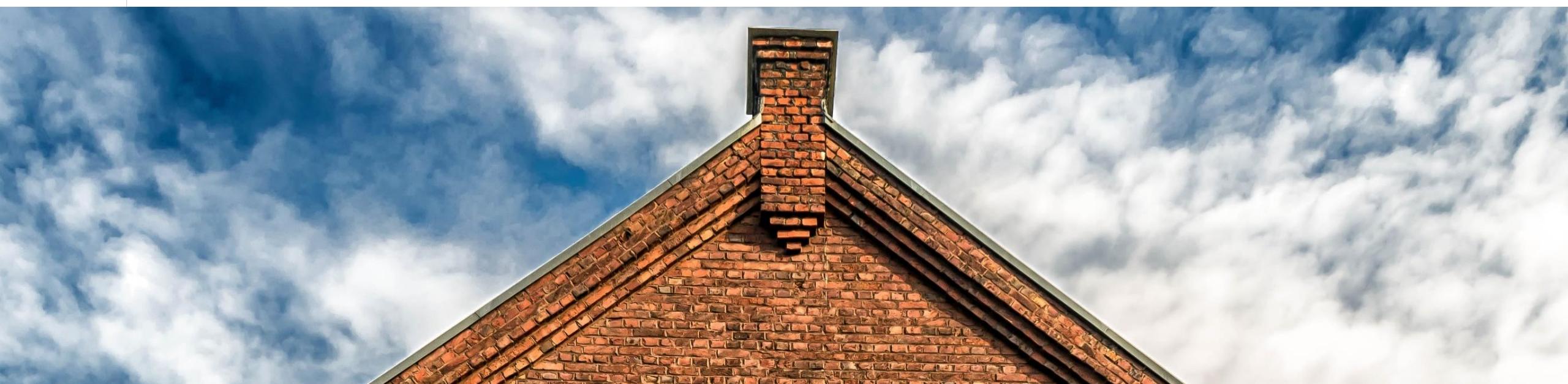
MULTIFUNCTIONAL BUILDINGS

- Depreciation
- Encumbrances
- Year of construction
- Exterior wall material
- Area distribution
- Floor of premise groups
- Amenities in premises



OTHER NON- RESIDENTIAL BUILDINGS

- Total area
- Depreciation
- Encumbrances
- Year of construction
- Area distribution



A wide-angle aerial photograph of a rural landscape at sunset. The sky is filled with dramatic, colorful clouds in shades of orange, pink, and purple. A single hot air balloon with a checkered pattern is visible in the upper left quadrant. The ground below is a patchwork of green fields, small farm buildings, and clusters of trees, stretching towards a distant horizon.

Cadastral value map

E-service in portal
Kadastrs.lv

E-service Thematic maps (1)

- E-services
- View thematic maps, select and download data

VZD e-pakalpojumi  Tematiskās kartes 

Mans kants    2022. gada 20. janvāris ▶ LV EN

1. Lūdzam izvēlēties vienu vai vairākas tematiskās kartes, kuras vēlaties pārlūkot:

Nosaukums	Cena, EUR	Lietot
Tematiskās kartes: Ēkas nolietojums	0.00	<input type="checkbox"/>
Tematiskās kartes: Lauksaimniecībā izmantojamās zemes vidējais kvalitatīvais novērtējums	0.00	<input type="checkbox"/>
Tematiskās kartes: Nekustamā īpašuma lietošanas mērķu karte	0.00	<input type="checkbox"/>
Tematiskās kartes: Pašvaldībām piekritīgā zeme	0.00	<input type="checkbox"/>
Tematiskās kartes: Rezerves fonda zeme un zeme reformas pabeigšanai	0.00	<input type="checkbox"/>
Tematiskās kartes: Ēkas galvenais lietošanas veids	0.00	<input type="checkbox"/>
Tematiskās kartes: Dzīvokļu pirkuma darījumi	0.00	<input type="checkbox"/>
Tematiskās kartes: Zemes un ēku pirkuma darījumi	0.00	<input type="checkbox"/>
Tematiskās kartes: Zemes pirkuma darījumi	0.00	<input type="checkbox"/>
Tematiskās kartes: Vērtību līmeņi KV bāzei 2022.g	0.00	<input type="checkbox"/>
Tematiskās kartes: Vērtību zonu apraksti	0.00	<input type="checkbox"/>
Tematiskās kartes: Projektētais nolietojums būvēm	0.00	<input type="checkbox"/>
Tematiskās kartes: 1m ² projektētās kadastrālās vērtības	0.00	<input checked="" type="checkbox"/>

Tālāk

E-services Thematic maps (2)



Projected assessed value per one sq.m. (Cadastral value map)

VZD e-pakalpojumi X Tematiskās kartes X

Lūdzu, neaizveriet pārlūka programmu. Tematiskās kartes būs pieejamas vēl **48:08** minūtes.

Kadastra informācijas sistēma

Valsts adrešu reģistrs

Kartes

Elektroniskie pakalpojumi

Portāla

Mans portāls

Palidzība

Lietotājvārds:

E-pasts:

Atslegties

Kartes darbības/rezultāti

Slāņi

Projektētā kadastrālā vērtība

- Projektētā kadastrālā vērtība ēkām (EUR/m²)
 - Dzīvojamās mājas
 - Komercēkas
 - Sabiedriskās vai publiskās ēkas
 - Ražošanas ēkas
 - Pārējās ēkas, t.sk. palīgēkas
- Projektētā kadastrālā vērtība zemei (EUR/m²)
 - Lauku zeme
 - Dzīvojamās apbūves zeme
 - Komercapbūves zeme
 - Sabiedriskās vai publiskās apbūves zeme
 - Ražošanas apbūves zeme
 - Pārējie NĒLM, zemes vienības ar vairākier

Meklēšana

Rezultāti

Riki

1 : 3,000

2058

RĪGA

X/N (m, ↑): 312619
Y/E (m, →): 506077

0 50 100m

Izmantoti VZD, LGIA dati



Assessed values of buildings

Residential buildings



Commercial buildings

Public buildings

Industrial buildings

Other buildings, including auxiliary buildings

Total area



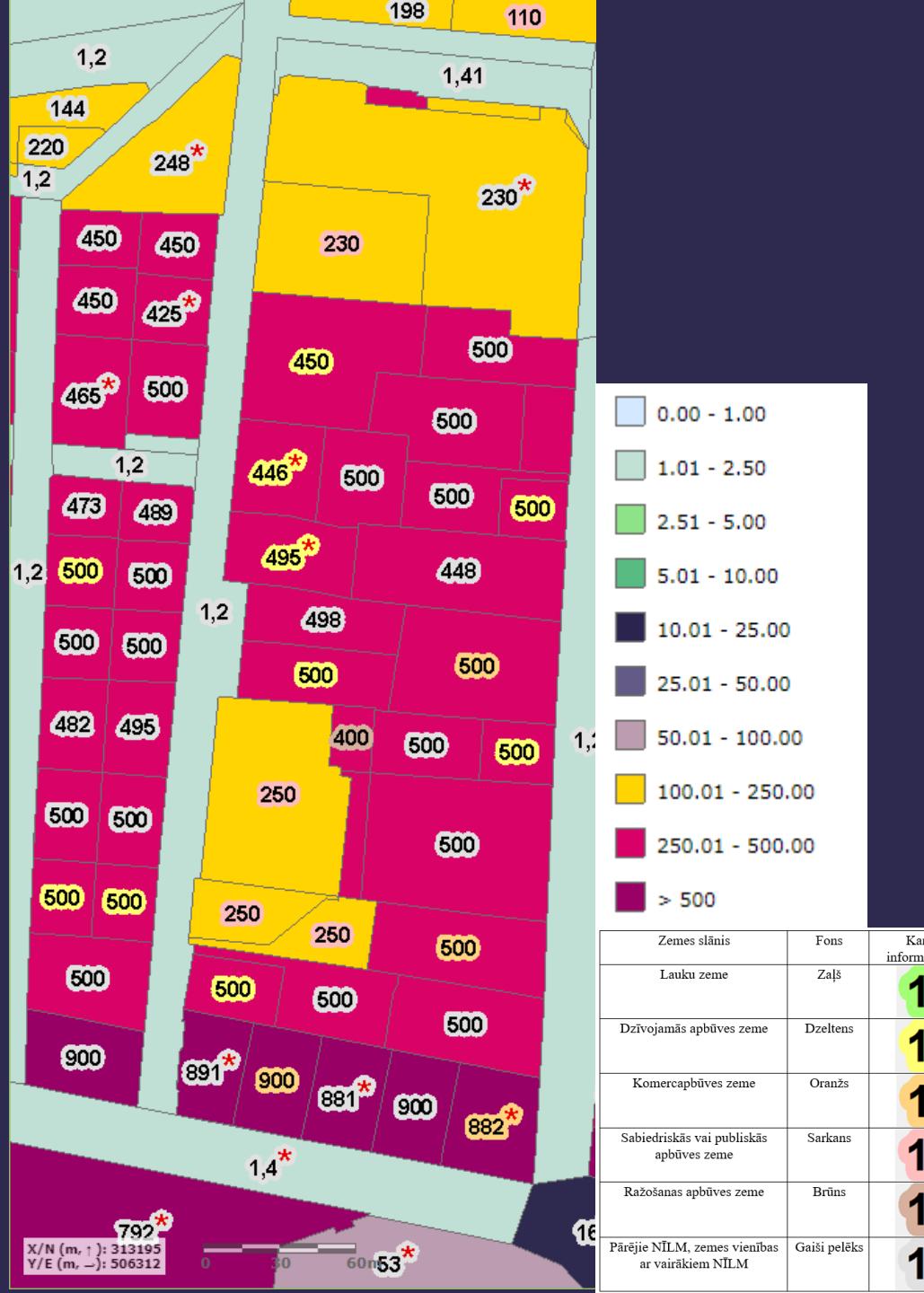
Depreciation

Amenities

Encumbrances

Ēku slānis	Fons	Kartē attēlotā informācija, piemērs
Dzīvojamās ēkas	Dzeltens	100
Komercēkas	Oranžs	100
Sabiedriskās vai publiskās ēkas	Sarkans	100
Ražošanas ēkas	Brūns	100
Palīgēkas	Gaiši pelēks	100

*Labels in different colour according to use of buildings



Assessed values of land

Rural land

Residential building land

Commercial building land

Public building land

Industrial building land

Others, including parcels with more than one land use



Area

Land use

Encumbrances

*Labels in different colour according to use of land



Valsts zemes dienests

Thank you for your attention!

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- ↗ www.vzd.gov.lv
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- 🐦 [@ZemesDienests](https://twitter.com/ZemesDienests)