Your property. At a glance.

Aachen · Cadastral section 3 · Parcel 165

PROPERTY REPORT PLUS · ENGLISH



Digital report · Online view and PDF. No printed delivery.

Cadastral area	**582 m²**

Privately prepared public data. Not an official extract.

Property overview

Aachen · Cadastral section 3 · Parcel 165

Public data compiled for this parcel. This is not an official extract, survey, valuation or binding assessment of development potential. Missing data and source errors remain unresolved.

Plus includes cadastral information, aerial imagery, standard land values, available flood and heavy rainfall information, nature reserves, and German/English online views and PDF downloads. Availability and dataset dates depend on the parcel and sources. Planning, land charges, contaminated sites and the land register are not included.

Cadastral area	**582 m²**
Parcel identifier	**05417100300165_____**
Municipality	**Aachen**
Cadastral dataset date	**20/06/2024**
Aerial imagery	**Retrieved**
Standard land value	**Retrieved**
Heavy rainfall	**Source unavailable**
River flooding	**Retrieved**
Nature reserves	**No matching data**

Parcel and location map



Turquoise: selected parcel. Grid north and scale bar; privately prepared map, not an official extract. The cadastral outline does not replace a boundary survey. Ownership, rights and permissions cannot be inferred from this map.

Recorded land use (official German description)	**Wohnbaufläche**

Source / licence: Geobasis NRW · ALKIS

Aerial imagery and dataset date



Adjacent tiles may have different dates. Imagery does not establish building condition, permissions or ownership.

Available flight date / flight period	**08.03.2025**
Ground resolution	**0.10 m/pixel**

Source / licence: https://www.wms.nrw.de/geobasis/wms_nw_dop

Open source / licence

Standard land values

Reference values for land, not a purchase price or building value. Query at an interior point; overlapping reference zones are listed separately. These are not combined into an individual property valuation. Reference characteristics establish neither development potential nor the contribution status of the specific parcel.

Source / licence: https://www.wms.nrw.de/boris/wms_nw_brw

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625 €/m²

Reference date 01/01/2026

Zone / location	**102038 / Hörn**
Reference land use	**Residential**
Development status	**Land ready for development**
Reference storeys	**I-II**
Reference width / depth	**15 m / 35 m**
Reference contributions	**Reference: development contributions (BauGB) and sewer connection contributions (KAG) settled.**
Valuation committee (official name)	**Der Gutachterausschuss für Grundstückswerte in der Städteregion Aachen**

Source / licence: https://www.boris.nrw.de/borisfachdaten/lgd/brw/2026/LGDBR_0_0530100_2026.pdf

Open source / licence

Heavy rainfall

The source could not be reached or its response could not be read unambiguously. This check remains open.

Modelled depths at sampled interior test points, not measurements or a parcel-wide maximum. Missing values and empty maps do not establish safety. Local detailed investigation remains necessary.

BKG model: sewer networks and infiltration are not considered. Product date in documentation: 2024; local model dates may differ. Exceptional event (100-year) and extreme event (90 mm/h).

Source / licence: © BKG 2026 · dl-de/by-2-0 (https://www.govdata.de/dl-de/by-2-0) · Datenquellen: https://sgx.geodatenzentrum.de/web_public/gdz/datenquellen/datenquellen_hwk_srg.pdf · Bearbeitung: Punktabfrage und Umrechnung cm in m · https://sgx.geodatenzentrum.de/wms_starkregen

Open source / licence

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Heavy rainfall map

Exceptional event (100-year event)



Turquoise: selected parcel. Numbered points: test points with depth data for this scenario. Empty maps do not establish safety.

Source / licence: © BKG 2026 · dl-de/by-2-0 (https://www.govdata.de/dl-de/by-2-0) · Datenquellen: https://sgx.geodatenzentrum.de/web_public/gdz/datenquellen/datenquellen_hwk_srg.pdf · Bearbeitung: Punktabfrage und Umrechnung cm in m · https://sgx.geodatenzentrum.de/wms_starkregen

Open source / licence

Open source / licence

Open source / licence

Heavy rainfall map

Extreme event (90 mm/h)



Turquoise: selected parcel. Numbered points: test points with depth data for this scenario. Empty maps do not establish safety.

Source / licence: © BKG 2026 · dl-de/by-2-0 (https://www.govdata.de/dl-de/by-2-0) · Datenquellen: https://sgx.geodatenzentrum.de/web_public/gdz/datenquellen/datenquellen_hwk_srg.pdf · Bearbeitung: Punktabfrage und Umrechnung cm in m · https://sgx.geodatenzentrum.de/wms_starkregen

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Flooding

Query at one interior test point, not an assessment of the whole parcel. No match / NoData does not establish safety.

North Rhine-Westphalia: three probability scenarios, depth values at one interior point. NoData is a missing depth value, not proof of safety.

Test point / EPSG:25832	**293044.90 / 5629610.27**
High probability	**No depth data**
Medium probability	**No depth data**
Low probability	**No depth data**

Source / licence: https://www.wms.nrw.de/umwelt/HW_Gefahrenkarte

Open source / licence

Flood map



Three probability scenarios overlaid; inspect each scenario separately for a detailed assessment.

Empty maps do not establish safety.

Source / licence: https://www.wms.nrw.de/umwelt/HW_Gefahrenkarte

Open source / licence

Nature reserves



The source supplied no matching data. Missing data does not establish absence of a value, hazard or restriction.

No geometrical NSG match for this parcel in the BfN dataset.

BfN dataset date: 2024. Generalised boundaries, not suitable for planning purposes. Only nature reserves (NSG) are checked, not landscape protection, Natura 2000 or water protection areas. No match does not establish absence of protection. Confirm current boundaries and regulations with the competent nature conservation authority.

Source / licence: Bundesamt für Naturschutz (BfN), Naturschutzgebiete 2024 · Bearbeitung: geometrischer Abgleich mit dem Flurstück · GeoNutzV: https://www.gesetze-im-internet.de/geonutzv/ · https://geodienste.bfn.de/ogc/wfs/schutzgebiet

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Further checks

Ask the municipality which current planning rules apply to this parcel and the proposed project. A decision to prepare a plan does not establish an existing development right. Missing planning sources or matches do not establish development potential.

Not checked: land register, ownership, land charges, contaminated sites, listed-building protection, building permissions and development contribution accounts. For water hazards, inspect basement entrances, light wells, low entrances and backflow protection on site. Confirm current nature reserve boundaries and regulations with the competent authority.

Sources and retrieval dates

Maps are retrieved separately when downloading the PDF. Map tiles and point queries may therefore have different retrieval times. Official names, addresses, source citations and original official remarks remain in German. English explanations are provided for the same data; the following original source notes are retained for traceability.

Report retrieved	**05/10/2026**
Coordinate system	**EPSG:25832**
Interior test point	**293044.90 / 5629610.27**

Aerial imagery — Retrieved

Source retrieved	**01/10/2026**

Source / licence: https://www.wms.nrw.de/geobasis/wms_nw_dop

Open source / licence

Source note (original German):

Bildflugdatum am Abfragepunkt. Der Ausschnitt kann benachbarte Bildkacheln mit anderen Ständen enthalten.

Standard land values — Retrieved

Source retrieved	**01/10/2026**

Source / licence: https://www.wms.nrw.de/boris/wms_nw_brw

Open source / licence

Source note (original German):

Punktabfrage innerhalb des Flurstücks. Mehrere überlagerte Richtwerte werden einzeln ausgewiesen; keine Wertermittlung.

Heavy rainfall — Source unavailable

Source retrieved	**01/10/2026**

Source / licence: © BKG 2026 · dl-de/by-2-0 (https://www.govdata.de/dl-de/by-2-0) · Datenquellen: https://sgx.geodatenzentrum.de/web_public/gdz/datenquellen/datenquellen_hwk_srg.pdf · Bearbeitung: Punktabfrage und Umrechnung cm in m · https://sgx.geodatenzentrum.de/wms_starkregen

Open source / licence

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Sources and retrieval dates - continued

Open source / licence

Source note (original German):

Starkregenquelle nicht erreichbar oder Tiefenantwort nicht eindeutig. Prüfung offen; kein Nachweis der Risikofreiheit.

Flooding — Retrieved

Source retrieved	**01/10/2026**

Source / licence: https://www.wms.nrw.de/umwelt/HW_Gefahrenkarte

Open source / licence

Source note (original German):

Nur eine Prüfstelle innerhalb des Flurstücks, keine flächendeckende Prüfung. NoData bedeutet keine Tiefenangabe; nicht Risikofreiheit.

Nature reserves — No matching data

Source retrieved	**05/10/2026**

Source / licence: Bundesamt für Naturschutz (BfN), Naturschutzgebiete 2024 · Bearbeitung: geometrischer Abgleich mit dem Flurstück · GeoNutzV: https://www.gesetze-im-internet.de/geonutzv/ · https://geodienste.bfn.de/ogc/wfs/schutzgebiet

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Source note (original German):

Kein geometrischer NSG-Treffer im BfN-Datenbestand für dieses Flurstück. BfN-Datenstand 2024, generalisierte Schutzflächen; nicht für Planungszwecke geeignet. Geprüft werden nur Naturschutzgebiete (NSG), keine Landschafts-, Natura-2000- oder Wasserschutzgebiete. Kein Treffer belegt keine Schutzfreiheit. Aktuelle Grenzen und Schutzverordnungen bei der zuständigen Naturschutzbehörde prüfen.