Folio

FREE PROPERTY CHECK

Santa Teresa

Santa Teresa · Cóbano · Puntarenas, Costa Rica

Costa Rica's public property maps, explained in plain English, before you make an offer.

CHECK ID	FOL-60146357-261107225006
GENERATED	7 Nov 2026
SCOPE	Free snapshot
FULL REPORT	21 pages · $29

✓ FREE MAP CHECK

A first look at this lot on Costa Rica's public maps. Owner, liens and title history are reviewed by a person in the $29 report. Folio is an independent research service, not a government agency.

CATASTRO NACIONAL	REGISTRO NACIONAL	MUNICIPALITY
✓	🔒	🔒

UNLOCK ALL — Full report · $29



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Your Lot on the Map

Finca 6-0146357, located on the national cadastre map and outlined on satellite imagery.



PROPERTY (FINCA)	AREA ON CADASTRE MAP	MAPPED PERIMETER	PLANO REF. ON MAP
6-0146357	1,098 m²	165 m	621540092019

Area and plano reference are the values attached to this parcel on the national cadastre map (SIRI). The Registry title can record a different area or a newer plano; the full report reads the title. A mapped boundary is not a land survey, and small shifts between map sources are normal. Generated 7 Nov 2026.

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What the Public Maps Show

Official map layers measured against your lot's mapped boundary on 7 Nov 2026. Each line says what the map shows, nothing more.

Outside the mapped 200 m coastal band

NO MAPPED CONFLICT

The mapped boundary is about 540 m from the IGN 1:5 000 coastline layer, beyond a 200 m band. The legal maritime zone line is set by IGN markers and the municipality, and is not verified here.

Protected area nearby

WORTH A CLOSER LOOK

Cabo Blanco (Area Marina de Manejo) is 461 m from the mapped boundary. Distance only; no overlap with the lot on the map.

Public road

NOT EVALUATED

Not checked in this free snapshot. The $29 report checks it.

Rivers and creeks

NOT EVALUATED

Not checked in this free snapshot. The $29 report checks it.

How to read this. No mapped conflict: the layer shows nothing touching the lot. Worth a closer look: something on the layer is near the lot. Potential map conflict: the layer overlaps the lot. Not evaluated: the layer is not published for this area, the map service did not respond when this check ran, or the check is only in the $29 report. No mapped conflict is not proof of unrestricted building rights.

Sources: IGN 1:25 000 hydrography (not retrieved) · IGN 1:5 000 coastline (retrieved 1 Nov 2026) · IGN 1:5 000 roads (not retrieved) · Registro Nacional declared public roads (retrieved 7 Nov 2026) · SINAC protected areas (retrieved 2 Nov 2026) · Dirección de Agua (MINAE) well database (retrieved 1 Nov 2026) · Catastro Nacional / SIRI parcel map (retrieved 7 Nov 2026). The sources do not publish a layer update date.

Want the records behind the map? Order the full report for finca 6-0146357

Nearby well records

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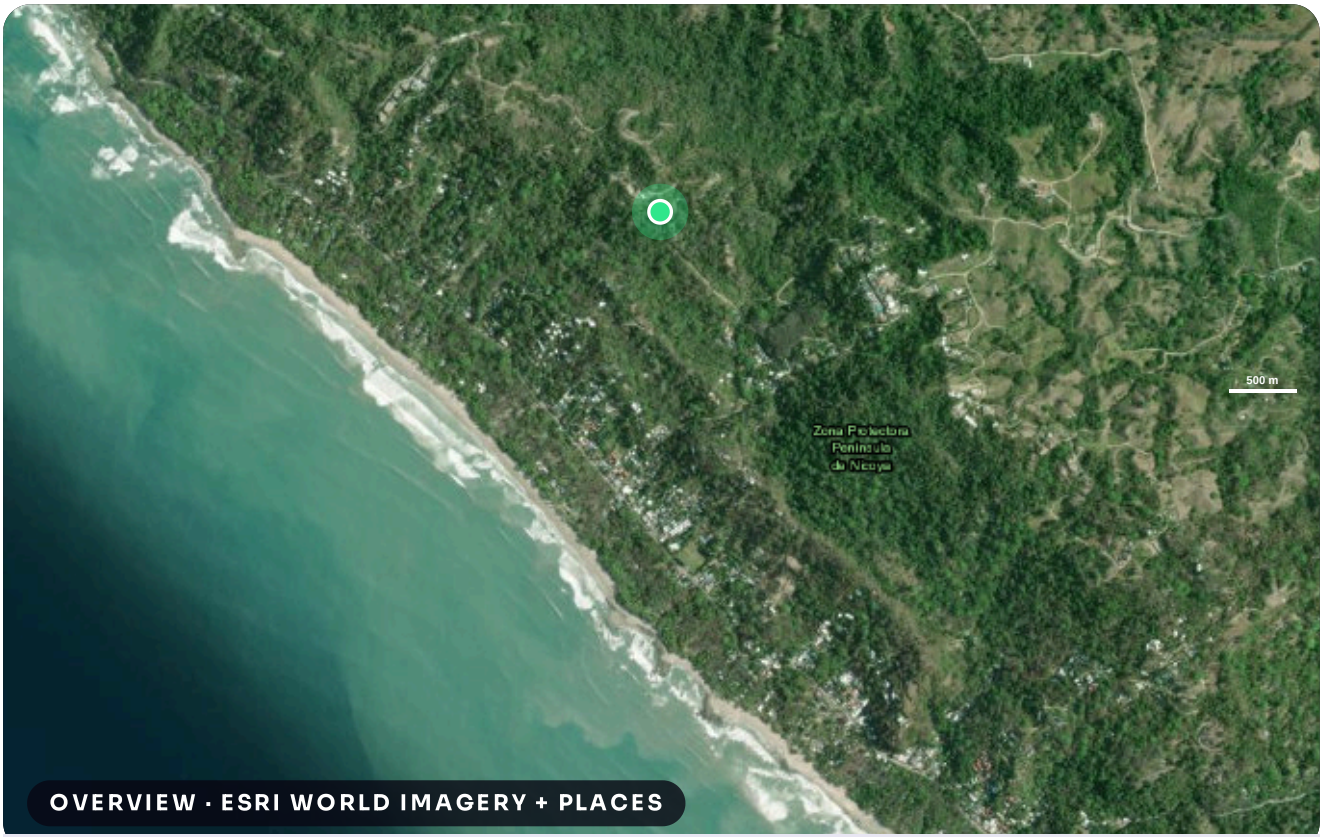


This property · Well record on the parcel · Well record within 100 m

Nearest well records beyond 100 m · 40 m reference ring · 100 m reference ring

The public Dirección de Agua database shows well related files near this mapped lot (the four nearest are labelled). These records do not show that a well is operating, authorised for extraction, or able to serve this property. The rings are indicative reference distances.

THE WIDER AREA



04 · STILL UNVERIFIED

What the Map Cannot Tell You

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The map helps you understand where the lot is. These questions about finca 6-0146357 need the property records, which the free check does not open.

Who is the registered owner?

Not reviewed in the free check. Requires the Registro Nacional title record.

Are there mortgages, liens or pending documents?

Not reviewed in the free check. Requires the current Registry record.

Does the registered plano match the mapped lot?

Not reviewed in the free check. Requires the plano details from the title and a cadastral comparison.

What has been registered on this title?

Not reviewed in the free check. Requires the available digital Registry history.

What does the registered value mean for property taxes?

Not reviewed in the free check. Requires the fiscal value on the title.

What is this lot's Folio Read grade?

Not calculated. The grade is part of the human reviewed report.

The $29 report investigates these questions using available official records and identifies findings, limitations and next steps. **Order the full report for finca 6-0146357**

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Documents to Request

These documents help your attorney assess the property. Ask for current copies, and agree who will obtain anything missing.

DOCUMENT 1

Current title extract (certificación literal)

Ask for a recent Registry extract and check its issue date. It can identify the registered owner and the entries recorded on the title. On its own it does not show that the person negotiating has authority to sign.

DOCUMENT 2

Registered survey plan (plano catastrado)

Ask for the current plan, with its number and survey details. A surveyor may be needed to confirm the boundaries on the ground.

DOCUMENT 3

Water availability

Ask for the current documentation from the water provider (AyA or the local ASADA) and any connection conditions.

DOCUMENT 4

Land use certificate (uso de suelo)

Ask for the applicable zoning and permitted use conditions from the municipality. Building permits and other approvals may still be needed.

Why an independent review matters

Documents supplied by a seller can be outdated or incomplete. The $29 report reviews the available public records independently and highlights what your attorney should confirm.

Unlock the Complete Picture

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Your free snapshot shows what the public maps say about finca 6-0146357. Here is what the full report adds from the official records.

7 **Free Snapshot**
THIS DOCUMENT

→

21 **Full Report**
HUMAN REVIEWED · PDF

WHAT YOU GET	FREE	$29 REPORT
Your lot on the map: boundary, area, perimeter	✓	✓
Site checks from public maps: coast band, protected areas	✓	✓
Rivers, creeks and public road on the maps	🔒	✓
Documents to ask the seller for	✓	✓
Registered owner & title	🔒	✓
Mortgages, liens & pending documents	🔒	✓
Registered history (digital record since 1994)	🔒	✓
Plano details & cadastral comparison	🔒	✓
Taxes on the registered value	🔒	✓
Folio Read risk grade	🔒	✓
Next-step recommendations	🔒	✓

FULL PROPERTY RECORDS REPORT

21 pages · human reviewed

A person reviews the official records for this finca and explains the findings, open questions and next steps.

$29
one time · this finca

Order for finca 6-0146357

Delivered by email within 24 hours

Folio is an independent research service, not a government agency, and this free check is not an official certification, title certification, survey, appraisal or legal opinion. It does not replace a licensed Costa Rican attorney or surveyor. Found a problem with the parcel shown? Write to hello@foliocostarica.com.