



PROPERTY RECORDS REPORT

Santa Teresa

Santa Teresa · Cóbano ·
Puntarenas, Costa Rica



REPORT
ID

FOL-2026-0421



GENERATED

27 Jun 2026



PREPARED FOR

John Smith



VERIFIED
AGAINST

**Costa Rica
public registries**



VERIFIED REPORT

Cross-checked against official Costa Rica public records.



REGISTRO
NACIONAL



CATASTRO
NACIONAL

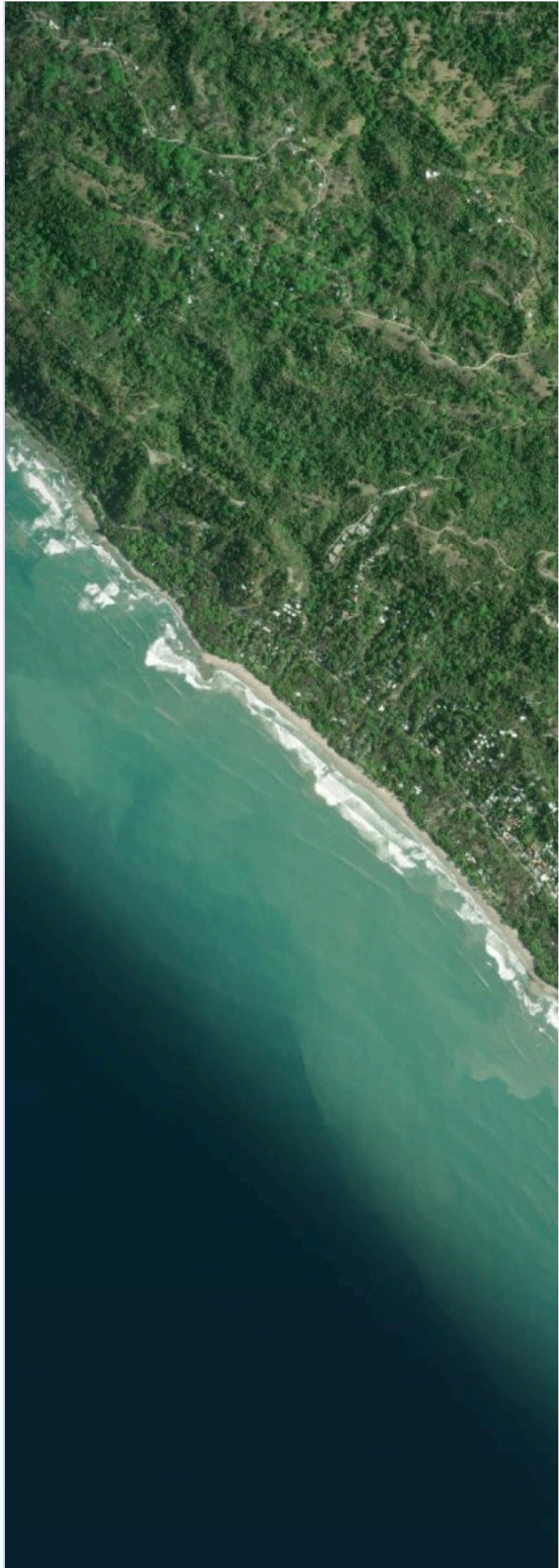


MUNICIPALITY
RECORDS



RETRIEVED

27 Jun 2026



At a Glance

FOLIO READ

B+

92 / 100

LOW RISK

Why this property received B+

- ✓ Outside the maritime zone (ZMT)
- ✓ Public road access
- ✓ Residential zoning
- ! Mortgage registered — verify payoff
- ✓ No judicial annotations
- ✓ Property taxes current
- ✓ Registered owner confirmed

Summary read

Titled land outside the 200 m maritime zone, residential zoning and public road access. One registered Bank mortgage (hipoteca) to close out; confirm the live payoff before you offer. No judicial liens, embargoes or annotations on the registry literal.

TITLE CLEAR**1 MORTGAGE, VERIFY****OUTSIDE ZMT**

RECOMMENDED ACTION

Safe to continue due diligence

Verify the live mortgage payoff before any offer. Based on the public records reviewed as of 27 Jun 2026.

Location & Parcel

The registered parcel boundary on satellite imagery from the Catastro / SIRI cadastre.



Source: Catastro Nacional / SIRI · World Imagery

Retrieved: 27 Jun 2026

**DISTRICT /
CANTON**

**Santa Teresa ·
Cóbano**

Puntarenas, Costa
Rica

**REGISTERED
AREA**

5,007 m²

perimeter 346 m

ACCESS

Public

MARITIME ZONE

Outside ZMT

Private titled land ·
about 250 m
inland

ZMT = Zona Marítimo Terrestre, the first 200 m from the coast (public + concession land, not titled freehold). **Finca** = the registered property; **plano catastrado** = its registered survey.

Key Property Details

Identity in the Registro Nacional and Catastro Nacional, grouped for a fast read.

PROPERTY

FOLIO REAL 6-078357-000	AREA 5,007 m²	PLANO CATASTRADO P-2148596-2019	FISCAL VALUE ₡168,400,000
--	---	--	--

OWNERSHIP

REGISTERED OWNER Inversiones Santa Teresa Verde S.A.	OWNER TYPE Sociedad anónima, dueño del dominio (100%)	OWNER ID 3-101-000000
---	--	--

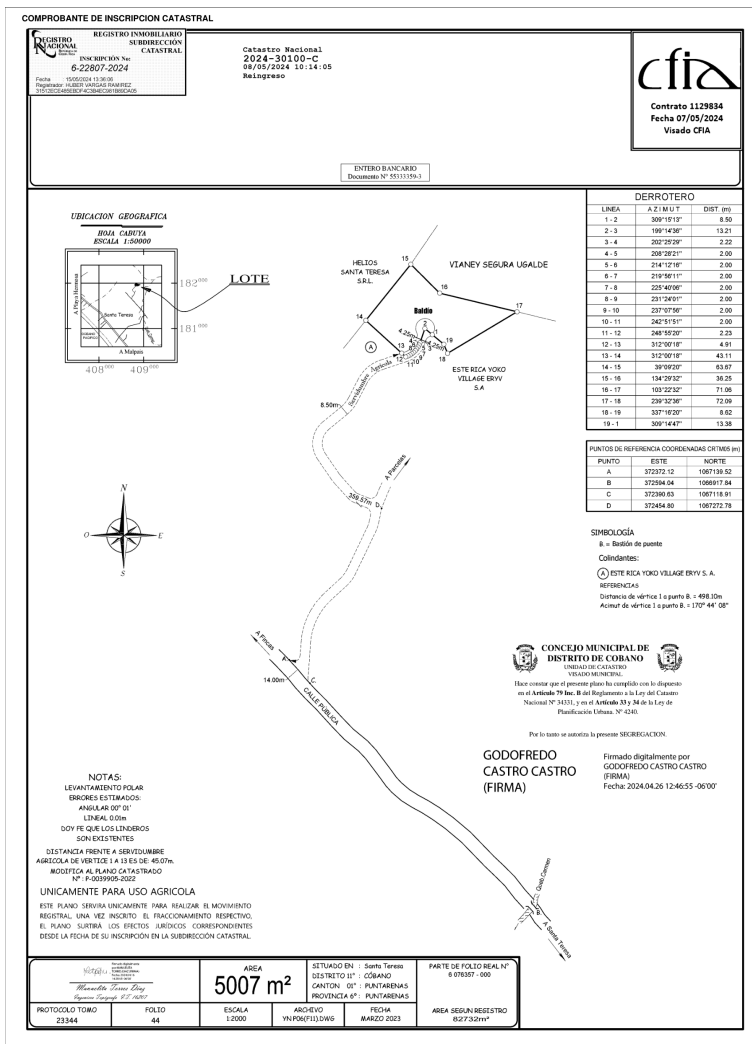
LEGAL

MORTGAGE 1 registered	ANNOTATIONS None found	CITAS / INSCRIPTION 2019-00284-01	ZONING Residential
--	---	--	-------------------------------------

Cross-checked against the Registro Nacional (Bienes Inmuebles literal) and Catastro Nacional · 27 Jun 2026.

Plano Catastrado

The registered cadastral survey, legal shape, bearings and area used at closing.



Source: Registered plano catastrado · Catastro Nacional

Retrieved: 27 Jun 2026

PLANO NUMBER

P-2148596-2019

AREA ON PLANO

5,007 m²

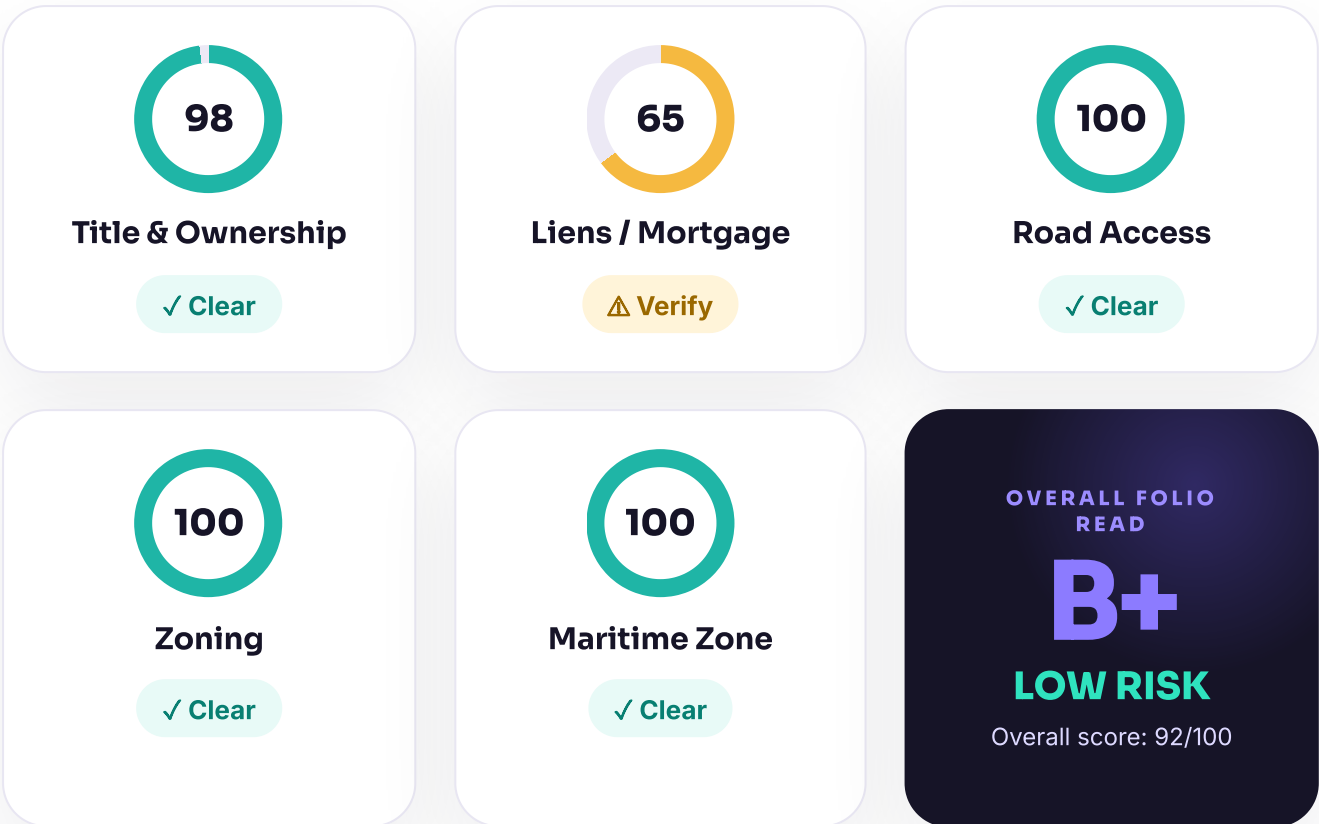
matches registry

DATUM

CRTM05

Risk Analysis

The Folio Read is the weighted sum of six factors. A flag on any one caps the grade until it is resolved.



FACTOR	SCORE (0-100)	PTS	WEIGHT
Title & ownership		98	25%
Liens / annotations		65	20%
Road access		100	15%
Zoning		100	15%
Maritime zone (ZMT)		100	15%
Municipality & taxes		100	10%
Folio Read (weighted total)		92	B+

Each factor is scored 0–100 from the public records, multiplied by its weight, and summed to the Folio Read. The single open item, the registered bank mortgage, is normal and resolvable; confirm the payoff live with the bank before closing.

Property Timeline

The chain of title and registered events, reconstructed from the Registro Nacional literal.

2019**Plano catastrado registered****CATASTRO NACIONAL**

Recorded in the public registry; reconstructed from the literal.

2021**Lot segregated from parent finca****REGISTRO · SEGREGATION**

Recorded in the public registry; reconstructed from the literal.

2021**Transferred to current owner****REGISTRO · TRANSFER**

Recorded in the public registry; reconstructed from the literal.

2023**Bank mortgage registered****REGISTRO · GRAVAMEN**

Recorded in the public registry; reconstructed from the literal.

2026**Records on file****FOLIO · REPORT**

Recorded in the public registry; reconstructed from the literal.

ZMT CLEAR

Outside ZMT

Inland lot, outside the 200 m maritime zone — titled land, not a maritime-zone concession. about 250 m inland.

Records

Exactly what we checked, and what each record shows.

✓ **No judicial liens or encumbrances beyond registered mortgage**
No court cases.

! **Mortgage: verify live payoff**
Request a live payoff letter before closing.

✓ **Property taxes current**
Confirmed with the municipality.

! **Uso de Suelo certificate recommended**
The municipal land-use certificate, recommended before any construction.

Services

Water (ASADA) ✓ Available

Electricity ✓ Available

Road access ✓ Public

Zoning ✓ Residential

Uso de Suelo cert ! Recommended

Documents

Plano Catastrado ✓ Verified

Registro Nacional literal ✓ Verified

Mortgage (hipoteca) ! Verify live

Tax standing ✓ Current

ZMT analysis ✓ Outside

Each item verified against its named official source · 27 Jun 2026. Liens and balances can change daily — confirm live before closing.

Your Next Steps

Your path from this report to a confident offer. Order any of these and a Folio specialist handles it.

FOLIO RECOMMENDATION

LOW RISK

Safe to continue to due diligence and offer. Based on the public records reviewed as of 27 Jun 2026.

What Folio recommends you order next

Attorney / notary review

Closing-day registry literal, SPA & escrow.

Live mortgage payoff

Exact balance letter from the lending bank.

Uso de Suelo certificate

Municipal land-use cert before any construction.

8 official sources cross-checked



Registro Nacional



Catastro / SIRI



MINAE — Aguas



Municipalidad



Hacienda



SETENA



SINAC



IGN / ICT

This is an informational records report, not a registered title certification, survey, appraisal, or legal opinion, and it does not replace a licensed Costa Rican attorney or notary. Some records (liens, balances) can change daily. Folio is an independent service, not affiliated with or endorsed by any government institution.