

WOONPRIJS

Woonprijs Property Report

Koolzaadstraat 16 3073DJ Rotterdam

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Highlights

<div>Estimated Value</div> <div>€ 357,000</div>	<div>WOZ Value</div> <div>€ 304,000</div>	<div>Energy Label</div> <div>C</div>	<div>Building Year</div> <div>1924</div>
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Property Details

BAG Registry Data

Surface Area	87 m²
Usage	woonfunctie
Address	Koolzaadstraat 16, 3073DJ Rotterdam
Building Year	1924

Energy Label Details

Label	C
Registered	25 Jun 2021
Valid Until	20 Jun 2031

WOZ Value

Current WOZ Value	€ 304,000
Reference Year	2024
2024	€ 304,000
2023	€ 285,000
2022	€ 272,000
2021	€ 237,000
2020	€ 173,000
2019	€ 161,000
2018	€ 156,000
2017	€ 142,000
2016	€ 117,000
2015	€ 116,000
2014	€ 116,000

Risk Analysis

Flood Risk

Risk Level	MEDIUM
Risk Zone	Flood Risk Area
Risk Description	Rhine type B - protected along main water system
Historical Flood Events	1 recorded flood event
Last Update	2021
Data Source	PDOK RWS Flood Risk APIs

Foundation Risk

Risk Level	High
Soil Type	Sea clay area
Soil Type (Abbr)	zk
Municipality	Rotterdam
Total Buildings in Area	14
Pre-1970 Buildings	14
Pre-1970 Percentage	100.00%
Risk Description	Voor het door u gezochte postcodegebied bestaat een actuele, meer gedetailleerde kaart. Zie de kaart van Rotterdam
Summary	High foundation risk. 100% of buildings built before 1970. This property was built before 1970 (built 1924) and requires foundation assessment.

This analysis provides indicative data based on area statistics and soil conditions. A professional foundation inspection is recommended, particularly for properties built before 1970.

Groundwater Monitoring

Monitoring Wells	100
Monitoring Networks	108
Data Source	PDOK BRO Groundwater Monitoring API

This area has 100 monitoring wells and 108 monitoring networks within 2km. This indicates comprehensive groundwater monitoring and reliable data about local groundwater levels. This property was built in 1924 and may have wooden pile foundations. Groundwater level changes can significantly impact foundation stability. Lower groundwater levels can cause soil compaction and foundation damage. Consider a professional foundation inspection.

Demographics

Population Overview

Total Population	14,045
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Cultural Background

Dutch Background	21.6%
Migration Background	78.4%
Western Migration Background	15.5%
Non-Western Migration Background	62.9%

World Regions

Africa	16.0%
America	19.4%
Asia	6.7%
Europe (excl. Netherlands)	36.3%
Oceania	0.0%

Specific Countries

Belgium	0.4%
Germany	0.6%
Indonesia	0.7%
Morocco	10.6%
Netherlands Antilles/Aruba	7.8%
Suriname	9.3%
Poland	3.3%
Turkey	21.7%
Other Western	10.4%
Other Non-Western	13.5%

Note: All percentages shown are calculated relative to total population, matching the website display.

Community Statistics

Population Overview

Population	14,120
Population Density	18177 per km²
Average Household Size	2.1
Urbanity Level	1 (very highly urban)

Age Distribution

Under 15	19.1%
15-24 years	15.5%
25-44 years	31.9%
45-64 years	23.6%
65+ years	10.1%

Note: For interactive age distribution charts, please visit the website.

Economic Indicators

Average Income per Person	€ 17,000
Median Wealth	€ 600
Average WOZ Value	€ 118,000

Housing Characteristics

Housing Stock Total	6,297
Owner Occupied	20.0%
Single Family Homes	34.0%
Apartments	66.0%
Total Rentals	80.0%
Social Housing	58.0%
Private Rent	22.0%

Accessibility & Services

Cars per Household	0.5
Distance to Supermarket	0.3 km
Distance to GP	0.4 km
Distance to Childcare	0.2 km
Distance to School	0.3 km
Schools Within 3km	38

Utilities & Environment

Average Electricity Usage	2140 kWh
Average Gas Usage	990 m³

Noise Analysis

Overall Noise Level (Lden)	46 dB (Quiet - like a residential neighborhood)
Road	46.0 dB
Rail	33.0 dB
Air	25.0 dB
Wind	0.0 dB
Night Road	37.0 dB
Data Year	2025
Data Freshness	Using 2025 data - most recent available

Leefbarometer (Livability)

Overall Livability Score	5/10
Physical Environment	5/10 (Dev: -0.03)
Environmental Quality	2/10 (Dev: -0.22)
Social Cohesion	4/10 (Dev: -0.08)
Safety	8/10 (Dev: +0.20)
Housing Quality	5/10 (Dev: -0.03)
Data Year	2024

Price Estimates

Huispedia Estimate

€ 325,000 - € 358,000

Realistic Property Value

CheckDitHuis Estimate

€ 355,000 - € 390,000

Estimated Range

Price Analysis Summary

Multiple valuation sources provide different perspectives on property value. Consider market conditions, property condition, and local factors when interpreting these estimates.

Bid Strategy & Letters

Please generate AI advice first to see bid strategy and professional letters.

Selling Strategy

Please generate AI selling strategy first to see pricing recommendations.