

Parcel RVN-TX-TRAVIS-980320 · Travis County, Texas

Report: SAMPLE-PROPERTY-INTELLIGENCE-REPORT **Built:** 2026-09-06

Run: RAVYN_GEO_HUNTER_PRODUCTION 1.0.0 · generated 2026-09-07T02:42:01Z

Queue: SELL_AS_INTELLIGENCE (RAVYN_RESERVED=NO)

This is a real parcel from the production Ravyn Geo-Hunter queue. Owner-of-record identity is masked; every other figure is shown exactly as recorded. Every figure carries a truth label: **AUTHORITATIVE** / **OFFICIAL_REFERENCE** / **CALCULATED** / **HEURISTIC** / **MIXED** / **UNKNOWN**. Anything not supported by the run record is marked **UNKNOWN**, with the source that would fill it named.

1. Executive Summary

RVN-TX-TRAVIS-980320 is a real Travis County, TX parcel — TCAD-published VACANT LOT, 0.2514 published acres, published market value \$92, situs "CORVALLIS DR 78747" (Austin 78747 area) **AUTHORITATIVE — TCAD**. In the production geo-hunter run it scored **33.84/100** (RAVYN_OPPORTUNITY_SCORE) with **DATA_CONFIDENCE 71.25** and was queued **SELL_AS_INTELLIGENCE** — a real, non-reserved parcel from the run's sellable inventory **CALCULATED**. The score is low, and the report says why in the open: change and distress components contribute 0 because no admitted source carries those records (sections 10–11), and hazards are county-level values applied at the parcel (section 8). The parcel's strengths per the run: a published vacant 0.25-acre lot in a platted subdivision with zero improvement burden, 1,198 addresses within 1 km, and nearest transport 10.0 m. The score is advisory input to diligence, not a buy or sell recommendation; every acquisition decision is the reader's, and this report asserts no title, zoning, survey, appraisal, or buildability determination.

2. Property / Parcel **AUTHORITATIVE**

TCAD record fetched 2026-09-06T20:15:57Z (source: Travis Central Appraisal District; fetch URL in section 18).

Field	Value	Label
Land type	VACANT LOT (land_state_cd C1)	AUTHORITATIVE
Area	GIS_acres 0.25140271; tcad_acres 0.25139999; legal_acre "2514"	AUTHORITATIVE
Published values	market_value \$92, appraised_val \$92, assessed_val \$92 (published by TCAD, not our determination)	AUTHORITATIVE
Improvement values	imprv_homesite_val 0; imprv_non_homesite_val 0; land_homesite_val 0; land_non_homesite_val \$92	AUTHORITATIVE
Legal description	"THAXTON SUBD (SMALL LOT) PHS 1 BLK B LOT 37" (sub_dec "THAXTON SUBD (SMALL LOT) PHS 1"; abs_subdv_cd S21457)	AUTHORITATIVE
Deed	deed_num null, deed_date null in the fetched record → deed date UNKNOWN	AUTHORITATIVE / UNKNOWN
Situs	"CORVALLIS DR 78747" — no street number published	AUTHORITATIVE
Geo id	0340060301; county_parcel_id TX-TRAVIS-980320; OBJECTID 353077	AUTHORITATIVE
Geometry record	Shape.STArea() 10,951.0576 — source-native square feet (cross-check: 0.25140271 ac × 43,560 ft²/ac = 10,951.1 ft², consistent); Shape.STLength() 596.19 (source units as published)	AUTHORITATIVE + CALCULATED
Owner of record	[MASKED] — a corporate LLC per the published record; owner name, owner id, and owner mailing address are masked in this sample	AUTHORITATIVE (PUBLISHED, MASKED)
TCAD detail page	https://stage.travis.prodigycad.com/property- detail/980320	OFFICIAL_REFERENCE

3. Map — partial record, honest note

The production run's queue record carries no centroid coordinates for this parcel (CENTROID_X / CENTROID_Y are null in the fetched TCAD row — the run fetched attributes, and geometry was not captured to the queue file) **[Q tcad]**. No map image is rendered from anything the record does not contain; no coordinates are invented.

What the record does provide for locating the parcel: TCAD-published situs "CORVALLIS DR 78747", subdivision "THAXTON SUBD (SMALL LOT) PHS 1 BLK B LOT 37", geo_id 0340060301, and the official TCAD detail page (linked above), which is the authoritative map reference. The TCAD MapServer query used by the run (returnGeometry=true; URL in section 18) is the direct path to the parcel geometry — fetching and plotting it is item 7 in NEXT DILIGENCE STEPS.

4. Physical Context AUTHORITATIVE + CALCULATED

- A vacant, platted subdivision lot: legal "THAXTON SUBD (SMALL LOT) PHS 1 BLK B LOT 37", 0.2514 published acres (about 10,951 ft² per the source's own Shape.STArea).
- No improvements published: all improvement values are 0 in the TCAD record.
- Elevation (real USGS 3DEP fetch): 178.369 m, 5 EPQS samples, fetched 2026-09-06 OFFICIAL_REFERENCE.
- Published TCAD entities flags "02,03,06,0A,2J,68" are reproduced as source fields; no interpretation of them is made here.

5. Building Context — what the record holds

- On-parcel buildings: the production run's queue file records no building-intersect computation for this parcel; per the published TCAD record the parcel is a VACANT LOT with 0 improvement values. A building-intersect check is named in NEXT DILIGENCE STEPS, not asserted here.
- Surrounding building stock (OFFICIAL_REFERENCE Overture): 4,736 buildings in the parcel's postcode market area (78747) — market context, not a count on the parcel.

6. Location OFFICIAL_REFERENCE

Within 1 km of the parcel: **12 places, 1,198 addresses**, nearest transportation segment **10.0 m**.

Market context (CALCULATED — the run's market-wave ranking over 79 Travis-area postcodes): market 78747 ranks **38 of 79** with wave score 57.3734. Volume inputs: 8,604 addresses, 4,736 buildings, 97 places, 1,417 transport segments, 1 real parcel present. Percentile inputs: address 55.06, building 56.33, parcel-presence 97.47, place 29.75, transport 51.27. The run's top-ranked market is 78704 (wave score 81.9937), then 78745 (80.981), 78702 (77.8165), 78723 (77.5), 78660 (76.5506).

7. Terrain OFFICIAL_REFERENCE (USGS 3DEP)

- Elevation 178.369 m at the parcel (5 EPQS samples, fetched 2026-09-06).
- Slope and aspect for this parcel: not recorded in this run's queue file → UNKNOWN. Deriving slope from the same USGS 3DEP samples is named in NEXT DILIGENCE STEPS; the certified enrichment precedent for a sibling parcel (475540) recorded real slope and aspect from the identical source, so the method exists.

8. Hazards OFFICIAL_REFERENCE (FEMA NRI v1.20, county level)

Travis County row (STCOFIPS 48453), applied at the parcel:

Hazard	EALS (published)	Rating	Favor (100 – EALS, run's documented transform)
Flood (IFLD)	99.01	Relatively High	0.9901
Wildfire (WFIR)	92.68	Relatively Moderate	7.3155
Wind (SWND)	96.43	Relatively High	3.5659
Soil	no FEMA NRI soil hazard exists	—	UNAVAILABLE (recorded, not fabricated)
Avalanche / Coastal flood	empty in the Travis County row	NOT_APPLICABLE	—

County context: RISK_SCORE 97.74, EAL_SCORE 98.51, rating "Relatively High"; county population 1,285,769.

Granularity caveat (stated, not hidden): these are county-level values applied at the parcel. They describe Travis County, not this specific 0.25-acre corner of it; no census-tract NRI rows were used.

9. Development Signals AUTHORITATIVE presence only

- TCAD public-record development fields present: 7 (abs_subdv_cd, appraised_val, assessed_val, land_type_desc, legal_desc, market_value, sub_dec), reported as published by the source, not our determinations; scored 12.5. (deed_num is null in this parcel's fetched row, so it is not among the present fields.)
- Market building volume 4,736 in 78747 — scored 37.5 OFFICIAL_REFERENCE .
- Entity chain found: true — scored 100.0 MIXED (OFFICIAL_REFERENCE + HEURISTIC) .

Entity chain (production run): 2 nodes — address_id 74de804e-f513-4c99-9aa3-38a58174accf ↔ county_parcel_id TX-TRAVIS-980320, link type HEURISTIC (spatial KNN + street/zip match). This is an entity-resolution link, not a title opinion.

No zoning determination is made anywhere in this report: no official zoning record was consulted by the run.

10. Distress Signals — UNKNOWN (honest)

All three DISTRESS inputs are UNAVAILABLE in the production run:

- **vacancy** — no admitted source carries vacancy records (challenger: Travis County Tax Office vacancy records; USPS vacant-address data, licensed);
- **tax_delinquency** — no admitted source carries tax-delinquency records (challenger: Travis County Tax Office delinquent tax roll);
- **foreclosure** — no admitted source (challenger: Travis County Clerk foreclosure filings; county trustee sales lists).

The component is an honest NULL and contributes 0 to the score. No distress figure is invented.

11. Change Signals — UNKNOWN (honest)

All three CHANGE inputs are UNAVAILABLE: **deed_recency** (TCAD rows carry deed_num but deed_date is null — for this parcel deed_num itself is null — so no recency can be computed; challenger: Travis County Clerk deed recordings with dates); **imprv_recency** (published record shows no improvement — VACANT LOT); **imagery_timeline** (no imagery timeline exists locally; the certified canary's STAC search over the parcel bbox returned 0 items — "catalog is empty"; challenger: NASA/USGS HLS imagery, NAIP aerial imagery). The component contributes 0. The run's own words: "recorded, not invented."

12. Opportunity Score CALCULATED

33.84_{/100}

RAVYN_OPPORTUNITY_SCORE

71.25

DATA_CONFIDENCE_SCORE

SELL_AS_INTELLIGENCE

QUEUE DISPOSITION

Component	Weight	Score	Status
CHANGE	0.10	0.0	all 3 inputs UNAVAILABLE
DEVELOPMENT	0.15	48.75	3/3 inputs admitted
DISTRESS	0.15	NULL (contributes 0)	all 3 inputs UNAVAILABLE
EXIT_OPTION	0.20	38.75	4/4 inputs admitted
LAND	0.15	81.25	4/4 inputs admitted
LOCATION	0.10	60.0	3/3 inputs admitted
RISK	0.15	3.9572	3/4 admitted; county-level hazard granularity

Recomputation: 0.10(0.0) + 0.15(48.75) + 0.15(0) + 0.20(38.75) + 0.15(81.25) + 0.10(60.0) + 0.15(3.9572) = 33.8436 → **33.84**, matching the published score.

Reading the score honestly: the two strongest components are LAND (81.25 — a published vacant lot with zero improvement burden) and LOCATION (60.0); the total is pulled down by components whose data simply does not exist yet (CHANGE 0, DISTRESS 0) and by the county-level risk transform. The score is what the admitted inputs support — no more.

Queue rule: real candidates ranked below the top-third keep band carry real intelligence value and enter the sellable queue ("real candidate ranked below the top-third keep band; carries real intelligence value"). In this run: 7 candidates, 4 real, 2 KEEP_FOR_RAVYN (177373 at 41.66, 475540 at 36.09), 2 SELL_AS_INTELLIGENCE (980320 at 33.84, 985825 at 31.41), 3 synthetic seeds REJECT (never scored).

13. Data Confidence CALCULATED (separate from the score)

DATA_CONFIDENCE_SCORE 71.25 — the weighted share of admitted inputs, exposed as its own number and never collapsed into the score:

Component	Admitted / Total	Share	Weight
CHANGE	0/3	0.0	0.10
DEVELOPMENT	3/3	1.0	0.15
DISTRESS	0/3	0.0	0.15
EXIT_OPTION	4/4	1.0	0.20
LAND	4/4	1.0	0.15
LOCATION	3/3	1.0	0.10
RISK	3/4	0.75	0.15

Weighted share = 0.7125 → 71.25 (recomputed here; matches). In plain terms: about 71% of the inputs the score would use were actually available for this parcel; the missing 29% is exactly the distress, change, and soil inputs named in sections 8, 10, and 11.

14. Potential Exit Strategies — context only, no valuation

No comparable-sales source is connected to this pipeline; no comp is consulted or synthesized, and therefore no exit valuation is computed here (a comp-based exit analysis would require appraisal/MLS comp data via an authoritative professional source).

What is presented instead, labeled:

- Liquidity context** (**OFFICIAL_REFERENCE** / **CALCULATED**): 8,604 addresses and 4,736 buildings in the 78747 market; market wave rank 38/79. Market liquidity is context, not an exit price.
- The parcel's own disposition:** SELL_AS_INTELLIGENCE — this parcel is offered as intelligence (this report's product), not as a purchase recommendation.
- Planning anchors** (**ESTIMATED** , from the verified playbook record): land-lead dossier bundle \$250–\$1,500 per docs/REVENUE-PLAYBOOK.md line 41; realized revenue to date \$0.00 — nothing sold, nothing received.

15. Risks — named with mechanisms

- Score 33.84/100 is a below-mid score; under the certified canary's advisory 60/100 screening bar it would be flagged below-bar (the production run instead uses top-third rank normalization with no absolute bar — both regimes are disclosed; they are not comparable numbers).
- Two of seven score components (CHANGE, DISTRESS) contribute 0 because their inputs are entirely unavailable — the score systematically under-represents parcels whose distress/change records are not yet sourced.
- Hazard inputs are county-level values applied at the parcel (granularity risk — see section 8).
- Entity-resolution link is HEURISTIC (KNN + situs match), not an official address match; the situs carries no street number.
- No title, zoning, survey, appraisal, or buildability determination exists in this report — each is a professional/official determination the buyer must obtain before transacting.
- No centroid geometry was captured in this run's queue record, so parcel-boundary verification from this report alone is not possible (section 3).
- Deed date is null in the fetched record — recency of ownership cannot be asserted (section 11).

16. Unknowns — named, not buried

Title status (requires a title professional); real tax-delinquency and vacancy records (Travis County Tax Office); zoning per official source (city/county verification); survey/boundary determination (registered surveyor); appraisal (licensed appraiser — TCAD values are published reference only); deed date (null in the fetched TCAD record); imagery change timeline (STAC catalog empty); comparable sales (no comp source connected); on-parcel building-intersect count (not recorded in this run); slope/aspect for this parcel (not recorded in this run's queue file); soil hazard (no FEMA NRI soil hazard exists).

17. Next Diligence Steps — prioritized

1. **Title search** — authoritative title professional (required before any transaction consideration).
2. **Official zoning verification** — city/county zoning authority for the platted subdivision lot.
3. **Survey / boundary** — registered surveyor; the run did not capture parcel geometry.
4. **Travis County Tax Office** — delinquent tax roll and vacancy records (fills the DISTRESS gap; challenger sources named by the run).
5. **Travis County Clerk** — deed recordings with dates (fills deed recency; challenger source named by the run).
6. **Appraisal** — licensed appraiser, if a value determination is needed; TCAD's \$92 is a published reference value.
7. **Parcel geometry fetch** — the run's own TCAD MapServer URL requests returnGeometry=true; plot the returned polygon to verify bounds and area.
8. **USGS 3DEP slope derivation** — same EPQS source the run used for elevation (method precedent: certified enrichment of sibling parcel 475540).
9. **Imagery timeline** — NASA/USGS HLS or NAIP aerial imagery (challenger sources named by the run).
10. **Comps** — appraisal/MLS comp data via an authoritative professional source (none is connected today).

18. Source Evidence

Ref	Path (activation root, read-only)	What it supplied
Q	/Users/wheeler/reports/pwios-revenue-activation-20260906T191713Z/02-geo-hunter/promotion/run-1/RVN-TX-TRAVIS-980320-queue.json	per-parcel record: score, confidence, components, tcad, usgs, chain, provenance
QO	/Users/wheeler/reports/pwios-revenue-activation-20260906T191713Z/02-geo-hunter/promotion/run-1/queue-output.json	run-level record: queues, candidates, market block, market_waves_top, per_source_confidence, challengers
MW	/Users/wheeler/reports/pwios-revenue-activation-20260906T191713Z/02-geo-hunter/promotion/run-1/market-waves.json	full market-wave ranking (79 postcodes)
D	/Users/wheeler/reports/pwios-revenue-activation-20260906T191713Z/03-ravyn-acquisition/D0SSIER-RVN-TX-TRAVIS-475540.md	verified sibling-parcel dossier (planning anchors, comp policy, terrain precedent)
SR	/Users/wheeler/reports/pwios-revenue-activation-20260906T191713Z/04-products/SAMPLE-REPORT-475540.md	certified sample-report regime context (60/100 advisory bar; rank-normalization rule)
M	/Users/wheeler/reports/pwios-first-cash-sprint-20260907T030210Z/00-baseline/MISSION.md	mission baseline (realized revenue state)

Run provenance (as recorded in the run, quoted): pipeline RAVYN_GEO_HUNTER_PRODUCTION 1.0.0; generated_at_utc 2026-09-07T02:42:01Z; production_database_touched: false; scratch database pwios_geohunter_probe; CODE_SHA 4a608071c700e0e622e47fa14261507fcb96ef79; candidate INPUT_HASH 7e140644d6954b8a299b3bbcd8e6df1cde8ff9b1b4e63d3332e306c0110ce06b; run INPUT_HASH 3c74a4b8522d6220f6c33edb0c77d94e777f8a4a058e57cc9f87d90a64ecbf28. Source timestamps (run record): tcad_fetches 2026-09-06T20:17:08Z; overture_slice 2026-09-05 10:40:53-07; fema_nri_county 2026-09-05T18:33:30Z (certified enrichment fetch; zip sha256 verified at copy); usgs_3dep 2026-09-06T20:17:08Z. Admitted sources by authority: travis_county_gis_tcad_parcel AUTHORITY (4 rows used); overture_2026-08-19_0_travis_slice OFFICIAL_REFERENCE (2,054,456 rows); fema_nri_v120_county_travis OFFICIAL_REFERENCE (1 row); usgs_3dep_epqs OFFICIAL_REFERENCE (4 rows); pwios_entity_resolution MIXED (6 rows).

Honesty boundary (this block is the contract — same wording as the offer page)

This report is property intelligence assembled from labeled public records. It is NOT an appraisal — published TCAD values are reference values, not value determinations (a licensed appraiser's job). It is NOT a title report or title opinion — owner-of-record is published data, not a title determination (a title professional's job). It is NOT a zoning approval — no official zoning record was consulted. It is NOT a survey — geometry is source data plus computed checks (a registered surveyor's job). It is NOT an inspection. It is NOT an engineering report. It is NOT a legal opinion, NOT tax advice, NOT investment advice, and NOT a buy/sell recommendation — the score is advisory, computed by deterministic rules over labeled inputs, and every acquisition decision is the reader's. If a figure is unknown, this report says UNKNOWN rather than guessing.

About this sample: Property used: **RVN-TX-TRAVIS-980320** (TX-TRAVIS-980320). Why: it is a real SELL_AS_INTELLIGENCE (RAVYN_RESERVED=NO) parcel from the production geo-hunter queue — a parcel this offer may actually sell intelligence on — and its per-parcel queue file carries the complete section-supporting record (score, components, confidence, TCAD facts, USGS terrain, FEMA hazards, location, market, chain, provenance). The other SELL_AS_INTELLIGENCE parcel in the run (985825) has an identical record structure but a lower score (31.41) and a 0.039-acre site; 980320's 0.25-acre subdivided lot makes the fuller demonstration. Owner-of-record name, owner id, and owner mailing address are masked per the sales-sample masking rule; the parcel's public situs, legal description, and source links are shown unmasked because they are the subject of the report. No other property was used.

SAMPLE — not for commercial distribution until owner approval. Produced from the read-only activation evidence root; the production database was not touched (production_database_touched: false).