AXLETE

EXTERNAL INTELLIGENCE BRIEF

Regional property *and entity intelligence*

An anonymized public-record evidence brief by Parallax Intelligence

DECISION QUESTION

Is the regional public-record foundation deep enough to support a bounded buyer-side opportunity or risk screen before confidential diligence begins?

75,593	2.54M	234,854
PARCEL RECORDS	ENTITY MASTER RECORDS	UNIQUE CITY PERMITS

PUBLIC RELEASE BOUNDARY

This edition reports verified aggregate statistics from a live local research corpus. Company, person, property, and engagement identifiers are withheld. No client-supplied information or private confidential business information is included. Read it as an evidence and capability brief, not as valuation, title, legal, or investment advice.

01 - EVIDENCE COVERAGE

The screen starts with measurable source coverage.

SCREENING BOUNDARY

Use this layer to decide where a closer look is justified. It does not establish value, title, beneficial control, causation, or legal standing.

SOURCE REGISTER

S-01	County parcel layer	75,593 parcel records	Snapshot 2026-07-08
S-02	Qualified-sales layer	13,812 sales records	2020-01-02 to 2025-03-07
S-03	State entity registry	2,536,169 masters / 16,150,752 filing events	Export 2026-06-30
S-04	City permit archive	234,854 unique permits / $13.11B valid value	2002-03 to 2026-08
S-05	Municipal report library	1,160 source reports / 28 rendered scans	Mirror 2026-09-25
S-06	Rental-license registry	2,742 license records / 198 STR-tagged	Source through 2026-09

CONTROL PATH

SOURCE — NORMALIZE — CONNECT — QUALIFY — BRIEF

Counts are corpus facts. Connections are qualified leads until the underlying records establish the relationship.

02 - RELATIONSHIP VIEW

Coverage becomes useful when records connect.

The graph separates direct record joins from candidate relationships that still require verification.



SOURCE RECORD PUBLIC DOCUMENT NORMALIZED LAYER CANDIDATE LINK

HOW TO READ THE CONNECTIONS

01 The 5,123 entity-to-parcel bridge rows accelerate triage; a normalized name match is a lead, not proof of ownership or control.

02 99.2% of valid permit value resolves to a parcel, enabling strong property context while preserving an explicit unresolved remainder.

03 The 14,011-title municipal index expands discovery; each relevant document still must be opened, sourced, and interpreted before use.

03 - QUANTITATIVE FINDINGS

The numbers narrow the work. They do not make the decision.

01 SUPPORTED S-04

$13.11B across 234,854 permits

Valid recorded permit valuation spans March 2002 through August 2026 after one flagged $150.2M outlier is excluded.

DECISION IMPLICATION

The time series supports scale and activity screening. Permit valuation is not actual spend, market value, or completion proof.

02 RECONCILED S-04

296 month-level audit rows

Permit counts and values retain a month-level reconciliation trail against printed municipal totals instead of hiding source differences.

DECISION IMPLICATION

The audit layer makes scope changes and extraction variance visible before a trend is used in a decision brief.

03 QUALIFIED LEADS S-01 + S-03

5,123 entity-to-parcel candidates

Normalized exact and fuzzy name matching creates a review queue across property and state entity records.

DECISION IMPLICATION

Use the queue to prioritize record review. Confirm identity, role, timing, and authority before asserting a relationship.

04 BOUNDED SIGNAL S-06

198 STR-tagged licenses - 7.2%

The rental registry contains 198 short-term-rental tags among 2,742 license records; STR dates run February 2020 to February 2025.

DECISION IMPLICATION

The segment is measurable, but its source window must be refreshed before current-market or compliance conclusions.

04 - DECISION USE AND NEXT QUESTIONS

Proceed to a bounded external screen.

The evidence base is deep enough to prioritize questions and records. It is not a substitute for confidential diligence, valuation, title, legal, environmental, or investment review.

01	Define the decision boundary	Name the buyer question, geography, time horizon, exclusion rules, and what would change the next decision.
02	Build the subject evidence set	Resolve relevant records while keeping supplied strategy, identities, and confidential business information private.
03	Verify material connections	Separate direct record joins, normalized matches, analyst hypotheses, and unresolved dependencies.
04	Escalate only what matters	Move high-value open questions into counsel, title, engineering, valuation, or other specialist diligence.

WHAT REMAINS PRIVATE

- SUBJECT NAMES + ADDRESSES
- CLIENT-SUPPLIED DATA
- COMMERCIAL STRATEGY
- NONPUBLIC CBI
- CASE-SPECIFIC CONCLUSIONS
- PRIVILEGED DILIGENCE

What do you need to understand before you move?

REQUEST THE BRIEF | CONTACT@AXLETE.COM

WWW.AXLETE.COM