CloudWinks

CLOUDWINKS · BUSINESS, FINANCE & COMMERCE

LandMan

Technical brief

LandMan is a multi-country registry of real estate and agricultural land for a company's acquisitions, starting with Paraguay, including land leased in or out. It keeps each property's parcels, measurements, prices, due diligence, appraisals, valuations and leases in one place.

1. Architecture in brief

LandMan is a Financial app with the land_ prefix; every data table is multi-tenant with a required owner, and views return nothing without a session user and are limited to the caller's owners and companies. Locations use ISO codes with geometry held in Roady. Property roles and appraisers point at Crux: each role row names exactly one Crux person or company, and appraisers are an extension of the Crux person with licence, certification, education level and jurisdictions. Foreign-key columns carry the app prefix, and every generated name passes the 63-byte check.

2. Service boundary and intake

Properties, tracts, registrations, area measurements and price snapshots are entered by the owning team; prices are append-only and multi-currency. Comparables carry typed adjustment rows (factor, amount, currency, basis and reason) instead of free-form data. The WorkerBee valuation agent writes an estimate labelled AVM with a low, point and high value, weighted comparables and a narrative; a property marked for a formal appraisal goes through TheBoss for a licensed appraiser's sign-off. Each due rent row posts through BeanCounter's posting function with the schedule row as its idempotency key; maintenance requests become TaskMaster tasks.

3. Data handled

The model holds properties, tracts with farm attributes such as water and mineral rights, soil, drainage, flood zone, wetland, conservation easements, crop history and irrigation, cadastral registrations, area measurements, price snapshots, buildings, due-diligence items, screening rubrics, property roles, appraisers, appraisals, comparables and comparable adjustments, valuations and valuation comparables, a property duplicate queue (land_dup_candidates), source listings, land-cover observations, leases and rent schedules. Road (driving) distance between places comes from Roady and is not stored in LandMan. Documents and reports belong to MediaMogul and TheReporter rather than to LandMan tables.

4. Integrations and ownership

Crux supplies every person and company, including tenants and appraisers. Roady supplies geometry and road distance; MediaMogul holds documents; TheReporter renders property summaries and appraisal reports; WorkerBee produces automated valuations; GoldenRule holds per-jurisdiction adjustment caps; TheBoss runs appraiser sign-off; TaskMaster takes maintenance; Conductor times rent posting into BeanCounter. DreamDrafter farm scenarios can point at a LandMan property and price snapshot. KeyKook provides the LandMan viewer, price-read and admin roles.

5. Security and access

Views fail closed, are owner- and company-filtered and leave out dates of birth, addresses and tax ids. Prices are readable only with the price-read role, and appraiser and party data are masked by role in every embedded control. The demo seed carries no password. Outreach to outside parties stays off by default. Old documents and seeds are archived with a pointer to the approved spec; nothing is deleted.

Competitive context

ALTERNATIVE	ITS FOCUS	CLOUDWINKS PRODUCT FOCUS
AcreValue	US farmland parcel data, comparable sales, soil data and automated land value estimates.	A private registry of the properties a company is acquiring or owns, in several countries, with leases and rent posted to its own books.
Regrid	Nationwide US and Canada parcel boundaries with ownership data.	Parcels, registrations, due diligence, appraisals and valuations tied to shared CloudWinks identity, maps and workflows.

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