fidelra.africa@fidelra.ai
fidelra.ai
linkedin.com/company/fidelra

LAGOS CITY TWIN / LAND

Land

Domain Guide

Inspect land use, zoning, tenure and servicing context before considering the limits of synthetic parcel values.

City	Lagos
Coverage	Public sample available
List price	$5,995 USD - standalone domain
Guide edition	Striped Donkey V5.89 - 7 September 2026

Use this guide

Read the documented coverage and limitations alongside the published sample and release evidence. Model counts and sample distributions describe their stated source and period. The final accepted order specifies licensed scope, usage rights, duration and delivery.

Useful questions

- Compare land use and zoning
- Inspect title and servicing status
- Review parcel size and valuation fields

Scope and limitations

Parcel carries a Ward link, not a latitude/longitude or polygon. Every "location" claim on this page is ward-level differentiation, not a mapped cadastral parcel - there is no interactive map because there is no real geospatial geometry behind it.

A city-specific dispute-risk mechanism is included for selected Lagos contexts where public evidence supports it. Exact locality coverage and risk weights remain controlled.

Catalog membership is not the same claim as "this outcome actually gets generated" - disclosed here, not implied by the catalog's existence.

Citywide value calibration is intentionally conservative where evidence is stronger at area level than for the whole city. The public site reports the evidence-quality boundary rather than publishing the calibration curve.

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01 How Land fits the City Twin.

FCTE models land as more than location - every Parcel carries a supported tenure, title status, land use, market value and (where the evidence supports it) a dispute-risk profile, inside the same connected City Twin™ as Housing , Construction and Households.

Land provides the spatial and economic foundation beneath housing, construction and business activity. Those domains can be analyzed against shared parcel and geography context; the physical relationship graph is controlled.

Lagos City Twin™ · 1940-2026

Supporting links

Housing

02 Known and possible relationships.

Connections follow the published domain scope. Optional, contextual and planned relationships retain their stated limits below.

Domain or context	Relationship and published scope
Ward placement	260 Lagos wards
Citizen	Parcel (documented relationship, mutually exclusive with BusinessOwner)
Business	Parcel (documented relationship)
Housing	HousingUnit
Construction	Project
Finance	TaxAssessment (references Parcel; NO_ACTION, no cascade)
Infrastructure	planned. The current public release does not assert direct parcel-to-infrastructure-asset traversal
Published scope	Dispute-risk context ↔ informal-sector conditions (Nigeria uses ward-level context during synthetic generation; internal methods remain controlled)

Supporting links

Housing

Construction

Taxation

Business

Finance

Infrastructure

03 Land has a legal, economic and urban life.

FCTE Land represents the ground itself - a synthetic parcel's tenure, title, use, value and (where the evidence supports it) dispute risk - not a mapped cadastral survey. Every fact below is grounded in the deployed domain release and its certification evidence, not a marketing simplification.

Parcel: ParcelCode, WardId, PlotSizeSqM - 77,976 synthetic parcels across Lagos, ward-keyed, not geo-coordinate-keyed.

A converged 10-value LandUseTypeCatalog (Residential, Commercial, Industrial, MixedUse, Public, Agricultural, Recreational, Institutional, Government, Wetland) shared by Lagos.

Nigeria's title-status catalog distinguishes CofO, Governors Consent, Informal, Disputed, and Government Reserve. These are genuinely different legal institutions, not one generic title bucket.

OwnershipTypeCatalog: Individual, Business, Government, Community - enforced directly by the data environment itself, tying ownership type to which owner field is populated.

Long-run market evidence, citywide value context and area-level calibration bands create a sourced longitudinal valuation context rather than a static parcel number.

DisputeRiskProfile a ward-keyed risk score grounded in the real, documented Omo Onile phenomenon.

Synthetic by design: FCTE land records are analytical representations. They are not cadastral records, legal titles, property searches, or representations of actual land ownership. If a capability isn't in the data structure below, this page doesn't claim it exists.

Land models the underlying urban asset and its supported legal/economic characteristics. Housing models the household's relationship with a dwelling. These are not two names for the same table.

Domain	Core Question	Key Objects
Land	What land exists, and under what tenure?	Parcel, TitleStatus, OwnershipHistory, DisputeRiskProfile
Construction	What gets built on it?	Project, Permit, Inspection
Housing	Where does a household live?	HousingUnit, Tenancy, Occupancy
Households	Who lives there?	Head, Spouse, Children, Other members

Supporting links

Housing

Households

04 Two land units in the same city can have very different realities.

Established areas can carry formal tenure and premium market context without implying a real cadastral record.

Rapid growth, informal tenure and dispute context can overlap in selected Lagos areas. Public pages expose the qualitative relationship while exact locality weights remain controlled.

Prevalence and servicing distributions are city-calibrated. Exact probability bands, locality coefficients and generation model weights are not public.

View Rule Documentation →

The public model distinguishes established formal areas, informal-tenure contexts and rapid-growth areas using evidence-backed categories. Exact ward-level weights and absence/baseline conventions are controlled.

Lagos land context	Public treatment
Established formal tenure	Baseline / lower-risk context
Informal or uncertain tenure	Elevated tenure-risk context
Rapid-growth corridor	Documented dispute context where supported

Lagos land context	Public treatment
Disputed title state	Modeled as a title/tenure condition

Supporting links

View Rule Documentation →

05 Land value changes as the city changes.

FCTE represents land-value change as a longitudinal index calibrated to available market evidence - not as a professional appraisal of any individual parcel. Public pages expose direction, period and evidence class while exact index formulas and locality multipliers remain controlled.

Land-use-charge and valuation evidence provide fiscal context for Lagos land analytics. Exact adjustment mechanics remain controlled.

Legal, planning and tenure evidence anchors the public land-status model.

Published market and historical evidence anchor direction and relative area context.

Open Land Evidence Catalogue →

Area context	Public value band	Basis
Established premium area	Premium	Observed market / qualitative evidence
Rapid-growth area	Growth-sensitive	Observed market direction
City baseline	Baseline	Citywide longitudinal context

Supporting links

Open Land Evidence Catalogue →

06 From city to ward to land.

Representative public records illustrate land-use, tenure and value context. Physical identifiers, exact live counts and calibration mechanics are not published; these are not cadastral or legal property records.

Explore Land Data →

Public entity family	Represents	Disclosure boundary
Parcel context	Synthetic land unit, use and geography context	Physical parcel identifiers and geometry fields are controlled
Ownership & title	Ownership history and title-status context	Physical ownership keys and transition mechanics are controlled
Valuation & tax context	Longitudinal market-value and land-tax context	Exact index formulas and calibration parameters are controlled
Risk & dispute context	Encumbrance and dispute-risk context	Exact risk assignment rules are controlled

ParcelCode	LandUseType	TitleStatus	MarketValueLocal
LOS/155/01187	Residential	Informal	NGN 38,000,000
LOS/053/00926	MixedUse	CofO	NGN 2,150,000,000

Supporting links

Explore Land Data →

07 Does the synthetic land system resemble the city?

Land is one of the cleanest domains in FCTE today - 10/10 structural checks and 7/7 realism checks pass in Lagos, 0 FAIL, 0 WARN. That clean result took several real, disclosed bug fixes to reach (see Limitations for what's still out of scope, not what's broken).

Open Land Realism Report →

The full certification check-L10 structural battery plus the 7-check certification check-R07 realism battery run live against Lagos release.

10 structural checks (certification check-L10) run live in Lagos, 0 FAIL. A separate 7-check realism suite (certification check-R07) passes fully - certification check is informational (cross-city encumbrance parity), not a PASS/FAIL gate.

Explore Every Land Check →

Related: Lagos's parcel valuation had zero relationship to ward affluence until a 2026-07-27 fix - see the correlation move from −0.019 to 1.009, all 77,976 Lagos parcels repriced →

• certification check / L03 - resident/business owner reference integrity: 0 violations, Lagos

• certification check - no parcel has both owner types set: 0 violations, Lagos

• certification check - no parcel still owned by a deceased citizen: 0 violations, Lagos

• certification check - MarketValueLocal ≥ 0 where populated: 0 violations

• certification check - land-tax bill amount > 0: 0 violations, Lagos

• certification check - value-affluence correlation: PASS, Lagos

• certification check - land-use mix non-degeneracy (≥4 distinct types, largest ≤70%): PASS, Lagos

• certification check - formal tenure serviced more than informal: PASS, Lagos

• certification check - ownership transaction date within epoch-NowDate: 0 violations, Lagos

• certification check - OwnershipHistory chronological consistency: 0 violations, Lagos

• certification check - ward coverage ≥95%: PASS, Lagos

Supporting links

Open Land Realism Report →

Explore Every Land Check →

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08 Synthetic land is not a cadastral register.

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Citywide value calibration is intentionally conservative where evidence is stronger at area level than for the whole city. The public site reports the evidence-quality boundary rather than publishing the calibration curve.

An earlier release showed an implausible encumbrance distribution. The release was corrected and the change remains visible in version history; the internal reconciliation method is controlled.

No synthetic land unit corresponds to a real registered parcel, title or property unless explicitly documented otherwise. Title status, dispute risk and market value are all modeled analytical characteristics, not legal facts about any real place.

View All Land Limitations →

Supporting links

View All Land Limitations →

09 From empty ground to urban life.

A real Government-use parcel, ZC2 zoning, 4,177 sqm - currently live on Lagos.

Real OwnershipHistory rows: Citizen 7212863 held it by InitialGrant, then Citizen 19989204 acquired it by Sale - two dated, real transfers on the same parcel.

Parcel value context changes with the city and area through time; exact adjustment mechanics are controlled.

project-to-land relationship and certification check relationship link real built stock back to this ground.

A household occupies the dwelling; citizens live their lives on top of what land made possible.

Land → Building → Home → Household → Citizen.

Available as Standalone Domain · Multi-Domain Bundle · Full City Twin™

Supporting links

Explore This Record →

View the analysis example →

See the Evidence →

Review licensing & delivery details →

View Pricing & Licensing →

Browse Land Data →

Explore Multi-Domain Access →