

LAND & PROPERTY DATA ANALYSIS / REPORTING & QA

From Raw Data to Decision-Ready Reports.

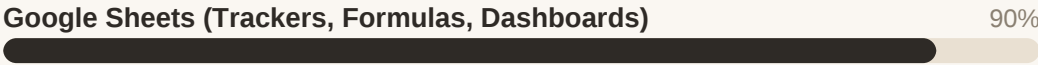
Comp sheets, pricing models, trackers, and QA'd reports, a look at how I turn raw data into something a reviewer can trust.

Jace Gan

ghilliannejace.gan@gmail.com

What I Bring

I build the trackers, reconciliations, and QA checks that keep data trustworthy, then apply that discipline to land and property data: pulling comparables, building pricing models, and cleaning records before they reach a report.



Tools

- Google Sheets
- Zillow
- Redfin
- Google Workspace



Example: Land Comp Sheet

Real sold vacant-land comps pulled from Redfin (Battle Creek, MI). Grouped by acreage band for benchmark pricing.

Comp Sheet - Battle Creek MI • Saved to this PC													
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A1 Address													
	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Address	County, State	Acreage	Sale Date	Sale Price	Price/Acre	Band						
2	5 Acres VI Collier Ave	Battle Creek, MI	5.00	03/12/25	\$67,500	\$13,500	5-10						
3	8324 White Rabbit Rd	Battle Creek, MI	5.45	07/01/25	\$60,000	\$11,009	5-10						
4	2275 Hamilton Rd	Battle Creek, MI	6.89	06/05/25	\$109,000	\$15,820	5-10						
5	12800 Minges Rd S	Battle Creek, MI	7.91	06/06/26	\$60,000	\$7,585	5-10						
6	VL Waubascon Rd Lot#wp001	Battle Creek, MI	12.50	11/18/25	\$85,000	\$6,800	10-20						
7	7805 E Dr N	Battle Creek, MI	17.07	09/08/25	\$82,000	\$4,804	10-20						
8	V/I Stone Jug Rd	Battle Creek, MI	17.40	02/10/26	\$150,000	\$8,621	10-20						
9	V/L Watkins Rd	Battle Creek, MI	20.49	12/09/25	\$200,000	\$9,761	20-30						
10	V/I H Drive North	Battle Creek, MI	32.88	01/06/26	\$210,000	\$6,387	30-50						
11	Bellevue Rd	Battle Creek, MI	40.00	07/29/25	\$284,000	\$7,100	30-50						
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Example: Blended Pricing Sheet

Same real comps, priced: band PPA to market value, a roughness discount, then a conservative offer.

AutoSaveOff

Comp Sheet - Battle Creek MI • Saved to this PC

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Conditional Formatting

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Check

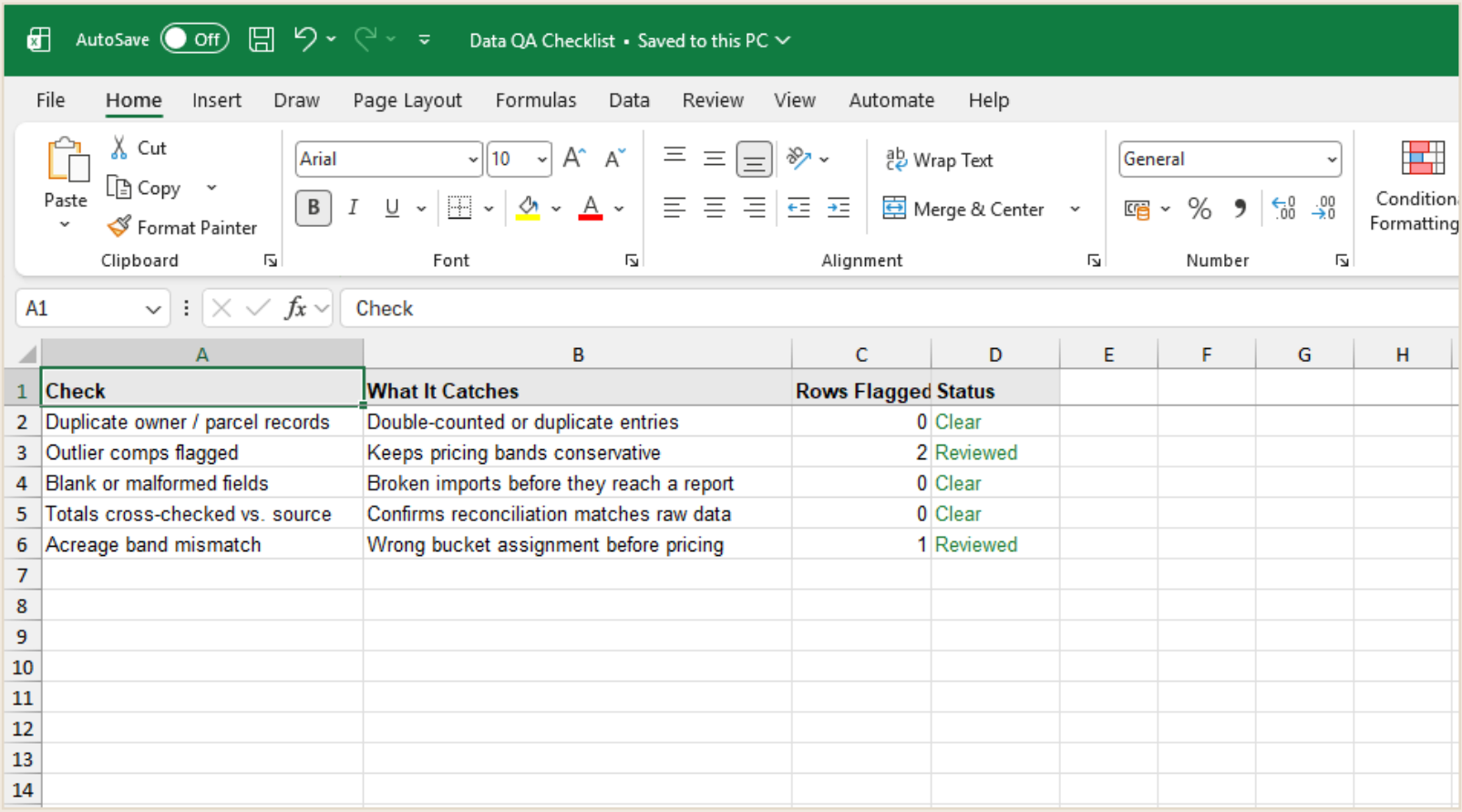
A1

Parcel ID

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Parcel ID	Acreage	Comp PPA	Market Value	Roughness Disc.	Blended Value	Discount %	Custom Offer						
2	BC-1005	5.45	\$11,071	\$60,337	8%	\$55,510	58%	\$23,314						
3	BC-1012	6.89	\$11,071	\$76,279	10%	\$68,651	60%	\$27,461						
4	BC-1019	7.91	\$11,071	\$87,572	12%	\$77,063	62%	\$29,284						
5	BC-1103	12.50	\$8,070	\$100,875	9%	\$91,796	57%	\$39,472						
6	BC-1127	17.07	\$8,070	\$137,755	11%	\$122,602	61%	\$47,815						
7	BC-1156	20.49	\$6,138	\$125,768	13%	\$109,418	63%	\$40,485						
8	BC-1204	32.88	\$4,735	\$155,687	10%	\$140,118	59%	\$57,448						
9	BC-1231	40.00	\$4,735	\$189,400	12%	\$166,672	60%	\$66,669						
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Example: Data QA Checklist

Illustrative log, checks I run before a dataset or report is finalized.



Data QA Checklist • Saved to this PC							
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A1 : X ✓ fx Check							
1	Check	What It Catches	Rows Flagged	Status			
2	Duplicate owner / parcel records	Double-counted or duplicate entries	0	Clear			
3	Outlier comps flagged	Keeps pricing bands conservative	2	Reviewed			
4	Blank or malformed fields	Broken imports before they reach a report	0	Clear			
5	Totals cross-checked vs. source	Confirms reconciliation matches raw data	0	Clear			
6	Acreage band mismatch	Wrong bucket assignment before pricing	1	Reviewed			
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14							

Let's Work Together

ghilliannejace.gan@gmail.com

Available for land & property data analysis, reporting, and data QA roles