

Riley County Development Trends

September 2007

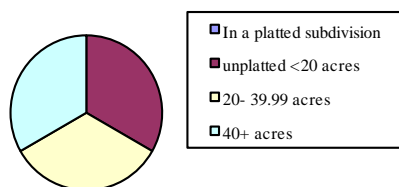
Introduction

The purpose of this report is to illustrate the current residential building activity occurring in Riley County. The primary focus is to demonstrate the number of building permits issued over the course of a month/year, and the size and status (platted/unplatted) of the tract for which the permit was issued.

Current Activity

The development trends of September were similar to those of August, in that one (1) building permit was issued for month. As indicated in Chart I, the was issued for a tract of land 20-40 acres

**Residential Building Permits Issued
May 2008**



2007 only the permit in size

Chart I

Comparison with Previous Years

Similar to 2005, the month of September 2007 was below the total average (3) of residential building permits issued.

Chart II

**Total Residential Building Permits
May**

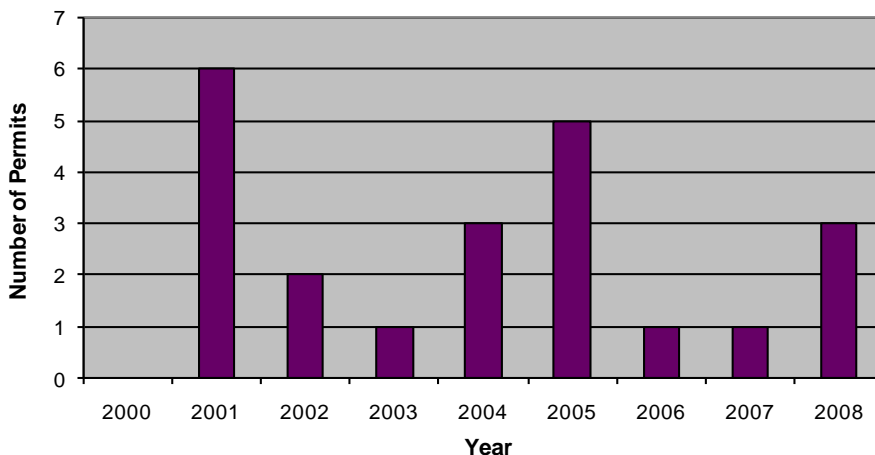
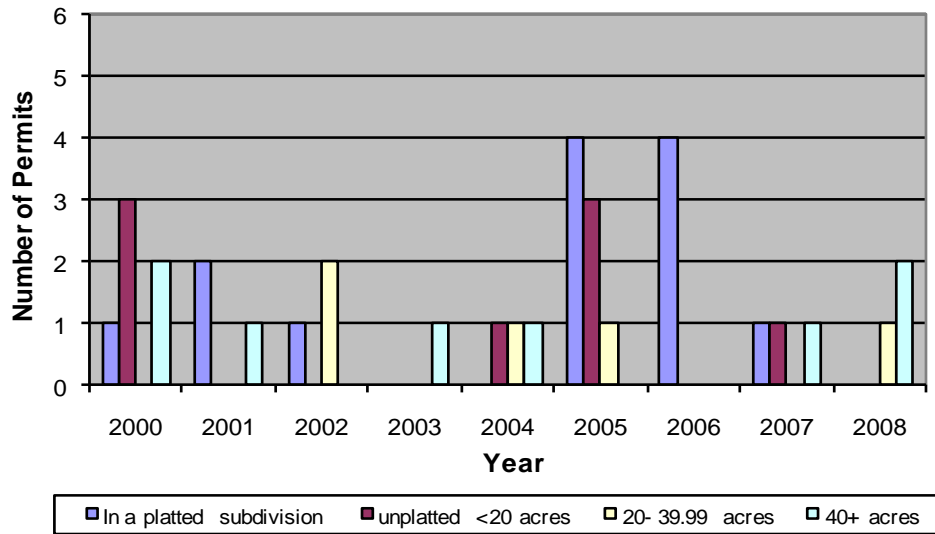


Chart III (below) illustrates the total number of residential building permits issued for the month of September, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. Chart III indicates that September has been a relatively slow month for building permits since 2004, as most of the building permit activity seemed to occur 2002-2004. Note that the majority of the permits issued were predominantly for large acreages (20+acres). Similar to 2005, only one (1) building permit was issued and it was for a tract of land 20-40 acres in size.

* For clarification, tracts of land that are less than 20 acres and are not required to plat prior to receiving a building permit, are “grandfathered”. In other words, the size of the tract was established prior to the “20-acre” rule (1980).

**Chart III Total Residential Building Permits
May**



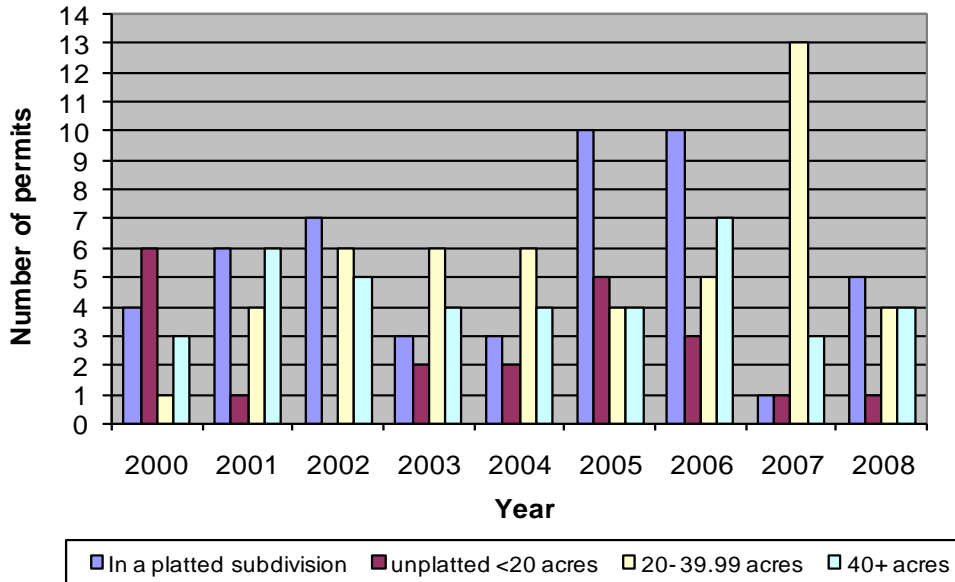
Analysis:

As previously mentioned, the month of September doesn’t appear to be a high volume month in regard to residential building permits.

Although the overall number of building permits for September appears to have decreased since 2004, the issuance of a permit for a tract of land 20-40 acres in size adds to the year-to-date (YTD) totals (January – September) of residential building permits issued for tracts 20-40 acres (14 total). Although the majority of residential building permits have been issued for that particular category, the majority were issued earlier this year. Incidentally, the building permit activity for 2007 bares a remarkable resemblance to 2003. The average total residential building permits issued for aforementioned time period (January – September) from 2000-2007, is 26.5 permits. In 2007, a total of 23 residential building permits have been issued, which is slightly below the average.

Chart IV

**Residential Building Permits
Jan-May (ytd)**



20-acre Splits

There was one (1) property split of 20-39.99 acres for the month of September (Chart V). As mentioned previously, there was only one (1) residential building permit issued for the same month, however, it is not clear if the permit was issued for the same property referenced in the chart below.

**2008 Property Splits
20- 39.99 acres**

Chart V

