

Riley County Development Trends

October 2007

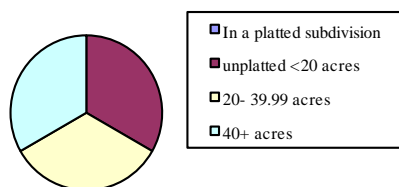
Introduction

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

Residential development for the month October 2007 was not terribly active, in only two (2) building permits were for the month. As indicated in Chart I, (1) permit was issued for a platted lot the other for an unplatted tract of land than 20 acres in size

Residential Building Permits Issued
May 2008



of that issued one and less

Chart I

Comparison with Previous Years

The month of October 2007 was about average, with two (2) of residential building permits issued, a third of the number issued in October last year.

Chart II

Total Residential Building Permits
May

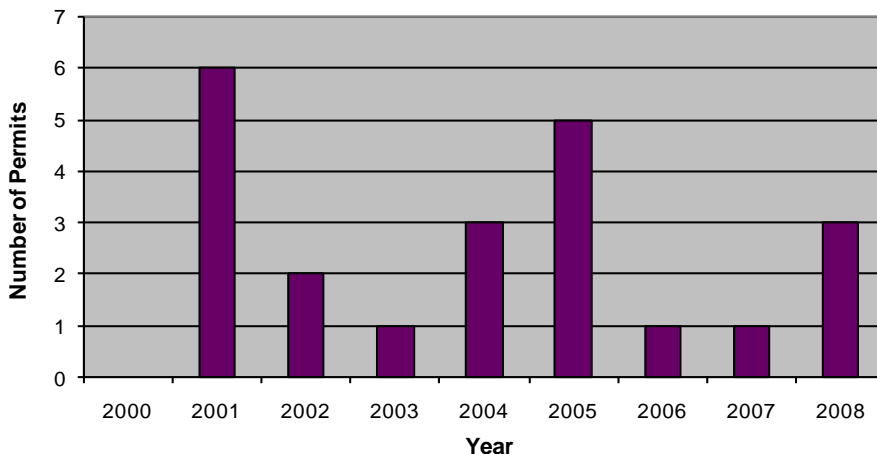
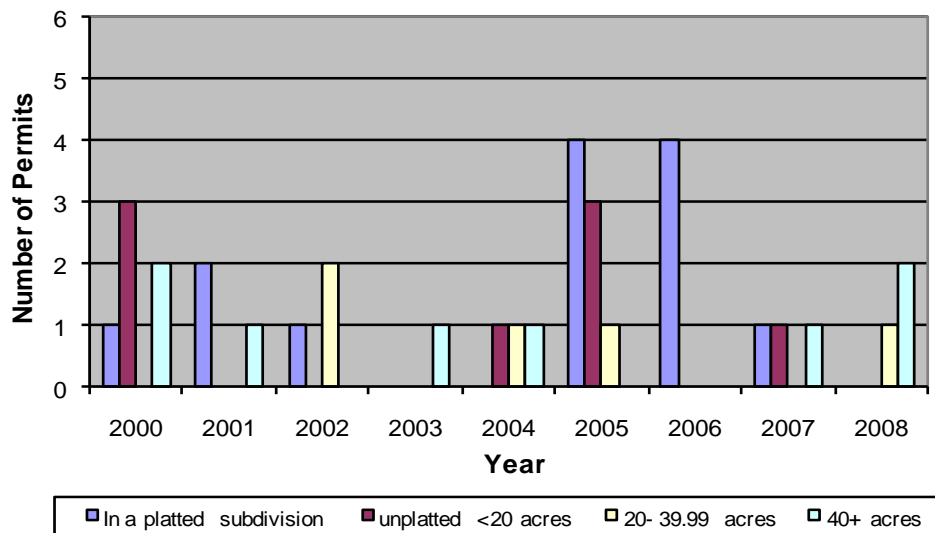


Chart III (below) illustrates the total number of residential building permits issued for the month of October, from 2000 to 2007, categorized according to size and platted/unplatted status of the property. The chart indicates that with the exception of 2006, October has been a relatively slow month for building permits. Moreover, only four (4) of the 16 permit issued since 2000 were for tracts of land 20 acres or larger, three (3) of which occurred in 2006.

* 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:

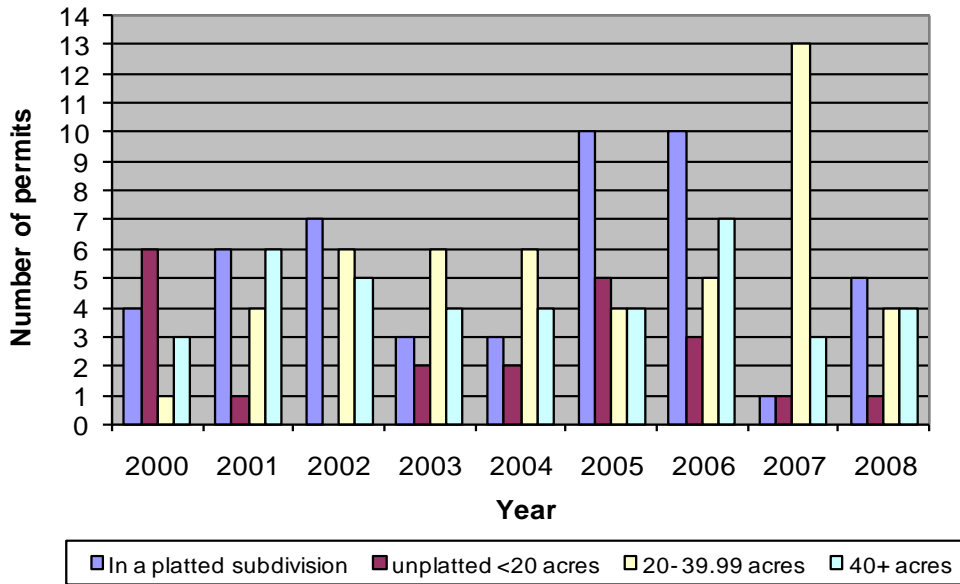
As previously mentioned, the month of October doesn’t appear to be a high volume month in regard to residential building permits.

The overall number of building permits for October appears to have decreased considerably since 2006, and there were no permits issued for tracts of land 20 acres or larger. Incidentally, the building permit activity for October 2007 bares a remarkable resemblance to 2001.

Since 2000, the average number of residential building permits issued, from January through October, is 28.5. Thus far, 2007 is just under that average at 25 permits issued for the same time period.

Chart IV

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



20-acre Splits

There were three (3) property splits of 20-39.99 acres for the month of October (Chart V). As mentioned previously, there were no residential building permits issued for the same October. Consequently, the total number of property splits of 20-39.99 acres have totaled ten (10), resulting in a total of 200 acres.

**2008 Property Splits
20- 39.99 acres**

