

HISTORIC BUILDING REPORT

DECEMBER 2017



Built On What Matters

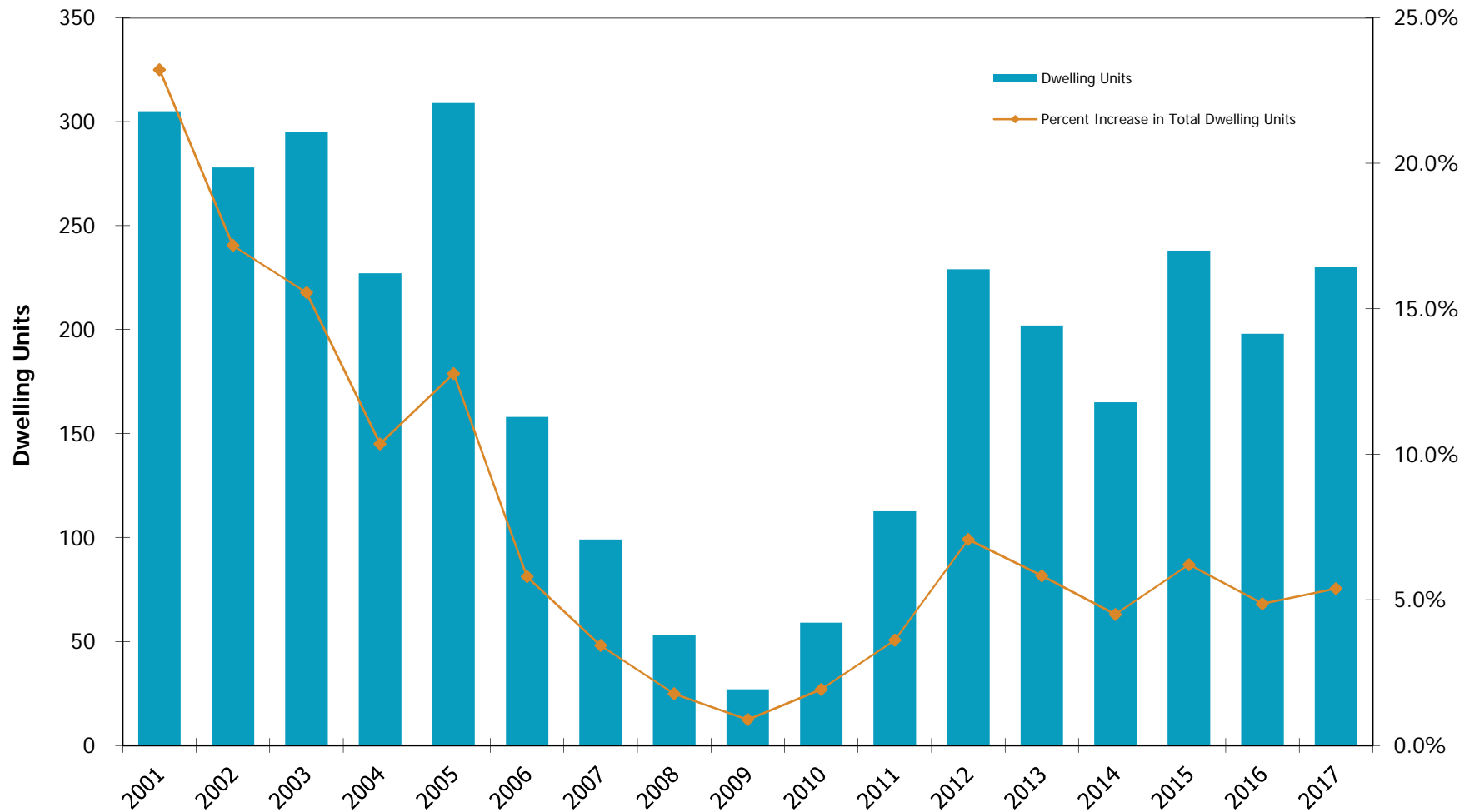
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HISTORICAL RESIDENTIAL BUILDING DATA
(Total Dwelling Units Permits Issued within the Town of Frederick)

Year	Jan	Feb	Mar	1st Qtr	Apr	May	June	2nd Qtr	July	Aug	Sept	3rd Qtr	Oct	Nov	Dec	4th Qtr	Totals	Total Permits	% Increase
1907-1985																	300	300	
1986	0	1	0	1	1	1	2	4	0	1	0	1	1	0	0	1	7	307	2.3%
1987	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1	308	0.3%
1988	0	0	4	4	0	0	0	0	0	0	0	0	0	1	0	1	4	312	1.3%
1990	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	314	0.6%
1992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	315	0.3%
1993	0	0	0	0	6	1	8	15	0	4	1	5	8	0	0	8	28	343	8.9%
1994	5	1	7	13	6	2	3	11	4	10	3	17	4	4	6	14	55	398	16.0%
1995	4	9	7	20	7	2	4	13	2	11	2	15	4	9	3	16	64	462	16.1%
1996	7	1	6	14	9	7	5	21	2	6	6	14	1	1	11	13	62	524	13.4%
1997	4	3	4	11	3	0	6	9	4	0	1	5	5	1	3	9	34	558	6.5%
1998	5	4	7	16	5	2	2	9	1	0	4	5	3	2	1	6	36	594	6.5%
1999	8	2	17	27	17	13	44	74	26	30	32	88	39	33	41	113	302	896	50.8%
2000	46	37	44	127	36	32	50	118	32	35	47	114	29	21	9	59	418	1,314	46.7%
2001	45	34	45	124	34	18	31	83	20	19	13	52	21	20	5	46	305	1,619	23.2%
2002	27	19	24	70	32	18	37	87	30	28	19	77	16	19	9	44	278	1,897	17.2%
2003	36	17	19	72	16	18	22	56	31	19	23	73	50	10	34	94	295	2,192	15.6%
2004	20	15	25	60	12	29	28	69	19	17	18	54	20	12	12	44	227	2,419	10.4%
2005	14	20	18	52	20	20	35	75	26	30	36	92	52	25	13	90	309	2,728	12.8%
2006	16	17	25	58	15	19	8	42	14	16	11	41	3	11	3	17	158	2,886	5.8%
2007	14	21	8	43	14	14	14	42	4	5	1	10	3	1	0	4	99	2,985	3.4%
2008	3	4	12	19	7	6	8	21	3	4	3	10	2	0	1	3	53	3,038	1.8%
2009	0	3	2	5	0	0	1	1	0	1	2	3	8	8	2	18	27	3,065	0.9%
2010	3	7	15	25	5	4	5	14	1	7	2	10	1	4	5	10	59	3,124	1.9%
2011	11	2	9	22	11	11	15	37	8	8	10	26	9	13	6	28	113	3,237	3.6%
2012	0	9	23	32	29	15	10	54	18	37	15	70	33	31	9	73	229	3,466	7.1%
2013	35	8	18	61	12	22	29	63	8	30	16	54	11	6	7	24	202	3,668	5.8%
2014	6	12	9	27	24	7	18	49	40	12	14	66	7	5	11	23	165	3,833	4.5%
2015	13	6	32	51	15	49	14	78	19	12	15	46	25	17	21	63	238	4,071	6.2%
2016	10	13	22	45	22	22	21	65	9	7	37	53	6	15	14	35	198	4,269	4.9%
2017	16	36	14	66	24	47	2	73	0	2	5	7	29	15	40	84	230	4,499	5.4%
1986-2017																			
Total	350	301	416	1,067	382	379	422	1,183	321	351	337	1,009	390	284	267	941	4,199		
Average	12	10	14	36	13	13	14	39	11	12	11	34	13	9	9	31	140		
Percent of Average	8.3%	7.2%	9.9%	25.4%	9.1%	9.0%	10.1%	28.2%	7.6%	8.4%	8.0%	24.0%	9.3%	6.8%	6.4%	22.4%	100.0%		
Rank by Month	7	10	2		4	5	1		9	6	8		3	11	12				
2003-2017 (15 YEAR)																			
Total	197	190	251	638	226	283	230	739	200	207	208	615	259	173	178	610	2,602		
Average	13	13	17	43	15	19	15	49	13	14	14	41	17	12	12	41	173		
Percent of Average	7.6%	7.3%	9.6%	24.5%	8.7%	10.9%	8.8%	28.4%	7.7%	8.0%	8.0%	23.6%	10.0%	6.6%	6.8%	23.4%	100.0%		
Rank by Month	9	10	3		5	1	4		8	7	6		2	12	11				
2008-2017 (10 YEAR)																			
Total	97	100	156	353	149	183	123	455	106	120	119	345	131	114	116	361	1,514		
Average	10	10	16	35	15	18	12	46	11	12	12	35	13	11	12	36	151		
Percent of Average	6.4%	6.6%	10.3%	23.3%	9.8%	12.1%	8.1%	30.1%	7.0%	7.9%	7.9%	22.8%	8.7%	7.5%	7.7%	23.8%	100.0%		
Rank by Month	12	11	2		3	1	5		10	6	7		4	9	8				
2012-2017 (5 YEAR)																			
Total	80	75	95	250	97	147	84	328	76	63	87	226	78	58	93	229	1,033		
Average	16	15	19	50	19	29	17	66	15	13	17	45	16	12	19	46	207		
Percent of Average	7.7%	7.3%	9.2%	24.2%	9.4%	14.2%	8.1%	31.8%	7.4%	6.1%	8.4%	21.9%	7.6%	5.6%	9.0%	22.2%	100.0%		
Rank by Month	7	10	3		2	1	6		9	11	5		8	12	4				

DWELLING UNITS AND PERCENT INCREASE IN TOTAL DWELLING UNITS



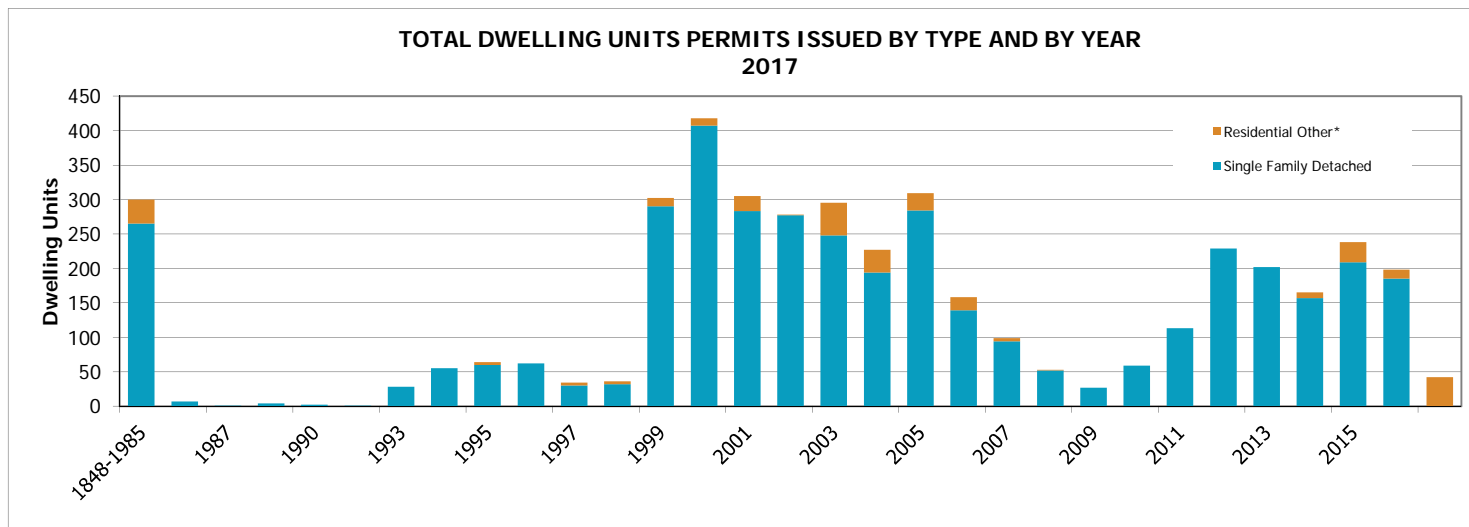
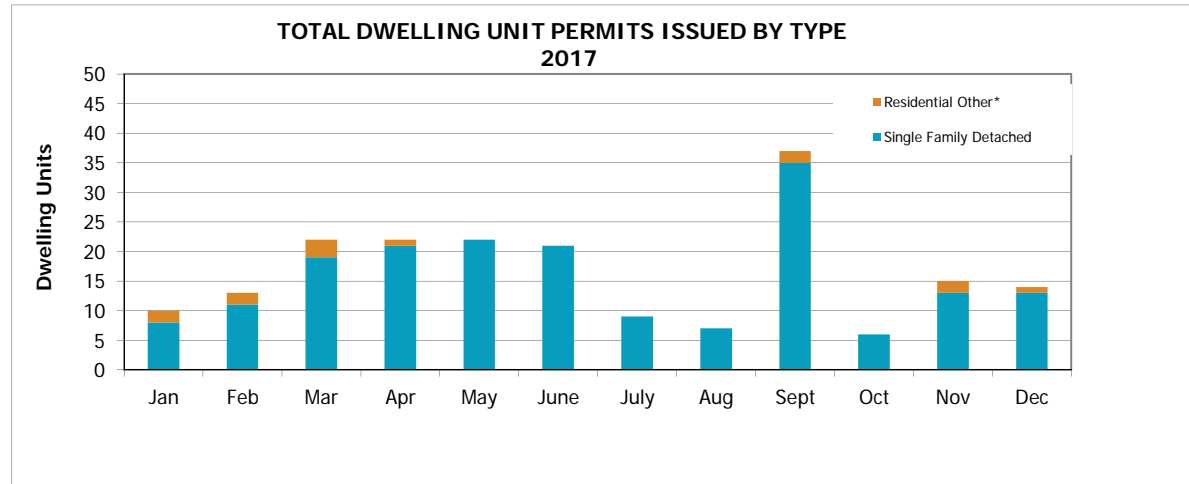
HISTORICAL RESIDENTIAL BUILDING DATA (Single Family Detached Dwelling Units Issued)

Year	Jan	Feb	Mar	1st Qtr	Apr	May	June	2nd Qtr	July	Aug	Sept	3rd Qtr	Oct	Nov	Dec	4th Qtr	Total
1848-1985																	265
1986		1		1	1	1	2	4		1		1	1			1	7
1987				0				0			1	1				0	1
1988			4	4				0				0				0	4
1990	2			2				0				0				0	2
1992				0				0				0			1	1	1
1993				0	6	1	8	15		4	1	5	8			8	28
1994	5	1	7	13	6	2	3	11	4	10	3	17	4	4	6	14	55
1995	4	9	7	20	7	2		9	2	11	2	15	4	9	3	16	60
1996	7	1	6	14	9	7	5	21	2	6	6	14	1	1	11	13	62
1997	4	3	4	11	3		6	9			1	1	5	1	3	9	30
1998	5	4	3	12	5	2	2	9	1		4	5	3	2	1	6	32
1999	6	1	16	23	17	13	37	67	26	29	32	87	39	33	41	113	290
2000	46	37	44	127	36	32	50	118	32	35	41	108	27	18	9	54	407
2001	45	31	37	113	33	16	30	79	14	18	13	45	21	20	5	46	283
2002	27	19	24	70	32	18	37	87	30	28	19	77	16	19	8	43	277
2003	28	13	16	57	14	16	20	50	24	13	17	54	46	9	32	87	248
2004	16	11	24	51	11	25	25	61	17	14	16	47	17	9	9	35	194
2005	11	17	18	46	14	20	33	67	24	25	36	85	50	23	13	86	284
2006	15	17	21	53	14	16	8	38	13	12	8	33	3	9	3	15	139
2007	14	21	8	43	13	13	14	40	4	3		7	3	1		4	94
2008	3	4	12	19	7	6	8	21	3	4	2	9	2		1	3	52
2009		3	2	5			1	1		1	2	3	8	8	2	18	27
2010	3	7	15	25	5	4	5	14	1	7	2	10	1	4	5	10	59
2011	11	2	9	22	11	11	15	37	8	8	10	26	9	13	6	28	113
2012		9	23	32	29	15	10	54	18	37	15	70	33	31	9	73	229
2013	35	8	18	61	12	22	29	63	8	30	16	54	11	6	7	24	202
2014	6	12	9	27	22	7	18	47	39	12	11	62	6	4	11	21	157
2015	10	4	31	45	11	41	13	65	17	10	14	41	23	16	19	58	209
2016	8	11	19	38	21	22	21	64	9	7	35	51	6	13	13	32	185
2017	15	28	6	49	24	44	1	69	0	1	2	3	29	7	30	66	187
																TOTAL	4,183
1986-2017																	
Total	326	274	383	983	363	356	401	1,120	296	326	309	931	376	260	248	818	3,731
Average	14	11	15	33	15	15	16	37	13	14	12	31	14	11	10	28	129
2003-2017 (15 YEAR)																	
Total	175	167	231	573	208	262	221	691	185	184	186	555	247	153	160	560	2,379
Average	13	11	15	38	15	19	15	46	13	12	13	37	16	11	11	37	159
2008-2017 (10 YEAR)																	
Total	91	88	144	323	142	172	121	435	103	117	109	329	128	102	103	333	1,420
Average	11	9	14	32	16	19	12	44	11	12	11	33	13	11	10	33	142
2013-2017 (5 YEAR)																	
Total	74	63	83	220	90	136	82	308	73	60	78	211	75	46	80	201	940
Average	15	13	17	44	18	27	16	62	15	12	16	42	15	9	16	40	188

HISTORICAL RESIDENTIAL BUILDING DATA

(Single Family Attached, Multi-Family, Modular Set, Manufactured, DU over Commercial, Condominium/Towhouses Permits Issued)

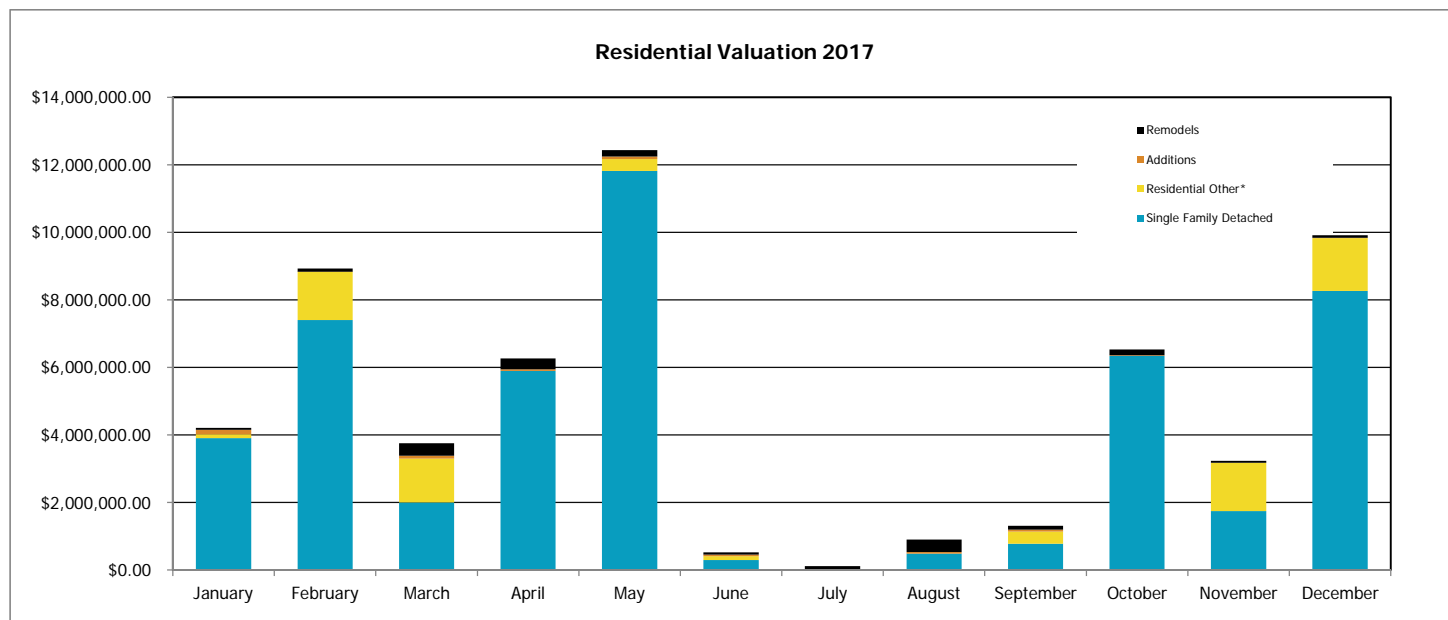
Year	Jan	Feb	Mar	1st Qtr	Apr	May	June	2nd Qtr	July	Aug	Sept	3rd Qtr	Oct	Nov	Dec	4th Qtr	Total
1890-1985	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
1986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	4
1996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	4	0	0	4	0	0	0	0	4
1998	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4
1999	2	1	1	4	0	0	7	7	0	1	0	1	0	0	0	0	12
2000	0	0	0	0	0	0	0	0	0	0	6	6	2	3	0	5	11
2001	0	3	8	11	1	2	1	4	6	1	0	7	0	0	0	0	22
2002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
2003	8	4	3	15	2	2	2	6	7	6	6	19	4	1	2	7	47
2004	4	4	1	9	1	3	3	7	2	3	2	7	3	3	4	10	33
2005	3	3	0	6	6	0	2	8	2	5	0	7	2	2	0	4	25
2006	1	0	4	5	1	3	0	4	1	4	3	8	0	2	0	2	19
2007	0	0	0	0	1	1	0	2	0	2	1	3	0	0	0	0	5
2008	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1
2009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	2	0	1	3	1	0	3	4	0	1	0	1	8
2015	3	2	1	6	4	8	1	13	2	2	1	5	2	1	2	5	29
2016	2	2	3	7	1	0	0	1	0	0	2	2	0	2	1	3	13
2017	1	8	8	17	0	3	1	4	0	0	3	3	0	8	10	18	42
																	315
1985-2017	24	27	33	84	19	22	22	63	25	24	28	77	13	23	20	56	280
2003-2017 (15 YEAR)	22	23	20	65	18	20	10	48	15	22	22	59	11	20	19	50	222
2008-2017 (10 YEAR)	6	12	12	30	7	11	3	21	3	2	10	15	2	12	13	27	93
2013-2017 (5 YEAR)	6	12	12	30	7	11	3	21	3	2	9	14	2	12	13	27	92



*Single Family Attached, Multi-Family, Modular Set, Manufactured, DU over Commercial, Condominium/Townhouses

RESIDENTIAL BUILDING PERMITS 2017

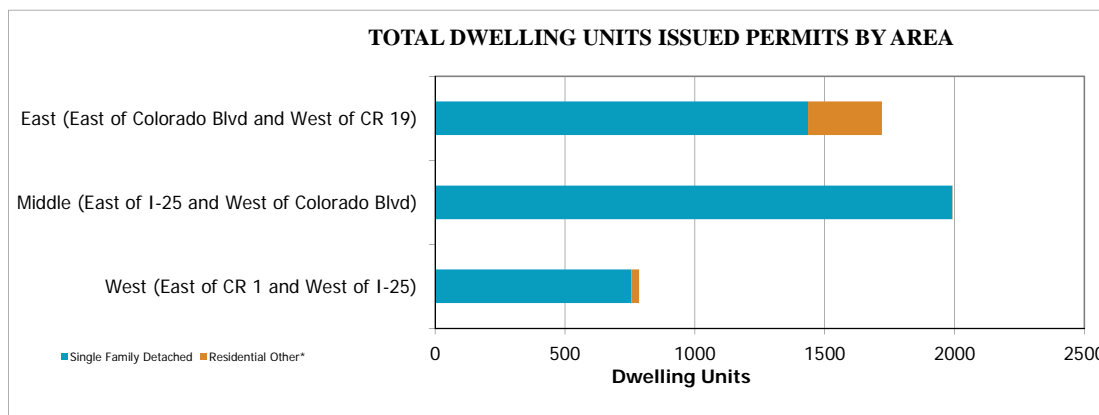
Month	Single Family Detached		Residential Other*		Additions		Remodels	
	Number	Valuation	Number	Valuation	Number	Valuation	Number	Valuation
January	15	\$3,911,230.98	1	\$114,041.80	2	\$132,600.00	4	\$53,808.65
February	28	\$7,401,543.62	8	\$1,434,251.28	1	\$2,500.00	9	\$94,487.00
March	7	\$2,001,696.50	8	\$1,295,864.20	4	\$91,504.00	20	\$364,114.19
April	24	\$5,897,912.98	0	\$0.00	3	\$48,600.00	13	\$316,357.75
May	44	\$11,824,076.94	3	\$346,619.40	7	\$74,610.00	10	\$194,159.99
June	1	\$299,988.14	1	\$114,748.80	6	\$45,015.00	5	\$69,249.65
July	0	\$0.00	0	\$0.00	6	\$34,580.86	4	\$82,122.00
August	2	\$486,377.42	0	\$0.00	3	\$47,364.00	19	\$369,520.00
September	2	\$779,872.62	3	\$361,016.40	5	\$57,226.00	6	\$112,800.00
October	29	\$6,347,262.88	0	\$0.00	1	\$12,000.00	9	\$175,314.25
November	7	\$1,747,707.82	8	\$1,434,674.48	0	\$0.00	5	\$49,500.00
December	30	\$8,269,193.54	10	\$1,560,746.10	1	\$7,599.89	3	\$78,266.05
Totals	189	\$48,966,863.44	42	\$6,661,962.46	39	\$553,599.75	107	\$1,959,699.53



*Single Family Attached, Multi-Family, Modular Set, Manufactured, DU over Commercial, Condominium/Townhouses

TOTAL DWELLING UNITS ISSUED PERMITS BY AREA

Area	Single Family Detached	Residential Other*	Total
West (East of CR 1 and West of I-25)	755	30	785
Middle (East of I-25 and West of Colorado Blvd)	1992	1	1993
East (East of Colorado Blvd and West of CR 19)	1436	284	1720
Total	4183	315	4,498



Permits Issued by Neighborhood Dwelling Unit Permits Issued by Neighborhood 2017

Neighborhood	Single Family Detached	Residential Other*	Total
WEST			
Rinn Valley Ranch	2	0	2
Wyndham Hill	88	29	117
Maple Ridge II	3	0	3
MIDDLE			
N/A	0	0	0
EAST			
Angel View Estates (New Frederick)	4	0	4
Carriage Hills 2	77	0	77
Coalridge	6	0	6
Frederick	1	0	1
Maple Ridge	3	0	3
Maplewood	2	0	2
Prairie Greens	0	13	13
Village at Frederick	3	0	3
Total	189	42	231

*Single Family Attached, Multi-Family, Modular Set, Manufactured, DU over Commercial, Condominium/Townhouses

Neighborhood Buildout Percentage 2017

Neighborhood	Single Family Developed Lots	Residential Other Developed*	Percent Buildout
Angel View Estates (New Frederick)	61	--	98%
Avocet	2	--	67%
Cansano Ranch	12	--	92%
Carriage Hills 1	30	0	19%
Fox Chase	0	--	0%
Frederick	283	11	100%
Hauck Meadows	0		0.0%
Hauck Preserve	3	--	50%
Hidden Creek	0	0	0%
Indian Peaks	5	--	83%
Maple Ridge	39	--	32%
Maplewood	150	--	93%
Nelson Lakes	0	--	0%
No Name Creek Estates	164	--	98%
No Name Creek West	202	--	97%
Parkview	156	--	99%
Prairie Greens	218	--	69%
Savannah	386	0	83%
Village East	0		0%
Westview	0	--	0%
Wildflower (Country Meadows)	25	--	7%
Wyndham Hill	510	0	26%
Wysock	0	--	0%
<i>NEIGHBORHOODS THAT ARE BUILT OUT</i>			
Carriage Hills 2	189	--	100%
Coal Creek Annexation	1	--	100%
Coalridge	134	--	100%
Countryside	302	--	100%
Eagle Valley	211	--	100%
Evezich	3	--	100%
Fox Run	288	--	100%
Grove Townhomes	1	24	100%
Heritage Place	--	6	100%
Johnson Farm	240	--	100%
Kellogg	3	--	100%
Moore Farm	184	--	100%
Morningside	62	--	100%
Pheasant View Estates	--	24	100%
Raspberry Hill	200	--	100%
Rinn Valley	149	--	100%
Summit View Estates	188	--	100%
Village at Frederick	18	--	100%

RESIDENTIAL CERTIFICATES OF OCCUPANCY (Dwelling Units)

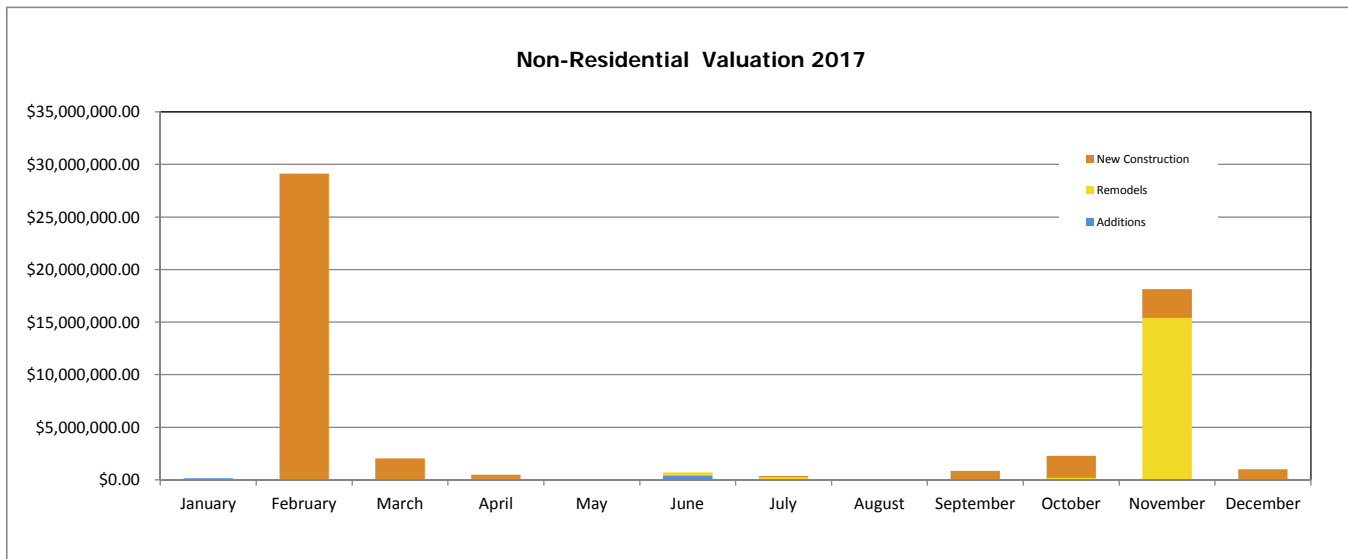
Year	Jan	Feb	Mar	1st Qtr	Apr	May	June	2nd Qtr	July	Aug	Sept	3rd Qtr	Oct	Nov	Dec	4th Qtr	Total
1848-1985																	319
1986	1	4	1	6	0	0	0	0	0	1	0	1	0	0	1	1	9
1987	0	3	0	3	0	1	0	1	0	0	0	0	0	0	0	0	4
1988	0	0	1	1	0	0	0	0	0	0	4	4	0	0	0	0	5
1989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1990	1	0	0	1	0	0	1	1	0	0	0	0	0	0	1	1	3
1991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0	0	1	0	4	5	1	0	1	2	7
1994	6	4	1	11	6	5	0	11	6	4	2	12	6	3	4	13	47
1995	7	2	12	21	4	8	7	19	8	7	2	17	6	5	3	14	71
1996	5	4	4	13	6	2	7	15	7	5	3	15	5	5	4	14	57
1997	4	8	6	18	0	6	7	13	4	3	3	10	4	2	4	10	51
1998	2	0	2	4	2	2	2	6	7	4	1	12	2	7	4	13	35
1999	4	2	3	9	3	6	4	13	2	11	21	34	29	26	35	90	146
2000	29	33	53	115	41	44	34	119	38	31	33	102	28	29	31	88	424
2001	33	23	40	96	25	34	45	104	26	37	24	87	42	21	23	86	372
2002	18	20	13	51	19	27	23	69	18	24	26	68	27	23	20	70	259
2003	38	25	30	93	13	20	23	56	22	18	23	63	27	23	30	80	292
2004	21	13	24	58	18	19	28	65	9	22	22	53	20	15	28	63	239
2005	18	24	23	65	18	19	21	58	19	24	19	62	24	16	21	61	246
2006	30	26	28	84	24	16	23	63	18	24	20	62	18	17	15	50	259
2007	6	6	11	23	5	9	16	30	15	19	15	49	10	17	3	30	132
2008	4	5	5	14	4	5	4	13	8	2	7	17	2	11	2	15	59
2009	6	4	2	12	0	2	0	2	1	1	2	4	2	5	1	8	26
2010	4	4	6	14	8	8	9	25	5	6	9	20	2	8	2	12	71
2011	3	6	1	10	4	6	5	15	10	8	12	30	9	11	14	34	89
2012	17	10	8	35	6	14	17	37	16	15	18	49	17	20	20	57	178
2013	30	19	24	73	23	17	29	69	9	16	9	34	10	15	11	36	212
2014	13	12	24	49	13	18	11	42	18	14	15	47	16	15	8	39	177
2015	10	14	12	36	13	11	16	40	15	20	15	50	34	18	19	71	197
2016	14	14	21	49	19	23	17	59	13	29	20	62	25	11	21	57	227
2017	11	12	17	40	29	25	22	76	25	17	16	58	6	12	14	32	206

Total (1848-2017)

4,419

NON-RESIDENTIAL BUILDING PERMITS 2017

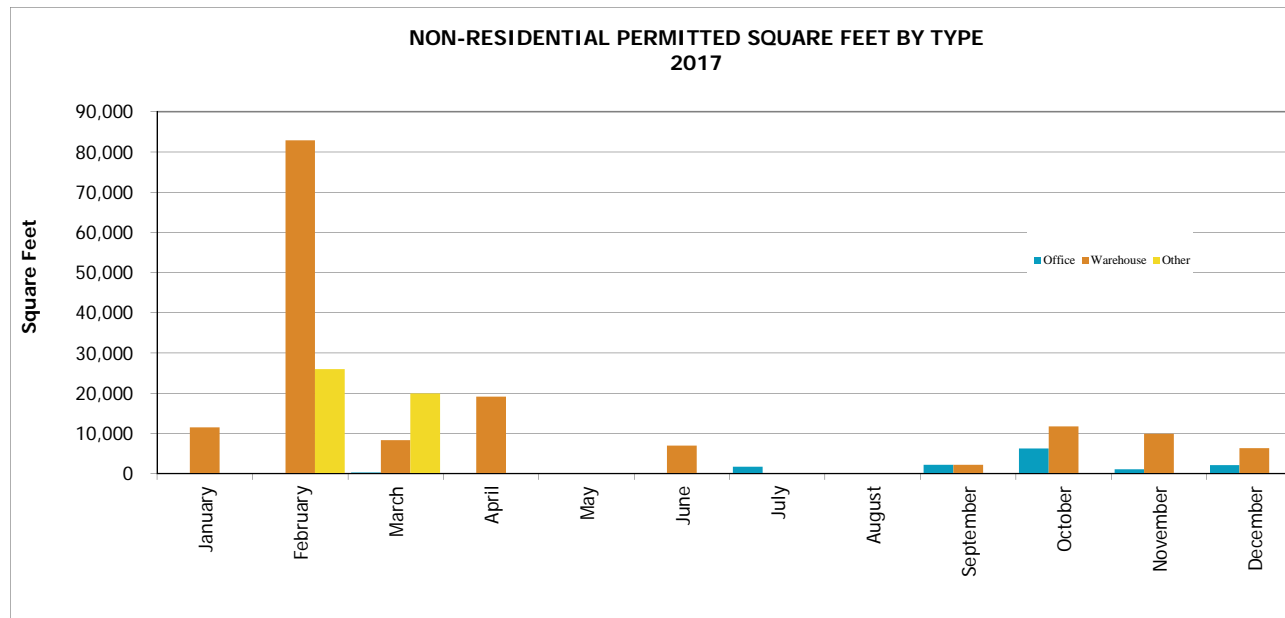
Month	New Construction			Additions			Remodels	
	Number	Valuation	Square Footage	Number	Valuation	Square Footage	Number	Valuation
January	0	\$0	0	1	\$158,450.00	11,500	0	\$0
February	1	\$29,139,139	108,944	0	\$0	0	0	\$0
March	2	\$2,050,000	28,528	0	\$0	0	0	\$0
April	1	\$400,000	19,125	0	\$0	0	1	\$95,000
May	0	\$0	0	0	\$0	0	0	\$0
June	0	\$0	0	1	\$418,000	6,995	2	\$271,000
July	1	\$120,000	1,680	0	\$0	0	1	\$250,000
August	0	\$0	0	0	\$0	0	0	\$0
September	1	\$818,000	4,400	0	\$0	0	1	\$18,000
October	1	\$2,100,000	18,001	0	\$0	0	2	\$175,500
November	2	\$2,751,042	11,000	0	\$0	0	1	\$15,390,570
December	0	\$985,000	8,400	0	\$0	0	1	\$20,000
Totals	9	\$38,363,181	200,078	2	\$576,450	18,495	9	\$16,220,070



NON-RESIDENTIAL BUILDING PERMIT DATA (BY-TYPE OF USE) 2017

Month			Office	Warehouse	Other	Total
	Number	Valuation	Square Footage	Square Footage	Square Footage	Square Footage
January	1	\$158,450.00	0	11,500	0	11,500
February	1	\$29,139,139.00	0	82,935	26,009	108,944
March	2	\$2,050,000.00	306	8,282	19,940	28,528
April	2	\$495,000.00	0	19,125	0	19,125
May	0	\$0.00	0	0	0	0
June	3	\$689,000.00	0	6,995	0	6,995
July	2	\$370,000.00	1,680	0	0	1,680
August	0	\$0.00	0	0	0	0
September	2	\$836,000.00	2,200	2,200	0	4,400
October	3	\$2,275,500.00	6,263	11,738	0	18,001
November	3	\$18,141,612.00	1,100	9,900	0	11,000
December	2	\$1,005,000.00	2,100	6,300	0	8,400
TOTAL	21	\$55,159,701.00	13,649	158,975	45,949	218,573

** Other includes structures such as condos, mezzanines, churches, hangars, decks, hospital, fire stations, etc.



N/A = Improvements didn't affect square footage of building