

**DATUM:**

*"Information from which conclusions can be inferred"*

- Webster's New World  
College Dictionary, Fourth Edition

**2014 STATS AT A GLANCE:**

**ADA COUNTY**

- 108 CP&F's
- 297 Records of Survey
- 2438 Platted Lots
- 2304 Building Permits
- 5701 Vacant Lots

**CANYON COUNTY**

- 100 CP&F's
- 244 Records of Survey
- 477 Platted Lots
- 897 Building Permits
- ~3500 Vacant Lots\*

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**CONTACT US:**

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**WHAT IS landproDATA?**

Welcome to the first edition of Datum, a newsletter produced by landproDATA, Inc. For those of you who aren't familiar with landproDATA, let us introduce ourselves. [landproDATA.com](http://landproDATA.com) is a website built specifically for those working in the land development industry, providing the data and documents you need to do your job faster and easier than before. You can view the data visually on our maps, or in report form that easily exports to Excel for further analysis. With over 100 "layers"



of data, chances are we're going to have the information you're looking for. We are also fully integrated with Google Earth™ mapping service, meaning you can see our data inside Google Earth™! See the land or lot you're interested in, complete with data, without ever leaving your office. [landproDATA.com](http://landproDATA.com) also works on your mobile device. From bare land to first house or building, we cover all the phases of land development.

The purpose of this newsletter is to provide pertinent information and analysis on the local land development industry, on a quarterly basis. It's important to note that all of the reports and statistics found in this newsletter are from information found on [landproDATA.com](http://landproDATA.com). As this is our first issue, we would like to hear your feedback. Was the information of interest? Are there other topics you'd like us to cover? Drop me an email at [GoldieB@landproDATA.com](mailto:GoldieB@landproDATA.com) with your thoughts, or if you'd like to sign up to receive future issues.

We hope you enjoy this edition of DATUM!

Sincerely,

Goldie Bishop  
Marketing Director  
landproDATA, Inc.

**LOOK BACK AT 2014**

2014 was a year in which the Land Development market re-connected on several levels in Ada County. New Preliminary Plat Applications were up, new lots from Final Plats finally caught up to new residential building permits (which continued to rise from previous years), and inventories of vacant lots begin to stabilize to historical levels after a significant decrease over the previous five years. If building permits continue to rise due to existing market conditions, mortgage opportunities and rising new home prices, the increase in new platted lots will be welcome to prevent shortages. The story varies some between markets, but Meridian, Eagle and Boise appear to be good prospects for future residential development.

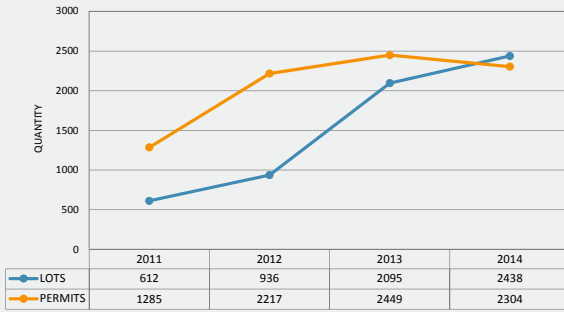
In Canyon County, there is an inkling that the pressures in the Ada County market may move some land development but neither new home residential permits nor new platted residential lots will approach historical levels.

For more data and analysis, go to [www.landproDATA.com](http://www.landproDATA.com).

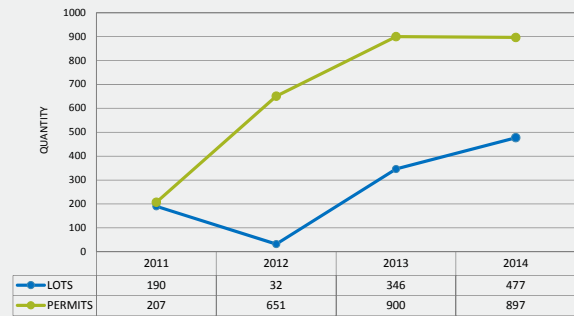
\*More analysis currently being done

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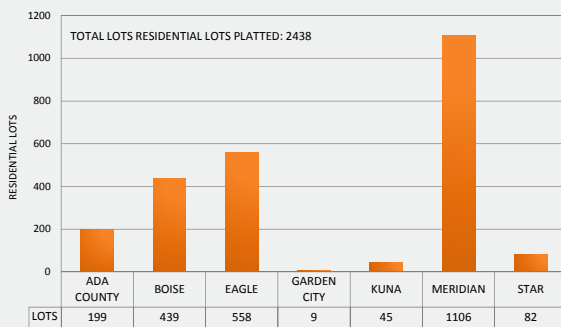
**ADA COUNTY PLATTED RESIDENTIAL LOTS VS. BUILDING PERMITS - 2011 to 2014**



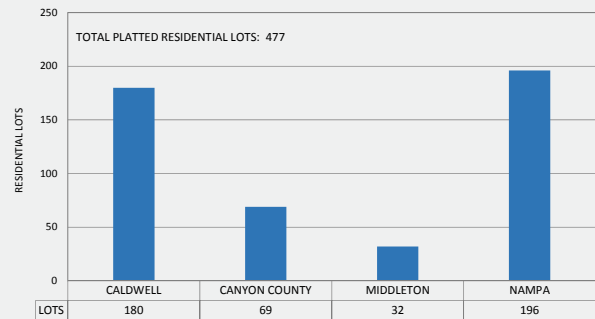
**CANYON COUNTY PLATTED RESIDENTIAL LOTS VS. BUILDING PERMITS - 2011 to 2014**



**ADA COUNTY 2014 PLATTED RESIDENTIAL LOTS BY AGENCY**



**CANYON COUNTY 2014 PLATTED RESIDENTIAL LOTS BY AGENCY**



## ADA COUNTY OBSERVATIONS:

- The number of residential platted lots has dramatically increased over the past 4 years.
- The number of residential platted lots between 2011 and 2014 has increased by 398%
- The number of residential platted lots between 2013 and 2014 increased by 116%
- The number of residential permits peaked in 2013 and were down by approximately 6% in 2014.
- The number of residential permits increased between 2011 and 2014 by approximately 179%
- The number of residential platted lots outpaced the number of residential permits in 2014; the first time since 2011
- The majority of residential lots were platted in Meridian, approximately 45%

## CANYON COUNTY OBSERVATIONS:

- The number of residential platted lots has steadily increased over the past 4 years.
- The number of residential platted lots between 2011 and 2014 has increased by 251%
- The number of residential platted lots between 2013 and 2014 increased by 138%
- The number of residential permits increased between 2011 and 2014 by approximately 433%
- The number of residential permits continued to outpace the number of residential lots as it has since 2011
- The majority of residential lots were platted in Nampa (41%) followed closely by Caldwell (38%)

## TOP DEVELOPERS

### ADA:

DEVELOPER	RES. LOTS PLATTED
Brighton Homes	391
John Laude	248
Corey Barton Homes	198
M3 Development Partners, LLC	130
Coleman Homes	126
Others	1345
<b>TOTAL</b>	<b>2438</b>

### CANYON:

DEVELOPER	RES. LOTS PLATTED
Corey Barton Homes	137
Hayden Homes Idaho, LLC	70
Trilogy Development, Inc.	52
Tradition Custom Homes Inc.	40
Quatro Properties (Nampa) Inc.	39
Others	139
<b>TOTAL LOTS</b>	<b>477</b>

## TOP BUILDERS

### ADA:

BUILDER	RES. PERMITS
Corey Barton Homes	389
Brighton Homes	121
Coleman Homes	113
Boise Hunter Homes	106
Hubble Homes	93
Others	1482
<b>TOTAL</b>	<b>2304</b>

### CANYON:

BUILDER	RES. PERMITS
Corey Barton Homes	251
Hubble Homes, LLC	102
Coleman Homes LLC	100
Hayden Homes Idaho, LLC	44
Young American Homes, Inc.	24
Other Companies	350
Owners	53
<b>TOTAL</b>	<b>924</b>

## TOP SURVEYORS

### ADA:

SURVEYOR	RES. LOTS PLATTED
Washburn, James R	407
Hansen, Clinton W	402
Carter, Gregory G	322
Byrns, Michael S	313
Porter, Carl	215
Others	779
<b>TOTAL</b>	<b>2438</b>

### CANYON:

SURVEYOR	RES. LOTS PLATTED
Holzhey, Darin A	122
Byrns, Michael S	105
Hansen, Clinton W	52
Briggs, Dean W	40
Stricker, Eric L	39
Others	119
<b>TOTAL</b>	<b>477</b>

## ANALYSIS WRAP UP

There is much more information, charts, and analysis for 2014 as well as other years, found on [www.landproDATA.com](http://www.landproDATA.com). Of course, you can sign up for a FREE trial of landproDATA and easily do your own analysis. Go to [www.landproDATA.com](http://www.landproDATA.com) and click on to get started.



## TESTIMONIAL

*As a Survey Manager, the need for accurate records and documents are a necessity for daily business. After utilizing other services for years, we found a service that provides the documents required in a user friendly format that accommodates multiple professional disciplines. The documents and information contained on the landproDATA site are current and correct. Trips to the Records Office have become a rarity.*

- Fritz Brownell, P.L.S.  
T-O Engineers

## DID YOU KNOW?

landproDATA has added data for additional counties! Parcel data is now available for Bonner, Bonneville, Elmore, Gem, Kootenai, Twin Falls, and Valley counties. We also have parcel data on an Idaho State map, enabling you to see data on parcels that cross county lines. Parcels can be viewed in Google Earth™ mapping service for all these counties as well.



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## SURVEYORS: Use landproDATA to:

- Find all the Records of Survey and CP&Fs in a specified area in minutes.
- View a work site before even going out to the property. Our maps are integrated with Google Earth™ mapping service so you can see the site without leaving your office. See what kind of terrain it is, what equipment you might need, what obstacles are there, etc.
- Access the data or documents you need in the field on your phone or tablet with our mobile quick search.


## ENGINEERS/PLANNERS: Use landproDATA to:

- Obtain engineering, survey and planning information pertinent to your project with access to over 100 layers of information, from Parcels, Subdivisions, and Building Permits to Comprehensive Plans, Zoning and Flood Plain maps.
- Walk the site without leaving your office. Our maps are integrated with Google Earth™ so you can see the site while still having access to all the data.
- Perform powerful searches and quickly find the information and location you're looking for.

## BUILDERS/DEVELOPERS: Use landproDATA to:

- Answer questions such as:
  - Is there land available to develop? Where? Who is the owner?
  - How many lots are available to build on? In what subdivisions? In what cities?
  - What developments are in the pipeline, and who's the main contact?
- Get the information you need (comp plans, zoning, adjacent property info., parcel reports, etc.) to do your due diligence on a piece of land, all in one place.
- Actually see the property without leaving the office. Our maps are fully integrated with Google Earth™ mapping service, so you can see the property complete with all associated data (even parcel lines).

All data is updated and audited regularly.

To schedule a brief demonstration of landproDATA, go to [www.landproDATA.com](http://www.landproDATA.com) and click .

## HELPFUL TIPS ON USING LANDPRODATA.COM

We constantly strive to make landproDATA as easy to use as possible. As part of that effort, below are some tips you might find useful.

The **Measure** tool can be reset by double-clicking to stop a measurement after you complete a polygon or line segment. Double-click to end a measurement and display the final results. Click on the map again to restart the measurement process without needing to re-initiate the **Measure** tool.

Our **Customize Map > Optional Layers** interface was upgraded for better organization (using tree logic) and features a Search tool to help locate the data you're looking for. If the information you're looking for is not in the Legend, **Optional Layers** is where you should look to add that data.

## NEWS AND UPDATES

landproDATA has revamped its **Referral Program**. We now pay **CASH** for referrals! When you refer someone who purchases a landproDATA subscription and lists you as the Referrer, you receive 5% of their purchase. We cut and send out checks on a quarterly basis (March 1st, June 1st, September 1st, and December 1st). So please keep those referrals coming!

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