

MEMO

April 3, 2025

To: Peter Brixius, City Manager
Craig City Council

From: Marlin Eckhoff, Building Official

Subject: 2024 End of the year report, City of Craig.

Valuations:

Valuations are determined from the estimated total cost of the building project.

The valuations for City projects, for the year of 2024, were on the higher end at \$8,003,652. Residential valuations are the most we have seen in recent years. \$3,534,205 can be attributed to the 8th St Housing Development. Public valuations were on the higher end again, which came from the Alice Pleasant Park improvements (\$700,000) and renovations to the Yampa Building (\$633,000).

Overall, Moffat County had the highest total valuations since before 2017, at \$7,745,794. Residential valuations were the largest contributing factor due to the number of new builds in the County.

Permits:

The City and County both had an average year for permit totals. The city saw a marked decrease in commercial building permits but nearly double for public building permits, while maintaining 14 manufactured home permits. The County saw the largest increase in plumbing, mechanical, and manufactured home permits.

Fees Received:

Overall, the fees received were fairly average since 2019. The city experienced a large decrease, nearly half in comparison to 2023. Currently, the permit fees for the 8th St Housing Development have not been paid, those total \$27,446.60 which would bring the total fees received in the city to

\$94,010.78. The County experienced a noticeable increase in all areas except septic system permits for an annual total of \$80,506.

Inspections:

Inspections for 2024 were nearly the same as 2023 at 1,113, which has steadily increased since 2020.

New Homes:

There was an increase in new homes, both in the City and County, for 2024. The City's largest increase was in stick-built homes, consisting of 20 units at the 8th St Housing Development. The city saw another year of 14 manufactured homes being placed. The County saw an overall increase in cabins, manufactured, and stick-built homes from 2023. In both the City and County, the manufactured homes were not new lots in the community but rather replacement of older and run-down homes.

For your review are comparison reports and graphs from 2019 through 2024. The City and County are separated for reference.

Property Maintenance

From the list of city properties that have been condemned in the last year or so, the following properties have been fully remedied:

1. 2320 Crocket Dr. (Manufactured home)
2. 660 Connor Dr. (Manufactured home)
3. 662 Connor Dr. (Manufactured home)
4. 727 Tucker St. (5-Plex.)

Here is a list of dilapidated county properties within our development zone that have been abated within the last year:

1. 12 South Ranney (6,200 sq. ft. shop)
2. 1056 Aspen Ave (Manufactured home)
3. 2159 Cedar Place (Manufactured home)
4. 1377 Sequoia Ave (Manufactured home)
5. 833 Cottonwood Ave (Manufactured home)

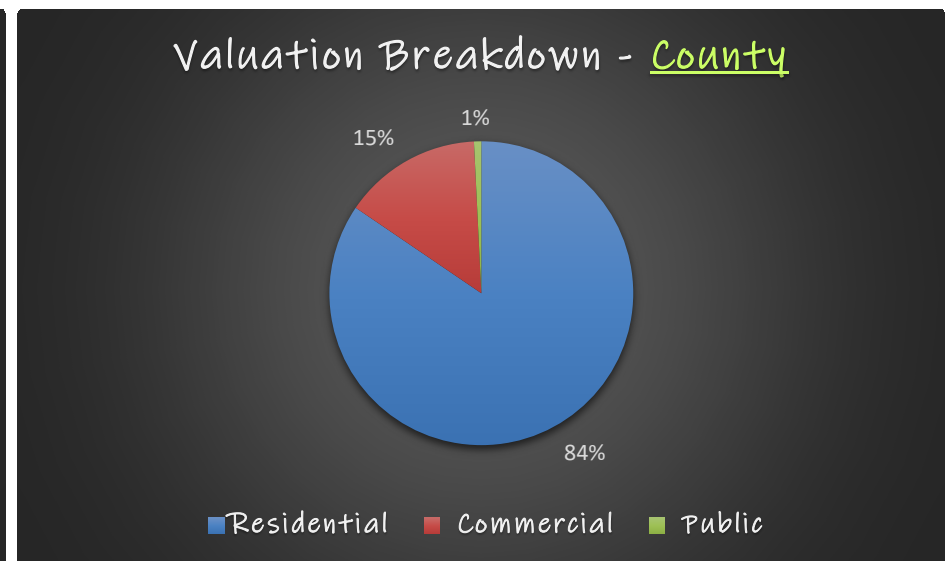
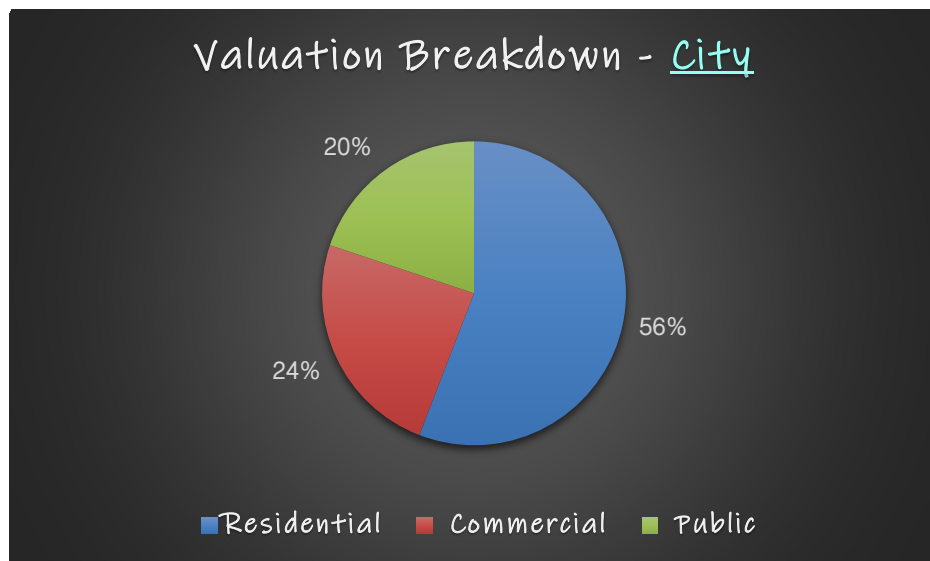
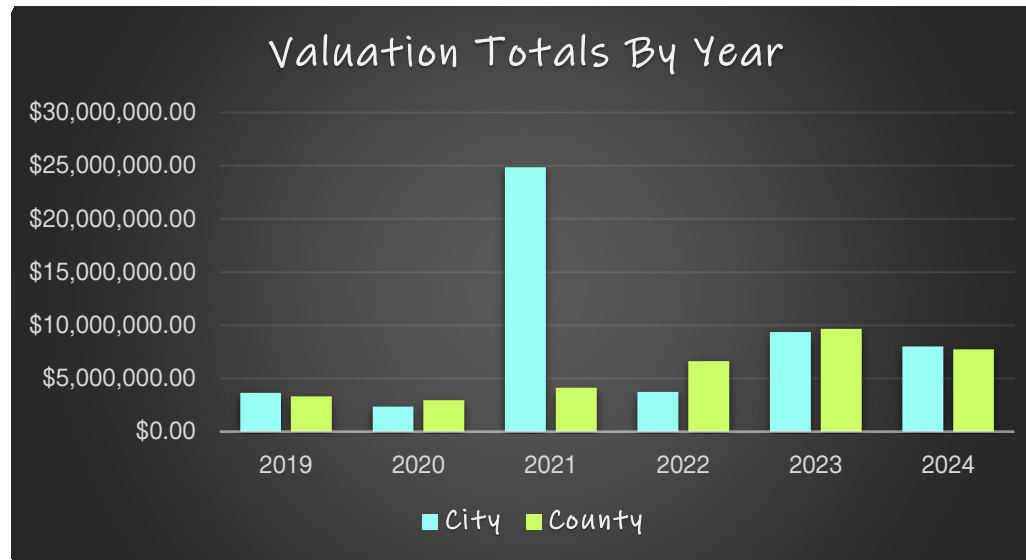


2024 Year End Report



Valuation

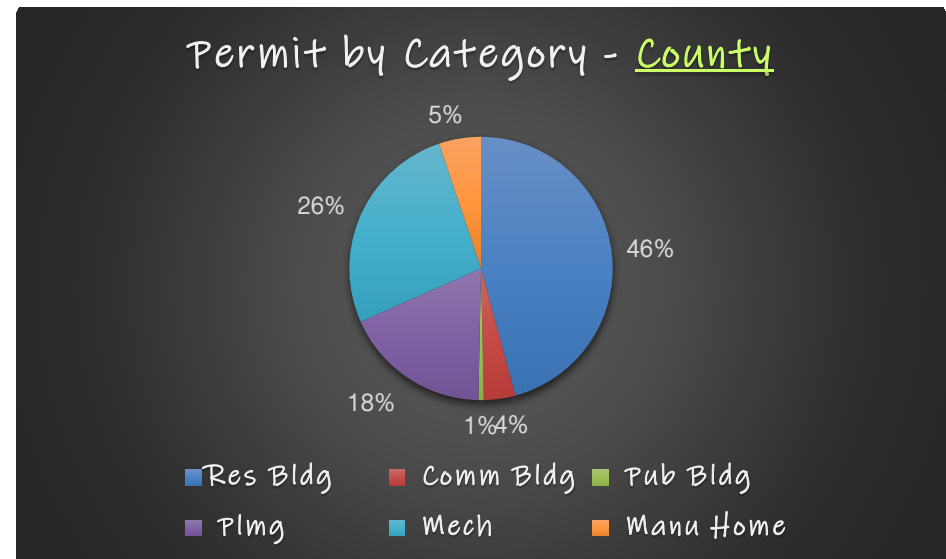
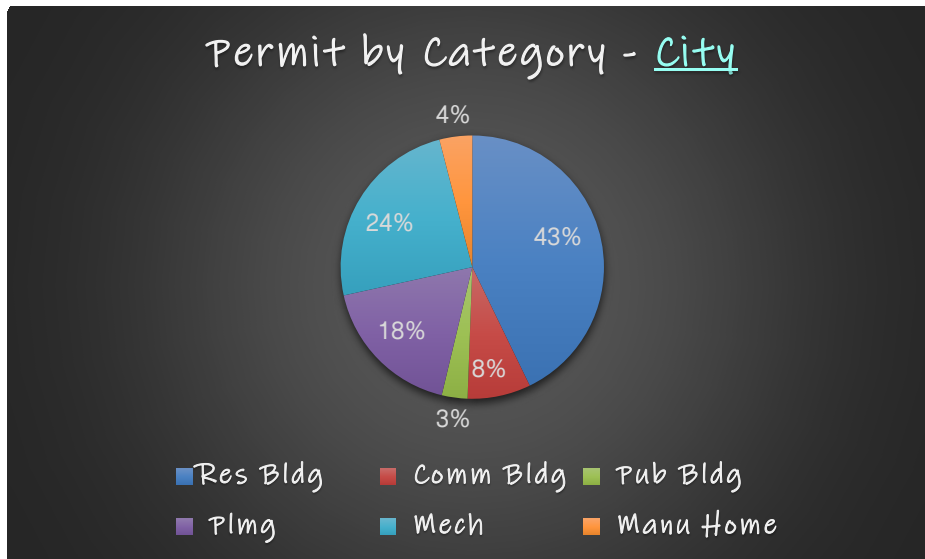
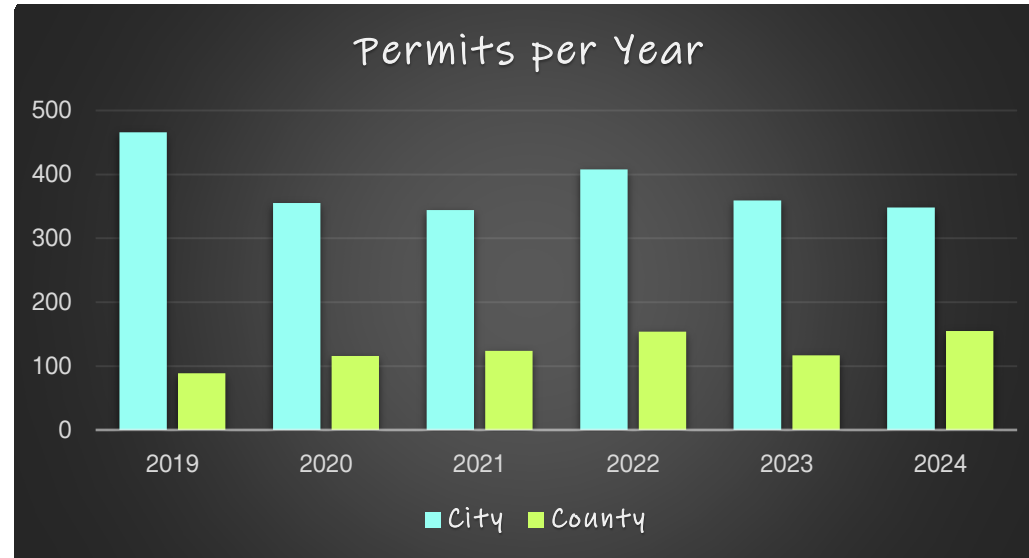
	2019	2020	2021	2022	2023	2024
<u>Residential</u>						
City	\$2,404,515	\$1,152,818	\$1,528,441.08	\$1,725,839.70	\$2,865,295.56	\$4,470,802.54
County	\$1,849,173	\$2,730,493	\$3,824,724.40	\$6,220,827.39	\$3,396,294.68	\$6,545,794.00
<u>Commercial</u>						
City	\$1,078,032	\$980,309	\$3,557,257.98	\$1,827,082.50	\$4,953,153.00	\$1,942,747.10
County	\$1,461,040	\$213,900	\$81,530	\$400,000	\$3,003,000	\$1,140,000
<u>Public</u>			MOCO Courthouse			
City	\$153,000	\$205,327	\$19,780,523.67	\$197,230.00	\$1,546,080.00	\$1,590,103.30
County	\$0	\$0	\$233,737	\$0	\$3,275,504	\$60,000
Yampa River Corridor Project						
City Annual Valuation Total	\$3,635,547.00	\$2,338,454.00	\$24,866,222.73	\$3,750,152.20	\$9,364,528.56	\$8,003,652.94
County Annual Valuation Total	\$3,310,213.00	\$2,944,393.00	\$4,139,991.40	\$6,620,827.39	\$9,674,798.68	\$7,745,794.00
Combined Annual Valuation Total	\$6,945,760.00	\$5,282,847.00	\$29,006,214.13	\$10,370,979.59	\$19,039,327.24	\$15,749,446.94



Permits

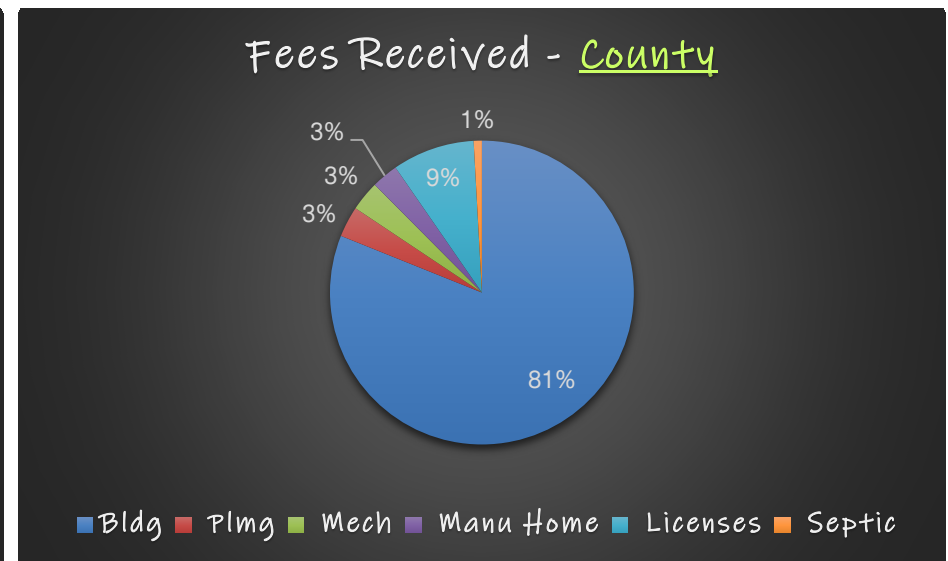
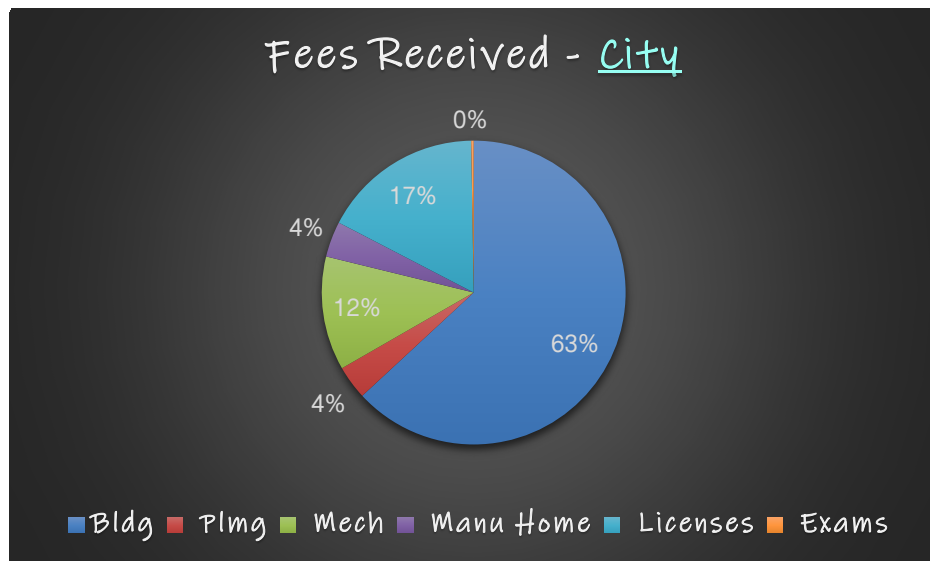
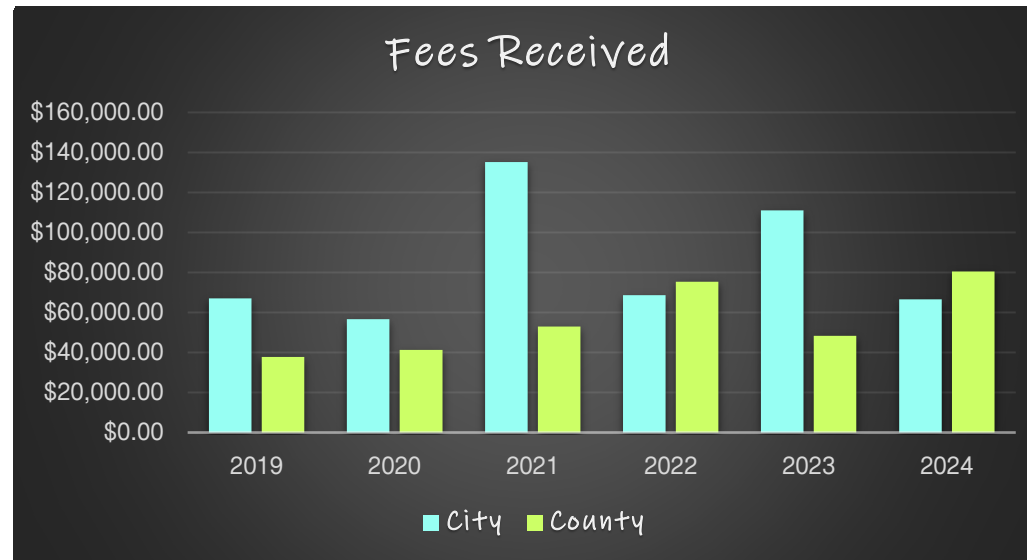
	2019	2020	2021	2022	2023	2024
<u>Residential Building</u>						
City	117	155	136	110	143	149
County	28	60	72	74	64	71
<u>Commercial Building</u>						
City	43	37	36	28	49	27
County	3	2	2	1	4	6
<u>Public Building</u>						
City	4	6	11	7	6	11
County	1	1	2	1	2	1
<u>Plumbing</u>						
	Backflow Preventers			Backflow Preventers		
City	190	58	65	148	58	62
County	26	20	19	26	19	28
<u>Mechanical</u>						
City	108	94	94	113	89	85
County	24	26	22	41	25	41
<u>Manufactured Home</u>						
City	4	5	2	2	14	14
County	7	7	7	11	3	8

City Annual Permit Total	466	355	344	408	359	348
County Annual Permit Total	89	116	124	154	117	155
Combined Annual Permit Total	555	471	468	562	476	503



Fees Received

	2019	2020	2021	2022	2023	2024
<u>Building</u>			MOCO Courthouse			
City	\$43,106.00	\$38,926.00	\$111,505.03	\$43,678.97	\$88,486.00	\$42,007.60
County	\$27,327.00	\$30,667.00	\$41,472.26	\$60,247.55	\$36,075.86	\$65,278.93
<u>Plumbing</u>	Backflow Preventers			Backflow Preventers		
City	\$7,774.00	\$2,592.00	\$4,559.00	\$6,862.00	\$2,952.75	\$2,392.00
County	\$1,744.00	\$1,830.00	\$1,637.00	\$2,046.00	\$1,627.00	\$2,638.00
<u>Mechanical</u>						
City	\$5,805.00	\$4,854.00	\$5,116.00	\$5,751.00	\$5,914.00	\$8,066.00
County	\$1,440.00	\$1,361.00	\$1,220.00	\$2,117.00	\$1,510.00	\$2,561.00
<u>Manufactured Home</u>						
City	\$655.00	\$725.00	\$387.25	\$365.00	\$671.50	\$2,523.58
County	\$2,642.00	\$1,789.00	\$1,727.00	\$3,420.75	\$2,030.00	\$2,278.15
<u>Misc Revenue From Licenses</u>						
City	\$9,550.00	\$9,305.00	\$13,267.50	\$11,810.00	\$12,705.00	\$11,400.00
County	\$3,840.00	\$3,900.00	\$4,620.00	\$5,280.00	\$5,820.00	\$7,050.00
<u>Misc Revenue From Exams</u>						
City	\$175.00	\$175.00	\$300.00	\$175.00	\$250.00	\$175.00
<u>Misc Revenue From Septic</u>						
County	\$800.00	\$1,800.00	\$2,300.00	\$2,300.00	\$1,300.00	\$700.00
City Annual Fees Received Total	\$67,065.00	\$56,577.00	\$135,134.78	\$68,641.97	\$110,979.25	\$66,564.18
County Annual Fees Received Total	\$37,793.00	\$41,347.00	\$52,976.26	\$75,411.30	\$48,362.86	\$80,506.08
Combined Annual Fees Received Total	\$104,858.00	\$97,924.00	\$188,111.04	\$144,053.27	\$159,342.11	\$147,070.26



Inspections

	2019	2020	2021	2022	2023	2024
City Annual Inspection Total	527	381	525	630	797	780
County Annual Inspection Total	208	207	210	314	325	333
Combined Annual Inspection Total	735	588	735	944	1122	1113

New Homes

	2019	2020	2021	2022	2023	2024
<u>Stick-built</u>						8th St Townhomes
City	5	0	2	3	3	21
County	6	11	7	13	4	9
<u>Modulars</u>						
City	0	1	0	0	0	0
County	1	0	1	3	1	1
<u>Manufactured</u>						
City	4	5	2	2	14	14
County	7	7	7	10	3	8
<u>Duplex</u>						
City	1	0	0	0	0	0
<u>Cabins</u>						
County	0	7	8	4	4	5
City Annual New Homes Total	10	6	4	5	17	35
County Annual New Homes Total	14	25	23	30	12	23
Combined Annual New Homes Total	24	31	27	35	29	58

