

# Boyd County

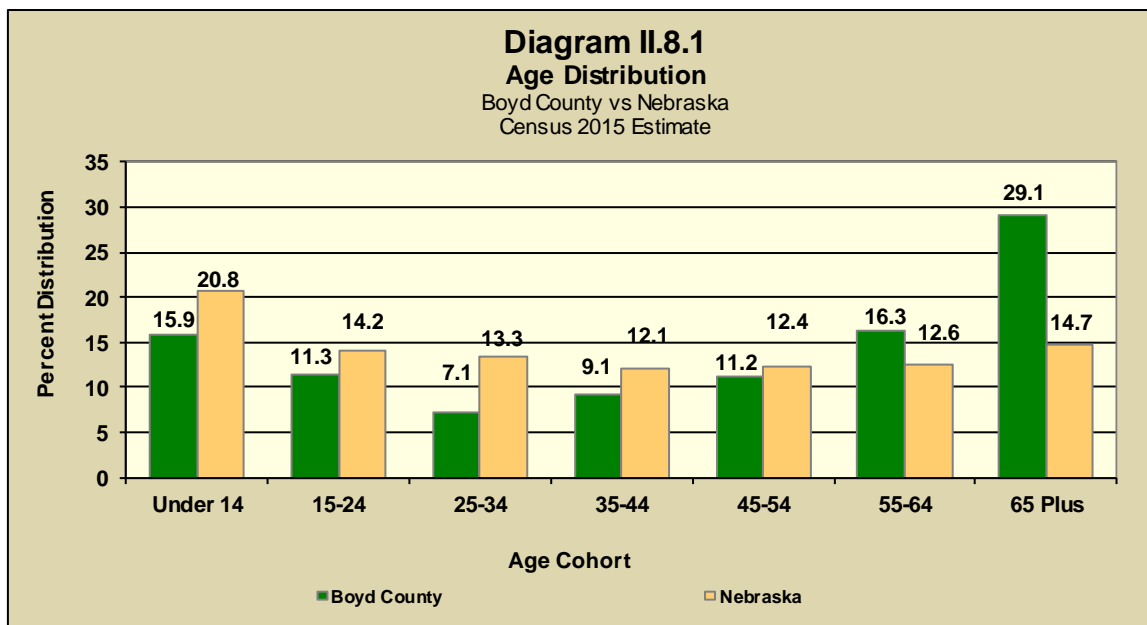
## Summary

- Between 2010 and 2015, the county’s population decreased by 4.4 percent or by 93 persons.
- Between 2010 and 2015, the Hispanic population increased by 15.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 26.
- In 2015, average earnings in the county was \$48,805 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.3 percent to 2.6 percent.
- In fiscal year 2016, the average price of an existing home was \$28,172.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Boyd County’s population decreased by 4.4 percent, or from 2,099 people to 2,006 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 201 in 2010 to 227 in 2015, an increase of 12.9 percent. The number of people from 25 to 34 years of age decreased by 8.9 percent, and those aged between 35 and 44 decreased by 6.2 percent. As shown in Diagram II.8.1, people younger than 25 represented 27.2 percent of the population in 2015, while individuals aged 55 and older represented 45.4 percent of the population in Boyd County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.9 percent, while the black population increased by 100.0 percent. The Hispanic population of any race changed from 33 to 38 or by 15.2 percent. Table II.8.1, below, presents the details of these population variations.

Subject	Nebraska			Boyd County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	2,099	2,006	-4.4%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	354	319	-9.9%
15 to 24 years	258,206	268,848	4.1%	201	227	12.9%
25 to 34 years	245,176	252,533	3.0%	157	143	-8.9%
35 to 44 years	220,838	228,643	3.5%	195	183	-6.2%
45 to 54 years	258,726	234,477	-9.4%	321	224	-30.2%
55 to 64 years	213,176	238,715	12.0%	314	327	4.1%
65 & over	246,677	278,711	13.0%	557	583	4.1%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	2,052	1,951	-4.9%
Black	85,971	93,900	9.2%	2	4	100.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	16	20	25.0%
Asian	33,322	44,479	33.5%	17	19	11.8%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	1	-50.0%
Two or More Races	32,305	39,365	21.9%	10	11	10.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	33	38	15.2%

## Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.8.2, at right, from April 2000 to July 2009, Boyd County’s natural decrease was estimated to be 133 people. Boyd County has been experiencing net out-migration, with 242 persons leaving the county during the 2000-2009 year period.<sup>50</sup> The 2015 population estimates showed a natural decrease of 55 persons and a net out-migration of 38 persons since the 2010 Census. In total, Boyd County’s population decreased to 2,006 persons.

<b>1980 Population</b>	<b>3,331</b>
Natural Increase 80–90	-35
Net Migration 80–90	-461
<b>1990 Population</b>	<b>2,835</b>
Natural Increase 90–00	-76
Net Migration 90–00	-321
<b>2000 Population</b>	<b>2,438</b>
Natural Increase 00–09	-133
Net Migration 00–09	-242
2009 Population Estimate	2,063
<b>2010 Population</b>	<b>2,099</b>
Natural Increase 10–15	-55
Net Migration 10–15	-38
<b>2015 Population Estimate</b>	<b>2,006</b>

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Boyd County increased from -8 persons in 2014 to 4 persons in 2015, with an additional net movement of 1 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.8.3.

<sup>50</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.8.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Boyd County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	26	25	1
Calendar 2002	28	24	4
Calendar 2003	19	18	1
Calendar 2004	25	27	-2
Calendar 2005	28	17	11
Calendar 2006	15	17	-2
Calendar 2007	24	26	-2
Calendar 2008	23	32	-9
Calendar 2009	29	16	13
Calendar 2010	28	18	10
Calendar 2011	27	18	9
Calendar 2012	18	18	0
Calendar 2013	11	22	-11
Calendar 2014	10	18	-8
Calendar 2015	24	20	4
First Half of 2016	8	7	1

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 895 in 2014 to 865 in 2015, as shown in Table II.8.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Boyd County decreased by 3.9 percent from 307 in 2015 to 295 in 2016, as shown below in Table II.8.5. The number of school-age children 5 to 11 years of age decreased from 148 in 2015 to 141 in 2016.

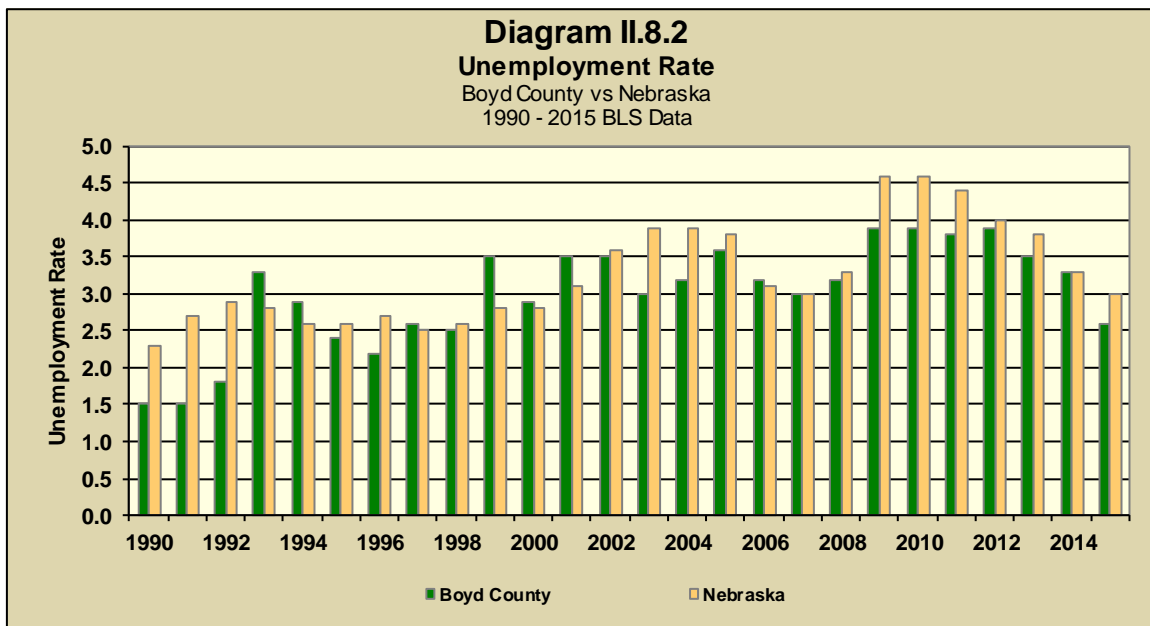
<b>Table II.8.4</b>	
<b>Income Tax Returns</b>	
Boyd County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,181
1992	1,186
1993	1,172
1994	1,165
1995	1,153
1996	1,126
1997	1,105
1998	1,084
1999	1,067
2000	1,068
2001	1,023
2002	1,005
2003	1,001
2004	1,015
2005	939
2006	944
2007	910
2008	909
2009	866
2010	840
2011	876
2012	875
2013	892
2014	895
2015	865

<b>Table II.8.5</b>				
<b>School-Age Children</b>				
Boyd County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	310	93	221	624
1993	334	85	222	641
1994	320	85	238	643
1995	300	104	219	623
1996	288	115	236	639
1997	267	107	246	620
1998	248	98	259	605
1999	252	81	254	587
2000	219	90	260	569
2001	223	85	238	546
2002	215	70	240	525
2003	293	85	276	654
2004	178	62	196	436
2005	164	70	166	400
2006	169	58	159	386
2007	158	48	163	369
2008	153	54	150	357
2009	146	51	148	345
2010	148	57	152	357
2011	146	49	140	335
2012	139	29	125	293
2013	147	39	121	307
2014	157	44	113	314
2015	148	47	112	307
2016	141	42	112	295

## ECONOMICS

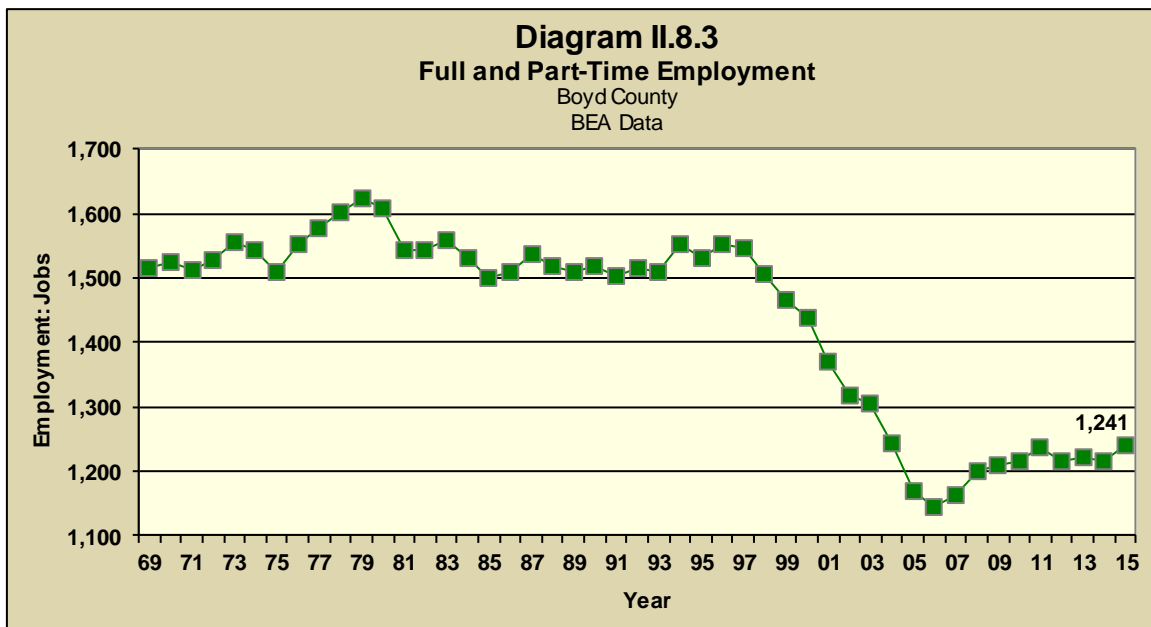
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Boyd County, defined as the number of people working or actively seeking work, decreased from 1,101 in 2014 to 1,098 in 2015. The total number of people employed changed from 1,065 in 2014 to 1,069 in 2015. The unemployment rate for the county was 2.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.7 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.8.2, below.

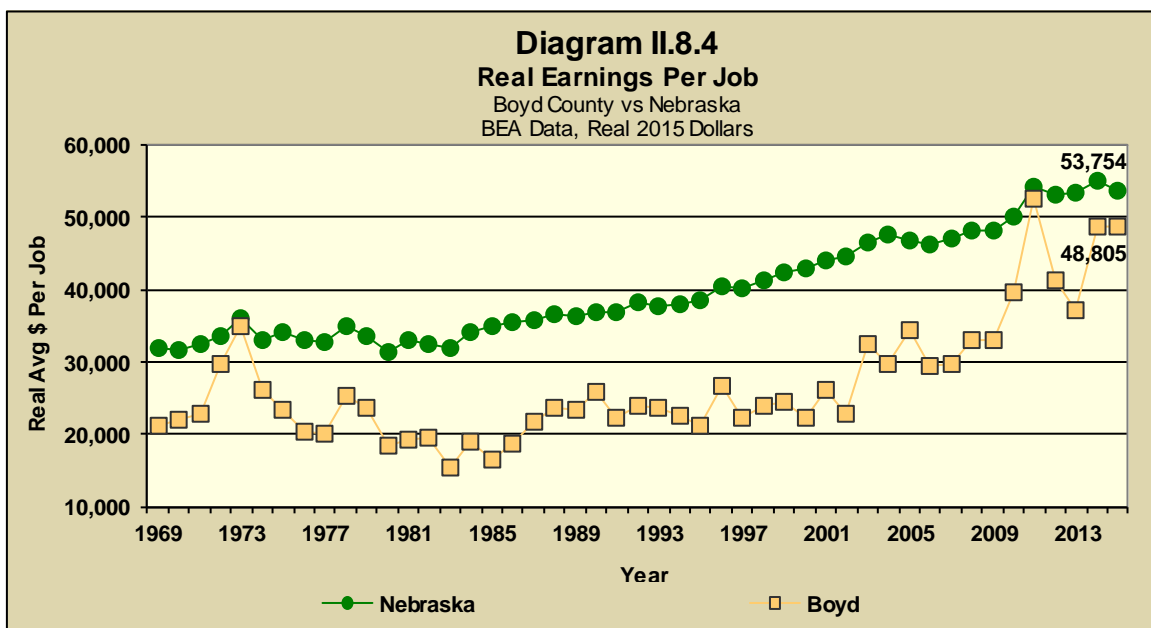


### Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 1,241 jobs in Boyd County, an increase of 26 jobs since 2014. Diagram II.8.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.8.4, below, real average earnings per job in the county was \$48,805 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$101,651,000, an increase of 2.1 percent between 2014 and 2015. Table II.8.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.8.6**  
**Total BEA Employment and Real Personal Income**  
 Boyd County  
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	32,247	1,339	147	9,206	6,700	46,961	12,061	1,514	21,299
1970	33,531	1,354	178	9,303	7,222	48,881	13,013	1,523	22,017
1971	34,657	1,440	225	9,220	7,712	50,374	13,374	1,512	22,921
1972	45,356	1,564	286	9,747	8,095	61,919	17,148	1,529	29,664
1973	54,335	1,863	317	11,028	8,898	72,715	19,997	1,555	34,942
1974	40,395	2,050	386	11,626	9,236	59,593	16,842	1,543	26,180
1975	35,453	1,999	529	12,583	10,164	56,730	16,241	1,509	23,494
1976	31,507	2,180	571	12,446	10,272	52,616	14,864	1,551	20,314
1977	31,676	2,159	587	13,253	10,547	53,904	15,493	1,576	20,099
1978	40,702	2,356	552	14,164	11,341	64,403	18,948	1,601	25,423
1979	38,235	2,583	831	14,594	11,533	62,609	18,768	1,622	23,573
1980	29,845	2,511	992	17,938	11,512	57,776	17,396	1,609	18,549
1981	29,555	2,427	819	20,913	12,363	61,222	18,678	1,542	19,166
1982	30,208	2,443	324	21,770	12,515	62,373	19,329	1,544	19,565
1983	23,937	2,379	78	23,435	12,902	57,973	17,793	1,559	15,354
1984	28,986	2,496	-287	23,916	13,267	63,387	19,582	1,531	18,933
1985	24,567	2,503	-453	23,106	13,638	58,356	18,983	1,500	16,378
1986	28,260	2,635	-718	22,831	13,978	61,715	20,626	1,508	18,740
1987	33,210	2,845	-1,058	20,445	14,013	63,765	21,550	1,537	21,607
1988	35,711	3,034	-1,199	19,146	13,394	64,018	21,954	1,517	23,541
1989	35,283	3,147	-1,417	20,032	13,141	63,893	22,270	1,509	23,382
1990	39,159	3,051	-1,659	20,141	13,432	68,022	24,037	1,517	25,813
1991	33,482	3,150	-1,494	18,749	13,938	61,526	22,219	1,502	22,292
1992	36,251	3,172	-1,240	18,228	14,764	64,833	23,732	1,514	23,944
1993	35,610	3,324	-754	17,382	14,525	63,439	23,271	1,510	23,582
1994	34,982	3,425	-408	16,730	14,679	62,559	23,111	1,551	22,555
1995	32,283	3,567	-114	18,147	15,212	61,961	22,907	1,530	21,100
1996	41,462	3,715	253	18,094	15,881	71,975	26,997	1,551	26,732
1997	34,387	3,657	761	19,066	16,554	67,111	25,732	1,545	22,257
1998	36,183	3,641	1,432	19,452	16,284	69,711	27,796	1,506	24,026
1999	35,760	3,626	1,856	18,056	15,630	67,677	27,533	1,466	24,393
2000	31,914	3,468	2,448	18,969	15,543	65,406	26,905	1,438	22,193
2001	35,695	3,044	2,928	20,538	16,741	72,858	30,484	1,369	26,074
2002	29,942	3,121	3,312	18,923	17,744	66,801	28,401	1,317	22,735
2003	42,456	3,140	3,737	19,116	16,582	78,752	34,181	1,306	32,509
2004	36,900	3,035	3,853	16,576	16,114	70,408	31,347	1,242	29,710
2005	40,145	2,912	3,901	13,741	16,965	71,840	32,375	1,169	34,342
2006	33,540	3,046	4,240	12,333	18,244	65,311	30,477	1,144	29,318
2007	34,562	3,112	4,669	14,598	16,909	67,625	32,065	1,163	29,718
2008	39,671	3,245	5,309	14,975	19,028	75,738	36,032	1,199	33,087
2009	40,005	3,260	5,392	13,589	19,700	75,425	36,349	1,210	33,062
2010	48,050	3,202	5,489	14,312	22,624	87,274	41,520	1,216	39,515
2011	65,196	2,971	5,608	14,742	23,134	105,708	50,700	1,237	52,705
2012	50,324	2,991	5,743	14,923	22,935	90,935	44,122	1,216	41,385
2013	45,459	3,378	5,593	14,916	21,426	84,015	41,612	1,222	37,201
2014	59,274	3,493	5,799	15,756	22,264	99,600	49,137	1,215	48,785
2015	60,567	3,567	5,859	16,144	22,648	101,651	50,673	1,241	48,805

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 18.1 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 1.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 196.4 percent over the 2010 to 2015 period. Table II.8.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.8.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Boyd County										
1991–2015 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>51</sup>
1991	524	167	213	142	87	14	0	0	0	1,181
1992	531	155	235	140	86	12	0	0	0	1,186
1993	527	131	228	144	94	15	0	0	0	1,172
1994	540	131	227	123	93	31	0	0	0	1,165
1995	524	139	215	120	98	16	0	0	0	1,153
1996	501	124	204	121	98	36	0	10	0	1,126
1997	444	112	202	125	117	60	0	14	0	1,105
1998	418	146	174	135	107	57	0	20	0	1,084
1999	427	105	172	144	108	63	0	16	0	1,067
2000	414	86	177	147	115	64	0	22	0	1,068
2001	383	98	166	147	107	73	0	18	0	1,023
2002	390	89	180	126	98	84	0	14	0	1,005
2003	375	109	152	128	111	79	0	19	0	1,001
2004	380	103	165	120	116	85	11	18	0	1,015
2005	328	87	152	114	104	107		18		939
2006	262	109	172	126	111	99		28		944
2007	280	85	147	107	120	111		30		910
2008	264	97	145	99	117	111	36	26	0	909
2009	233	84	146	108	112	103	42	23	0	866
2010	210	71	123	116	109	119		28		840
2011	198	60	132	121	129	117	66	44		876
2012	187	66	126	111	114	100	80	59	0	875
2013	195	73	125	115	117	132	56	61		892
2014	171	60	130	111	122	131	85	74	11	895
2015	172	69	123	93	115	136	61	83		865

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 286 in 2010 to 239 in 2015, with the poverty rate reaching 12.2 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.8.8, at right, presents poverty data for the county.

<b>Table II.8.8</b>		
<b>Persons in Poverty</b>		
Boyd County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	448	17.9
1999	381	15.8
2000	327	14.1
2001	334	14.4
2002	333	14.5
2003	261	11.7
2004	249	11.2
2005	295	13.4
2006	345	16.2
2007	285	13.8
2008	274	13.5
2009	332	16.6
2010	286	13.9
2011	281	13.8
2012	286	14.3
2013	275	13.9
2014	276	13.9
2015	239	12.2

<sup>51</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

### Business Establishments

The total number of business establishments in Boyd County decreased by 21 between 1980 and 2014, at an annual rate of change of -0.8 percent, as reported by the Census Bureau and as presented in Table II.8.9, at right.<sup>52</sup> This compared to an average annual rate of change of 1.03 percent statewide. Boyd County lost 3 business establishments between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units decreased by 1.4 percent in Boyd County between 2010 and 2015, from 1,390 to 1,371. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.8.10.

Year	Nebraska	Boyd County
1980	37,727	85
1981	37,582	79
1982	37,500	82
1983	41,889	92
1984	43,151	94
1985	43,115	94
1986	42,538	90
1987	42,691	81
1988	43,134	78
1989	43,302	80
1990	43,749	78
1991	44,405	79
1992	45,269	86
1993	46,059	85
1994	46,640	88
1995	47,128	87
1996	47,607	87
1997	48,588	82
1998	48,655	77
1999	48,968	80
2000	49,623	78
2001	49,710	81
2002	50,259	84
2003	50,394	79
2004	50,928	78
2005	51,440	76
2006	51,906	74
2007	52,517	80
2008	52,152	80
2009	51,633	78
2010	51,886	77
2011	51,553	73
2012	52,294	73
2013	52,585	67
2014	52,991	64

Subject	Nebraska	% Growth Since Census	Boyd County	% Growth Since Census
2000 Census	722,668	.	1,406	.
2010 Census	796,793	10.3%	1,390	-1.1%
July 2011 Estimate	801,129	0.5%	1,385	-0.4%
July 2012 Estimate	804,659	1.0%	1,381	-0.6%
July 2013 Estimate	809,171	1.5%	1,379	-0.8%
July 2014 Estimate	814,970	2.3%	1,375	-1.1%
July 2015 Estimate	820,913	3.0%	1,371	-1.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Boyd County. As shown in Table II.8.11 on the following page, 31.8 percent of housing units, or 435, were vacant in 2015. Of the 935 housing units that were occupied in 2015, 80.5 percent, or 753, were owner-occupied and the remaining 19.5 percent were renter-occupied.

<sup>52</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.8.11</b>				
<b>Housing Units by Tenure</b>				
Boyd County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	942	67.8%	935	68.2%
Owner-Occupied	738	78.3%	753	80.5%
Renter-Occupied	204	21.7%	182	19.5%
Vacant Housing Units	448	32.2%	435	31.8%
<b>Total Housing Units</b>	<b>1,390</b>	<b>100.0%</b>	<b>1,370</b>	<b>100.0%</b>

As shown in Table II.8.12, below, there were 1,138 single family dwellings in 2015, which accounted for 83.1 percent of all housing units. Apartment units accounted for 3.4 percent of housing units, with 47 units. Mobile homes also accounted for an additional 12.8 percent of housing with 175 units.

<b>Table II.8.12</b>				
<b>Housing Units by Type</b>				
Boyd County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>53</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	1,200	83%	1,138	83.1%
Duplex	3	0%	3	.2%
Tri- or Four-Plex	9	1%	7	.5%
Apartment	21	1%	47	3.4%
Mobile Home	206	14%	175	12.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,439</b>	<b>100.0%</b>	<b>1,370</b>	<b>100.0%</b>

Table II.8.13, below, shows the disposition of vacant housing units in Boyd County. The 2015 five-year ACS shows 5.1 percent of vacant units were for rent, 4.1 percent were for sale, and 4.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 176 “other vacant” units, or 39.3 percent; this compared to 36.1 percent “other vacant” units in 2015.

<b>Table II.8.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Boyd County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	22	4.9%	22	5.1%
For Sale	11	2.5%	18	4.1%
Rented or Sold, Not Occupied	7	1.6%	21	4.8%
For Seasonal, Recreational, or Occasional Use	232	51.8%	217	49.9%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	176	39.3%	157	36.1%
<b>Total</b>	<b>448</b>	<b>100.0%</b>	<b>435</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>54</sup> In most years for which data are presented, single-

<sup>53</sup> Data unavailable in 2010 Census

<sup>54</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

family unit construction represented the majority of residential development in the county. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Additional details of permit activity and per unit valuations are presented in Table II.8.14.

<b>Table II.8.14</b>									
<b>Building Permits and Valuation</b>									
Boyd County									
1980–2015 Census Bureau Data									
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	.	.	.	.	.	.	.
1981	2	.	.	.	2	74.70	.	.	.
1982	2	.	.	.	2	87.30	.	.	.
1983	1	.	.	.	1	61.50	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	1	.	.	.	1	37.60	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	2	.	.	.	2	56.80	.	.	.
1996	1	.	.	.	1	64.40	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	1	.	.	.	1	90.50	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	.	.	.	.	.	.	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	.	.	.	.	.	.	.	.	.

### Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 320 property transactions in Boyd County. Of these, 274 were for single-family homes during this 18-year period, as shown in Table II.8.15.

<b>Table II.8.15</b>						
<b>Residential Property Transactions</b>						
Boyd County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	19	2	0	0	0	21
2000	28	2	0	0	0	30
2001	11	2	0	0	0	13
2002	16	4	0	0	0	20
2003	21	2	0	0	0	23
2004	18	0	0	0	0	18
2005	14	5	0	0	0	19
2006	18	2	0	0	0	20
2007	6	1	0	0	0	7
2008	8	3	0	0	0	11
2009	17	2	0	0	0	19
2010	10	3	0	0	0	13
2011	10	2	0	0	0	12
2012	10	2	0	0	0	12
2013	10	3	0	0	0	13
2014	21	3	0	0	0	24
2015	19	4	0	0	0	23
2016	18	4	0	0	0	22
<b>Total</b>	<b>274</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>320</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 177 single-family home property transactions for units built before 1930, 4.0 percent of units were of low quality and 56.5 percent were of fair quality. Conversely, of the 0 homes built from 2001 through 2010, percent of units were of low quality and percent of fair quality. Table II.8.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.8.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Boyd County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	7	1	0	0	0	0	0	0	0	8
Fair	100	20	6	8	1	1	0	0	0	136
Average	66	20	15	10	7	8	0	0	0	126
Good	4	0	0	0	0	0	0	0	0	4
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>177</b>	<b>41</b>	<b>21</b>	<b>18</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>274</b>

In regard to the current condition of residential dwellings, of the same 177 single-family homes built before 1930, 40.1 percent of the homes were worn out or badly worn, and 53.7 percent

were in average condition. Table II.8.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	12	2	0	0	0	0	0	0	0	14
Badly Worn	59	6	0	2	0	1	0	0	0	68
Average	95	32	19	16	8	8	0	0	0	178
Good	11	1	2	0	0	0	0	0	0	14
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>177</b>	<b>41</b>	<b>21</b>	<b>18</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>274</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$35,400 to \$28,172, a total decrease of 20.4 percent, as shown in Table II.8.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Boyd County ranged from \$16,547 for homes built before 1930 to \$91,000 for homes built from 2001 to 2010.<sup>55</sup> Homes built from 2001 through 2010 were also larger, averaging 1,736 square feet per unit. Table II.8.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	14,123
2000	21,714
2001	17,927
2002	39,031
2003	21,781
2004	18,398
2005	27,100
2006	26,039
2007	26,717
2008	22,250
2009	26,976
2010	35,400
2011	38,025
2012	51,950
2013	32,975
2014	38,524
2015	25,395
2016	28,172
<b>Average</b>	<b>27,422</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>56</sup> (\$)
Before 1930	16,547	1,218	13.6
1931-1960	21,414	1,064	20.1
1961-1970	33,675	1,170	28.8
1971-1980	37,392	1,253	29.8
1981-1990	49,892	1,254	39.8
1991-2000	93,132	1,441	64.6
2001-2010	91,000	1,736	52.4
2011-2016	N/A	N/A	N/A
<b>Average</b>	<b>26,222</b>	<b>1,211</b>	<b>22</b>

<sup>55</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>56</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

**SURVEY OF RENTAL PROPERTIES**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.8.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Boyd County. No surveys were returned for Boyd County in the most recent 2016 survey.

<b>Table II.8.20</b> <b>Survey of Rental Properties</b> Boyd County 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	2	19	.00	14.5
2004	1	11	.00	7.0
2005	4	14	21.43	72.9
2006	3	20	10.00	163.5
2007	1	1	.00	.0
2008				.0
2009	2	10	20.00	14.0
2010				
2011	3	32	.00	3.5
2012				
2013				
2014				
2015				
2016				

