

# Burt County

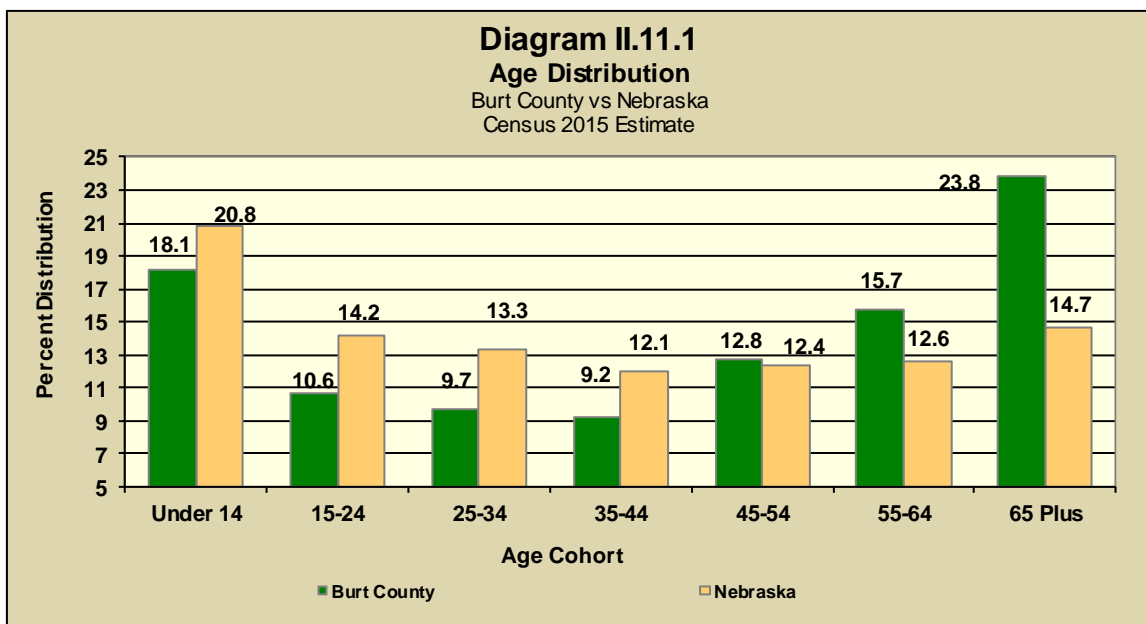
## Summary

- Between 2010 and 2015, the county’s population decreased by 4.0 percent or by 273 persons.
- Between 2010 and 2015, the Hispanic population increased by 54.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 109.
- In 2015, average earnings in the county was \$48,737 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.9 percent to 3.6 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 4 units.
- In 2015, the average real value of new single-family construction was \$252,393.
- In fiscal year 2016, the average price of an existing home was \$97,538.
- In a November 2016 rental survey, the average vacancy rate was 13.6 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Burt County’s population decreased by 4.0 percent, or from 6,858 people to 6,585 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 634 in 2010 to 700 in 2015, an increase of 10.4 percent. The number of people from 25 to 34 years of age increased by 4.9 percent, and those aged between 35 and 44 decreased by 15.7 percent. As shown in Diagram II.11.1, people younger than 25 represented 28.8 percent of the population in 2015, while individuals aged 55 and older represented 39.6 percent of the population in Burt 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 4.7 percent, while the black population increased by 20.7 percent. The Hispanic population of any race changed from 126 to 194 or by 54.0 percent. Table II.11.1, below, presents the details of these population variations.

Subject	Nebraska			Burt County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	6,858	6,585	-4.0%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	1,261	1,195	-5.2%
15 to 24 years	258,206	268,848	4.1%	634	700	10.4%
25 to 34 years	245,176	252,533	3.0%	607	637	4.9%
35 to 44 years	220,838	228,643	3.5%	720	607	-15.7%
45 to 54 years	258,726	234,477	-9.4%	1,050	840	-20.0%
55 to 64 years	213,176	238,715	12.0%	1,001	1,037	3.6%
65 & over	246,677	278,711	13.0%	1,585	1,569	3.6%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	6,613	6,303	-4.7%
Black	85,971	93,900	9.2%	29	35	20.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	118	138	16.9%
Asian	33,322	44,479	33.5%	17	21	23.5%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	6	5	-16.7%
Two or More Races	32,305	39,365	21.9%	75	83	10.7%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	126	194	54.0%

## 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.11.2, at right, from April 2000 to July 2009, Burt County’s natural decrease was estimated to be 249 people. Burt County has been experiencing net out-migration, with 620 persons leaving the county during the 2000-2009 year period.<sup>71</sup> The 2015 population estimates showed a natural decrease of 141 persons and a net out-migration of 132 persons since the 2010 Census. In total, Burt County’s population decreased to 6,585 persons.

<b>1980 Population</b>	<b>8,813</b>
Natural Increase 80–90	-181
Net Migration 80–90	-764
<b>1990 Population</b>	<b>7,868</b>
Natural Increase 90–00	<b>-308</b>
Net Migration 90–00	231
<b>2000 Population</b>	<b>7,791</b>
Natural Increase 00–09	-249
Net Migration 00–09	-620
2009 Population Estimate	6,922
<b>2010 Population</b>	<b>6,858</b>
Natural Increase 10–15	-141
Net Migration 10–15	-132
<b>2015 Population Estimate</b>	<b>6,585</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 Burt County increased from 5 persons in 2014 to 21 persons in 2015, with an additional net movement of -9 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.11.3.

<sup>71</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.11.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Burt 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	96	97	-1
Calendar 2002	69	97	-28
Calendar 2003	77	87	-10
Calendar 2004	67	77	-10
Calendar 2005	60	69	-9
Calendar 2006	79	92	-13
Calendar 2007	81	72	9
Calendar 2008	80	83	-3
Calendar 2009	73	57	16
Calendar 2010	121	114	7
Calendar 2011	68	57	11
Calendar 2012	77	79	-2
Calendar 2013	72	53	19
Calendar 2014	65	60	5
Calendar 2015	84	63	21
First Half of 2016	27	36	-9

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 increased from 3,026 in 2014 to 3,067 in 2015, as shown in Table II.11.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Burt County decreased by 0.2 percent from 1,286 in 2015 to 1,283 in 2016, as shown below in Table II.11.5. The number of school-age children 5 to 11 years of age decreased from 647 in 2015 to 638 in 2016.

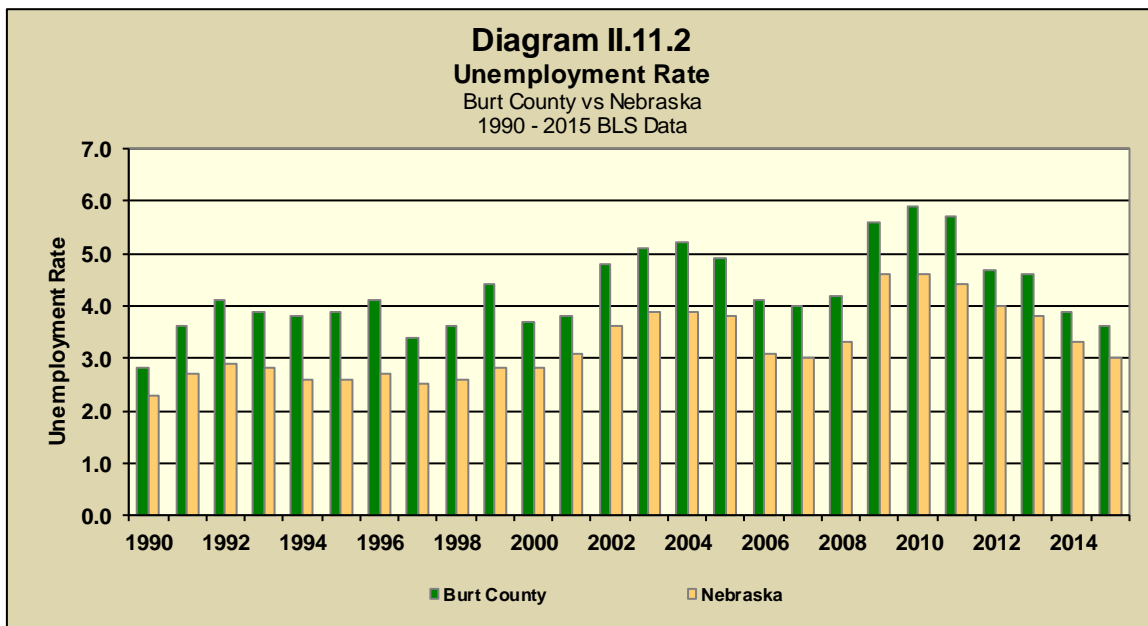
<b>Table II.11.4</b>	
<b>Income Tax Returns</b>	
Burt County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	3,348
1992	3,432
1993	3,397
1994	3,466
1995	3,413
1996	3,452
1997	3,498
1998	3,515
1999	3,489
2000	3,481
2001	3,437
2002	3,364
2003	3,295
2004	3,215
2005	2,974
2006	3,207
2007	3,210
2008	3,314
2009	3,150
2010	3,134
2011	3,129
2012	3,053
2013	3,010
2014	3,026
2015	3,067

<b>Table II.11.5</b>				
<b>School-Age Children</b>				
Burt 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	915	252	561	1,728
1993	905	259	571	1,735
1994	911	267	598	1,776
1995	861	249	598	1,708
1996	847	275	635	1,757
1997	792	282	654	1,728
1998	769	271	656	1,696
1999	745	263	652	1,660
2000	786	259	676	1,721
2001	761	246	676	1,683
2002	744	231	675	1,650
2003	803	270	681	1,754
2004	787	249	659	1,695
2005	643	223	582	1,448
2006	657	214	574	1,445
2007	636	192	531	1,359
2008	633	197	524	1,354
2009	674	177	522	1,373
2010	640	188	506	1,334
2011	617	211	478	1,306
2012	626	189	469	1,284
2013	634	176	464	1,274
2014	625	184	443	1,252
2015	647	180	459	1,286
2016	638	168	477	1,283

## ECONOMICS

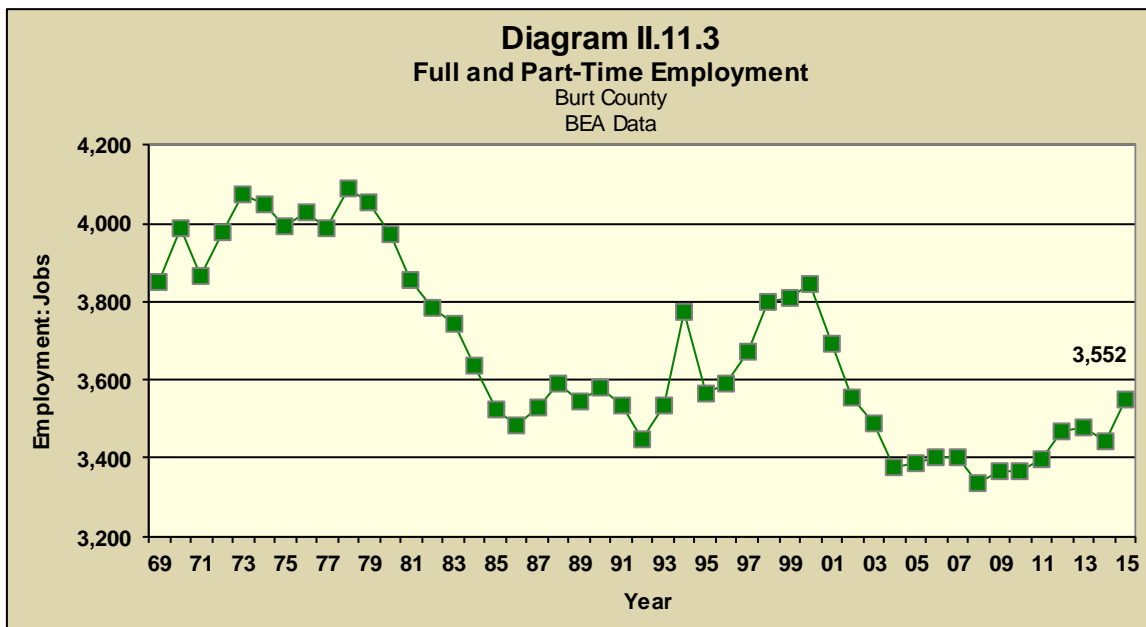
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Burt County, defined as the number of people working or actively seeking work, increased from 3,588 in 2014 to 3,632 in 2015. The total number of people employed changed from 3,448 in 2014 to 3,501 in 2015. The unemployment rate for the county was 3.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.11.2, below.

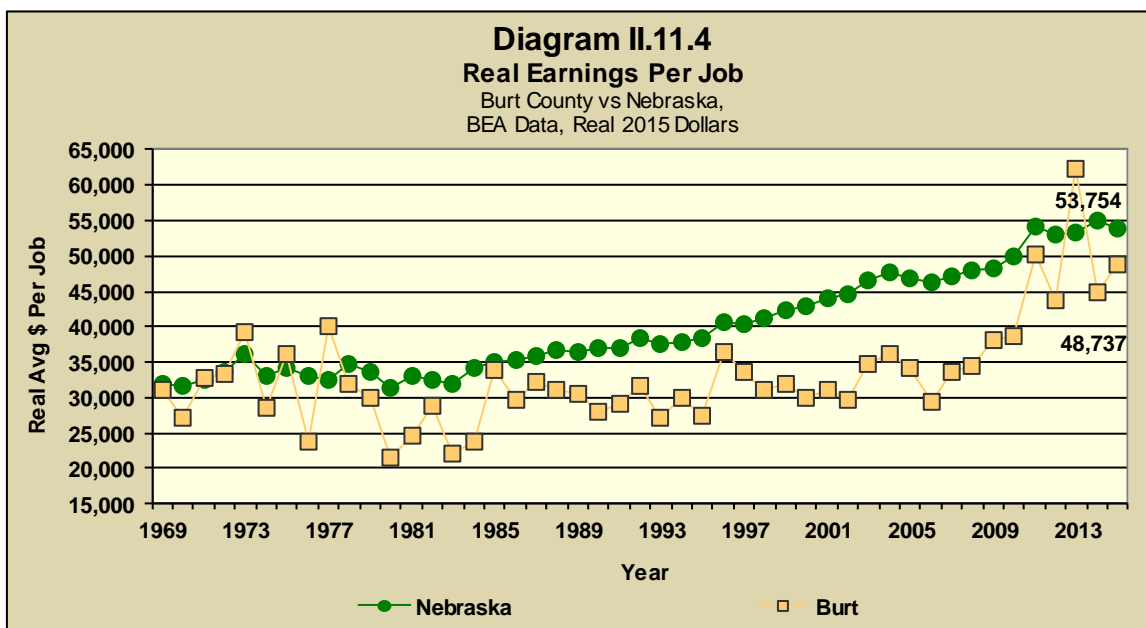


### Employment and Personal Income

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 3,552 jobs in Burt County, an increase of 109 jobs since 2014. Diagram II.11.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.11.4, below, real average earnings per job in the county was \$48,737 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 \$323,232,000, an increase of 7.0 percent between 2014 and 2015. Table II.11.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.11.6**  
**Total BEA Employment and Real Personal Income**  
 Burt 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	120,149	4,595	6,619	29,235	15,094	166,502	17,975	3,851	31,199
1970	107,821	4,919	5,969	30,612	16,337	155,820	16,929	3,988	27,036
1971	127,176	4,658	7,469	30,311	17,835	178,132	19,545	3,865	32,904
1972	133,164	5,172	7,712	32,911	19,147	187,761	21,133	3,979	33,467
1973	160,235	6,252	7,981	36,276	21,756	219,997	24,502	4,072	39,350
1974	115,350	6,471	8,325	37,042	23,114	177,360	19,534	4,046	28,510
1975	144,723	6,395	8,425	38,379	25,687	210,819	23,181	3,993	36,244
1976	95,483	6,832	8,789	37,987	26,474	161,902	17,831	4,027	23,711
1977	159,594	6,733	8,416	39,958	26,996	228,232	25,709	3,989	40,009
1978	130,315	7,333	9,514	42,276	26,710	201,482	22,501	4,088	31,877
1979	121,214	7,852	9,627	45,041	27,190	195,219	22,492	4,053	29,907
1980	85,489	7,423	10,715	53,163	30,011	171,956	19,568	3,974	21,512
1981	95,476	7,104	11,868	59,976	30,953	191,169	22,060	3,856	24,760
1982	109,079	7,123	11,160	66,322	32,048	211,486	24,742	3,783	28,834
1983	82,266	6,941	11,629	65,858	33,181	185,994	21,757	3,744	21,973
1984	86,492	7,217	12,177	66,087	34,201	191,739	22,444	3,634	23,801
1985	119,833	7,118	12,854	62,197	34,148	221,914	26,462	3,523	34,014
1986	103,609	7,355	13,293	57,734	34,472	201,754	24,739	3,482	29,756
1987	113,332	8,043	13,723	53,090	33,259	205,362	25,555	3,532	32,087
1988	112,170	8,738	15,108	52,611	32,777	203,928	25,810	3,592	31,228
1989	108,656	8,818	16,080	55,857	36,487	208,261	26,460	3,546	30,642
1990	100,131	8,330	17,333	51,235	36,782	197,151	25,020	3,578	27,985
1991	102,699	8,379	18,811	48,938	38,546	200,615	25,665	3,533	29,068
1992	108,911	8,449	21,702	47,886	40,345	210,396	26,911	3,450	31,569
1993	96,484	9,049	23,821	48,139	42,013	201,409	25,805	3,536	27,286
1994	113,601	9,793	26,631	49,910	42,511	222,859	28,634	3,776	30,085
1995	97,930	9,498	30,304	52,935	44,674	216,344	27,627	3,564	27,477
1996	130,808	9,763	33,596	53,331	46,433	254,405	32,412	3,593	36,406
1997	123,525	10,401	36,509	56,132	47,087	252,852	32,404	3,674	33,621
1998	118,003	10,999	40,724	58,460	46,836	253,024	32,498	3,801	31,045
1999	121,097	10,779	45,700	55,195	47,721	258,934	33,201	3,809	31,792
2000	115,199	10,572	50,012	55,742	49,849	260,229	33,423	3,844	29,968
2001	114,661	10,553	54,193	54,763	50,577	263,641	34,423	3,690	31,073
2002	105,071	10,513	51,757	50,067	52,694	249,075	33,273	3,555	29,556
2003	121,205	10,402	50,534	52,358	53,049	266,745	36,214	3,491	34,719
2004	121,966	10,158	48,245	41,564	54,951	256,568	34,677	3,376	36,127
2005	115,930	10,528	47,547	36,537	55,286	244,772	33,878	3,385	34,248
2006	100,139	11,249	48,389	38,710	59,277	235,266	33,034	3,404	29,418
2007	114,369	11,514	50,003	44,251	58,805	255,915	36,565	3,400	33,638
2008	114,619	11,569	49,794	50,360	63,107	266,310	38,225	3,336	34,358
2009	128,190	11,642	49,420	44,805	63,433	274,207	39,827	3,366	38,084
2010	130,428	11,970	48,813	43,482	65,282	276,035	40,315	3,365	38,760
2011	170,451	10,742	50,181	44,531	65,701	320,123	47,118	3,397	50,177
2012	151,985	11,151	51,029	45,984	63,332	301,180	45,053	3,471	43,787
2013	217,030	12,408	50,835	45,307	62,131	362,897	55,143	3,478	62,401
2014	154,684	12,856	50,799	45,191	64,154	301,973	45,823	3,443	44,927
2015	173,113	13,155	51,474	46,615	65,185	323,232	49,086	3,552	48,737

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 12.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 12.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 40.4 percent over the 2010 to 2015 period. Table II.11.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.11.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Burt 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>72</sup>
1991	1,184	414	734	453	350	157	13	16	0	3,348
1992	1,202	423	736	460	389	168	16	15	0	3,432
1993	1,186	370	712	483	370	193	46	20	0	3,397
1994	1,242	377	658	475	412	228	28	31	0	3,466
1995	1,077	341	684	494	450	270	52	37	0	3,413
1996	1,087	301	647	498	480	312	67	49	0	3,452
1997	1,061	299	635	468	511	363	83	64	0	3,498
1998	1,061	285	626	468	487	423	96	53	0	3,515
1999	1,027	226	637	480	492	426	125	66	10	3,489
2000	1,040	228	596	468	492	449	106	77	0	3,481
2001	1,012	230	610	452	491	420	127	70	0	3,437
2002	1,026	244	575	433	441	441	124	64	0	3,364
2003	917	284	532	421	454	450	145	63	0	3,295
2004	817	256	524	414	449	461	172	93	0	3,215
2005	698	234	477	395	405	452		113		2,974
2006	686	248	550	389	465	487		149		3,207
2007	625	282	485	381	467	499	263	189	19	3,210
2008	634	293	478	378	462	536	280	228	25	3,314
2009	585	278	451	364	465	488	271	224	24	3,150
2010	573	262	443	381	419	487	294	256	19	3,134
2011	554	250	444	364	404	494	311	275	33	3,129
2012	499	231	418	325	411	478	331	310	50	3,053
2013	459	225	430	315	409	482	316	341	33	3,010
2014	491	206	377	337	409	475	318	381	32	3,026
2015	501	216	399	329	416	504	316	360	26	3,067

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 808 in 2010 to 744 in 2015, with the poverty rate reaching 11.6 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.11.8, at right, presents poverty data for the county.

<b>Table II.11.8</b>		
<b>Persons in Poverty</b>		
Burt County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	956	12.1
1999	796	10.3
2000	723	9.5
2001	735	9.8
2002	853	11.4
2003	734	9.9
2004	706	9.6
2005	761	10.4
2006	721	10
2007	820	11.8
2008	704	10.2
2009	740	10.9
2010	808	12.1
2011	720	10.8
2012	631	9.7
2013	755	11.7
2014	683	10.6
2015	744	11.6

<sup>72</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 Burt County decreased by 25 between 1980 and 2014, at an annual rate of change of -0.3 percent, as reported by the Census Bureau and as presented in Table II.11.9, at right.<sup>73</sup> This compared to an average annual rate of change of 1.03 percent statewide. Burt County added 5 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 0.2 percent in Burt County between 2010 and 2015, from 3,467 to 3,461. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.11.10.

Year	Nebraska	Burt County
1980	37,727	225
1981	37,582	219
1982	37,500	217
1983	41,889	235
1984	43,151	242
1985	43,115	252
1986	42,538	244
1987	42,691	230
1988	43,134	228
1989	43,302	221
1990	43,749	227
1991	44,405	222
1992	45,269	219
1993	46,059	223
1994	46,640	228
1995	47,128	218
1996	47,607	211
1997	48,588	227
1998	48,655	221
1999	48,968	227
2000	49,623	222
2001	49,710	215
2002	50,259	203
2003	50,394	213
2004	50,928	210
2005	51,440	211
2006	51,906	205
2007	52,517	198
2008	52,152	201
2009	51,633	199
2010	51,886	199
2011	51,553	206
2012	52,294	194
2013	52,585	195
2014	52,991	200

Subject	Nebraska	% Growth Since Census	Burt County	% Growth Since Census
2000 Census	722,668	.	3,723	.
2010 Census	796,793	10.3%	3,467	-6.9%
July 2011 Estimate	801,129	0.5%	3,464	-0.1%
July 2012 Estimate	804,659	1.0%	3,462	-0.1%
July 2013 Estimate	809,171	1.5%	3,462	-0.1%
July 2014 Estimate	814,970	2.3%	3,462	-0.1%
July 2015 Estimate	820,913	3.0%	3,461	-0.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Burt County. As shown in Table II.11.11 on the following page, 19.1 percent of housing units, or 660, were vacant in 2015. Of the 2,801 housing units that were occupied in 2015, 79.5 percent, or 2,226, were owner-occupied and the remaining 20.5 percent were renter-occupied.

<sup>73</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.11.11</b>				
<b>Housing Units by Tenure</b>				
Burt 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	2,906	83.8%	2,801	80.9%
Owner-Occupied	2,197	75.6%	2,226	79.5%
Renter-Occupied	709	24.4%	575	20.5%
Vacant Housing Units	561	16.2%	660	19.1%
<b>Total Housing Units</b>	<b>3,467</b>	<b>100.0%</b>	<b>3,461</b>	<b>100.0%</b>

As shown in Table II.11.12, below, there were 2,958 single family dwellings in 2015, which accounted for 85.5 percent of all housing units. Apartment units accounted for 3.6 percent of housing units, with 126 units. Mobile homes also accounted for an additional 6.6 percent of housing with 227 units.

<b>Table II.11.12</b>				
<b>Housing Units by Type</b>				
Burt County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>74</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,924	83%	2,958	85.5%
Duplex	39	1%	23	.7%
Tri- or Four-Plex	79	2%	127	3.7%
Apartment	143	4%	126	3.6%
Mobile Home	323	9%	227	6.6%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>3,508</b>	<b>100.0%</b>	<b>3,461</b>	<b>100.0%</b>

Table II.11.13, below, shows the disposition of vacant housing units in Burt County. The 2015 five-year ACS shows 9.8 percent of vacant units were for rent, 14.7 percent were for sale, and 14.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 196 “other vacant” units, or 34.9 percent; this compared to 23.8 percent “other vacant” units in 2015.

<b>Table II.11.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Burt 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	96	17.1%	65	9.8%
For Sale	74	13.2%	97	14.7%
Rented or Sold, Not Occupied	37	6.6%	97	14.7%
For Seasonal, Recreational, or Occasional Use	158	28.2%	244	37.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	196	34.9%	157	23.8%
<b>Total</b>	<b>561</b>	<b>100.0%</b>	<b>660</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>75</sup> In most years for which data are presented, single-

<sup>74</sup> Data unavailable in 2010 Census

<sup>75</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. Single-family building permit authorizations in Burt County decreased from 9 in 2014 to 5 in 2015 and the average value of construction was \$252,393 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 9 in 2014 to 5 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,206 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.11.14.

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	5	4	.	.	9	119.70	92.80	.	.
1981	8	.	.	.	8	121.00	.	.	.
1982	8	.	.	8	16	131.50	.	.	48.80
1983	15	.	.	.	15	93.30	.	.	.
1984	7	.	.	.	7	81.10	.	.	.
1985	6	.	.	.	6	89.10	.	.	.
1986	2	.	.	.	2	82.20	.	.	.
1987	4	.	.	.	4	106.80	.	.	.
1988	.	.	.	12	12	.	.	.	51.70
1989	4	4	4	.	12	119.10	42.60	68.20	.
1990	1	.	.	.	1	65.80	.	.	.
1991	2	.	.	.	2	109.00	.	.	.
1992	8	.	.	.	8	91.80	.	.	.
1993	19	2	.	.	21	106.80	76.00	.	.
1994	8	.	4	.	12	131.10	.	70.70	.
1995	14	.	4	.	18	121.30	.	61.90	.
1996	6	.	4	.	10	94.00	.	71.60	.
1997	5	4	.	.	9	141.90	130.20	.	.
1998	5	.	12	8	25	156.50	.	66.10	61.20
1999	9	2	.	22	33	164.50	138.50	.	67.30
2000	7	.	.	.	7	144.60	.	.	.
2001	6	.	.	.	6	168.60	.	.	.
2002	12	.	.	.	12	155.6	.	.	.
2003	14	.	.	.	14	164.6	.	.	.
2004	9	2	.	.	11	183.9	101.6	.	.
2005	15	.	.	.	15	191.3	.	.	.
2006	15	.	.	.	15	208.4	.	.	.
2007	2	.	.	.	2	210.9	.	.	.
2008	17	.	.	.	17	176.6	.	.	.
2009	14	2	.	.	16	150.8	43.9	.	.
2010	8	.	.	.	8	126.4	.	.	.
2011	8	.	.	.	8	211.7	.	.	.
2012	11	.	.	.	11	192.0	.	.	.
2013	11	.	.	.	11	274.5	.	.	.
2014	9	.	.	.	9	137.0	.	.	.
2015	5	.	.	.	5	252.4	.	.	.

## 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 1,557 property transactions in Burt County. Of these, 1,489 were for single-family homes during this 18-year period, as shown in Table II.11.15.

<b>Table II.11.15</b>						
<b>Residential Property Transactions</b>						
Burt 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	111	6	0	0	1	118
2000	95	4	0	0	1	100
2001	91	1	0	0	0	92
2002	94	0	0	0	0	94
2003	77	2	0	0	0	79
2004	86	6	0	0	0	92
2005	105	5	0	0	0	110
2006	119	8	0	0	0	127
2007	86	5	0	0	0	91
2008	89	3	0	1	0	93
2009	64	2	1	0	0	67
2010	63	1	0	0	0	64
2011	66	3	0	0	0	69
2012	79	3	0	0	0	82
2013	34	0	0	0	0	34
2014	63	5	0	0	0	68
2015	98	5	0	0	0	103
2016	69	5	0	0	0	74
<b>Total</b>	<b>1,489</b>	<b>64</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1,557</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 817 single-family home property transactions for units built before 1930, 12.5 percent of units were of low quality and 43.5 percent were of fair quality. Conversely, of the 20 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 35.0 percent of fair quality. Table II.11.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.11.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Burt 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	102	17	2	2	1	1	0	0	0	125
Fair	355	138	25	46	10	11	7	0	1	593
Average	339	111	73	89	42	36	8	2	2	702
Good	18	10	4	7	1	16	5	3	0	64
Very Good	0	0	0	1	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	0	0	0	0	1	0	0	0	4
<b>Total</b>	<b>817</b>	<b>276</b>	<b>104</b>	<b>145</b>	<b>54</b>	<b>65</b>	<b>20</b>	<b>5</b>	<b>3</b>	<b>1,489</b>

In regard to the current condition of residential dwellings, of the same 817 single-family homes built before 1930, 38.6 percent of the homes were worn out or badly worn, and 56.8 percent

were in average condition. Table II.11.17 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	24	1	1	1	0	0	0	0	0	27
Badly Worn	291	69	11	7	4	3	0	0	1	386
Average	464	187	80	121	37	39	14	5	1	948
Good	29	17	10	16	12	19	5	0	1	109
Very Good	4	0	1	0	0	3	0	0	0	8
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	5	2	1	0	1	1	1	0	0	11
<b>Total</b>	<b>817</b>	<b>276</b>	<b>104</b>	<b>145</b>	<b>54</b>	<b>65</b>	<b>20</b>	<b>5</b>	<b>3</b>	<b>1,489</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$72,989 to \$97,538, a total increase of 33.6 percent, as shown in Table II.11.18, 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 Burt County ranged from \$58,067 for homes built before 1930 to \$173,669 for homes built from 2001 to 2010, and \$219,580 for the newest homes built between 2011 and 2016.<sup>76</sup> Homes built from 2001 through 2010 were also larger, averaging 1,652 square feet per unit. Table II.11.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	51,234
2000	63,292
2001	59,030
2002	56,457
2003	67,170
2004	70,539
2005	64,224
2006	66,690
2007	77,498
2008	85,241
2009	63,840
2010	72,989
2011	89,645
2012	81,365
2013	79,609
2014	92,159
2015	89,666
2016	97,538
<b>Average</b>	<b>72,268</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>77</sup> (\$)
Before 1930	58,067	1,457	39.9
1931-1960	62,246	1,215	51.2
1961-1970	76,433	1,304	58.6
1971-1980	92,085	1,374	67.0
1981-1990	92,066	1,372	67.1
1991-2000	132,376	1,603	82.6
2001-2010	173,669	1,652	105.1
2011-2016	219,580	1,553	141
<b>Average</b>	<b>71,464</b>	<b>1,401</b>	<b>51</b>

<sup>76</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>77</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.11.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Burt County. The number of completed surveys increased from 11 in 2015 to 12 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 5.3 percentage points and was at 13.60 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	12	8.33	105.0
2003	5	64	9.38	17.7
2004	8	131	19.08	116.6
2005	10	112	14.29	71.8
2006	11	159	9.43	89.9
2007	9	99	7.07	47.5
2008	13	101	10.89	54.6
2009	10	50	10.00	94.8
2010	12	79	6.33	35.6
2011	19	129	10.85	25.6
2012	17	104	14.42	27.0
2013	14	81	18.52	60.0
2014	14	83	12.05	45.0
2015	11	109	8.3	36
2016	12	125	13.60	30.0

Table II.11.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 12 single family units in Burt County, with 2 of them available. This translates into a vacancy rate of 16.7 percent in Burt County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 75 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 9.3 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 13.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	12	2	16.7%	8.7%
Apartments	75	7	9.3%	16.0%
Mobile Homes	0	0	%	.9%
“Other” Units	0	0	.0%	.
Don't Know	38	8	21.1%	10.5%
<b>Total</b>	<b>125</b>	<b>17</b>	<b>13.60%</b>	<b>13.4%</b>

Table II.11.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 8 units. The most common apartment units were two bedroom units, with 50 units. Details for additional unit types are reported on the following page.

<b>Table II.11.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Burt County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	.	0
One	0	23	0	0	.	23
Two	8	50	0	0	.	58
Three	3	1	0	0	.	4
Four	1	1	0	0	.	2
Don’t Know	0	0	0	0	38	38
<b>Total</b>	<b>12</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>125</b>

Table II.11.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 12.5 percent.

<b>Table II.11.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Burt County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	0	0	%
Two	8	1	12.5%
Three	3	1	33.3%
Four	1	0	.0%
Don’t know	0	0	%
<b>Total</b>	<b>12</b>	<b>2</b>	<b>16.7%</b>

Table II.11.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 10.0 percent.

<b>Table II.11.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Burt County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	23	2	8.7%
Two	50	5	10.0%
Three	1	0	.0%
Four	1	0	.0%
Don’t know	0	0	%
<b>Total</b>	<b>75</b>	<b>7</b>	<b>9.3%</b>

Average market-rate rents by unit type are shown in Table II.11.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.11.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Burt County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$400.0	\$	\$	\$400.0
Two	\$500.0	\$529.0	\$	\$	\$520.7
Three	\$500.0	\$800.0	\$	\$	\$650.0
Four	\$	\$900.0	\$	\$	\$900.0
Don't know	\$500.0	\$	\$	\$	
<b>Total</b>	<b>\$516.7</b>	<b>\$524.0</b>	<b>\$</b>	<b>\$</b>	<b>\$510.0</b>

Table II.11.26, below, shows vacancy rates for single family units by average rental rates for Burt County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 33.3 percent.

<b>Table II.11.26</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Burt County 2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	6	0	.0%
\$500 to \$750	6	2	33.3%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>12</b>	<b>2</b>	<b>16.7%</b>

The average rent and availability of apartment units is displayed in Table II.11.27, on the following page. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 14.3 percent.

<b>Table II.11.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Burt County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	20	0	.0%
\$500 to \$750	21	3	14.3%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	34	4	11.8%
<b>Total</b>	<b>75</b>	<b>7</b>	<b>9.3%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.11.28 below, 5 respondents, or 62.5 percent, included some sort of utility in the rent.

<b>Table II.11.28</b> <b>Are there any utilities included with the rent?</b> Burt County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	3
<b>% Offering Utilities</b>	<b>62.5%</b>

The type of utility included in the rent is shown in Table II.11.29, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 5 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table II.11.29</b> <b>Which utilities are included with the rent?</b> Burt County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	5
Trash Collection	3

Table II.11.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

<b>Table II.11.30</b> <b>Do you keep a waiting list?</b> Burt County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	5
<b>Waitlist Size</b>	<b>4</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.11.31 on the following page, most respondents



indicated there was extreme need for the renovation of existing single family units and extreme need for the renovation of existing apartment units.

<b>Table II.11.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Burt County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	2	2	2	
High Need	1	1	1	
Extreme Need	3	3	3	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.11.32 below, most respondents indicated there was extreme need for the construction of new single family units and moderate need for the construction of new apartment units.

<b>Table II.11.32</b> <b>How would you rate the need for construction of new units in the city?</b> Burt County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	1	1	2	1
Low Need	1	1	1	
Moderate Need	1	2	1	
High Need	1	1	1	
Extreme Need	2	1	1	1

