

Butler County

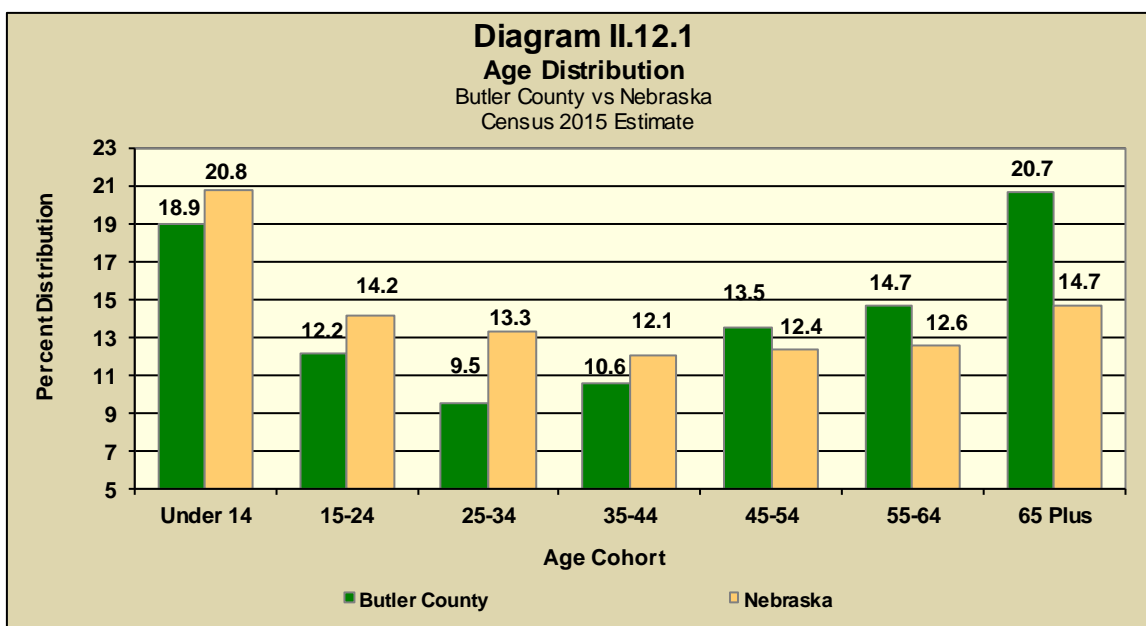
Summary

- Between 2010 and 2015, the county’s population decreased by 3.3 percent or by 280 persons.
- Between 2010 and 2015, the Hispanic population increased by 26.2 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 27.
- In 2015, average earnings in the county was \$44,276 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.8 percent.
- In 2015, the average real value of new single-family construction was \$250,000.
- In fiscal year 2016, the average price of an existing home was \$90,971.
- In a November 2016 rental survey, the average vacancy rate was 1.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Butler County’s population decreased by 3.3 percent, or from 8,395 people to 8,115 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 869 in 2010 to 988 in 2015, an increase of 13.7 percent. The number of people from 25 to 34 years of age decreased by 3.3 percent, and those aged between 35 and 44 decreased by 6.9 percent. As shown in Diagram II.12.1, people younger than 25 represented 31.1 percent of the population in 2015, while individuals aged 55 and older represented 35.4 percent of the population in Butler 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 4.2 percent, while the black population increased by 45.8 percent. The Hispanic population of any race changed from 195 to 246 or by 26.2 percent. Table II.12.1, below, presents the details of these population variations.

Subject	Nebraska			Butler County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	8,395	8,115	-3.3%
Age						
Under 14 years	383,542	394,263	2.8%	1,689	1,537	-9.0%
15 to 24 years	258,206	268,848	4.1%	869	988	13.7%
25 to 34 years	245,176	252,533	3.0%	797	771	-3.3%
35 to 44 years	220,838	228,643	3.5%	922	858	-6.9%
45 to 54 years	258,726	234,477	-9.4%	1,393	1,092	-21.6%
55 to 64 years	213,176	238,715	12.0%	1,122	1,192	6.2%
65 & over	246,677	278,711	13.0%	1,603	1,677	6.2%
Race						
White	1,649,264	1,689,616	2.4%	8,285	7,934	-4.2%
Black	85,971	93,900	9.2%	24	35	45.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	15	32	113.3%
Asian	33,322	44,479	33.5%	27	42	55.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	2	.%
Two or More Races	32,305	39,365	21.9%	44	70	59.1%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	195	246	26.2%

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.12.2, at right, from April 2000 to July 2009, Butler County’s natural decrease was estimated to be 45 people. Butler County has been experiencing net out-migration, with 322 persons leaving the county during the 2000-2009 year period.⁷⁸ The 2015 population estimates showed a natural decrease of 17 persons and a net out-migration of 263 persons since the 2010 Census. In total, Butler County’s population decreased to 8,115 persons.

1980 Population	9,330
Natural Increase 80–90	206
Net Migration 80–90	-935
1990 Population	8,601
Natural Increase 90–00	-7
Net Migration 90–00	173
2000 Population	8,767
Natural Increase 00–09	-45
Net Migration 00–09	-322
2009 Population Estimate	8,400
2010 Population	8,395
Natural Increase 10–15	-17
Net Migration 10–15	-263
2015 Population Estimate	8,115

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 Butler County decreased from 15 persons in 2014 to 5 persons in 2015, with an additional net movement of 12 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.12.3.

⁷⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.12.3			
Driver's Licenses Exchanged and Surrendered			
Butler County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	58	64	-6
Calendar 2002	61	47	14
Calendar 2003	59	62	-3
Calendar 2004	51	53	-2
Calendar 2005	53	57	-4
Calendar 2006	63	50	13
Calendar 2007	46	57	-11
Calendar 2008	60	44	16
Calendar 2009	46	43	3
Calendar 2010	80	48	32
Calendar 2011	53	49	4
Calendar 2012	53	44	9
Calendar 2013	34	55	-21
Calendar 2014	58	43	15
Calendar 2015	49	44	5
First Half of 2016	26	14	12

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 3,836 in 2014 to 3,883 in 2015, as shown in Table II.12.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Butler County decreased by 2.7 percent from 1,528 in 2015 to 1,487 in 2016, as shown below in Table II.12.5. The number of school-age children 5 to 11 years of age decreased from 687 in 2015 to 668 in 2016.

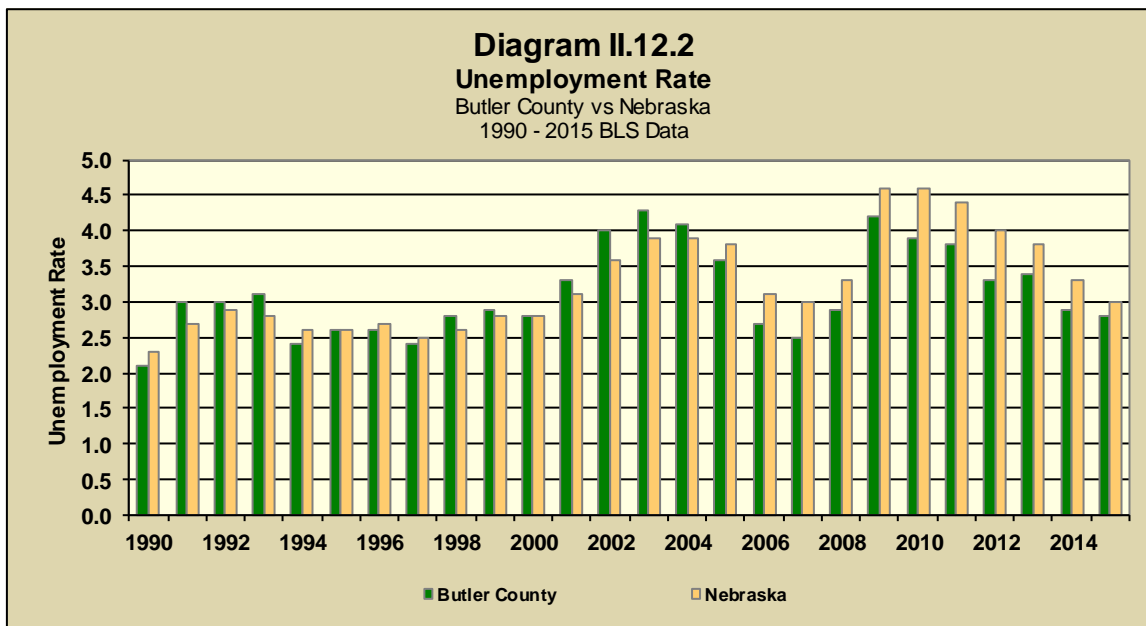
Table II.12.4	
Income Tax Returns	
Butler County	
1991–2015 DOR Data	
Year	Returns
1991	3,908
1992	3,808
1993	3,773
1994	3,827
1995	3,804
1996	3,892
1997	3,889
1998	3,907
1999	3,969
2000	4,012
2001	3,985
2002	4,038
2003	3,966
2004	3,874
2005	3,627
2006	3,886
2007	3,973
2008	3,961
2009	3,949
2010	3,934
2011	3,973
2012	3,932
2013	3,898
2014	3,836
2015	3,883

Table II.12.5				
School-Age Children				
Butler County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,047	264	666	1,977
1993	1,110	308	679	2,097
1994	1,061	304	653	2,018
1995	1,057	337	720	2,114
1996	1,032	356	756	2,144
1997	1,023	332	767	2,122
1998	993	339	807	2,139
1999	987	309	825	2,121
2000	988	312	796	2,096
2001	979	337	784	2,100
2002	988	334	814	2,136
2003	955	297	782	2,034
2004	966	284	795	2,045
2005	960	287	793	2,040
2006	928	279	727	1,934
2007	879	263	689	1,831
2008	839	263	670	1,772
2009	808	255	637	1,700
2010	781	252	606	1,639
2011	770	234	625	1,629
2012	764	241	618	1,623
2013	756	264	614	1,634
2014	689	242	601	1,532
2015	687	221	620	1,528
2016	668	213	606	1,487

ECONOMICS

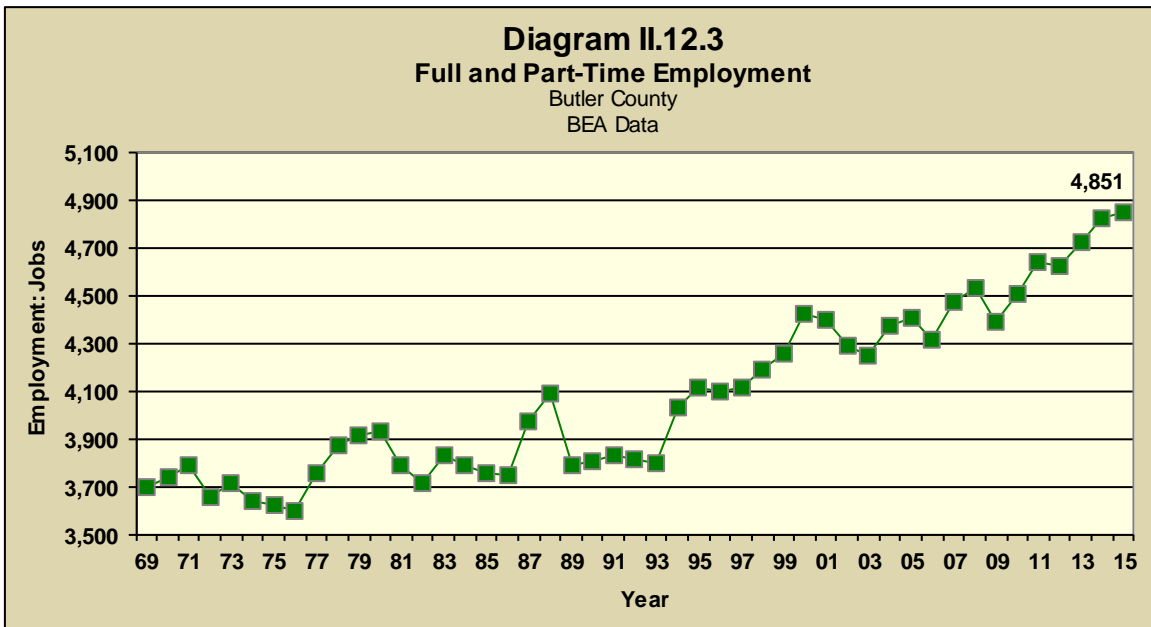
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Butler County, defined as the number of people working or actively seeking work, decreased from 4,835 in 2014 to 4,793 in 2015. The total number of people employed changed from 4,693 in 2014 to 4,659 in 2015. The unemployment rate for the county was 2.8 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.12.2, below.

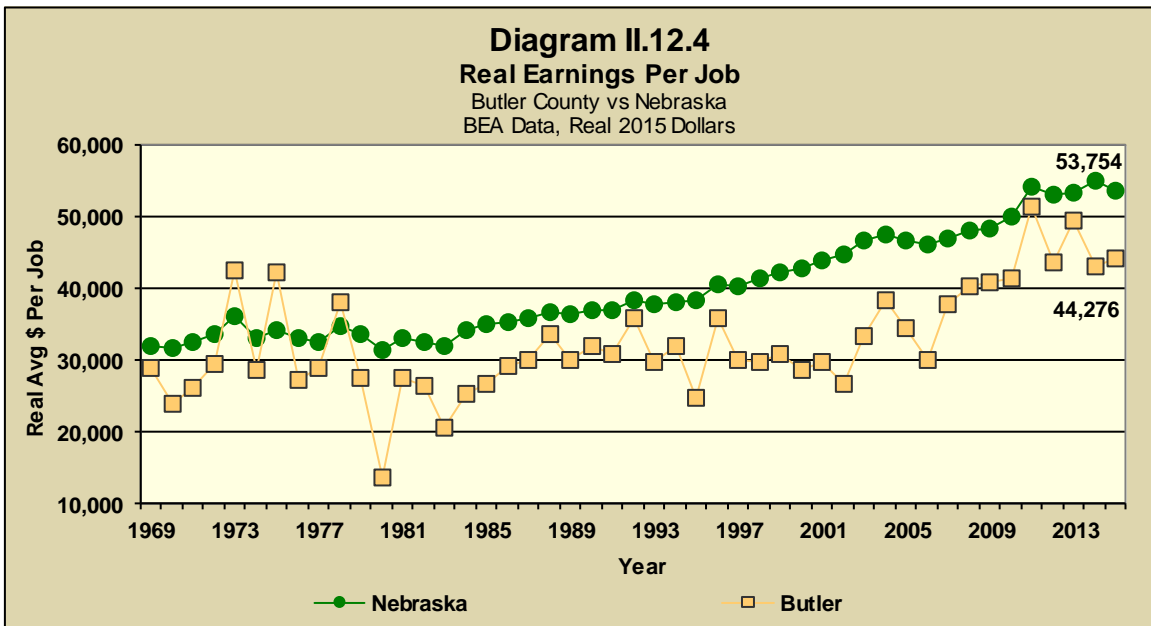


Employment and Personal Income

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 4,851 jobs in Butler County, an increase of 27 jobs since 2014. Diagram II.12.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.12.4, below, real average earnings per job in the county was \$44,276 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 \$375,708,000, an increase of 3.0 percent between 2014 and 2015. Table II.12.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.12.6
Total BEA Employment and Real Personal Income
 Butler 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	107,510	3,768	13,775	33,100	15,515	166,132	17,615	3,702	29,041
1970	89,451	3,951	14,641	35,295	16,722	152,158	16,125	3,741	23,911
1971	98,992	4,126	14,369	35,675	17,459	162,370	17,322	3,789	26,126
1972	107,710	4,210	15,486	38,857	18,712	176,555	19,191	3,662	29,413
1973	158,438	5,097	17,813	42,541	20,960	234,655	25,503	3,715	42,648
1974	104,864	5,492	19,465	43,810	22,024	184,672	20,054	3,644	28,777
1975	153,347	5,502	19,765	45,309	24,238	237,157	25,971	3,622	42,338
1976	98,048	5,631	22,894	44,902	24,208	184,420	19,991	3,600	27,236
1977	109,020	5,789	25,049	47,728	24,878	200,886	21,919	3,758	29,010
1978	147,270	6,279	26,454	50,481	24,956	242,882	26,337	3,872	38,035
1979	107,310	6,558	28,392	50,979	24,768	204,892	22,924	3,917	27,396
1980	53,821	6,357	28,510	57,811	25,556	159,341	17,085	3,935	13,678
1981	104,584	6,368	28,213	64,218	28,109	218,756	23,532	3,792	27,580
1982	97,774	6,412	27,208	74,289	29,564	222,425	23,920	3,719	26,290
1983	78,602	6,459	22,351	73,805	30,859	199,159	21,558	3,829	20,528
1984	96,100	7,051	25,361	73,953	30,882	219,245	24,076	3,788	25,370
1985	100,769	7,287	24,757	71,000	31,106	220,345	24,397	3,757	26,822
1986	109,850	8,077	24,211	69,571	31,495	227,049	25,589	3,751	29,285
1987	118,913	9,042	24,725	65,129	31,140	230,865	26,316	3,974	29,923
1988	137,578	9,659	25,289	62,709	30,482	246,399	28,038	4,094	33,605
1989	113,846	8,711	27,851	66,093	31,911	230,991	26,438	3,792	30,023
1990	121,947	8,745	28,576	61,228	32,832	235,836	27,487	3,809	32,015
1991	118,757	9,006	30,385	61,320	33,896	235,353	27,310	3,836	30,959
1992	136,356	9,493	33,469	58,081	36,275	254,687	29,285	3,814	35,751
1993	112,629	9,446	37,366	55,818	36,940	233,308	27,063	3,797	29,663
1994	129,630	9,967	39,805	54,913	38,007	252,387	29,145	4,037	32,111
1995	101,920	10,090	41,442	64,086	38,781	236,138	27,212	4,118	24,750
1996	147,227	10,183	44,122	63,533	40,285	284,984	32,600	4,098	35,927
1997	123,849	10,338	47,886	68,269	40,275	269,942	30,823	4,114	30,104
1998	125,109	10,861	51,126	74,601	41,448	281,422	31,919	4,193	29,838
1999	131,150	11,275	54,262	70,153	44,130	288,420	32,988	4,258	30,801
2000	126,268	11,594	58,025	76,054	43,584	292,338	33,122	4,424	28,542
2001	130,380	12,001	59,080	77,112	46,759	301,330	33,942	4,400	29,632
2002	114,039	12,237	56,295	68,070	47,729	273,897	31,064	4,289	26,589
2003	142,434	12,610	55,223	67,624	48,834	301,506	34,592	4,253	33,490
2004	167,502	13,265	55,838	54,891	50,941	315,907	36,602	4,372	38,312
2005	151,912	13,546	52,697	45,107	51,393	287,564	33,915	4,405	34,486
2006	130,125	14,476	51,256	46,108	53,919	266,933	31,793	4,319	30,129
2007	169,075	14,874	50,145	53,128	54,048	311,523	37,197	4,479	37,748
2008	182,320	15,917	51,057	64,266	58,992	340,718	40,780	4,536	40,194
2009	179,907	16,109	50,830	59,167	58,872	332,666	39,664	4,389	40,990
2010	186,461	17,067	48,295	55,560	62,970	336,219	40,155	4,511	41,335
2011	239,107	15,354	50,632	61,669	63,351	399,405	48,075	4,639	51,543
2012	201,675	15,481	51,879	62,173	62,820	363,066	43,701	4,627	43,587
2013	233,150	16,973	52,240	62,556	62,820	393,793	47,377	4,724	49,354
2014	208,465	19,174	48,264	63,946	63,180	364,681	44,268	4,824	43,214
2015	214,781	19,141	50,453	65,527	64,088	375,708	46,298	4,851	44,276

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 0.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 17.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 48.5 percent over the 2010 to 2015 period. Table II.12.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.12.7 Income Tax Returns by Adjusted Gross Income Butler 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 ⁷⁹
1991	1,341	424	858	535	483	195	23	27	0	3,908
1992	1,243	394	808	567	484	234	26	34	0	3,808
1993	1,133	374	820	553	518	278	54	39	0	3,773
1994	1,215	350	808	559	534	273	27	31	0	3,827
1995	1,128	336	799	548	546	323	47	55	0	3,804
1996	1,134	321	775	562	591	367	72	56	0	3,892
1997	1,090	308	724	564	588	455	78	68	0	3,889
1998	1,072	280	731	540	611	472	106	76	0	3,907
1999	1,031	264	712	583	592	548	123	94	0	3,969
2000	1,046	263	671	569	628	595	129	88	0	4,012
2001	1,041	263	680	572	609	585	147	64	0	3,985
2002	1,036	323	696	587	612	558	150	63	0	4,038
2003	942	349	713	516	634	552	151	80	0	3,966
2004	892	323	641	541	564	615	201	87	10	3,874
2005	787	279	533	499	543	616	254	105	11	3,627
2006	775	330	579	540	543	653	313	137	16	3,886
2007	801	282	558	508	562	687	352	202	21	3,973
2008	734	297	569	481	565	663	386	242	24	3,961
2009	714	296	564	510	576	650	358	259	22	3,949
2010	632	296	544	469	617	645	403	307	21	3,934
2011	634	291	557	467	583	627	413	364	37	3,973
2012	576	273	500	472	552	656	451	403	49	3,932
2013	601	262	466	453	568	654	455	391	48	3,898
2014	590	245	444	424	575	652	424	429	53	3,836
2015	629	245	445	450	566	619	442	442	45	3,883

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 747 in 2010 to 647 in 2015, with the poverty rate reaching 8.1 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.12.8, at right, presents poverty data for the county.

Table II.12.8 Persons in Poverty Butler County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	851	9.9
1999	804	9.2
2000	718	8.1
2001	777	8.7
2002	849	9.5
2003	795	9.0
2004	762	8.7
2005	747	8.7
2006	781	9.2
2007	774	9.3
2008	784	9.5
2009	802	9.7
2010	747	9.1
2011	754	9.3
2012	840	10.3
2013	793	9.8
2014	745	9.2
2015	647	8.1

⁷⁹ 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 Butler County increased by 43 between 1980 and 2014, at an annual rate of change of 0.7 percent, as reported by the Census Bureau and as presented in Table II.12.9, at right.⁸⁰ This compared to an average annual rate of change of 1.03 percent statewide. Butler County lost 8 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 increased by 0.1 percent in Butler County between 2010 and 2015, from 4,053 to 4,057. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.12.10.

Year	Nebraska	Butler County
1980	37,727	157
1981	37,582	153
1982	37,500	150
1983	41,889	171
1984	43,151	174
1985	43,115	173
1986	42,538	163
1987	42,691	166
1988	43,134	176
1989	43,302	177
1990	43,749	179
1991	44,405	185
1992	45,269	173
1993	46,059	175
1994	46,640	170
1995	47,128	167
1996	47,607	176
1997	48,588	176
1998	48,655	183
1999	48,968	174
2000	49,623	184
2001	49,710	189
2002	50,259	195
2003	50,394	188
2004	50,928	198
2005	51,440	192
2006	51,906	201
2007	52,517	200
2008	52,152	197
2009	51,633	194
2010	51,886	199
2011	51,553	206
2012	52,294	206
2013	52,585	208
2014	52,991	200

Subject	Nebraska	% Growth Since Census	Butler County	% Growth Since Census
2000 Census	722,668	.	3,901	.
2010 Census	796,793	10.3%	4,053	3.9%
July 2011 Estimate	801,129	0.5%	4,053	0.0%
July 2012 Estimate	804,659	1.0%	4,057	0.1%
July 2013 Estimate	809,171	1.5%	4,057	0.1%
July 2014 Estimate	814,970	2.3%	4,059	0.1%
July 2015 Estimate	820,913	3.0%	4,057	0.1%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Butler County. As shown in Table II.12.11 on the following page, 11.5 percent of housing units, or 466, were vacant in 2015. Of the 3,577 housing units that were occupied in 2015, 78.2 percent, or 2,796, were owner-occupied and the remaining 21.8 percent were renter-occupied.

⁸⁰ Totals may not add due to rounding-off of county totals.

Table II.12.11				
Housing Units by Tenure				
Butler County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,391	83.7%	3,577	88.5%
Owner-Occupied	2,633	77.6%	2,796	78.2%
Renter-Occupied	758	22.4%	781	21.8%
Vacant Housing Units	662	16.3%	466	11.5%
Total Housing Units	4,053	100.0%	4,043	100.0%

As shown in Table II.12.12, below, there were 3,499 single family dwellings in 2015, which accounted for 86.5 percent of all housing units. Apartment units accounted for 3.5 percent of housing units, with 140 units. Mobile homes also accounted for an additional 5.3 percent of housing with 214 units.

Table II.12.12				
Housing Units by Type				
Butler County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁸¹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,587	88%	3,499	86.5%
Duplex	29	1%	87	2.2%
Tri- or Four-Plex	107	3%	101	2.5%
Apartment	74	2%	140	3.5%
Mobile Home	285	7%	214	5.3%
Boat, RV, Van, Etc.	0	0%	2	.0%
Total	4,082	100.0%	4,043	100.0%

Table II.12.13, below, shows the disposition of vacant housing units in Butler County. The 2015 five-year ACS shows 1.3 percent of vacant units were for rent, 1.9 percent were for sale, and 1.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 270 "other vacant" units, or 40.8 percent; this compared to 39.5 percent "other vacant" units in 2015.

Table II.12.13				
Disposition of Vacant Housing Units				
Butler County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	57	8.6%	6	1.3%
For Sale	32	4.8%	9	1.9%
Rented or Sold, Not Occupied	30	4.5%	5	1.1%
For Seasonal, Recreational, or Occasional Use	273	41.2%	262	56.2%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	270	40.8%	184	39.5%
Total	662	100.0%	466	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁸² In most years for which data are presented, single-

⁸¹ Data unavailable in 2010 Census

⁸² 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 Butler County decreased from 3 in 2014 to 1 in 2015 and the average value of construction was \$250,000 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 remained at 3 in 2014 to 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 652 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.12.14.

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	15	.	.	8	23	128.90	.	.	56.70
1981	4	.	.	.	4	103.10	.	.	.
1982	4	.	.	.	4	165.80	.	.	.
1983	4	.	.	.	4	89.70	.	.	.
1984	6	.	.	.	6	136.70	.	.	.
1985	23	.	.	.	23	52.70	.	.	.
1986	3	.	.	.	3	88.30	.	.	.
1987	1	.	.	.	1	59.60	.	.	.
1988	2	.	3	.	5	102.70	.	59.60	.
1989	2	.	4	.	6	98.90	.	57.40	.
1990	2	.	.	.	2	152.10	.	.	.
1991	9	.	.	.	9	129.30	.	.	.
1992	5	.	.	.	5	148.70	.	.	.
1993	9	.	.	.	9	123.80	.	.	.
1994	11	.	.	.	11	146.80	.	.	.
1995	11	.	.	.	11	106.90	.	.	.
1996	3	.	.	.	3	112.00	.	.	.
1997	5	2	.	.	7	111.70	98.50	.	.
1998	4	.	16	.	20	132.60	.	65.70	.
1999	9	.	.	.	9	146.40	.	.	.
2000	7	2	.	6	15	147.20	33.50	.	89.40
2001	6	2	.	.	8	99.60	32.80	.	.
2002	5	2	3	.	10	119.1	64.5	40.9	.
2003	5	4	.	.	9	158.0	63.3	.	.
2004	10	2	.	.	12	166.8	61.6	.	.
2005	11	2	.	.	13	152.9	53.7	.	.
2006	4	2	.	.	6	225.8	63.7	.	.
2007	7	2	.	.	9	210.2	62.0	.	.
2008	4	.	.	.	4	218.4	.	.	.
2009	5	.	.	.	5	175.6	.	.	.
2010	4	4	.	.	8	233.2	54.2	.	.
2011	4	6	.	.	10	140.8	51.4	.	.
2012	1	4	.	.	5	250.4	57.4	.	.
2013	5	.	3	.	8	233.9	.	77.0	.
2014	3	.	.	.	3	318.8	.	.	.
2015	1	2	.	.	3	250.0	75.0	.	.

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 1,543 property transactions in Butler County. Of these, 1,496 were for single-family homes during this 18-year period, as shown in Table II.12.15.

Table II.12.15						
Residential Property Transactions						
Butler County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	83	2	0	0	0	85
2000	107	1	0	0	0	108
2001	103	2	0	0	0	105
2002	103	6	0	0	0	109
2003	91	4	0	0	1	96
2004	79	2	0	0	1	82
2005	80	4	0	0	0	84
2006	83	1	0	0	0	84
2007	97	1	0	0	0	98
2008	73	1	0	0	0	74
2009	79	8	0	0	1	88
2010	75	7	0	0	0	82
2011	59	2	0	0	0	61
2012	76	0	0	0	0	76
2013	80	0	0	0	0	80
2014	63	3	0	0	0	66
2015	79	0	0	0	0	79
2016	86	0	0	0	0	86
Total	1,496	44	0	0	3	1,543

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 851 single-family home property transactions for units built before 1930, 5.3 percent of units were of low quality and 34.7 percent were of fair quality. Conversely, of the 53 homes built from 2001 through 2010, 5.7 percent of units were of low quality and 15.1 percent of fair quality. Table II.12.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.12.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Butler County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	45	5	3	13	1	2	3	0	0	72
Fair	295	47	43	55	17	14	8	0	0	479
Average	458	74	83	86	50	51	20	1	0	823
Good	49	9	3	5	2	20	22	5	0	115
Very Good	2	0	1	0	0	2	0	0	0	5
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	0	0	0	0	0	0	2
Total	851	135	133	159	70	89	53	6	0	1,496

In regard to the current condition of residential dwellings, of the same 851 single-family homes built before 1930, 34.3 percent of the homes were worn out or badly worn, and 59.6 percent

were in average condition. Table II.12.17 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	51	5	4	5	0	1	0	0	0	66
Badly Worn	241	31	21	42	9	8	5	0	0	357
Average	507	92	103	107	57	56	40	6	0	968
Good	50	7	4	5	4	22	8	0	0	100
Very Good	1	0	1	0	0	2	0	0	0	4
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
Total	851	135	133	159	70	89	53	6	0	1,496

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$89,291 to \$90,971, a total increase of 1.9 percent, as shown in Table II.12.18, 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 Butler County ranged from \$54,173 for homes built before 1930 to \$152,099 for homes built from 2001 to 2010, and \$174,326 for the newest homes built between 2011 and 2016.⁸³ Homes built from 2001 through 2010 were also larger, averaging 1,671 square feet per unit. Table II.12.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	51,800
2000	54,089
2001	55,421
2002	51,754
2003	61,903
2004	64,205
2005	71,888
2006	67,340
2007	85,628
2008	85,096
2009	84,726
2010	89,291
2011	84,432
2012	80,847
2013	94,153
2014	102,928
2015	115,688
2016	90,971
Average	75,658

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁸⁴ (\$)
Before 1930	54,173	1,395	38.8
1931-1960	80,430	1,313	61.3
1961-1970	81,071	1,216	66.7
1971-1980	81,909	1,316	62.3
1981-1990	122,124	1,465	83.4
1991-2000	136,221	1,624	83.9
2001-2010	152,099	1,671	91.0
2011-2016	174,326	1,393	125
Average	74,211	1,389	53

⁸³ 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.

⁸⁴ 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.12.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Butler County. The number of completed surveys increased from 7 in 2015 to 8 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 8.8 percentage points and was at 1.00 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	70	.00	8.8
2003	1	54	.00	34.0
2004	3	89	7.87	50.0
2005	5	181	.00	9.2
2006	8	84	8.33	137.0
2007	13	126	4.76	34.7
2008	12	92	1.09	27.4
2009	13	325	2.15	63.1
2010	7	78	1.28	101.8
2011	14	119	12.61	17.1
2012	16	157	6.37	53.0
2013	12	134	5.22	70.0
2014	11	122	4.10	197.5
2015	7	112	9.8	60
2016	8	100	1.00	33.3

Table II.12.21 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 Butler County, with 1 of them available. This translates into a vacancy rate of 8.3 percent in Butler County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 86 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 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 5.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	12	1	8.3%	10.0%
Apartments	86	0	.0%	5.8%
Mobile Homes	0	0	%	8.6%
“Other” Units	0	0	.0%	.
Don't Know	2	0	.0%	4.5%
Total	100	1	1.00%	5.3%

Table II.12.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 59 units. Details for additional unit types are reported on the following page.

Table II.12.22 Rental Units by Number of Bedrooms Butler County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	1	0	0	·	1
One	0	59	0	0	·	59
Two	9	22	0	0	·	31
Three	2	0	0	0	·	2
Four	1	0	0	0	·	1
Don’t Know	0	4	0	0	2	6
Total	12	86	0	0	2	100

Table II.12.23, 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 0.0 percent.

Table II.12.23 Single Family Units by Number of Bedrooms Butler County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	9	0	.0%
Three	2	1	50.0%
Four	1	0	.0%
Don’t know	0	0	%
Total	12	1	8.3%

Table II.12.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0.0 percent.

Table II.12.24 Apartment Units by Number of Bedrooms Butler County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	.0%
One	59	0	.0%
Two	22	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	4	0	.0%
Total	86	0	.0%

Average market-rate rents by unit type are shown in Table II.12.25, 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.

Table II.12.25					
Average Market Rate Rents by Number of Bedrooms					
Butler County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$361.0	\$	\$	\$361.0
Two	\$450.0	\$483.0	\$	\$	\$474.8
Three	\$500.0	\$	\$	\$	\$500.0
Four	\$	\$800.0	\$	\$	\$800.0
Don't know	\$	\$	\$	\$	
Total	\$487.5	\$537.0	\$	\$	\$520.5

Table II.12.26, below, shows vacancy rates for single family units by average rental rates for Butler County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 10.0 percent.

Table II.12.26			
Single Family Market Rate Rents by Vacancy Status			
Butler County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	1	10.0%
\$500 to \$750	1	0	.0%
\$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	1	0	.0%
Total	12	1	8.3%

The average rent and availability of apartment units is displayed in Table II.12.27, on the following page. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.12.27 Apartment Market Rate Rents by Vacancy Status Butler County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	74	0	.0%
\$500 to \$750	8	0	.0%
\$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	4	0	.0%
Total	86	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.12.28 below, 1 respondent, or 16.7 percent, included some sort of utility in the rent.

Table II.12.28 Are there any utilities included with the rent? Butler County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	5
% Offering Utilities	16.7%

The type of utility included in the rent is shown in Table II.12.29, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.12.29 Which utilities are included with the rent? Butler County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	1

Table II.12.30, 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 8 number of persons on the wait list.

Table II.12.30 Do you keep a waiting list? Butler County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	3
Waitlist Size	8

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.12.31 on the following page, most respondents

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

Table II.12.31 How would you rate the need for renovation of existing units in the city? Butler County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.12.32 below, most respondents indicated there was no need and a high need for the construction of new single family units and for the construction of new apartment units.

Table II.12.32 How would you rate the need for construction of new units in the city? Butler County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	0	0		
High Need	2	2	2	1
Extreme Need	1	1	1	

