

Cass County

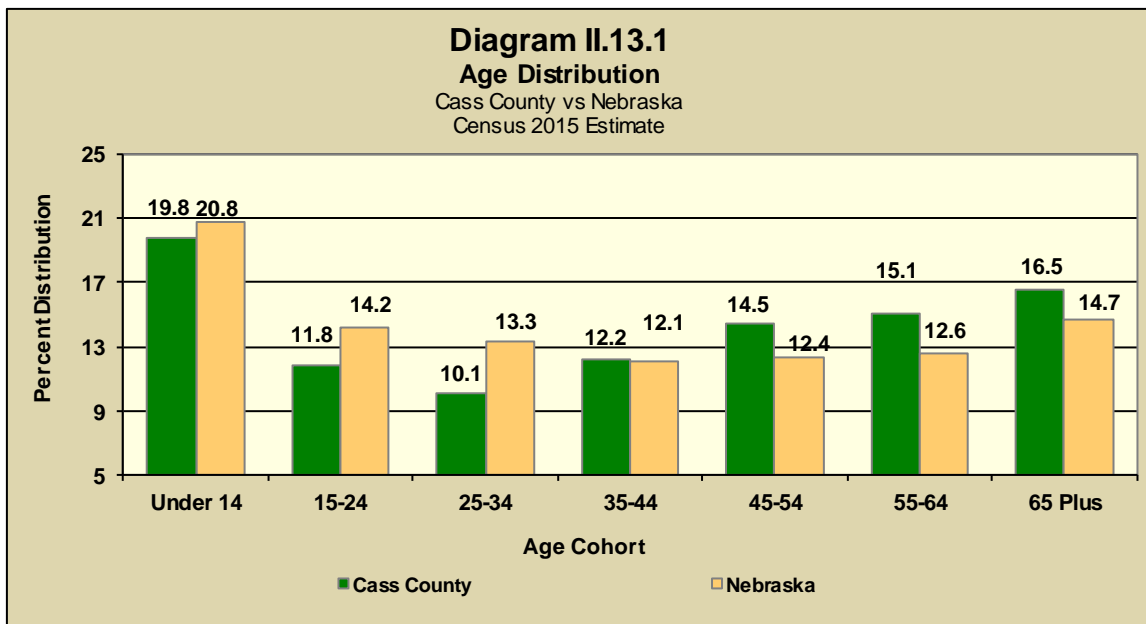
Summary

- Between 2010 and 2015, the county’s population increased by 1.1 percent or by 271 persons.
- Between 2010 and 2015, the Hispanic population increased by 29.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 61.
- In 2015, average earnings in the county was \$38,732 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.7 percent to 3.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 58 units.
- In 2015, the average real value of new single-family construction was \$170,266.
- In fiscal year 2016, the average price of an existing home was \$185,493.
- In a November 2016 rental survey, the average vacancy rate was 4.97 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Cass County’s population increased by 1.1 percent, or from 25,241 people to 25,512 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 2,820 in 2010 to 3,021 in 2015, an increase of 7.1 percent. The number of people from 25 to 34 years of age decreased by 3.9 percent, and those aged between 35 and 44 decreased by 3.9 percent. As shown in Diagram II.13.1, people younger than 25 represented 31.6 percent of the population in 2015, while individuals aged 55 and older represented 31.6 percent of the population in Cass 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 increased by 0.4 percent, while the black population increased by 64.0 percent. The Hispanic population of any race changed from 608 to 786 or by 29.3 percent. Table II.13.1, below, presents the details of these population variations.

Subject	Nebraska			Cass County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	25,241	25,512	1.1%
Age						
Under 14 years	383,542	394,263	2.8%	5,213	5,050	-3.1%
15 to 24 years	258,206	268,848	4.1%	2,820	3,021	7.1%
25 to 34 years	245,176	252,533	3.0%	2,679	2,574	-3.9%
35 to 44 years	220,838	228,643	3.5%	3,242	3,117	-3.9%
45 to 54 years	258,726	234,477	-9.4%	4,168	3,688	-11.5%
55 to 64 years	213,176	238,715	12.0%	3,516	3,841	9.2%
65 & over	246,677	278,711	13.0%	3,603	4,221	9.2%
Race						
White	1,649,264	1,689,616	2.4%	24,643	24,737	0.4%
Black	85,971	93,900	9.2%	89	146	64.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	95	127	33.7%
Asian	33,322	44,479	33.5%	87	122	40.2%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	14	16	14.3%
Two or More Races	32,305	39,365	21.9%	313	364	16.3%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	608	786	29.3%

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.13.2, at right, from April 2000 to July 2009, Cass County’s natural increase was estimated to be 995 people. Cass County has been experiencing net in-migration, with 156 persons arriving in the county in the last nine years.⁸⁵ The 2015 population estimates showed a natural increase of 257 persons and a net in-migration of 14 persons since the 2010 Census. In total, Cass County’s population increased to 25,512 persons.

1980 Population	20,297
Natural Increase 80–90	1,553
Net Migration 80–90	-532
1990 Population	21,318
Natural Increase 90–00	1,068
Net Migration 90–00	1,948
2000 Population	24,334
Natural Increase 00–09	995
Net Migration 00–09	156
2009 Population Estimate	25,485
2010 Population	25,241
Natural Increase 10–15	257
Net Migration 10–15	14
2015 Population Estimate	25,512

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 Cass County increased from 15 persons in 2014 to 29 persons in 2015, with an additional net movement of -8 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.13.3.

⁸⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.13.3			
Driver's Licenses Exchanged and Surrendered			
Cass County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	300	334	-34
Calendar 2002	325	318	7
Calendar 2003	337	296	41
Calendar 2004	382	326	56
Calendar 2005	348	333	15
Calendar 2006	343	363	-20
Calendar 2007	347	286	61
Calendar 2008	335	255	80
Calendar 2009	262	240	22
Calendar 2010	351	349	2
Calendar 2011	291	235	56
Calendar 2012	340	265	75
Calendar 2013	303	242	61
Calendar 2014	313	298	15
Calendar 2015	322	293	29
First Half of 2016	140	148	-8

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 11,518 in 2014 to 11,716 in 2015, as shown in Table II.13.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Cass County increased by 2.2 percent from 5,091 in 2015 to 5,204 in 2016, as shown below in Table II.13.5. The number of school-age children 5 to 11 years of age increased from 2,449 in 2015 to 2,632 in 2016.

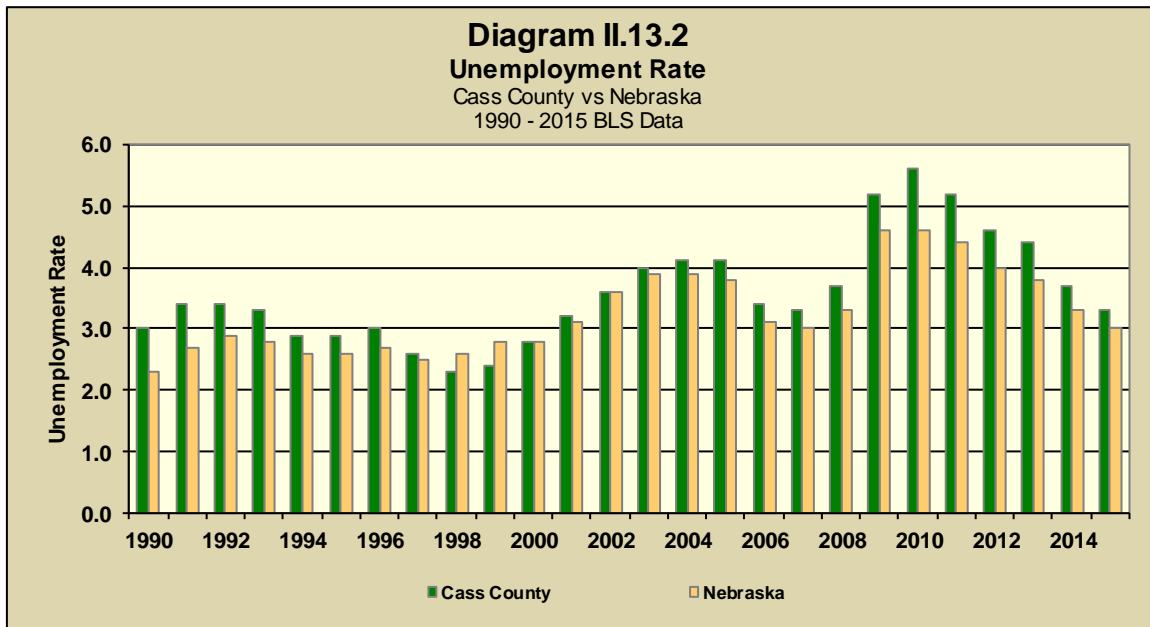
Table II.13.4	
Income Tax Returns	
Cass County	
1991–2015 DOR Data	
Year	Returns
1991	8,890
1992	9,164
1993	9,119
1994	9,142
1995	9,329
1996	9,688
1997	9,871
1998	10,198
1999	10,322
2000	10,377
2001	10,265
2002	10,421
2003	10,511
2004	10,620
2005	9,952
2006	10,950
2007	11,041
2008	11,335
2009	11,158
2010	11,067
2011	11,185
2012	11,280
2013	11,300
2014	11,518
2015	11,716

Table II.13.5				
School-Age Children				
Cass County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,548	694	1,599	4,841
1993	2,684	780	1,692	5,156
1994	2,763	833	1,823	5,419
1995	2,641	866	1,813	5,320
1996	2,616	821	1,896	5,333
1997	2,798	807	2,023	5,628
1998	2,897	827	2,150	5,874
1999	3,201	903	2,223	6,327
2000	2,909	835	2,058	5,802
2001	2,996	852	2,060	5,908
2002	2,631	818	2,151	5,600
2003	2,099	687	1,442	4,228
2004	2,263	683	1,434	4,380
2005	2,605	864	1,789	5,258
2006	2,493	807	1,998	5,298
2007	2,646	813	1,886	5,345
2008	2,523	778	1,956	5,257
2009	2,456	739	1,923	5,118
2010	2,548	750	1,918	5,216
2011	2,534	821	1,888	5,243
2012	2,604	811	1,794	5,209
2013	2,583	768	1,769	5,120
2014	2,568	792	1,853	5,213
2015	2,449	792	1,850	5,091
2016	2,632	788	1,784	5,204

ECONOMICS

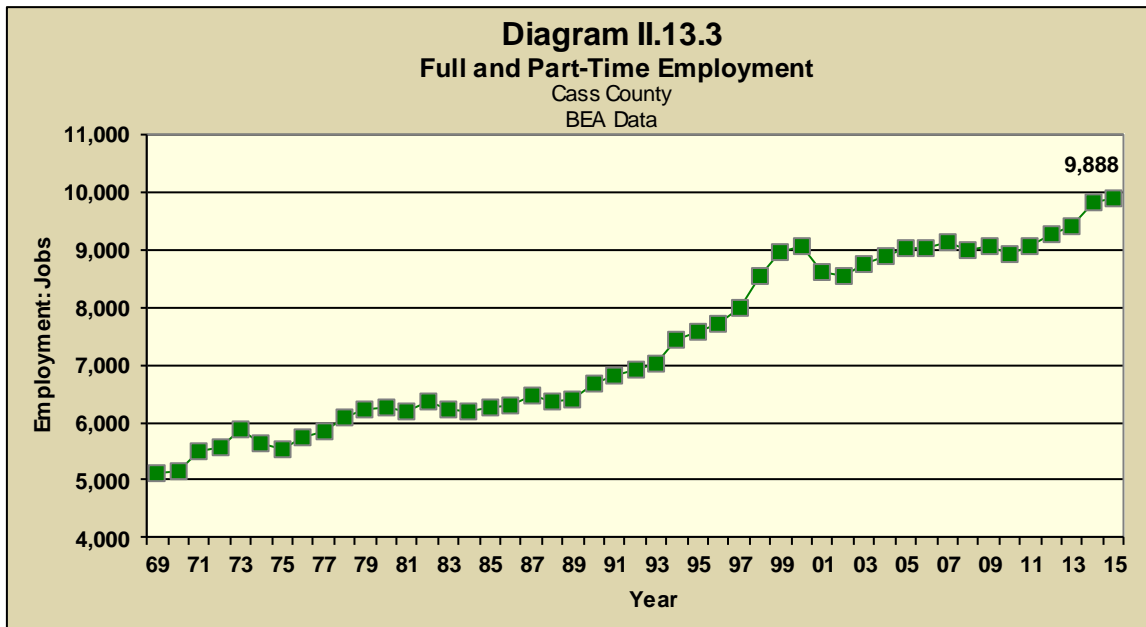
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Cass County, defined as the number of people working or actively seeking work, increased from 13,257 in 2014 to 13,283 in 2015. The total number of people employed changed from 12,766 in 2014 to 12,848 in 2015. The unemployment rate for the county was 3.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.13.2, below.

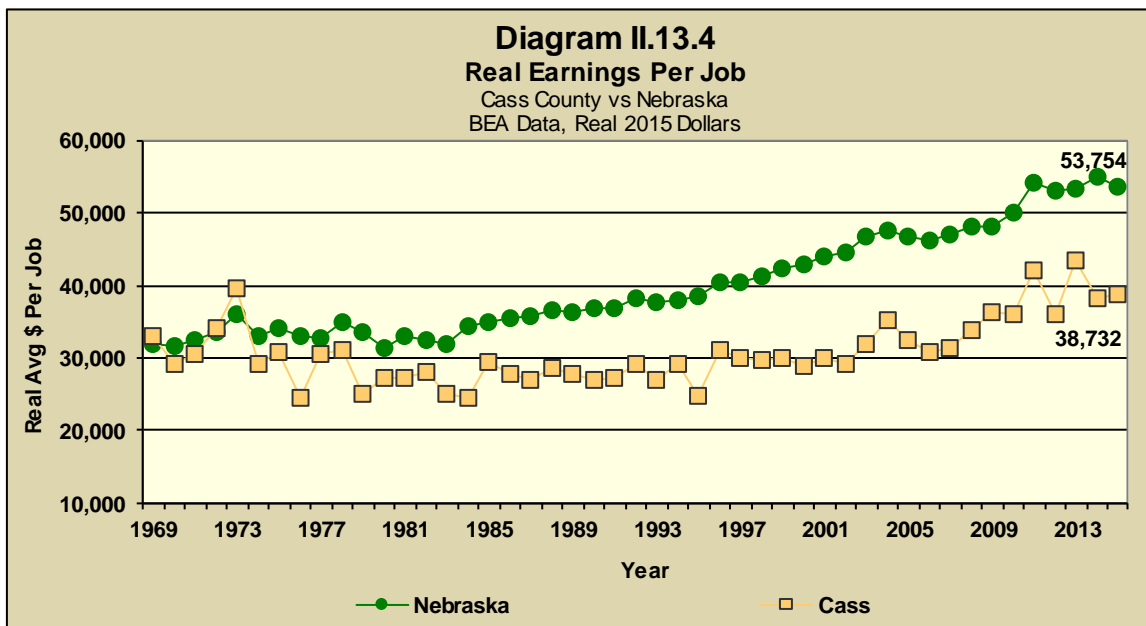


Employment and Personal Income

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 9,888 jobs in Cass County, an increase of 61 jobs since 2014. Diagram II.13.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.13.4, below, real average earnings per job in the county was \$38,732 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 \$1,167,806,000, an increase of 2.6 percent between 2014 and 2015. Table II.13.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.13.6
Total BEA Employment and Real Personal Income
 Cass 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	168,794	7,745	106,643	47,255	24,325	339,272	19,451	5,132	32,891
1970	149,523	7,920	111,405	51,463	27,379	331,850	18,216	5,136	29,113
1971	167,473	8,876	115,379	54,070	29,779	357,824	18,867	5,509	30,400
1972	189,471	9,778	124,098	58,825	31,245	393,861	20,663	5,578	33,968
1973	232,996	12,082	131,506	65,042	35,689	453,151	22,739	5,867	39,713
1974	165,130	11,794	138,804	67,983	37,776	397,900	19,848	5,648	29,237
1975	171,050	11,249	141,842	69,561	44,126	415,330	20,812	5,547	30,837
1976	140,859	11,676	150,986	69,169	44,347	393,685	19,493	5,739	24,544
1977	178,958	11,737	157,607	72,790	44,350	441,967	21,044	5,857	30,554
1978	188,608	12,792	163,868	75,251	46,269	461,204	21,996	6,077	31,036
1979	155,749	13,904	169,661	78,643	46,303	436,452	20,998	6,229	25,004
1980	169,873	14,109	172,750	90,422	50,662	469,599	23,130	6,265	27,115
1981	168,227	14,621	172,320	100,765	53,307	479,998	23,664	6,207	27,103
1982	178,377	15,418	171,386	111,207	55,746	501,298	24,395	6,369	28,007
1983	155,272	14,197	177,148	114,132	59,649	492,004	23,654	6,234	24,907
1984	150,849	15,343	190,544	119,919	62,085	508,054	24,322	6,182	24,401
1985	183,524	16,108	199,805	121,438	62,522	551,180	26,207	6,264	29,298
1986	175,050	16,829	207,350	121,970	63,789	551,329	25,923	6,284	27,856
1987	174,839	17,162	216,464	117,700	62,601	554,442	26,050	6,468	27,031
1988	181,901	18,361	226,039	116,125	62,327	568,030	26,798	6,379	28,516
1989	178,030	18,595	233,222	123,829	66,813	583,300	27,467	6,415	27,752
1990	179,987	19,067	246,045	122,117	70,166	599,248	28,056	6,684	26,928
1991	185,741	20,187	255,276	124,122	74,046	618,998	28,743	6,803	27,303
1992	202,208	20,870	258,036	125,455	80,280	645,110	29,439	6,923	29,208
1993	188,157	21,866	266,555	126,912	83,834	643,593	29,423	7,008	26,849
1994	216,405	23,193	283,197	129,337	86,025	691,772	31,116	7,426	29,142
1995	187,312	23,176	308,115	138,753	89,228	700,233	31,076	7,557	24,787
1996	239,942	23,790	331,994	143,888	92,526	784,561	34,051	7,909	31,125
1997	239,784	25,586	361,686	148,056	95,152	819,092	35,015	7,979	30,052
1998	253,858	27,219	387,271	157,914	99,325	871,148	36,512	8,541	29,722
1999	269,675	28,302	408,007	156,316	102,475	908,170	37,552	8,975	30,047
2000	262,288	28,257	436,643	166,833	107,299	944,807	38,777	9,045	28,998
2001	258,278	27,193	452,287	168,121	113,511	965,003	39,453	8,615	29,980
2002	249,429	28,464	461,295	165,433	117,912	965,605	39,249	8,547	29,183
2003	279,253	29,610	472,382	153,774	122,776	998,574	40,154	8,751	31,911
2004	312,181	30,257	479,611	152,778	125,753	1,040,066	41,480	8,880	35,155
2005	293,085	31,217	474,321	139,976	130,672	1,006,837	40,001	9,033	32,446
2006	277,991	31,758	460,798	142,392	135,161	984,585	39,009	9,029	30,789
2007	285,956	31,682	458,478	157,348	140,808	1,010,908	40,027	9,145	31,269
2008	305,742	32,082	464,626	183,004	159,251	1,080,540	42,672	9,007	33,945
2009	327,751	33,097	449,422	162,227	170,921	1,077,225	42,879	9,047	36,228
2010	322,177	33,621	424,281	161,123	179,611	1,053,572	41,704	8,915	36,139
2011	382,155	30,713	433,136	182,571	180,996	1,148,145	45,446	9,059	42,185
2012	335,025	31,757	429,281	187,133	177,681	1,097,363	43,614	9,278	36,110
2013	408,856	36,121	434,555	187,088	178,733	1,173,112	46,242	9,398	43,505
2014	375,324	38,284	422,525	195,738	183,381	1,138,684	44,661	9,827	38,193
2015	382,982	39,264	433,053	200,654	190,381	1,167,806	45,775	9,888	38,732

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by .6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 5.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 46.6 percent over the 2010 to 2015 period. Table II.13.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.13.7										
Income Tax Returns by Adjusted Gross Income										
Cass 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 ⁸⁶
1991	2,535	991	1,627	1,311	1,401	817	117	71	0	8,890
1992	2,441	930	1,690	1,329	1,477	1,019	153	106	0	9,164
1993	2,379	954	1,620	1,268	1,505	1,050	204	106	0	9,119
1994	2,433	854	1,643	1,251	1,439	1,143	220	121	0	9,142
1995	2,307	896	1,678	1,205	1,462	1,262	316	189	14	9,329
1996	2,381	805	1,700	1,220	1,525	1,431	382	222	22	9,688
1997	2,325	778	1,631	1,205	1,546	1,563	485	309	29	9,871
1998	2,339	770	1,628	1,202	1,537	1,740	561	381	40	10,198
1999	2,243	717	1,589	1,233	1,538	1,827	682	436	57	10,322
2000	2,224	639	1,543	1,217	1,547	1,867	751	530	59	10,377
2001	2,146	637	1,463	1,237	1,539	1,855	826	516	46	10,265
2002	2,093	694	1,533	1,275	1,534	1,839	863	544	46	10,421
2003	2,006	761	1,420	1,330	1,540	1,863	921	614	56	10,511
2004	1,920	720	1,448	1,231	1,528	1,892	1,080	727	74	10,620
2005	1,728	613	1,297	1,092	1,378	1,818	1,135	820	71	9,952
2006	1,794	770	1,409	1,237	1,501	1,908	1,252	987	92	10,950
2007	1,848	695	1,407	1,098	1,462	1,932	1,326	1,156	117	11,041
2008	1,848	722	1,411	1,206	1,468	1,920	1,338	1,306	116	11,335
2009	1,744	768	1,435	1,176	1,416	1,854	1,326	1,320	119	11,158
2010	1,648	760	1,410	1,184	1,354	1,826	1,346	1,411	128	11,067
2011	1,658	755	1,416	1,157	1,381	1,778	1,342	1,551	147	11,185
2012	1,675	723	1,317	1,169	1,371	1,748	1,387	1,691	199	11,280
2013	1,687	715	1,293	1,108	1,349	1,772	1,387	1,807	182	11,300
2014	1,669	676	1,309	1,132	1,382	1,802	1,390	1,951	207	11,518
2015	1,638	759	1,286	1,196	1,336	1,823	1,422	2,054	202	11,716

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 1,787 in 2010 to 1,783 in 2015, with the poverty rate reaching 7.1 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.13.8, at right, presents poverty data for the county.

Table II.13.8		
Persons in Poverty		
Cass County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,992	7.9
1999	1,592	6.6
2000	1,574	6.5
2001	1,605	6.5
2002	1,673	6.7
2003	1,624	6.4
2004	1,597	6.2
2005	1,638	6.5
2006	1,544	6
2007	1,604	6.4
2008	1,696	6.7
2009	1,787	7.1
2010	1,787	7.2
2011	1,913	7.7
2012	1,958	7.9
2013	2,040	8.2
2014	1,726	6.9
2015	1,783	7.1

⁸⁶ 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 Cass County increased by 218 between 1980 and 2014, at an annual rate of change of 1.5 percent, as reported by the Census Bureau and as presented in Table II.13.9, at right.⁸⁷ This compared to an average annual rate of change of 1.03 percent statewide. Cass County added 2 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 1.5 percent in Cass County between 2010 and 2015, from 11,117 to 11,283. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.13.10.

Subject	Nebraska	% Growth Since Census	Cass County	% Growth Since Census
2000 Census	722,668	.	10,179	.
2010 Census	796,793	10.3%	11,117	9.2%
July 2011 Estimate	801,129	0.5%	11,154	0.3%
July 2012 Estimate	804,659	1.0%	11,180	0.6%
July 2013 Estimate	809,171	1.5%	11,204	0.8%
July 2014 Estimate	814,970	2.3%	11,249	1.2%
July 2015 Estimate	820,913	3.0%	11,283	1.5%

Year	Nebraska	Cass County
1980	37,727	318
1981	37,582	335
1982	37,500	325
1983	41,889	367
1984	43,151	365
1985	43,115	362
1986	42,538	373
1987	42,691	380
1988	43,134	372
1989	43,302	377
1990	43,749	384
1991	44,405	394
1992	45,269	427
1993	46,059	434
1994	46,640	438
1995	47,128	447
1996	47,607	476
1997	48,588	492
1998	48,655	495
1999	48,968	502
2000	49,623	519
2001	49,710	514
2002	50,259	520
2003	50,394	510
2004	50,928	523
2005	51,440	553
2006	51,906	554
2007	52,517	548
2008	52,152	556
2009	51,633	533
2010	51,886	532
2011	51,553	525
2012	52,294	526
2013	52,585	534
2014	52,991	536

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Cass County. As shown in Table II.13.11 on the following page, 13.1 percent of housing units, or 1,469, were vacant in 2015. Of the 9,756 housing units that were occupied in 2015, 80.8 percent, or 7,880, were owner-occupied and the remaining 19.2 percent were renter-occupied.

⁸⁷ Totals may not add due to rounding-off of county totals.

Table II.13.11				
Housing Units by Tenure				
Cass 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	9,698	87.2%	9,756	86.9%
Owner-Occupied	7,839	80.8%	7,880	80.8%
Renter-Occupied	1,859	19.2%	1,876	19.2%
Vacant Housing Units	1,419	12.8%	1,469	13.1%
Total Housing Units	11,117	100.0%	11,225	100.0%

As shown in Table II.13.12, below, there were 9,864 single family dwellings in 2015, which accounted for 87.9 percent of all housing units. Apartment units accounted for 4.1 percent of housing units, with 462 units. Mobile homes also accounted for an additional 4.9 percent of housing with 551 units.

Table II.13.12				
Housing Units by Type				
Cass County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁸⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,599	87%	9,864	87.9%
Duplex	172	2%	130	1.2%
Tri- or Four-Plex	124	1%	218	1.9%
Apartment	400	4%	462	4.1%
Mobile Home	777	7%	551	4.9%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	11,072	100.0%	11,225	100.0%

Table II.13.13, below, shows the disposition of vacant housing units in Cass County. The 2015 five-year ACS shows 6.5 percent of vacant units were for rent, 15.5 percent were for sale, and 3.5 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 340 “other vacant” units, or 24.0 percent; this compared to 38.0 percent “other vacant” units in 2015.

Table II.13.13				
Disposition of Vacant Housing Units				
Cass County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	213	15.0%	96	6.5%
For Sale	214	15.1%	227	15.5%
Rented or Sold, Not Occupied	92	6.5%	51	3.5%
For Seasonal, Recreational, or Occasional Use	560	39.5%	537	36.6%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	340	24.0%	558	38.0%
Total	1,419	100.0%	1,469	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁸⁹ In most years for which data are presented, single-

⁸⁸ Data unavailable in 2010 Census

⁸⁹ 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 Cass County increased from 61 in 2014 to 121 in 2015 and the average value of construction was \$170,266 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 increased from 63 in 2014 to 121 in 2015. These changes in residential permit activity in the county compared to an increase in population of 1,178 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.13.14.

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	77	2	4	15	98	105.30	84.10	37.10	42.70
1981	68	.	.	22	90	97.40	.	.	25.70
1982	56	.	4	.	60	89.00	.	32.00	.
1983	78	2	.	.	80	81.90	51.20	.	.
1984	73	.	.	.	73	91.90	.	.	.
1985	56	4	3	.	63	102.70	45.30	22.40	.
1986	81	.	.	.	81	80.70	.	.	.
1987	95	8	3	.	106	91.70	66.20	122.80	.
1988	84	2	6	.	92	89.90	43.80	118.70	.
1989	85	.	3	.	88	89.90	.	114.20	.
1990	104	2	.	.	106	96.60	67.70	.	.
1991	108	2	.	20	130	105.30	35.80	.	67.60
1992	95	.	.	.	95	98.60	.	.	.
1993	119	.	.	.	119	109.20	.	.	.
1994	113	4	.	5	122	108.70	62.30	.	44.00
1995	147	4	.	.	151	106.50	85.30	.	.
1996	187	.	.	96	283	113.70	.	.	47.70
1997	193	6	.	8	207	115.20	71.90	.	46.90
1998	175	6	.	6	187	121.60	83.30	.	46.40
1999	200	.	.	.	200	122.60	.	.	.
2000	148	6	.	17	171	120.30	71.00	.	55.20
2001	152	2	.	10	164	123.30	76.70	.	32.80
2002	150	4	.	.	154	138.3	82.9	.	.
2003	158	4	.	.	162	139.6	115.2	.	.
2004	173	2	.	.	175	141.7	112.1	.	.
2005	144	2	.	.	146	146.7	108.6	.	.
2006	99	6	.	.	105	136.4	93.8	.	.
2007	84	.	.	.	84	132.7	.	.	.
2008	71	.	.	.	71	130.6	.	.	.
2009	51	.	.	.	51	159.8	.	.	.
2010	65	.	.	.	65	176.6	.	.	.
2011	52	.	.	.	52	187.4	.	.	.
2012	50	.	.	.	50	181.6	.	.	.
2013	73	2	.	.	75	185.3	75.9	.	.
2014	61	2	.	.	63	173.0	74.7	.	.
2015	121	.	.	.	121	170.3	.	.	.

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 5,837 property transactions in Cass County. Of these, 5,557 were for single-family homes during this 18-year period, as shown in Table II.13.15.

Table II.13.15						
Residential Property Transactions						
Cass County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	331	24	1	4	0	360
2000	303	37	0	4	1	345
2001	274	17	0	4	5	300
2002	327	19	3	2	8	359
2003	357	19	3	5	7	391
2004	453	19	15	1	3	491
2005	461	17	10	3	0	491
2006	424	9	10	0	0	443
2007	309	13	7	2	0	331
2008	241	1	0	0	7	249
2009	206	0	0	0	0	206
2010	244	0	0	0	0	244
2011	208	0	0	0	0	208
2012	245	0	0	0	0	245
2013	214	0	0	0	0	214
2014	345	0	0	0	0	345
2015	282	0	0	0	0	282
2016	333	0	0	0	0	333
Total	5,557	175	49	25	31	5,837

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 1,402 single-family home property transactions for units built before 1930, 1.8 percent of units were of low quality and 35.0 percent were of fair quality. Conversely, of the 658 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 6.5 percent of fair quality. Table II.13.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.13.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Cass 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	25	11	4	2	1	0	0	0	1	44
Fair	491	321	152	322	85	116	43	4	1	1,535
Average	778	292	260	514	309	653	344	33	0	3,183
Good	101	8	20	69	56	218	246	22	1	741
Very Good	4	0	0	0	1	15	25	0	0	45
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	3	1	1	0	1	0	0	0	9
Total	1,402	635	437	908	452	1,003	658	59	3	5,557

In regard to the current condition of residential dwellings, of the same 1,402 single-family homes built before 1930, 12.6 percent of the homes were worn out or badly worn, and 48.6

percent were in average condition. Table II.13.17 provides details about the condition of single-family residential dwellings by year built.

Table II.13.17										
Single-Family Homes by Year Built and Condition										
Cass County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	26	2	4	1	1	1	0	0	0	35
Badly Worn	150	39	30	37	13	10	2	0	0	281
Average	681	434	303	666	374	904	614	59	1	4,036
Good	479	151	97	198	63	87	40	0	1	1,116
Very Good	62	5	1	4	0	1	2	0	0	75
Excellent	1	0	0	0	0	0	0	0	0	1
Missing	3	4	2	2	1	0	0	0	1	13
Total	1,402	635	437	908	452	1,003	658	59	3	5,557

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$148,058 to \$185,493, a total increase of 25.3 percent, as shown in Table II.13.18, 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 Cass County ranged from \$92,559 for homes built before 1930 to \$223,972 for homes built from 2001 to 2010, and \$199,492 for the newest homes built between 2011 and 2016.⁹⁰ Homes built from 2001 through 2010 were also larger, averaging 1,739 square feet per unit. Table II.13.19, below, provides additional details about single-family homes.

Table II.13.18	
Average Sales Price of Single-Family Homes	
Cass County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	92,829
2000	87,057
2001	104,796
2002	128,204
2003	134,690
2004	143,968
2005	150,942
2006	159,175
2007	148,092
2008	154,053
2009	148,748
2010	148,058
2011	162,894
2012	171,658
2013	187,271
2014	180,052
2015	185,273
2016	185,493
Average	147,547

Table II.13.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Cass County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁹¹ (\$)
Before 1930	92,559	1,412	65.6
1931-1960	92,451	1,108	83.5
1961-1970	128,093	1,268	101.1
1971-1980	133,114	1,299	102.5
1981-1990	169,587	1,465	115.8
1991-2000	196,559	1,617	121.6
2001-2010	223,972	1,739	128.8
2011-2016	199,492	1,778	112
Average	144,376	1,430	101

⁹⁰ 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.

⁹¹ 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.13.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Cass County. The number of completed surveys increased from 12 in 2015 to 14 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.3 percentage points and was at 4.97 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	293	3.07	38.8
2003	6	190	13.16	20.4
2004	11	308	10.71	34.5
2005	10	447	4.47	18.0
2006	14	294	8.84	43.8
2007	16	359	12.81	46.8
2008	26	589	5.60	57.5
2009	21	267	8.61	34.1
2010	24	385	7.53	37.7
2011	24	366	6.01	35.7
2012	25	204	6.86	29.6
2013	27	459	5.23	47.5
2014	23	291	4.47	120.0
2015	12	468	1.7	50
2016	14	322	4.97	18.4

Table II.13.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 146 single family units in Cass County, with 6 of them available. This translates into a vacancy rate of 4.1 percent in Cass County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 150 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 5.3 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 4.6 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	146	6	4.1%	5.4%
Apartments	150	8	5.3%	4.2%
Mobile Homes	6	0	.0%	7.5%
“Other” Units	0	0	.0%	.
Don't Know	20	2	10.0%	7.9%
Total	322	16	4.97%	4.6%

Table II.13.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 23 units. The most common apartment units were one bedroom units, with 57 units. Details for additional unit types are reported on the following page.

Table II.13.22						
Rental Units by Number of Bedrooms						
Cass County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	57	0	0	.	57
Two	4	31	0	0	.	35
Three	23	0	0	0	.	23
Four	5	0	0	0	.	5
Don’t Know	114	62	6	0	20	202
Total	146	150	6	0	20	322

Table II.13.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.13.23			
Single Family Units by Number of Bedrooms			
Cass County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	4	0	.0%
Three	23	0	.0%
Four	5	0	.0%
Don’t know	114	6	5.3%
Total	146	6	4.1%

Table II.13.24, 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 5.3 percent.

Table II.13.24			
Apartment Units by Number of Bedrooms			
Cass County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	57	3	5.3%
Two	31	3	9.7%
Three	0	0	%
Four	0	0	%
Don’t know	62	2	3.2%
Total	150	8	5.3%

Average market-rate rents by unit type are shown in Table II.13.25, 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.13.25					
Average Market Rate Rents by Number of Bedrooms					
Cass County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$510.0	\$	\$	\$510.0
Two	\$637.5	\$585.0	\$	\$	\$611.3
Three	\$808.3	\$	\$	\$	\$808.3
Four	\$	\$	\$	\$	\$
Don't know	\$984.3	\$587.5	\$737.0	\$	
Total	\$871.8	\$567.5	\$737.0	\$737.0	\$783.5

Table II.13.26, below, shows vacancy rates for single family units by average rental rates for Cass 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 5.0 percent.

Table II.13.26			
Single Family Market Rate Rents by Vacancy Status			
Cass County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	120	6	5.0%
\$750 to \$1,000	2	0	.0%
\$1,000 to \$1,250	23	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	1	0	.0%
Total	146	6	4.1%

The average rent and availability of apartment units is displayed in Table II.13.27, 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 3.5 percent.

Table II.13.27 Apartment Market Rate Rents by Vacancy Status Cass County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	113	4	3.5%
\$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	37	4	10.8%
Total	150	8	5.3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.13.28 below, 5 respondents, or 45.5 percent, included some sort of utility in the rent.

Table II.13.28 Are there any utilities included with the rent? Cass County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	6
% Offering Utilities	45.5%

The type of utility included in the rent is shown in Table II.13.29, below. There were 3 respondents who included electricity, 3 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

Table II.13.29 Which utilities are included with the rent? Cass County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	3
Water/Sewer	5
Trash Collection	5

Table II.13.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 15 number of persons on the wait list.

Table II.13.30 Do you keep a waiting list? Cass County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	5
Waitlist Size	15

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.13.31 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.

Table II.13.31 How would you rate the need for renovation of existing units in the city? Cass County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.13.32 below, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

Table II.13.32 How would you rate the need for construction of new units in the city? Cass 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	1	1	1	1
High Need	2	2	2	
Extreme Need	4	4	4	

