

Kimball County

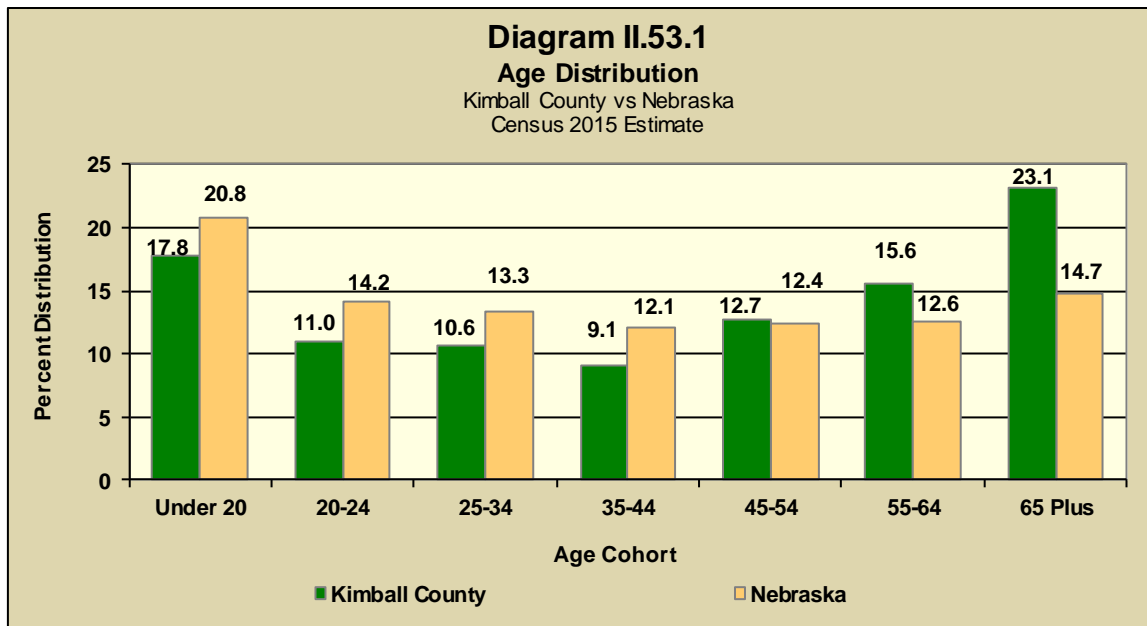
Summary

- Between 2010 and 2015, the county’s population decreased by 3.5 percent or by 132 persons.
- Between 2010 and 2015, the Hispanic population increased by 18.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 80.
- In 2015, average earnings in the county was \$37,143 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 2.5 percent to 3.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 4 units.
- In fiscal year 2016, the average price of an existing home was \$90,341.
- In a November 2016 rental survey, the average vacancy rate was 25.00 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Kimball County’s population decreased by 3.5 percent, or from 3,821 people to 3,689 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 413 in 2010 to 407 in 2015, a decline of 1.5 percent. The number of people from 25 to 34 years of age increased by 11.4 percent, and those aged between 35 and 44 decreased by 17.3 percent. As shown in Diagram II.53.1, people younger than 25 represented 28.8 percent of the population in 2015, while individuals aged 55 and older represented 38.7 percent of the population in Kimball 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 4.6 percent, while the black population increased by 33.3 percent. The Hispanic population of any race changed from 244 to 289 or by 18.4 percent. Table II.53.1, below, presents the details of these population variations.

Subject	Nebraska			Kimball County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	3,821	3,689	-3.5%
Age						
Under 14 years	383,542	394,263	2.8%	694	657	-5.3%
15 to 24 years	258,206	268,848	4.1%	413	407	-1.5%
25 to 34 years	245,176	252,533	3.0%	352	392	11.4%
35 to 44 years	220,838	228,643	3.5%	405	335	-17.3%
45 to 54 years	258,726	234,477	-9.4%	579	469	-19.0%
55 to 64 years	213,176	238,715	12.0%	534	576	7.9%
65 & over	246,677	278,711	13.0%	844	853	7.9%
Race						
White	1,649,264	1,689,616	2.4%	3,666	3,496	-4.6%
Black	85,971	93,900	9.2%	6	8	33.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	57	71	24.6%
Asian	33,322	44,479	33.5%	27	34	25.9%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	3	50.0%
Two or More Races	32,305	39,365	21.9%	63	77	22.2%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	244	289	18.4%

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.53.2, at right, from April 2000 to July 2009, Kimball County’s natural decrease was estimated to be 128 people. Kimball County experienced net out-migration from 2000–2009, with 385 persons having left the county during that period.⁴³ The 2015 population estimates showed a natural decrease of 26 persons and a net out-migration of 106 persons since the 2010 Census. In total, Kimball County’s population decreased to 3,689 persons.

1980 Population	4,882
Natural Increase 80–90	250
Net Migration 80–90	-1,024
1990 Population	4,108
Natural Increase 90–00	-96
Net Migration 90–00	77
2000 Population	4,089
Natural Increase 00–09	-128
Net Migration 00–09	-385
2009 Population Estimate	3,576
2010 Population	3,821
Natural Increase 10–15	-26
Net Migration 10–15	-106
2015 Population Estimate	3,689

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 Kimball County decreased from 36 persons in 2014 to 11 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.53.3.

⁴³ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.53.3			
Driver's Licenses Exchanged and Surrendered			
Kimball County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	111	122	-11
Calendar 2002	124	102	22
Calendar 2003	93	79	14
Calendar 2004	113	119	-6
Calendar 2005	113	78	35
Calendar 2006	96	97	-1
Calendar 2007	103	111	-8
Calendar 2008	104	110	-6
Calendar 2009	94	78	16
Calendar 2010	143	119	24
Calendar 2011	117	101	16
Calendar 2012	121	112	9
Calendar 2013	94	93	1
Calendar 2014	124	88	36
Calendar 2015	88	77	11
First Half of 2016	50	38	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 decreased from 1,635 in 2014 to 1,585 in 2015, as shown in Table II.53.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Kimball County increased by 2.3 percent from 602 in 2015 to 616 in 2016, as shown below in Table II.53.5. The number of school-age children 5 to 11 years of age increased from 302 in 2015 to 318 in 2016.

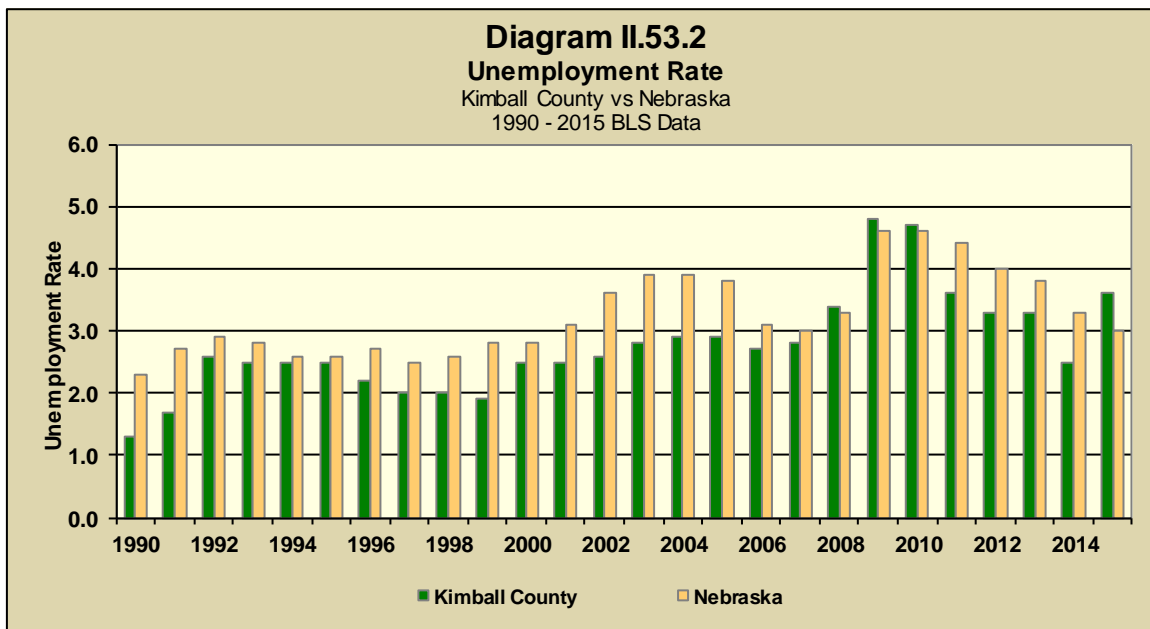
Table II.53.4	
Income Tax Returns	
Kimball County	
1991–2015 DOR Data	
Year	Returns
1991	1,820
1992	1,857
1993	1,849
1994	1,857
1995	1,836
1996	1,843
1997	1,795
1998	1,794
1999	1,819
2000	1,849
2001	1,824
2002	1,790
2003	1,724
2004	1,727
2005	1,548
2006	1,709
2007	1,684
2008	1,738
2009	1,638
2010	1,627
2011	1,666
2012	1,724
2013	1,628
2014	1,635
2015	1,585

Table II.53.5				
School-Age Children				
Kimball County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	451	130	270	851
1993	509	139	304	952
1994	540	151	327	1,018
1995	497	150	324	971
1996	501	139	336	976
1997	474	131	311	916
1998	437	147	302	886
1999	428	142	309	879
2000	395	123	327	845
2001	369	134	310	813
2002	368	123	296	787
2003	298	120	259	677
2004	293	96	245	634
2005	337	100	284	721
2006	354	110	271	735
2007	319	93	253	665
2008	315	91	261	667
2009	313	87	264	664
2010	307	85	250	642
2011	300	100	241	641
2012	287	89	221	597
2013	318	91	223	632
2014	325	93	227	645
2015	302	80	220	602
2016	318	76	222	616

ECONOMICS

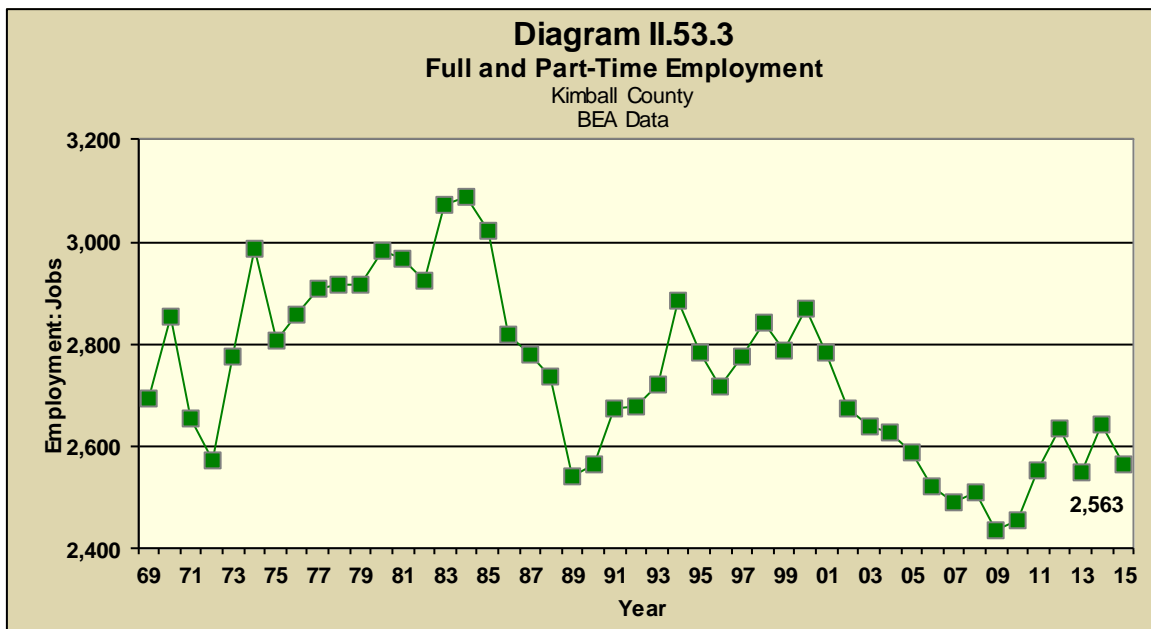
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Kimball County, defined as the number of people working or actively seeking work, decreased from 2,231 in 2014 to 2,083 in 2015. The total number of people employed changed from 2,175 in 2014 to 2,009 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 an increase of 1.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.53.2, below.

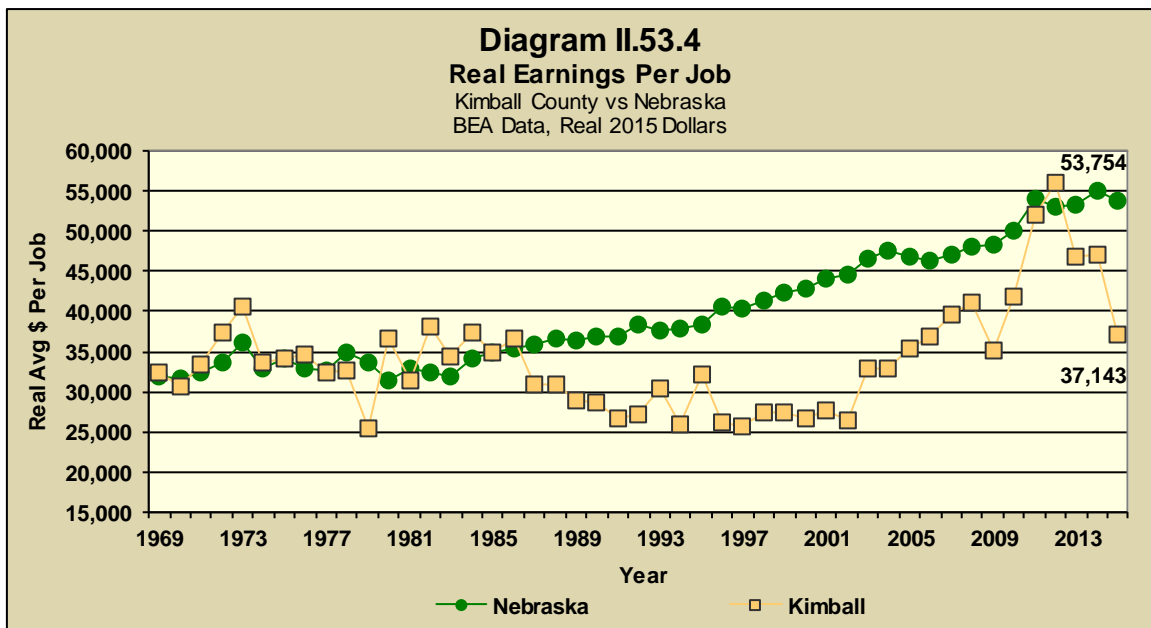


Employment and Personal Income

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 2,563 jobs in Kimball County, a decrease of 80 jobs since 2014. Diagram II.53.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.53.4, below, real average earnings per job in the county was \$37,143 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 \$158,340,000, a decline of 14.3 percent between 2014 and 2015. Table II.53.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.53.6
Total BEA Employment and Real Personal Income

Kimball 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	86,989	4,747	-1,471	18,289	7,425	106,485	17,174	2,694	32,290
1970	87,538	5,198	-2,158	19,030	8,060	107,271	18,124	2,852	30,694
1971	88,599	4,874	-1,495	18,583	8,436	109,249	19,807	2,655	33,370
1972	95,819	4,896	-1,239	20,202	8,596	118,481	21,709	2,572	37,255
1973	112,822	6,468	-4,964	23,023	9,990	134,403	24,853	2,774	40,671
1974	100,245	6,998	-2,226	24,418	10,299	125,737	19,645	2,985	33,583
1975	95,721	6,206	-1,698	25,064	10,983	123,865	22,506	2,806	34,113
1976	98,798	6,344	-1,699	24,413	11,085	126,254	24,533	2,857	34,581
1977	94,331	6,595	-1,909	25,362	11,391	122,579	25,249	2,908	32,438
1978	95,364	6,910	-1,716	25,902	11,992	124,631	25,233	2,915	32,715
1979	74,016	7,017	-1,515	27,349	12,685	105,517	22,355	2,915	25,391
1980	109,035	7,193	-1,140	32,356	13,058	146,115	29,754	2,982	36,564
1981	92,924	7,800	-1,464	38,004	13,449	135,114	26,937	2,968	31,309
1982	111,196	7,796	-833	40,995	14,396	157,958	30,868	2,923	38,042
1983	105,617	7,713	-1,057	38,696	15,517	151,059	29,906	3,074	34,358
1984	115,209	8,181	-625	38,984	15,448	160,835	32,857	3,086	37,333
1985	105,746	8,102	-50	40,342	15,694	153,630	32,113	3,022	34,992
1986	103,645	7,457	570	37,065	16,792	150,614	32,335	2,820	36,753
1987	85,918	7,436	807	34,828	16,586	130,703	29,544	2,780	30,906
1988	84,517	7,404	1,135	32,561	16,388	127,197	29,322	2,737	30,879
1989	73,187	6,899	1,541	35,403	16,390	119,622	27,975	2,539	28,825
1990	73,685	6,919	1,514	34,339	16,373	118,992	29,230	2,565	28,727
1991	71,012	7,371	1,384	34,803	17,564	117,392	28,716	2,672	26,576
1992	72,819	7,239	1,344	35,209	18,505	120,638	29,700	2,679	27,181
1993	82,523	7,527	1,384	33,388	18,229	127,997	30,453	2,722	30,317
1994	74,828	8,050	1,239	32,952	18,379	119,348	28,968	2,886	25,928
1995	89,545	7,802	1,419	34,918	19,291	137,371	32,753	2,785	32,152
1996	70,866	7,282	1,765	33,477	20,543	119,369	29,157	2,716	26,092
1997	71,415	7,854	1,780	34,294	20,874	120,508	29,521	2,776	25,726
1998	77,790	8,062	2,018	35,435	22,135	129,315	31,145	2,843	27,362
1999	76,451	7,854	2,118	32,750	24,148	127,613	30,765	2,788	27,421
2000	76,758	8,383	2,461	34,317	25,575	130,728	32,199	2,871	26,736
2001	77,053	8,320	3,562	34,142	27,562	134,000	33,045	2,783	27,687
2002	70,682	8,225	4,067	31,139	28,041	125,704	31,069	2,674	26,433
2003	86,766	8,317	4,720	33,412	29,128	145,708	36,794	2,637	32,903
2004	86,249	8,533	5,556	30,425	27,931	141,628	36,120	2,627	32,832
2005	91,630	8,920	6,210	28,299	28,504	145,723	37,126	2,588	35,406
2006	93,030	9,691	6,935	25,972	31,234	147,479	38,020	2,522	36,887
2007	98,920	10,159	7,680	30,742	32,236	159,419	41,853	2,491	39,711
2008	103,086	10,493	8,399	36,046	32,472	169,510	45,071	2,511	41,054
2009	85,532	9,314	7,422	30,791	34,288	148,719	39,147	2,435	35,126
2010	102,640	10,439	4,726	28,769	36,285	161,981	42,403	2,455	41,809
2011	133,334	10,000	4,041	34,363	34,748	196,485	51,966	2,554	52,206
2012	148,027	11,585	4,039	42,705	34,250	217,436	57,599	2,633	56,220
2013	119,621	11,921	4,268	30,082	33,159	175,209	47,793	2,547	46,965
2014	124,265	12,885	6,407	32,318	34,579	184,684	50,050	2,643	47,017
2015	95,198	11,636	6,860	32,639	35,279	158,340	42,922	2,563	37,143

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.8 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 14.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 42.3 percent over the 2010 to 2015 period. Table II.53.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.53.7										
Income Tax Returns by Adjusted Gross Income										
Kimball 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 ⁴⁴
1991	590	211	364	258	219	114	0	34	0	1,820
1992	612	221	360	238	240	133	0	26	0	1,857
1993	629	183	368	264	228	106	0	30	0	1,849
1994	673	177	337	238	240	137	0	28	0	1,857
1995	651	195	317	218	227	165	11	24	0	1,836
1996	650	185	297	221	265	154	13	27	0	1,843
1997	613	159	298	216	256	177	21	35	0	1,795
1998	597	158	304	232	250	169	21	30	0	1,794
1999	613	152	308	218	241	184	49	33	0	1,819
2000	564	169	331	207	242	205	56	48	10	1,849
2001	575	147	312	213	239	226	35	48	0	1,824
2002	564	148	309	212	232	221	42	42	0	1,790
2003	505	164	296	206	225	206	58	47	0	1,724
2004	465	151	318	204	216	231	59	60	0	1,727
2005	381	136	247	177	207	230	72	72	11	1,548
2006	384	161	280	207	231	243	102	89	12	1,709
2007	355	165	249	200	219	253	126	100	17	1,684
2008	350	141	270	218	239	264	145	97	14	1,738
2009	332	125	275	200	251	239	111	77	0	1,638
2010	310	131	249	194	217	273	142	93	18	1,627
2011	291	135	260	221	227	257	158	103	14	1,666
2012	320	117	237	189	239	279	166	150	27	1,724
2013	270	123	231	181	229	272	173	129	20	1,628
2014	282	124	208	182	195	286	185	149	24	1,635
2015	292	104	222	169	200	270	170	140	18	1,585

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 489 in 2010 to 460 in 2015, with the poverty rate reaching 12.7 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.53.8, at right, presents poverty data for the county.

Table II.53.8		
Persons in Poverty		
Kimball County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	535	13.1
1999	488	12.1
2000	477	12.2
2001	499	12.8
2002	519	13.6
2003	442	11.9
2004	425	11.4
2005	477	12.9
2006	503	13.9
2007	439	12.5
2008	417	12.1
2009	447	12.8
2010	489	13.0
2011	575	15.5
2012	470	12.6
2013	495	13.6
2014	428	11.7
2015	460	12.7

⁴⁴ 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 Kimball County decreased by 68 between 1980 and 2014, at an annual rate of change of -1.2 percent, as reported by the Census Bureau and as presented in Table II.53.9, at right.⁴⁵ This compared to an average annual rate of change of 1.03 percent statewide. Kimball County saw no change in business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 1.3 percent in Kimball County between 2010 and 2015, from 1,963 to 1,937. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.53.10.

Year	Nebraska	Kimball County
1980	37,727	197
1981	37,582	199
1982	37,500	187
1983	41,889	199
1984	43,151	197
1985	43,115	201
1986	42,538	184
1987	42,691	177
1988	43,134	178
1989	43,302	176
1990	43,749	169
1991	44,405	171
1992	45,269	167
1993	46,059	172
1994	46,640	169
1995	47,128	162
1996	47,607	174
1997	48,588	163
1998	48,655	161
1999	48,968	154
2000	49,623	161
2001	49,710	150
2002	50,259	153
2003	50,394	157
2004	50,928	157
2005	51,440	147
2006	51,906	144
2007	52,517	139
2008	52,152	132
2009	51,633	131
2010	51,886	127
2011	51,553	127
2012	52,294	132
2013	52,585	129
2014	52,991	129

Subject	Nebraska	% Growth Since Census	Kimball County	% Growth Since Census
2000 Census	722,668	-	1,972	-
2010 Census	796,793	10.3%	1,963	-0.5%
July 2011 Estimate	801,129	0.5%	1,956	-0.4%
July 2012 Estimate	804,659	1.0%	1,951	-0.6%
July 2013 Estimate	809,171	1.5%	1,948	-0.8%
July 2014 Estimate	814,970	2.3%	1,942	-1.1%
July 2015 Estimate	820,913	3.0%	1,937	-1.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Kimball County. As shown in Table II.53.11 on the following page, 18.6 percent of housing units, or 359, were vacant in 2015. Of the 1,574 housing units that were occupied in 2015, 64.8 percent, or 1,020, were owner-occupied and the remaining 35.2 percent were renter-occupied.

⁴⁵ Totals may not add due to rounding-off of county totals.

Table II.53.11				
Housing Units by Tenure				
Kimball 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	1,673	85.2%	1,574	81.4%
Owner-Occupied	1,215	72.6%	1,020	64.8%
Renter-Occupied	458	27.4%	554	35.2%
Vacant Housing Units	290	14.8%	359	18.6%
Total Housing Units	1,963	100.0%	1,933	100.0%

As shown in Table II.53.12, below, there were 1,521 single family dwellings in 2015, which accounted for 78.7 percent of all housing units. Apartment units accounted for 5.9 percent of housing units, with 115 units. Mobile homes also accounted for an additional 11.1 percent of housing with 214 units.

Table II.53.12				
Housing Units by Type				
Kimball County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁴⁶		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,608	82%	1,521	78.7%
Duplex	24	1%	44	2.3%
Tri- or Four-Plex	32	2%	36	1.9%
Apartment	113	6%	115	5.9%
Mobile Home	189	10%	214	11.1%
Boat, RV, Van, Etc.	0	0%	3	.2%
Total	1,966	100.0%	1,933	100.0%

Table II.53.13, below, shows the disposition of vacant housing units in Kimball County. The 2015 five-year ACS shows 16.2 percent of vacant units were for rent, 10.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 144 “other vacant” units, or 49.7 percent; this compared to 53.8 percent “other vacant” units in 2015.

Table II.53.13				
Disposition of Vacant Housing Units				
Kimball County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	65	22.4%	58	16.2%
For Sale	45	15.5%	36	10.0%
Rented or Sold, Not Occupied	4	1.4%	0	.0%
For Seasonal, Recreational, or Occasional Use	32	11.0%	72	20.1%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	144	49.7%	193	53.8%
Total	290	100.0%	359	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁴⁷ In most years for which data are presented, single-

⁴⁶ Data unavailable in 2010 Census

⁴⁷ 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. No building permits have been granted since the 2012 issuance of 2 permits for single-family units. Additional details of permit activity and per unit valuations are presented in Table II.53.14.

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	1	.	.	.	1	87.80	.	.	.
1981	4	.	.	.	4	87.40	.	.	.
1982	3	.	.	.	3	78.30	.	.	.
1983	2	2	.	.	4	99.90	30.70	.	.
1984	1	.	.	.	1	35.60	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	1	.	.	.	1	22.60	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	93.30	.	.	.
1993	3	.	.	.	3	67.40	.	.	.
1994	1	.	.	.	1	96.70	.	.	.
1995	1	.	.	.	1	94.70	.	.	.
1996	1	.	.	.	1	93.00	.	.	.
1997	2	.	.	.	2	106.90	.	.	.
1998	1	.	.	.	1	90.50	.	.	.
1999	1	.	.	.	1	109.70	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	3	.	.	.	3	174.10	.	.	.
2002	2	.	.	.	2	244.3	.	.	.
2003	3	.	.	.	3	239.6	.	.	.
2004	2	.	.	.	2	142.9	.	.	.
2005	2	.	.	.	2	129.0	.	.	.
2006	1	.	.	.	1	212.9	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	206.5	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	2	.	.	.	2	135.6	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	.	4	.	.	4	.	72.5	.	.

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 842 property transactions in Kimball County. Of these, 786 were for single-family homes during this 18-year period, as shown in Table II.53.15.

Table II.53.15						
Residential Property Transactions						
Kimball County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	67	5	0	0	0	72
2000	54	3	0	0	1	58
2001	42	0	0	0	1	43
2002	49	0	0	1	1	51
2003	53	2	0	0	1	56
2004	43	3	0	0	0	46
2005	40	0	0	0	1	41
2006	47	1	0	0	0	48
2007	46	1	0	0	0	47
2008	29	0	0	0	1	30
2009	35	0	0	0	0	35
2010	28	1	0	0	0	29
2011	28	7	0	0	0	35
2012	36	7	0	0	0	43
2013	54	9	0	0	0	63
2014	51	3	0	0	0	54
2015	44	3	0	0	0	47
2016	40	4	0	0	0	44
Total	786	49	0	1	6	842

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 265 single-family home property transactions for units built before 1930, 1.1 percent of units were of low quality and 27.5 percent were of fair quality. Conversely, of the 10 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 30.0 percent of fair quality. Table II.53.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.53.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Kimball 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	3	1	0	0	0	0	0	0	0	4
Fair	73	70	3	8	3	0	3	0	0	160
Average	180	228	32	22	18	7	5	1	2	495
Good	7	78	14	5	3	1	1	0	0	109
Very Good	1	9	4	0	0	1	1	0	0	16
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	1	0	0	0	2
Total	265	386	53	35	24	10	10	1	2	786

In regard to the current condition of residential dwellings, of the same 265 single-family homes built before 1930, 5.3 percent of the homes were worn out or badly worn, and 70.9 percent

were in average condition. Table II.53.17 provides details about the condition of single-family residential dwellings by year built.

Table II.53.17										
Single-Family Homes by Year Built and Condition										
Kimball 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	0	0	0	0	0	0	0	0	0	0
Badly Worn	14	2	1	0	0	0	0	0	0	17
Average	188	192	15	20	9	3	3	0	1	431
Good	61	172	27	13	9	1	6	0	1	290
Very Good	2	19	10	2	6	5	1	0	0	45
Excellent	0	1	0	0	0	1	0	1	0	3
Missing	0	0	0	0	0	0	0	0	0	0
Total	265	386	53	35	24	10	10	1	2	786

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$80,074 to \$90,341, a total increase of 12.8 percent, as shown in Table II.53.18, 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 Kimball County ranged from \$48,310 for homes built before 1930 to \$124,393 for homes built from 2001 to 2010, and \$129,000 for the newest homes built between 2011 and 2016.⁴⁸ Homes built from 2011 through 2016 were also larger, averaging 1,500 square feet per unit. Table II.53.19, below, provides additional details about single-family homes.

Table II.53.18	
Average Sales Price of Single-Family Homes	
Kimball County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	51,627
2000	43,667
2001	57,101
2002	59,313
2003	64,261
2004	64,117
2005	70,946
2006	72,083
2007	85,773
2008	72,959
2009	75,940
2010	80,074
2011	74,499
2012	72,436
2013	59,588
2014	82,825
2015	79,589
2016	90,341
Average	68,349

Table II.53.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Kimball County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁴⁹ (\$)
Before 1930	48,310	1,255	38.5
1931-1960	66,918	1,239	54.0
1961-1970	85,955	1,432	60.0
1971-1980	77,491	1,348	57.5
1981-1990	91,772	1,615	56.8
1991-2000	110,696	1,582	70.0
2001-2010	124,393	1,692	73.5
2011-2016	129,000	1,500	86
Average	66,082	1,295	51

⁴⁸ 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.

⁴⁹ 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.53.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Kimball County. The number of completed surveys increased from 2 in 2015 to 6 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.8 percentage points and was at 25.00 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	1	30	36.7	.0
2004	1	16	18.8	365.0
2005	5	22	13.6	111.1
2006	5	19	26.3	185.6
2007	4	61	26.2	30.5
2008	6	24	12.5	13.0
2009	5	22	4.6	22.0
2010	5	38	2.6	18.3
2011	6	64	3.1	29.2
2012	4	60	15.0	6.3
2013	6	72	8.3	146.7
2014	6	48	2.1	52.0
2015	2	9	22.2	45
2016	6	76	25.0	42.9

Table II.53.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 33 single family units in Kimball County, with 13 of them available. This translates into a vacancy rate of 39.4 percent in Kimball County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 38 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 10.5 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 14.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	33	13	39.4%	29.1%
Apartments	38	4	10.5%	12.3%
Mobile Homes	1	1	100.0%	20.0%
“Other” Units	0	0	.0%	.
Don't Know	4	1	25.0%	8.3%
Total	76	19	25.00%	14.5%

Table II.53.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 3 units. The most common apartment units were one bedroom units, with 25 units. Details for additional unit types are reported on the following page.

Table II.53.22 Rental Units by Number of Bedrooms Kimball 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	25	0	0	·	25
Two	0	13	0	0	·	13
Three	3	0	1	0	·	4
Four	0	0	0	0	·	0
Don’t Know	30	0	0	0	4	34
Total	33	38	1	0	4	76

Table II.53.23, 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.53.23 Single Family Units by Number of Bedrooms Kimball County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	3	0	.0%
Four	0	0	%
Don’t know	30	13	43.3%
Total	33	13	39.4%

Table II.53.24, 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.53.24 Apartment Units by Number of Bedrooms Kimball County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	25	0	.0%
Two	13	4	30.8%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	38	4	10.5%

Average market-rate rents by unit type are shown in Table II.53.25, 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.53.25					
Average Market Rate Rents by Number of Bedrooms					
Kimball County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$1,100	\$571	\$	\$	\$747
Two	\$1,600	\$375	\$	\$	\$987
Three	\$375	\$	\$750	\$	\$562
Four	\$	\$	\$	\$	\$
Don't know	\$550	\$550	\$	\$	
Total	\$758	\$568	\$750	\$	\$723

Table II.53.26, below, shows vacancy rates for single family units by average rental rates for Kimball County. The most common rent for single family units was \$1,250 to \$1,500 dollars and units in this price range had a vacancy rate of 43.3 percent.

Table II.53.26			
Single Family Market Rate Rents by Vacancy Status			
Kimball County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$750	2	0	0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	30	13	43%
Above \$1,500	0	0	%
Missing	0	0	%
Total	33	13	39%

The average rent and availability of apartment units is displayed in Table II.53.27, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.53.27 Apartment Market Rate Rents by Vacancy Status Kimball County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	1	16.7%
\$500 to \$750	8	3	37.5%
\$750 to \$1,000	24	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	38	4	10.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.53.28 below, 4 respondents, or 80.0 percent, included some sort of utility in the rent.

Table II.53.28 Are there any utilities included with the rent? Kimball County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	1
% Offering Utilities	80.0%

The type of utility included in the rent is shown in Table II.53.29, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 4 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table II.53.29 Which utilities are included with the rent? Kimball County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	4
Trash Collection	3

Table II.53.30, at right, shows the number of survey respondents who keep a waiting list.

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.53.31 below, 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.53.30 Do you keep a waiting list? Kimball County 2016 Survey of Rental Properties	
Period	Respondent
Yes	
No	5
Waitlist Size	

Table II.53.31 How would you rate the need for renovation of existing units in the city? Kimball County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.53.32 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.53.32 How would you rate the need for construction of new units in the city? Kimball County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	1	1	1	

