

Knox County

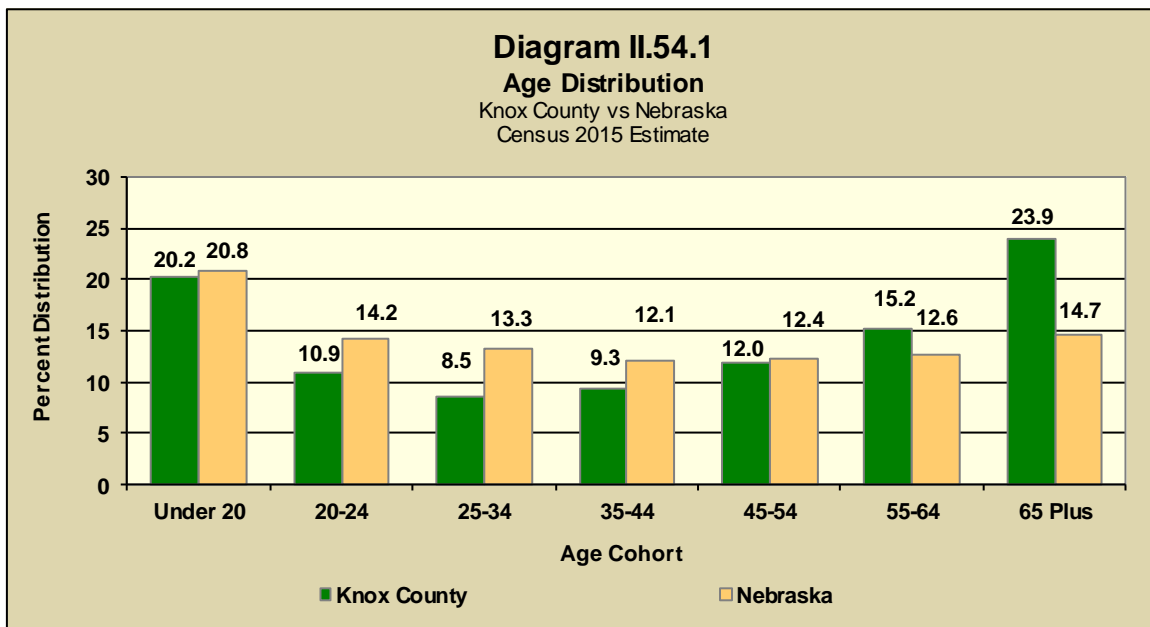
Summary

- Between 2010 and 2015, the county’s population decreased by 1.8 percent or by 158 persons.
- Between 2010 and 2015, the Hispanic population increased by 50.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 82.
- In 2015, average earnings in the county was \$44,123 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 3.1 percent to 3.2 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 7 units.
- In 2015, the average real value of new single-family construction was \$147,742.
- In fiscal year 2016, the average price of an existing home was \$83,872.
- In a November 2016 rental survey, the average vacancy rate was 9.72 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Knox County’s population decreased by 1.8 percent, or from 8,701 people to 8,543 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 818 in 2010 to 932 in 2015, an increase of 13.9 percent. The number of people from 25 to 34 years of age decreased by 2.5 percent, and those aged between 35 and 44 decreased by 6.4 percent. As shown in Diagram II.54.1, people younger than 25 represented 31.1 percent of the population in 2015, while individuals aged 55 and older represented 39.1 percent of the population in Knox 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 3.6 percent, while the black population increased by 137.5 percent. The Hispanic population of any race changed from 155 to 233 or by 50.3 percent. Table II.54.1, below, presents the details of these population variations.

Subject	Nebraska			Knox County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	8,701	8,543	-1.8%
Age						
Under 14 years	383,542	394,263	2.8%	1,741	1,727	-0.8%
15 to 24 years	258,206	268,848	4.1%	818	932	13.9%
25 to 34 years	245,176	252,533	3.0%	747	728	-2.5%
35 to 44 years	220,838	228,643	3.5%	848	794	-6.4%
45 to 54 years	258,726	234,477	-9.4%	1,326	1,023	-22.9%
55 to 64 years	213,176	238,715	12.0%	1,242	1,300	4.7%
65 & over	246,677	278,711	13.0%	1,979	2,039	4.7%
Race						
White	1,649,264	1,689,616	2.4%	7,768	7,486	-3.6%
Black	85,971	93,900	9.2%	8	19	137.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	789	846	7.2%
Asian	33,322	44,479	33.5%	17	44	158.8%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	5	6	20.0%
Two or More Races	32,305	39,365	21.9%	114	142	24.6%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	155	233	50.3%

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.54.2, at right, from April 2000 to July 2009, Knox County’s natural decrease was estimated to be 262 people. Knox County experienced net out-migration from 2000–2009, with 734 persons having left the county during that period.⁵⁰ The 2015 population estimates showed a natural decrease of 63 persons and a net out-migration of 95 persons since the 2010 Census. In total, Knox County’s population decreased to 8,543 persons.

1980 Population	11,457
Natural Increase 80–90	61
Net Migration 80–90	-1,984
1990 Population	9,534
Natural Increase 90–00	-303
Net Migration 90–00	143
2000 Population	9,374
Natural Increase 00–09	-262
Net Migration 00–09	-734
2009 Population Estimate	8,378
2010 Population	8,701
Natural Increase 10–15	-63
Net Migration 10–15	-95
2015 Population Estimate	8,543

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 Knox County increased from 7 persons in 2014 to 12 persons in 2015, with an additional net movement of 13 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.54.3.

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

Table II.54.3			
Driver's Licenses Exchanged and Surrendered			
Knox County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	85	111	-26
Calendar 2002	78	91	-13
Calendar 2003	84	71	13
Calendar 2004	93	101	-8
Calendar 2005	89	100	-11
Calendar 2006	94	97	-3
Calendar 2007	97	87	10
Calendar 2008	55	92	-37
Calendar 2009	81	76	5
Calendar 2010	99	88	11
Calendar 2011	61	87	-26
Calendar 2012	100	76	24
Calendar 2013	82	108	-26
Calendar 2014	73	66	7
Calendar 2015	96	84	12
First Half of 2016	42	29	13

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 3,872 in 2014 to 3,898 in 2015, as shown in Table II.54.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Knox County increased by 0.6 percent from 1,598 in 2015 to 1,607 in 2016, as shown below in Table II.54.5. The number of school-age children 5 to 11 years of age decreased from 786 in 2015 to 783 in 2016.

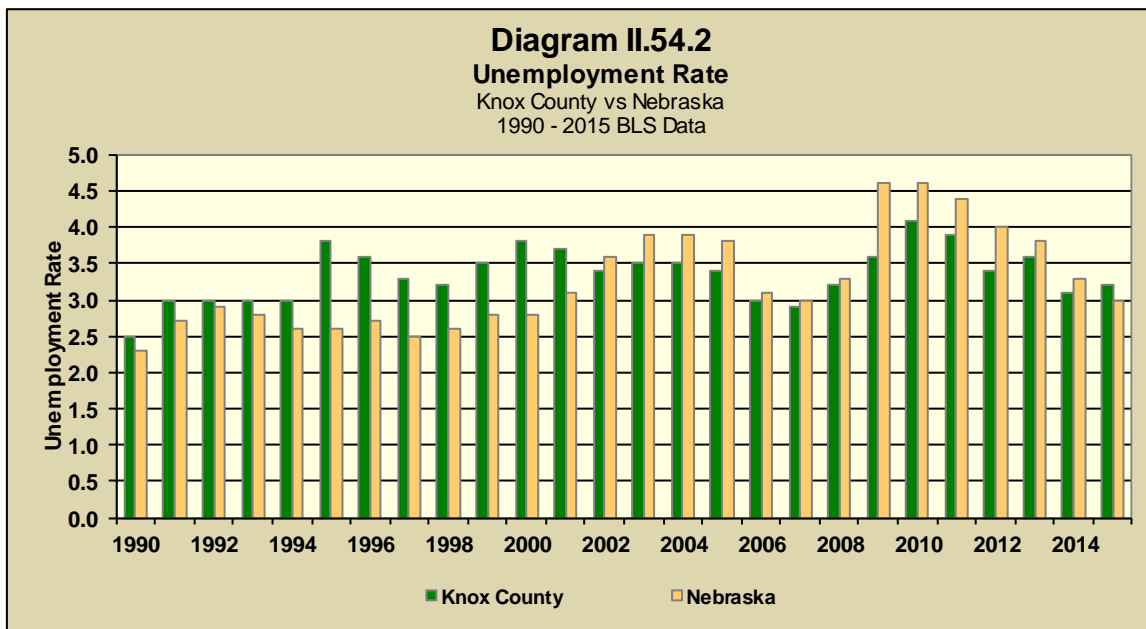
Table II.54.4	
Income Tax Returns	
Knox County	
1991–2015 DOR Data	
Year	Returns
1991	4,126
1992	4,079
1993	4,041
1994	4,134
1995	4,165
1996	4,102
1997	4,133
1998	4,099
1999	4,030
2000	3,948
2001	3,905
2002	3,853
2003	3,825
2004	3,777
2005	3,543
2006	3,952
2007	3,933
2008	3,999
2009	3,958
2010	3,918
2011	3,880
2012	3,860
2013	3,840
2014	3,872
2015	3,898

Table II.54.5				
School-Age Children				
Knox County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,006	302	706	2,014
1993	1,006	325	701	2,032
1994	1,003	300	738	2,041
1995	1,044	301	757	2,102
1996	1,041	295	781	2,117
1997	1,035	312	764	2,111
1998	1,061	339	791	2,191
1999	980	330	784	2,094
2000	951	296	797	2,044
2001	891	285	785	1,961
2002	872	314	791	1,977
2003	746	247	701	1,694
2004	787	279	761	1,827
2005	789	270	686	1,745
2006	823	218	699	1,740
2007	842	212	684	1,738
2008	803	261	656	1,720
2009	804	262	607	1,673
2010	844	246	640	1,730
2011	823	256	611	1,690
2012	1,029	251	604	1,884
2013	803	244	635	1,682
2014	772	250	618	1,640
2015	786	243	569	1,598
2016	783	231	593	1,607

ECONOMICS

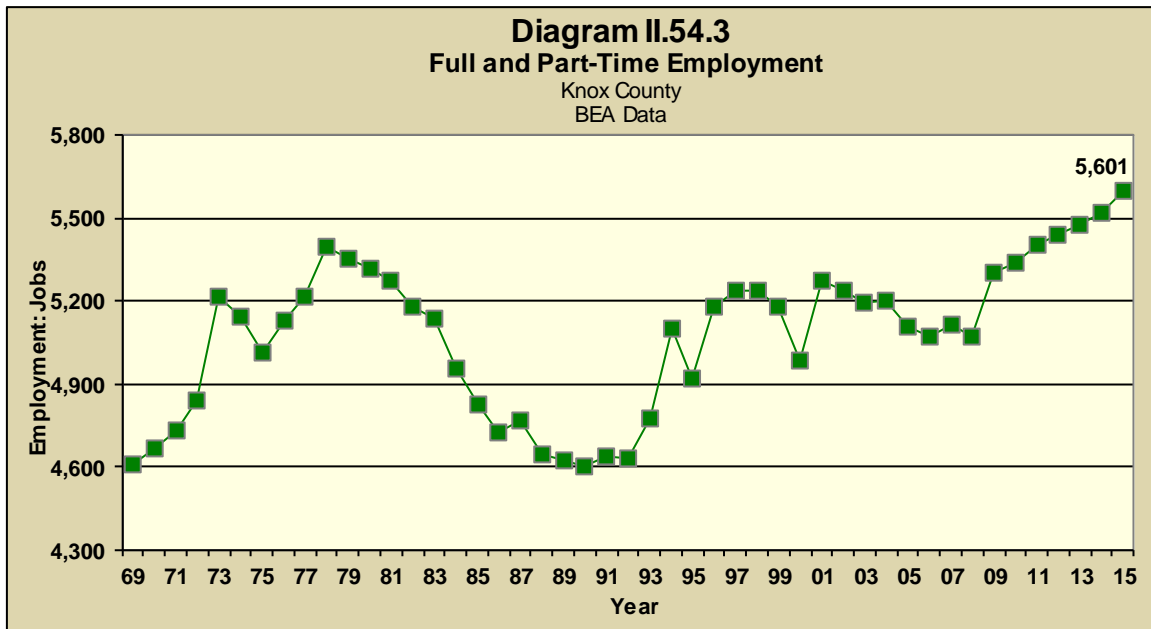
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Knox County, defined as the number of people working or actively seeking work, increased from 4,739 in 2014 to 4,768 in 2015. The total number of people employed changed from 4,593 in 2014 to 4,617 in 2015. The unemployment rate for the county was 3.2 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced an increase of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.54.2, below.

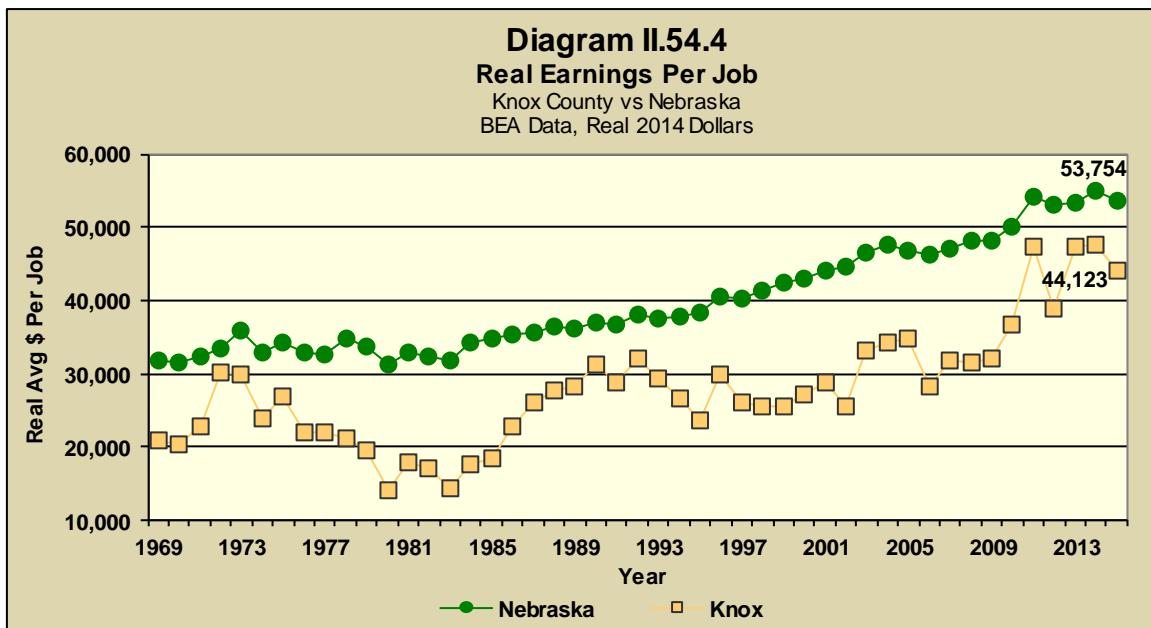


Employment and Personal Income

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 5,601 jobs in Knox County, an increase of 82 jobs since 2014. Diagram II.54.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.54.4, below, real average earnings per job in the county was \$44,123 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 \$397,104,000, a decline of 3.0 percent between 2014 and 2015. Table II.54.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.54.6
Total BEA Employment and Real Personal Income
 Knox 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	96,220	4,494	2,171	29,169	21,038	144,104	12,051	4,611	20,867
1970	95,083	4,673	2,197	30,120	22,894	145,620	12,507	4,669	20,365
1971	108,414	5,016	2,127	30,013	24,928	160,467	14,002	4,730	22,921
1972	146,822	5,282	2,364	31,698	27,070	202,672	17,794	4,842	30,323
1973	156,809	6,493	2,717	36,189	30,208	219,430	19,334	5,217	30,057
1974	123,282	7,010	3,155	38,208	30,387	188,022	16,632	5,147	23,952
1975	134,548	6,892	3,588	40,703	31,347	203,293	17,886	5,017	26,818
1976	113,131	7,127	3,779	40,492	31,716	181,992	15,860	5,130	22,053
1977	114,784	6,982	3,896	43,063	31,788	186,549	16,208	5,216	22,006
1978	114,654	7,680	3,868	46,129	32,873	189,843	16,669	5,395	21,252
1979	104,689	8,090	4,341	46,306	32,796	180,043	15,883	5,356	19,546
1980	75,200	7,685	5,244	54,994	34,617	162,369	14,195	5,320	14,135
1981	94,811	7,857	5,638	62,299	36,477	191,368	16,881	5,273	17,980
1982	88,180	7,945	5,528	69,827	36,747	192,336	17,178	5,182	17,017
1983	73,791	7,822	6,113	71,557	38,468	182,107	16,439	5,138	14,362
1984	87,774	8,058	7,231	73,664	39,902	200,514	18,353	4,957	17,707
1985	89,630	8,357	7,324	72,566	39,682	200,844	18,893	4,824	18,580
1986	107,489	8,651	7,566	71,471	39,142	217,017	20,991	4,727	22,739
1987	125,131	9,156	8,441	63,650	37,759	225,825	22,401	4,769	26,238
1988	128,442	9,744	9,382	65,024	36,459	229,563	23,192	4,645	27,652
1989	130,896	9,645	10,155	70,156	40,621	242,182	24,873	4,620	28,333
1990	144,565	9,701	10,925	64,912	42,494	253,196	26,524	4,599	31,434
1991	133,742	10,067	11,093	66,246	44,196	245,210	25,973	4,637	28,842
1992	148,493	10,597	11,929	64,376	46,892	261,093	27,379	4,631	32,065
1993	140,952	11,158	12,741	65,345	49,218	257,099	26,969	4,772	29,537
1994	136,106	11,735	13,688	64,756	50,011	252,826	26,342	5,103	26,672
1995	116,846	11,377	14,135	65,689	52,531	237,826	24,722	4,920	23,749
1996	155,591	12,082	14,035	66,120	56,003	279,668	28,953	5,182	30,025
1997	136,449	12,973	14,604	69,095	57,004	264,178	27,445	5,240	26,040
1998	134,241	13,166	15,183	73,258	57,972	267,488	28,190	5,239	25,623
1999	133,019	12,831	15,991	67,270	61,277	264,725	28,150	5,178	25,689
2000	136,231	12,555	16,800	68,473	60,938	269,886	28,909	4,983	27,339
2001	151,516	13,001	19,302	66,117	62,098	286,032	31,168	5,271	28,745
2002	134,063	13,562	20,123	61,838	64,943	267,405	29,359	5,237	25,599
2003	172,292	13,999	21,179	63,066	65,462	307,999	33,977	5,197	33,152
2004	178,294	14,209	21,673	52,413	66,187	304,357	33,723	5,202	34,274
2005	178,255	14,502	21,804	47,007	64,450	297,013	33,383	5,104	34,925
2006	143,518	15,311	22,487	48,219	69,958	268,871	30,394	5,073	28,290
2007	163,576	15,760	23,444	55,140	72,160	298,561	33,690	5,115	31,980
2008	160,285	15,729	23,863	60,159	75,142	303,721	34,878	5,068	31,627
2009	170,770	16,588	21,902	58,617	77,298	311,998	35,862	5,300	32,221
2010	195,904	16,500	22,392	55,406	77,224	334,427	38,546	5,336	36,714
2011	256,558	14,860	22,964	57,046	78,359	400,066	46,590	5,404	47,475
2012	212,220	14,976	23,895	60,634	75,411	357,184	41,601	5,438	39,025
2013	260,191	17,063	23,163	59,268	77,134	402,694	47,005	5,474	47,532
2014	263,656	17,744	24,252	63,467	75,815	409,445	48,181	5,519	47,772
2015	247,133	18,043	25,621	65,151	77,242	397,104	46,483	5,601	44,123

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 13.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 19.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 85.6 percent over the 2010 to 2015 period. Table II.54.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.54.7										
Income Tax Returns by Adjusted Gross Income										
Knox 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 ⁵¹
1991	1,640	527	843	533	380	138	0	27	0	4,126
1992	1,636	436	860	517	420	147	0	32	0	4,079
1993	1,581	433	817	539	421	180	0	40	0	4,041
1994	1,707	421	790	534	442	179	10	29	0	4,134
1995	1,664	376	824	499	496	231	10	32	0	4,165
1996	1,586	365	791	509	493	264	28	40	0	4,102
1997	1,553	354	751	544	496	304	48	50	0	4,133
1998	1,542	325	722	535	519	316	72	56	0	4,099
1999	1,419	301	735	525	517	375	73	70	0	4,030
2000	1,311	302	685	527	534	406	82	82	0	3,948
2001	1,268	289	709	504	548	414	86	71	0	3,905
2002	1,331	270	677	497	546	371	83	61	0	3,853
2003	1,252	303	622	500	550	414	111	52	0	3,825
2004	1,144	309	642	467	538	455	118	85	0	3,777
2005	919	315	578	479	495	486	168	92	11	3,543
2006	957	378	710	534	536	500	201	120	16	3,952
2007	961	366	677	480	506	523	248	160	12	3,933
2008	925	381	720	445	532	572	242	161	21	3,999
2009	930	365	692	485	532	552	227	154	21	3,958
2010	840	367	643	495	524	575	280	171	23	3,918
2011	812	313	598	465	537	585	296	240	34	3,880
2012	725	298	552	520	485	594	361	273	52	3,860
2013	748	277	550	491	520	585	367	269	33	3,840
2014	696	284	525	452	545	610	374	347	39	3,872
2015	729	305	513	441	576	587	387	326	34	3,898

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 1,238 in 2010 to 1,141 in 2015, with the poverty rate reaching 13.7 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.54.8, at right, presents poverty data for the county.

Table II.54.8		
Persons in Poverty		
Knox County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	1,563	17.3
1999	1,383	15.0
2000	1,275	14.2
2001	1,321	14.8
2002	1,341	15.1
2003	1,207	13.7
2004	1,175	13.4
2005	1,283	14.8
2006	1,144	13.4
2007	1,250	14.9
2008	1,266	15.4
2009	1,351	16.6
2010	1,238	14.7
2011	1,261	15.2
2012	993	11.9
2013	1,257	15.1
2014	1,229	14.9
2015	1,141	13.7

⁵¹ 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 Knox County decreased by 34 between 1980 and 2014, at an annual rate of change of -0.4 percent, as reported by the Census Bureau and as presented in Table II.54.9, at right.⁵² This compared to an average annual rate of change of 1.03 percent statewide. Knox County lost 3 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 2.0 percent in Knox County between 2010 and 2015, from 4,788 to 4,884. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.54.10.

Subject	Nebraska	% Growth Since Census	Knox County	% Growth Since Census
2000 Census	722,668	.	4,773	.
2010 Census	796,793	10.3%	4,788	0.3%
July 2011 Estimate	801,129	0.5%	4,788	0.0%
July 2012 Estimate	804,659	1.0%	4,798	0.2%
July 2013 Estimate	809,171	1.5%	4,856	1.4%
July 2014 Estimate	814,970	2.3%	4,869	1.7%
July 2015 Estimate	820,913	3.0%	4,884	2.0%

Year	Nebraska	Knox County
1980	37,727	295
1981	37,582	295
1982	37,500	278
1983	41,889	294
1984	43,151	295
1985	43,115	280
1986	42,538	276
1987	42,691	269
1988	43,134	256
1989	43,302	266
1990	43,749	265
1991	44,405	275
1992	45,269	291
1993	46,059	298
1994	46,640	284
1995	47,128	280
1996	47,607	284
1997	48,588	281
1998	48,655	285
1999	48,968	284
2000	49,623	275
2001	49,710	274
2002	50,259	284
2003	50,394	268
2004	50,928	266
2005	51,440	272
2006	51,906	267
2007	52,517	267
2008	52,152	257
2009	51,633	253
2010	51,886	254
2011	51,553	252
2012	52,294	259
2013	52,585	264
2014	52,991	261

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Knox County. As shown in Table II.54.11 on the following page, 22.6 percent of housing units, or 1,085, were vacant in 2015. Of the 3,716 housing units that were occupied in 2015, 73.5 percent, or 2,731, were owner-occupied and the remaining 26.5 percent were renter-occupied.

⁵² Totals may not add due to rounding-off of county totals.

Table II.54.11				
Housing Units by Tenure				
Knox 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	3,647	76.2%	3,716	77.4%
Owner-Occupied	2,759	75.7%	2,731	73.5%
Renter-Occupied	888	24.3%	985	26.5%
Vacant Housing Units	1,141	23.8%	1,085	22.6%
Total Housing Units	4,788	100.0%	4,801	100.0%

As shown in Table II.54.12, below, there were 4,217 single family dwellings in 2015, which accounted for 87.8 percent of all housing units. Apartment units accounted for 3.4 percent of housing units, with 163 units. Mobile homes also accounted for an additional 6.5 percent of housing with 313 units.

Table II.54.12				
Housing Units by Type				
Knox County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁵³		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,095	85%	4,217	87.8%
Duplex	49	1%	9	.2%
Tri- or Four-Plex	73	2%	99	2.1%
Apartment	166	3%	163	3.4%
Mobile Home	426	9%	313	6.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	4,809	100.0%	4,801	100.0%

Table II.54.13, below, shows the disposition of vacant housing units in Knox County. The 2015 five-year ACS shows 5.4 percent of vacant units were for rent, 9.5 percent were for sale, and 3.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 295 “other vacant” units, or 25.9 percent; this compared to 27.6 percent “other vacant” units in 2015.

Table II.54.13				
Disposition of Vacant Housing Units				
Knox County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	102	8.9%	59	5.4%
For Sale	40	3.5%	103	9.5%
Rented or Sold, Not Occupied	27	2.4%	34	3.1%
For Seasonal, Recreational, or Occasional Use	677	59.3%	590	54.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	295	25.9%	299	27.6%
Total	1,141	100.0%	1,085	100.0%

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

⁵³ Data unavailable in 2010 Census

⁵⁴ 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 Knox County increased from 25 in 2014 to 26 in 2015 and the average value of construction was \$147,742 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 36 in 2014 to 29 in 2015. These changes in residential permit activity in the county compared to a decline in population of 831 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.54.14.

Table II.54.14
Building Permits and Valuation
Knox County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	33	.	.	.	33	77.00	.	.	.
1981	21	.	.	.	21	81.00	.	.	.
1982	17	.	.	.	17	94.40	.	.	.
1983	28	.	.	.	28	94.70	.	.	.
1984	24	.	.	.	24	94.60	.	.	.
1985	22	.	.	.	22	85.60	.	.	.
1986	23	.	.	.	23	82.90	.	.	.
1987	28	.	.	.	28	80.30	.	.	.
1988	36	.	.	.	36	78.90	.	.	.
1989	38	.	.	.	38	75.80	.	.	.
1990	44	.	.	.	44	72.60	.	.	.
1991	47	.	.	.	47	71.90	.	.	.
1992	59	.	.	29	88	70.90	.	.	48.30
1993	65	.	.	.	65	71.30	.	.	.
1994	15	.	.	.	15	88.80	.	.	.
1995	12	.	.	.	12	78.40	.	.	.
1996	18	.	.	.	18	91.00	.	.	.
1997	10	.	.	.	10	62.00	.	.	.
1998	9	.	.	.	9	51.00	.	.	.
1999	5	.	.	.	5	121.10	.	.	.
2000	6	.	.	.	6	138.10	.	.	.
2001	3	.	.	.	3	152.90	.	.	.
2002	23	.	.	.	23	122.5	.	.	.
2003	27	.	.	.	27	136.2	.	.	.
2004	45	.	.	.	45	121.1	.	.	.
2005	43	.	.	.	43	128.9	.	.	.
2006	28	.	.	.	28	158.0	.	.	.
2007	25	.	.	.	25	133.0	.	.	.
2008	18	.	.	.	18	149.4	.	.	.
2009	23	.	.	.	23	148.9	.	.	.
2010	20	.	.	.	20	200.2	.	.	.
2011	29	.	.	.	29	151.5	.	.	.
2012	72	.	.	.	72	71.0	.	.	.
2013	31	.	.	.	31	117.2	.	.	.
2014	25	.	.	11	36	136.2	.	.	55.1
2015	26	.	3	.	29	147.7	.	94.9	.

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 1,479 property transactions in Knox County. Of these, 1,390 were for single-family homes during this 18-year period, as shown in Table II.54.15.

Table II.54.15						
Residential Property Transactions						
Knox County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	77	10	0	0	0	87
2000	96	5	0	0	1	102
2001	103	13	0	0	0	116
2002	80	11	0	0	0	91
2003	77	6	0	0	0	83
2004	101	14	0	0	0	115
2005	88	1	0	0	1	90
2006	94	6	0	0	0	100
2007	86	5	0	0	0	91
2008	68	4	0	0	0	72
2009	65	4	0	0	0	69
2010	49	6	0	1	0	56
2011	48	1	0	0	0	49
2012	63	0	0	0	0	63
2013	68	0	0	0	0	68
2014	56	0	0	0	0	56
2015	102	0	0	0	0	102
2016	69	0	0	0	0	69
Total	1,390	86	0	1	2	1,479

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 767 single-family home property transactions for units built before 1930, 2.0 percent of units were of low quality and 60.1 percent were of fair quality. Conversely, of the 20 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 20.0 percent of fair quality. Table II.54.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.54.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Knox 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	15	6	2	1	1	0	0	0	0	25
Fair	461	86	16	63	26	5	4	0	0	661
Average	264	103	86	126	27	25	12	1	0	644
Good	25	11	5	4	4	3	4	0	0	56
Very Good	0	0	0	0	0	2	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	0	0	0	0	0	0	2
Total	767	206	109	194	58	35	20	1	0	1,390

In regard to the current condition of residential dwellings, of the same 767 single-family homes built before 1930, 9.4 percent of the homes were worn out or badly worn, and 79.8 percent

were in average condition. Table II.54.17 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	6	2	0	0	0	0	0	0	0	8
Badly Worn	66	6	1	5	0	0	0	0	0	78
Average	612	185	100	184	56	34	20	1	0	1,192
Good	61	13	8	5	2	1	0	0	0	90
Very Good	19	0	0	0	0	0	0	0	0	19
Excellent	2	0	0	0	0	0	0	0	0	2
Missing	1	0	0	0	0	0	0	0	0	1
Total	767	206	109	194	58	35	20	1	0	1,390

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$53,211 to \$83,872, a total increase of 57.6 percent, as shown in Table II.54.18, 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 Knox County ranged from \$32,655 for homes built before 1930 to \$172,512 for homes built from 2001 to 2010, and \$295,000 for the newest homes built between 2011 and 2016.⁵⁵ Homes built from 2011 through 2016 were also larger, averaging 2,016 square feet per unit. Table II.54.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	31,942
2000	30,912
2001	35,142
2002	34,281
2003	33,467
2004	40,885
2005	41,598
2006	38,351
2007	44,821
2008	46,630
2009	47,952
2010	53,211
2011	56,454
2012	60,901
2013	56,071
2014	73,709
2015	70,877
2016	83,872
Average	47,492

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁵⁶ (\$)
Before 1930	32,655	1,264	25.8
1931-1960	38,760	1,094	35.4
1961-1970	55,166	1,249	44.2
1971-1980	61,620	1,323	46.6
1981-1990	70,367	1,328	53.0
1991-2000	110,275	1,463	75.4
2001-2010	172,512	1,756	98.2
2011-2016	295,000	2,016	146
Average	46,334	1,264	37

⁵⁵ 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.

⁵⁶ 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.54.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Knox County. The number of completed surveys increased from 11 in 2015 to 15 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 7.2 percentage points and was at 9.72 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	57	31.6	302.5
2003	6	151	13.3	201.2
2004	11	439	4.6	121.1
2005	5	44	27.3	110.8
2006	9	215	11.2	34.8
2007	7	124	25.8	133.7
2008	10	292	8.6	34.3
2009	9	207	5.3	54.0
2010	8	213	10.3	146.3
2011	10	247	4.9	23.9
2012	11	273	4.0	24.9
2013	15	288	7.0	40.8
2014	11	248	6.5	60.0
2015	11	353	2.5	45
2016	15	319	9.7	54.5

Table II.54.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 98 single family units in Knox County, with 11 of them available. This translates into a vacancy rate of 11.2 percent in Knox County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 220 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 9.1 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 6.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	98	11	11.2%	7.0%
Apartments	220	20	9.1%	6.7%
Mobile Homes	1	0	.0%	.0%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	1.5%
Total	319	31	9.72%	6.1%

Table II.54.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 37 units. The most common apartment units were one bedroom units, with 176 units. Details for additional unit types are reported on the following page.

Table II.54.22 Rental Units by Number of Bedrooms Knox 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	9	176	0	0	.	185
Two	33	42	0	0	.	75
Three	37	2	1	0	.	40
Four	19	0	0	0	.	19
Don’t Know	0	0	0	0	0	0
Total	98	220	1	0	0	319

Table II.54.23, 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.54.23 Single Family Units by Number of Bedrooms Knox County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	9	0	.0%
Two	33	0	.0%
Three	37	0	.0%
Four	19	0	.0%
Don’t know	0	11	%
Total	98	11	11.2%

Table II.54.24, 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 8.5 percent.

Table II.54.24 Apartment Units by Number of Bedrooms Knox County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	176	15	8.5%
Two	42	3	7.1%
Three	2	1	50.0%
Four	0	0	%
Don’t know	0	1	%
Total	220	20	9.1%

Average market-rate rents by unit type are shown in Table II.54.25, 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.54.25					
Average Market Rate Rents by Number of Bedrooms					
Knox County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$375	\$470	\$	\$	\$459
Two	\$308	\$503	\$	\$	\$430
Three	\$331	\$613	\$175	\$	\$356
Four	\$500	\$	\$	\$	\$500
Don't know	\$	\$	\$	\$	
Total	\$347	\$468	\$175	\$	\$420

Table II.54.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.54.26					
Average Assisted Rate Rents by Number of Bedrooms					
Knox County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$410	\$	\$	\$410
Two	\$	\$486	\$	\$	\$486
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$448	\$	\$	\$448

Table II.54.27, on the following page, shows vacancy rates for single family units by average rental rates for Knox 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 0.0 percent.

Table II.54.27 Single Family Market Rate Rents by Vacancy Status Knox County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	21	0	.0%
\$500 to \$750	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	77	11	14.3%
Total	98	11	11.2%

The average rent and availability of apartment units is displayed in Table II.54.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 20.0 percent.

Table II.54.28 Apartment Market Rate Rents by Vacancy Status Knox County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	69	1	1.4%
\$500 to \$750	90	18	20.0%
\$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	61	1	1.6%
Total	220	20	9.1%

Respondents were asked if utilities are included in the rent and, as shown in Table II.54.29 below, 13 respondents, or 86.7 percent, included some sort of utility in the rent.

Table II.54.29 Are there any utilities included with the rent? Knox County 2016 Survey of Rental Properties	
Period	Respondent
Yes	13
No	2
% Offering Utilities	86.7%

The type of utility included in the rent is shown in Table II.54.30, below. There were 10 respondents who included electricity, 3 respondents who included natural gas, 11 respondents who included water and sewer and 11 respondents included trash collection in the rent.

Table II.54.30 Which utilities are included with the rent? Knox County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	10
Natural Gas	3
Water/Sewer	11
Trash Collection	11

Table II.54.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 12 respondents said they keep a waitlist, with an estimated 52 number of persons on the wait list.

Table II.54.31 Do you keep a waiting list? Knox County 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	2
Waitlist Size	52

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.54.32 below, most respondents indicated there was either no need or extreme need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table II.54.32 How would you rate the need for renovation of existing units in the city? Knox County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	4	3	1
Low Need	0	0		
Moderate Need	2	2	2	
High Need	2	2	2	2
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.54.33 below, most respondents indicated there was either no need or extreme need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.54.33 How would you rate the need for construction of new units in the city? Knox County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	6	5	1
Low Need	1	1	1	
Moderate Need	0	0		
High Need	2	2	2	1
Extreme Need	5	5	5	

