

Logan County

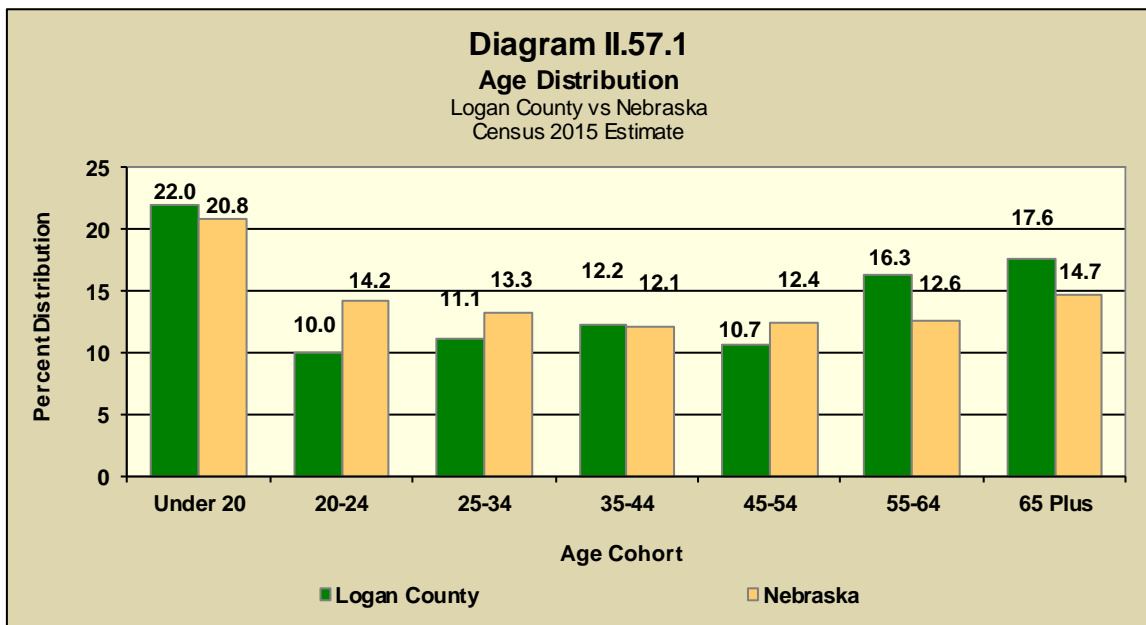
Summary

- Between 2010 and 2015, the county’s population increased by 1.8 percent or by 14 persons.
- Between 2010 and 2015, the Hispanic population increased by 23.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 2.
- In 2015, average earnings in the county was \$45,517 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.8 percent.
- In fiscal year 2016, the average price of an existing home was \$61,900.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Logan County’s population increased by 1.8 percent, or from 763 people to 777 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 72 in 2010 to 78 in 2015, an increase of 8.3 percent. The number of people from 25 to 34 years of age increased by 11.7 percent, and those aged between 35 and 44 increased by 3.3 percent. As shown in Diagram II.57.1, people younger than 25 represented 32.0 percent of the population in 2015, while individuals aged 55 and older represented 34.0 percent of the population in Logan 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 0.0 percent, while the black population increased by 200.0 percent. The Hispanic population of any race changed from 13 to 16 or by 23.1 percent. Table II.57.1, below, presents the details of these population variations.

Subject	Nebraska			Logan County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	763	777	1.8%
Age						
Under 14 years	383,542	394,263	2.8%	158	171	8.2%
15 to 24 years	258,206	268,848	4.1%	72	78	8.3%
25 to 34 years	245,176	252,533	3.0%	77	86	11.7%
35 to 44 years	220,838	228,643	3.5%	92	95	3.3%
45 to 54 years	258,726	234,477	-9.4%	113	83	-26.5%
55 to 64 years	213,176	238,715	12.0%	112	127	13.4%
65 & over	246,677	278,711	13.0%	139	137	13.4%
Race						
White	1,649,264	1,689,616	2.4%	752	752	0.0%
Black	85,971	93,900	9.2%	1	3	200.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	7	12	71.4%
Asian	33,322	44,479	33.5%	1	1	0.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	2	9	350.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	13	16	23.1%

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.57.2, at right, from April 2000 to July 2009, Logan County’s natural increase was estimated to be 20 people. Logan County experienced net out-migration from 2000-2009, with 62 persons having left the county during that period.⁷¹ The 2015 population estimates showed a natural increase of 31 persons and a net out-migration of 17 persons since the 2010 Census. In total, Logan County’s population increased to 777 persons.

1980 Population	983
Natural Increase 80–90	56
Net Migration 80–90	-161
1990 Population	878
Natural Increase 90–00	2
Net Migration 90–00	-106
2000 Population	774
Natural Increase 00–09	20
Net Migration 00–09	-62
2009 Population Estimate	732
2010 Population	763
Natural Increase 10–15	31
Net Migration 10–15	-17
2015 Population Estimate	777

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 Logan County changed from -3 persons in 2014 to 9 persons in 2015, with an additional net movement of -2 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.57.3.

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

Table II.57.3			
Driver's Licenses Exchanged and Surrendered			
Logan County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	6	5	1
Calendar 2002	18	11	7
Calendar 2003	12	6	6
Calendar 2004	7	7	0
Calendar 2005	7	5	2
Calendar 2006	11	8	3
Calendar 2007	9	3	6
Calendar 2008	11	10	1
Calendar 2009	8	6	2
Calendar 2010	4	5	-1
Calendar 2011	11	7	4
Calendar 2012	12	5	7
Calendar 2013	7	8	-1
Calendar 2014	6	9	-3
Calendar 2015	17	8	9
First Half of 2016	1	3	-2

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 340 in 2014 to 345 in 2015, as shown in Table II.57.4, at right.

Table II.57.4	
Income Tax Returns	
Logan County	
1991–2015 DOR Data	
Year	Returns
1991	386
1992	400
1993	404
1994	394
1995	380
1996	363
1997	386
1998	390
1999	361
2000	375
2001	382
2002	356
2003	362
2004	366
2005	335
2006	358
2007	351
2008	344
2009	347
2010	335
2011	338
2012	357
2013	337
2014	340
2015	345

School-Age Children

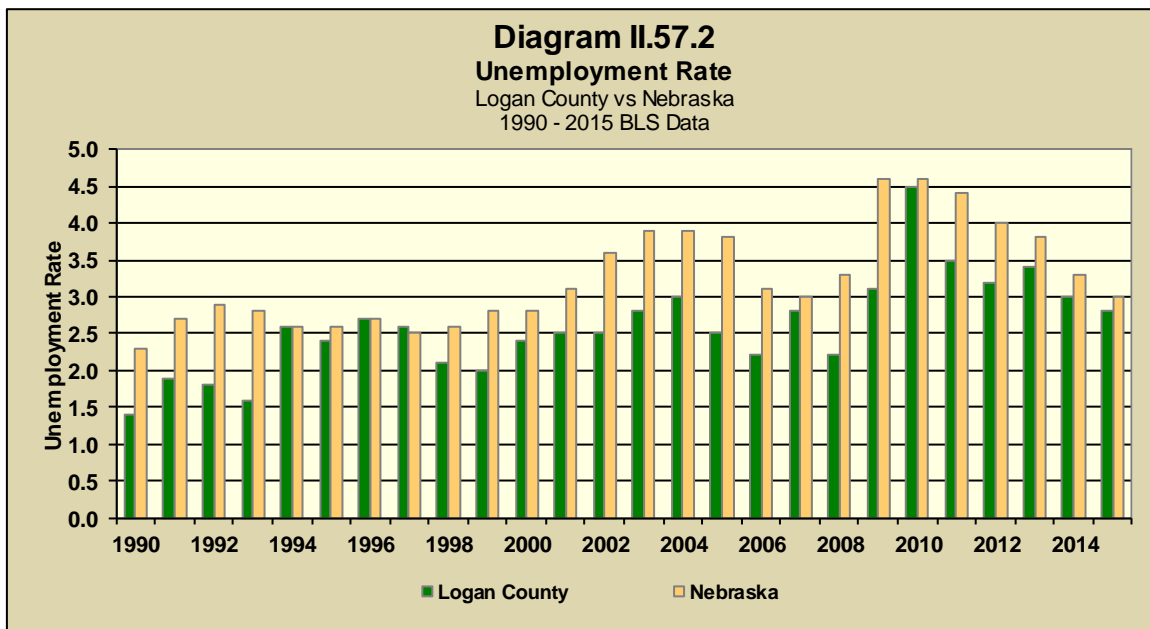
According to the Nebraska Department of Education (DOE), the total number of school-age children in Logan County increased by 2.8 percent from 144 in 2015 to 148 in 2016, as shown below in Table II.57.5. The number of school-age children 5 to 11 years of age remained unchanged at 81 from 2015 to 2016.

Table II.57.5				
School-Age Children				
Logan County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	122	39	83	244
1993	104	42	76	222
1994	113	32	85	230
1995	102	27	90	219
1996	99	38	77	214
1997	95	34	77	206
1998	86	33	88	207
1999	61	34	84	179
2000	73	28	84	185
2001	64	26	87	177
2002	65	24	77	166
2003	70	32	79	181
2004	78	26	69	173
2005	77	20	52	149
2006	73	23	49	145
2007	61	19	48	128
2008	59	18	40	117
2009	68	17	35	120
2010	70	23	39	132
2011	82	19	40	141
2012	89	16	45	150
2013	84	23	48	155
2014	84	19	44	147
2015	81	14	49	144
2016	81	21	46	148

ECONOMICS

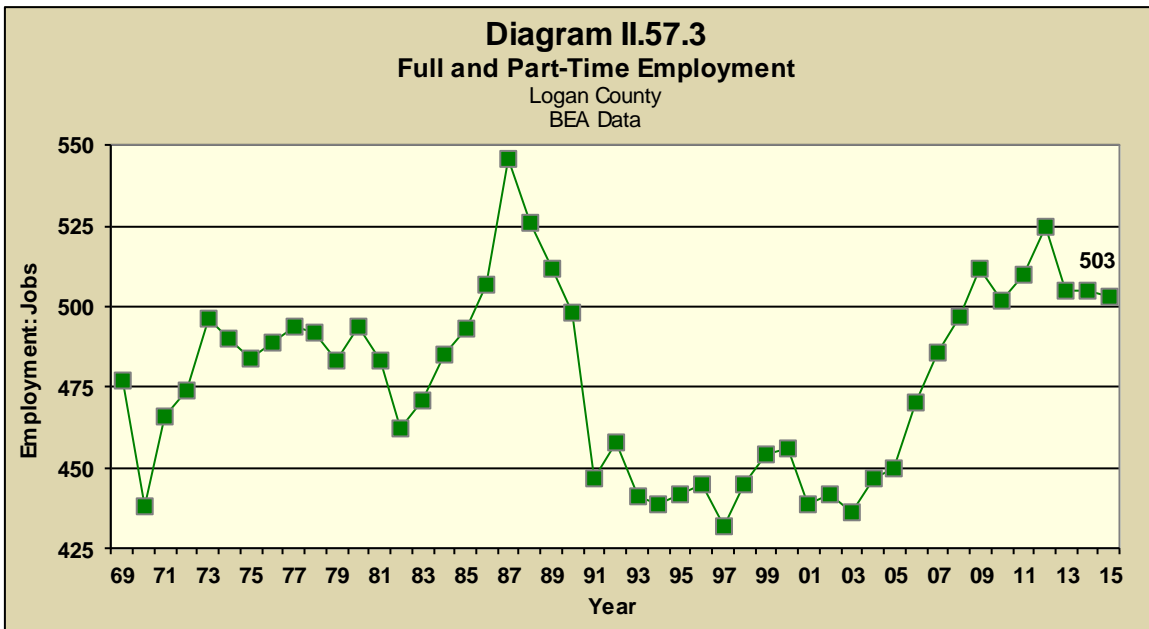
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Logan County, defined as the number of people working or actively seeking work, decreased from 496 in 2014 to 492 in 2015. The total number of people employed changed from 481 in 2014 to 478 in 2015. The unemployment rate for the county was 2.8 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.57.2, below.

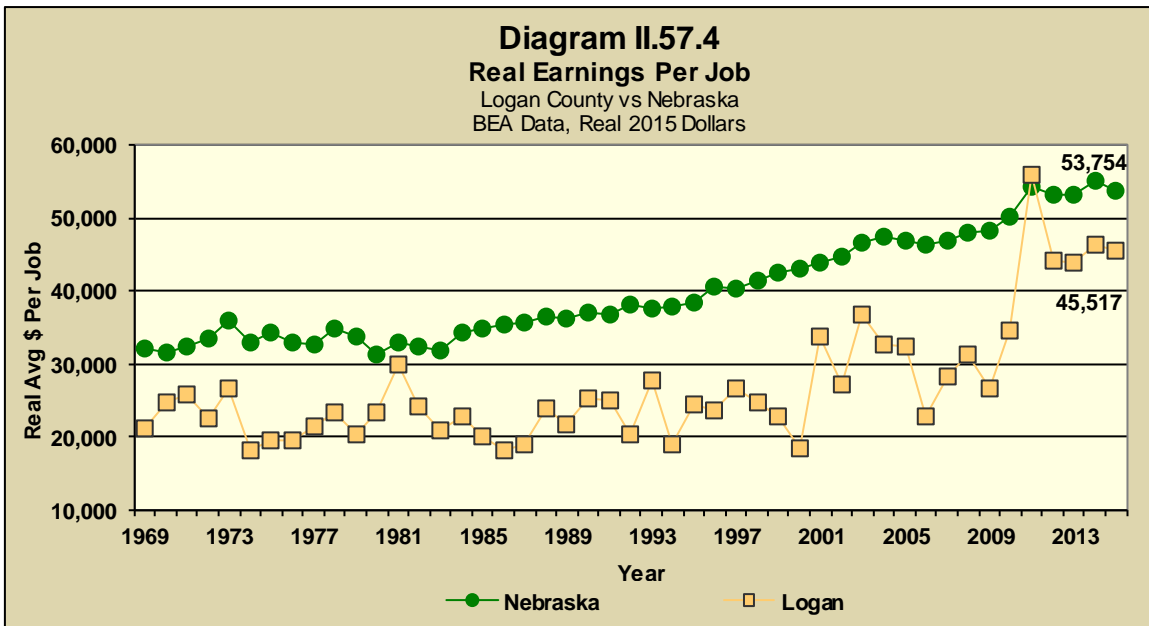


Employment and Personal Income

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 503 jobs in Logan County, a decrease of 2 jobs since 2014. Diagram II.57.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.57.4, below, real average earnings per job in the county was \$45,517 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 \$38,057,000, an increase of 0.5 percent between 2014 and 2015. Table II.57.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.57.6
Total BEA Employment and Real Personal Income

Logan 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	10,113	426	786	3,814	1,542	15,830	16,053	477	21,202
1970	10,825	429	858	4,023	1,787	17,064	17,204	438	24,716
1971	12,049	431	857	4,058	1,912	18,445	18,014	466	25,856
1972	10,657	435	888	4,513	1,837	17,460	17,407	474	22,483
1973	13,199	734	-217	5,056	2,113	19,418	19,113	496	26,612
1974	8,842	532	1,063	4,899	2,180	16,452	16,081	490	18,044
1975	9,394	550	980	5,422	2,702	17,949	17,441	484	19,410
1976	9,609	601	1,467	5,435	2,873	18,783	18,149	489	19,650
1977	10,544	628	1,962	5,870	2,868	20,616	19,729	494	21,344
1978	11,537	671	2,125	5,990	2,998	21,979	21,760	492	23,448
1979	9,783	709	1,993	6,226	2,931	20,224	20,184	483	20,255
1980	11,598	668	1,914	6,968	3,401	23,214	23,711	494	23,478
1981	14,440	654	1,656	7,656	3,317	26,415	27,458	483	29,897
1982	11,177	635	1,412	7,994	3,364	23,312	24,009	462	24,192
1983	9,820	609	1,336	7,443	3,445	21,435	21,939	471	20,849
1984	10,999	669	1,330	6,958	3,228	21,846	22,545	485	22,679
1985	9,878	696	1,300	6,355	3,331	20,168	21,207	493	20,036
1986	9,267	729	1,301	6,081	3,385	19,305	20,983	507	18,278
1987	10,349	792	1,296	5,952	3,371	20,175	22,074	546	18,954
1988	12,526	873	1,204	5,736	3,453	22,047	24,042	526	23,814
1989	11,186	912	1,202	6,295	3,174	20,945	23,298	512	21,848
1990	12,546	927	1,129	6,091	3,028	21,867	25,077	498	25,193
1991	11,163	773	1,672	5,559	3,139	20,760	24,309	447	24,974
1992	9,369	748	1,863	5,102	3,358	18,944	22,688	458	20,455
1993	12,284	790	1,986	4,983	3,317	21,779	25,532	441	27,854
1994	8,344	818	2,270	5,046	3,527	18,370	21,843	439	19,007
1995	10,787	804	2,498	5,548	3,665	21,693	26,948	442	24,404
1996	10,552	819	2,746	5,852	3,820	22,151	27,146	445	23,712
1997	11,470	798	2,998	5,718	3,930	23,319	28,825	432	26,552
1998	11,048	784	3,506	5,745	4,230	23,745	30,326	445	24,827
1999	10,365	817	3,807	5,539	4,694	23,588	30,163	454	22,829
2000	8,419	772	3,976	6,086	4,265	21,974	28,427	456	18,464
2001	14,862	1,018	4,141	6,181	4,727	28,893	37,042	439	33,854
2002	12,059	1,004	3,907	5,290	4,856	25,107	32,862	442	27,282
2003	16,084	971	4,184	5,296	4,615	29,209	39,632	436	36,889
2004	14,565	943	4,101	4,420	5,164	27,307	37,002	447	32,583
2005	14,631	926	3,845	3,768	5,297	26,615	35,629	450	32,513
2006	10,779	1,080	4,088	3,503	5,513	22,803	30,163	470	22,935
2007	13,731	1,230	4,524	4,012	5,658	26,695	35,546	486	28,253
2008	15,568	1,289	4,452	4,780	6,183	29,694	40,677	497	31,324
2009	13,648	1,285	4,337	3,816	6,261	26,777	36,282	512	26,657
2010	17,383	1,271	3,796	4,134	5,631	29,673	38,536	502	34,628
2011	28,503	1,152	3,645	4,303	5,967	41,267	53,663	510	55,889
2012	23,129	1,140	3,939	3,901	5,772	35,602	46,056	525	44,056
2013	22,217	1,221	4,527	4,023	6,124	35,671	46,752	505	43,995
2014	23,399	1,336	5,195	4,283	6,340	37,882	50,375	505	46,336
2015	22,895	1,389	5,687	4,382	6,482	38,057	48,979	503	45,517

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 20.7 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 7.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 122.2 percent over the 2010 to 2015 period. Table II.57.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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 ⁷²
1991	141	50	70	55	21	0	0	0	0	386
1992	150	43	78	52	42	0	0	0	0	400
1993	163	38	69	55	31	12	0	0	0	404
1994	166	35	66	59	32	0	0	0	0	394
1995	154	37	60	48	41	11	0	0	0	380
1996	145	34	56	50	46	0	0	0	0	363
1997	139	29	66	57	48	0	0	0	0	386
1998	151	34	60	48	47	0	0	0	0	390
1999	125	26	55	56	49	0	0	0	0	361
2000	132	26	51	48	59	24	0	0	0	375
2001	136	23	61	38	59	28	0	0	0	382
2002	124	31	56	37	53	21	0	0	0	356
2003	128	29	47	52	51	23	0	0	0	362
2004	116	33	49	52	46	29	0	0	0	366
2005	95	26	45	54	40			12		335
2006	72	33	62	54	51			15		358
2007	77	32	59	44	56			16		351
2008	82	32	52	41	50	32	12	17	0	344
2009	83	35	46	44	50	35	0	15	0	347
2010	82	20	37	30	65			18		335
2011	62	27	47	34	52	59	11	22	0	338
2012	69	21	46	45	50	38	23	29	0	357
2013	64	23	42	45	50	23		32		337
2014	54	27	36	44	42	56	21	36		340
2015	65	21	40	38	46	24	37	40		345

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 96 in 2010 to 69 in 2015, with the poverty rate reaching 8.9 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.57.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	134	14.7
1999	93	11.9
2000	89	11.6
2001	86	11.4
2002	77	10.8
2003	72	10.1
2004	54	7.3
2005	65	8.8
2006	83	11.1
2007	79	10.6
2008	77	10.5
2009	96	13.2
2010	96	12.5
2011	92	12.2
2012	85	11.2
2013	80	10.6
2014	70	9.4
2015	69	8.9

⁷² 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 Logan County increased by 10 between 1980 and 2014, at an annual rate of change of 1.6 percent, as reported by the Census Bureau and as presented in Table II.57.9, at right.⁷³ This compared to an average annual rate of change of 1.03 percent statewide. Logan County added 1 business establishment between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.0 percent in Logan County between 2010 and 2015, from 395 to 395. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.57.10.

Year	Nebraska	Logan County
1980	37,727	14
1981	37,582	15
1982	37,500	15
1983	41,889	17
1984	43,151	16
1985	43,115	15
1986	42,538	16
1987	42,691	18
1988	43,134	16
1989	43,302	19
1990	43,749	16
1991	44,405	16
1992	45,269	19
1993	46,059	19
1994	46,640	12
1995	47,128	12
1996	47,607	11
1997	48,588	12
1998	48,655	15
1999	48,968	16
2000	49,623	16
2001	49,710	18
2002	50,259	18
2003	50,394	23
2004	50,928	20
2005	51,440	20
2006	51,906	21
2007	52,517	22
2008	52,152	22
2009	51,633	20
2010	51,886	22
2011	51,553	21
2012	52,294	22
2013	52,585	23
2014	52,991	24

Subject	Nebraska	% Growth Since Census	Logan County	% Growth Since Census
2000 Census	722,668	.	386	.
2010 Census	796,793	10.3%	395	2.3%
July 2011 Estimate	801,129	0.5%	395	0.0%
July 2012 Estimate	804,659	1.0%	395	0.0%
July 2013 Estimate	809,171	1.5%	395	0.0%
July 2014 Estimate	814,970	2.3%	395	0.0%
July 2015 Estimate	820,913	3.0%	395	0.0%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Logan County. As shown in Table II.57.11 on the following page, 12.0 percent of housing units, or 50, were vacant in 2015. Of the 365 housing units that were occupied in 2015, 69.0 percent, or 252, were owner-occupied and the remaining 31.0 percent were renter-occupied.

⁷³ Totals may not add due to rounding-off of county totals.

Table II.57.11				
Housing Units by Tenure				
Logan 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	325	82.3%	365	88.0%
Owner-Occupied	240	73.8%	252	69.0%
Renter-Occupied	85	26.2%	113	31.0%
Vacant Housing Units	70	17.7%	50	12.0%
Total Housing Units	395	100.0%	415	100.0%

As shown in Table II.57.12, below, there were 374 single family dwellings in 2015, which accounted for 90.1 percent of all housing units. Apartment units accounted for 0.0 percent of housing units, with 0 units. Mobile homes also accounted for an additional 8.9 percent of housing with 37 units.

Table II.57.12				
Housing Units by Type				
Logan County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS⁷⁴		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	389	94%	374	90.1%
Duplex	0	0%	0	.0%
Tri- or Four-Plex	0	0%	2	.5%
Apartment	0	0%	0	.0%
Mobile Home	25	6%	37	8.9%
Boat, RV, Van, Etc.	0	0%	2	.5%
Total	414	100.0%	415	100.0%

Table II.57.13, below, shows the disposition of vacant housing units in Logan County. The 2015 five-year ACS shows 18.0 percent of vacant units were for rent, 0.0 percent were for sale, and 10.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 51 “other vacant” units, or 72.9 percent; this compared to 38.0 percent “other vacant” units in 2015.

Table II.57.13				
Disposition of Vacant Housing Units				
Logan County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	2	2.9%	9	18.0%
For Sale	3	4.3%	0	.0%
Rented or Sold, Not Occupied	1	1.4%	5	10.0%
For Seasonal, Recreational, or Occasional Use	12	17.1%	17	34.0%
For Migrant Workers	1	01.4%	0	.0%
Other Vacant	51	72.9%	19	38.0%
Total	70	100.0%	50	100.0%

⁷⁴ Data unavailable in 2010 Census

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 122 property transactions in Logan County. Of these, 116 were for single-family homes during this 18-year period, as shown in Table II.57.14.

Table II.57.14						
Residential Property Transactions						
Logan County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	9	0	0	0	0	9
2000	11	0	0	0	2	13
2001	7	0	0	0	0	7
2002	8	0	0	0	0	8
2003	7	0	0	0	1	8
2004	6	0	0	0	0	6
2005	11	0	0	0	0	11
2006	4	1	0	0	1	6
2007	7	0	0	0	0	7
2008	4	0	0	0	0	4
2009	10	0	0	0	0	10
2010	6	0	0	0	0	6
2011	1	0	0	0	0	1
2012	2	0	0	0	0	2
2013	8	0	0	0	0	8
2014	4	0	0	0	0	4
2015	6	0	0	0	0	6
2016	5	1	0	0	0	6
Total	116	2	0	0	4	122

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 62 single-family home property transactions for units built before 1930, 4.8 percent of units were of low quality and 88.7 percent were of fair quality. Conversely, of the 4 homes built from 2001 through 2010, 50.0 percent of units were of low quality and 50.0 percent of fair quality. Table II.57.15 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.57.15										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Logan 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	0	0	3	2	0	2	0	0	10
Fair	55	10	3	16	4	0	2	0	2	92
Average	1	1	2	0	2	0	0	0	0	6
Good	0	0	1	0	0	0	0	0	0	1
Very Good	3	2	2	0	0	0	0	0	0	7
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	62	13	8	19	8	0	4	0	2	116

In regard to the current condition of residential dwellings, of the same 62 single-family homes built before 1930, 1.6 percent of the homes were worn out or badly worn, and 51.6 percent

were in average condition. Table II.57.16 provides details about the condition of single-family residential dwellings by year built.

Table II.57.16										
Single-Family Homes by Year Built and Condition										
Logan 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	1	0	0	0	0	0	0	0	0	1
Average	32	7	7	15	8	0	3	0	2	74
Good	22	6	0	3	0	0	1	0	0	32
Very Good	7	0	1	1	0	0	0	0	0	9
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	62	13	8	19	8	0	4	0	2	116

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$54,917 to \$61,900, a total increase of 12.7 percent, as shown in Table II.57.17, 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 Logan County ranged from \$41,204 for homes built before 1930 to \$120,000 for homes built from 2001 to 2010.⁷⁵ Homes built from 2001 through 2010 were also larger, averaging 1,814 square feet per unit. Table II.57.18, below, provides additional details about single-family homes.

Table II.57.17	
Average Sales Price of Single-Family Homes	
Logan County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	31,983
2000	44,991
2001	66,914
2002	44,399
2003	41,464
2004	46,333
2005	57,800
2006	44,475
2007	61,057
2008	80,000
2009	73,800
2010	54,917
2011	40,000
2012	24,750
2013	82,875
2014	51,250
2015	59,236
2016	61,900
Average	55,393

Table II.57.18			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Logan County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁷⁶ (\$)
Before 1930	41,204	1,157	35.6
1931-1960	60,500	1,145	52.9
1961-1970	74,078	1,409	52.6
1971-1980	61,613	1,190	51.8
1981-1990	85,500	1,450	59.0
1991-2000	.	.	.
2001-2010	120,000	1,814	66.1
2011-2016	.	.	.
Average	54,759	1,219	45

⁷⁵ 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.

⁷⁶ 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.57.19 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Logan County. In 2016 no property managers were available to take the survey, but The average vacancy rate for all unit types over the last five years was 12.5 percent.

Table II.57.19 Survey of Rental Properties Logan County 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	0	0	.0	
2004	0	0	.0	.0
2005	0	0		
2006				
2007	1	3	.0	45.0
2008				.0
2009	1	2	.0	90.0
2010	1	2	.0	
2011	1	2	50.0	120.0
2012	1	2	50.0	120.0
2013	1	2	.0	
2014	1	2	.0	
2015	1	2	.0	
2016				