

Loup County

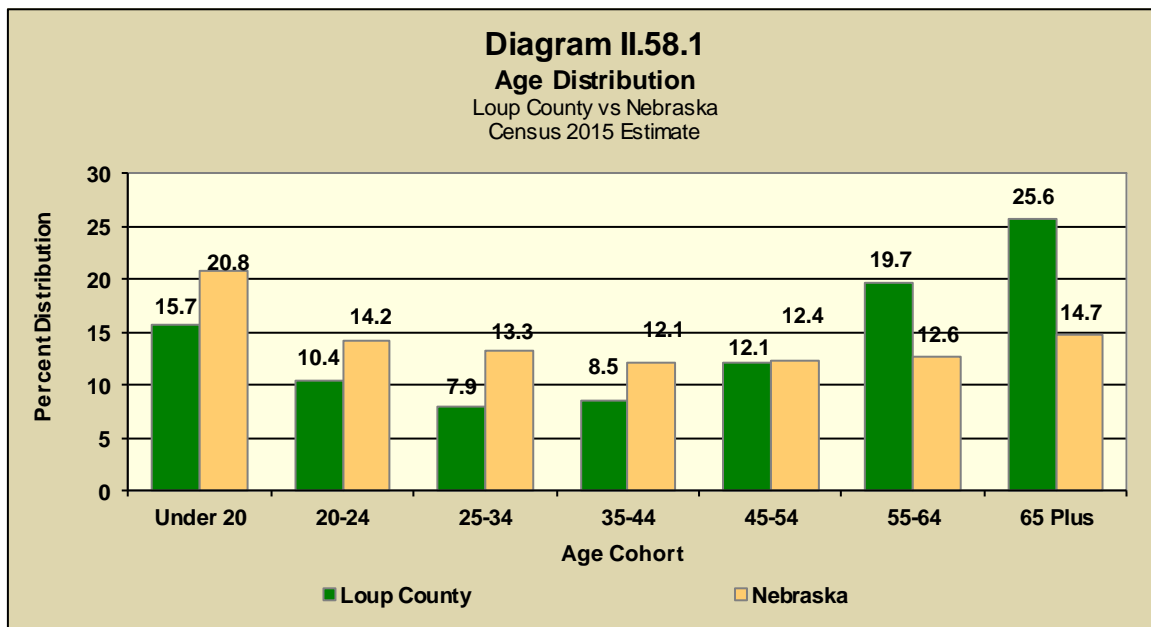
Summary

- Between 2010 and 2015, the county’s population decreased by 7.4 percent or by 47 persons.
- Between 2010 and 2015, the Hispanic population increased by 38.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 10.
- In 2015, average earnings in the county was \$54,136 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.7 percent to 3.4 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 4 units.
- In 2015, the average real value of new single-family construction was \$183,111.
- In fiscal year 2016, the average price of an existing home was \$60,667.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Loup County’s population decreased by 7.4 percent, or from 632 people to 585 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 62 in 2010 to 61 in 2015, a decline of 1.6 percent. The number of people from 25 to 34 years of age increased by 7.0 percent, and those aged between 35 and 44 decreased by 13.8 percent. As shown in Diagram II.58.1, people younger than 25 represented 26.2 percent of the population in 2015, while individuals aged 55 and older represented 45.3 percent of the population in Loup 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 7.9 percent, while the black population increased by 200.0 percent. The Hispanic population of any race changed from 13 to 18 or by 38.5 percent. Table II.58.1, below, presents the details of these population variations.

| Subject | Nebraska | | | Loup County | | |
|-------------------------------------|-------------|-----------|----------|-------------|-----------|----------|
| | Census 2010 | July 2015 | % Change | Census 2010 | July 2015 | % Change |
| Population | 1,826,341 | 1,896,190 | 3.8% | 632 | 585 | -7.4% |
| Age | | | | | | |
| Under 14 years | 383,542 | 394,263 | 2.8% | 115 | 92 | -20.0% |
| 15 to 24 years | 258,206 | 268,848 | 4.1% | 62 | 61 | -1.6% |
| 25 to 34 years | 245,176 | 252,533 | 3.0% | 43 | 46 | 7.0% |
| 35 to 44 years | 220,838 | 228,643 | 3.5% | 58 | 50 | -13.8% |
| 45 to 54 years | 258,726 | 234,477 | -9.4% | 115 | 71 | -38.3% |
| 55 to 64 years | 213,176 | 238,715 | 12.0% | 102 | 115 | 12.7% |
| 65 & over | 246,677 | 278,711 | 13.0% | 137 | 150 | 12.7% |
| Race | | | | | | |
| White | 1,649,264 | 1,689,616 | 2.4% | 630 | 580 | -7.9% |
| Black | 85,971 | 93,900 | 9.2% | 1 | 3 | 200.0% |
| American Indian or Alaskan Native | 23,418 | 26,492 | 13.1% | 1 | 1 | 0.0% |
| Asian | 33,322 | 44,479 | 33.5% | 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% | 0 | 1 | .% |
| Hispanic (of any race) | | | | | | |
| Hispanic or Latino | 167,405 | 197,416 | 17.9% | 13 | 18 | 38.5% |

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.58.2, at right, from April 2000 to July 2009, Loup County’s natural increase was estimated to be 2 people. Loup County experienced net out-migration from 2000–2009, with 53 persons having left the county during that period.⁷⁷ The 2015 population estimates showed a natural increase of 3 persons and a net out-migration of 50 persons since the 2010 Census. In total, Loup County’s population decreased to 585 persons.

| | |
|---------------------------------|------------|
| 1980 Population | 859 |
| Natural Increase 80–90 | 40 |
| Net Migration 80–90 | -216 |
| 1990 Population | 683 |
| Natural Increase 90–00 | -10 |
| Net Migration 90–00 | 39 |
| 2000 Population | 712 |
| Natural Increase 00–09 | 2 |
| Net Migration 00–09 | -53 |
| 2009 Population Estimate | 661 |
| 2010 Population | 632 |
| Natural Increase 10–15 | 3 |
| Net Migration 10–15 | -50 |
| 2015 Population Estimate | 585 |

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 Loup County increased from 0 in 2014 to 1 person in 2015, with an additional net movement of 4 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.58.3.

⁷⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

| Table II.58.3 | | | |
|----------------------------------------------------|--------------------|---------------------|-------------------|
| Driver's Licenses Exchanged and Surrendered | | | |
| Loup County | | | |
| 2001–First half of 2016 DOT Data | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| Calendar 2001 | 8 | 5 | 3 |
| Calendar 2002 | 4 | 2 | 2 |
| Calendar 2003 | 3 | 3 | 0 |
| Calendar 2004 | 5 | 7 | -2 |
| Calendar 2005 | 7 | 2 | 5 |
| Calendar 2006 | 9 | 4 | 5 |
| Calendar 2007 | 5 | 5 | 0 |
| Calendar 2008 | 8 | 6 | 2 |
| Calendar 2009 | 5 | 8 | -3 |
| Calendar 2010 | 9 | 4 | 5 |
| Calendar 2011 | 7 | 3 | 4 |
| Calendar 2012 | 10 | 8 | 2 |
| Calendar 2013 | 3 | 2 | 1 |
| Calendar 2014 | 2 | 2 | 0 |
| Calendar 2015 | 6 | 5 | 1 |
| First Half of 2016 | 5 | 1 | 4 |

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 254 in 2014 to 268 in 2015, as shown in Table II.58.4, at right.

| Table II.58.4 | |
|---------------------------|----------------|
| Income Tax Returns | |
| Loup County | |
| 1991–2015 DOR Data | |
| Year | Returns |
| 1991 | 289 |
| 1992 | 285 |
| 1993 | 281 |
| 1994 | 288 |
| 1995 | 282 |
| 1996 | 282 |
| 1997 | 291 |
| 1998 | 301 |
| 1999 | 292 |
| 2000 | 283 |
| 2001 | 269 |
| 2002 | 266 |
| 2003 | 266 |
| 2004 | 271 |
| 2005 | 253 |
| 2006 | 268 |
| 2007 | 277 |
| 2008 | 283 |
| 2009 | 257 |
| 2010 | 255 |
| 2011 | 253 |
| 2012 | 251 |
| 2013 | 254 |
| 2014 | 254 |
| 2015 | 268 |

School-Age Children

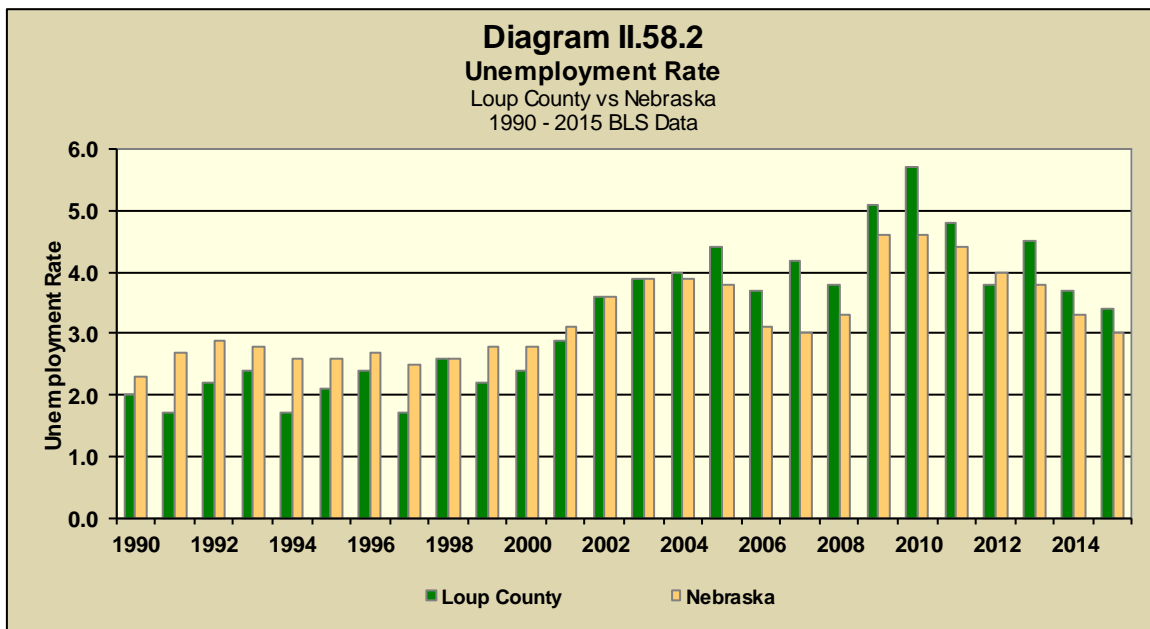
According to the Nebraska Department of Education (DOE), the total number of school-age children in Loup County decreased by 6.0 percent from 116 in 2015 to 109 in 2016, as shown below in Table II.58.5. The number of school-age children 5 to 11 years of age increased from 47 in 2015 to 50 in 2016.

| Table II.58.5 | | | | |
|-----------------------------------|------------------|--------------|--------------|--------------|
| School-Age Children | | | | |
| Loup County | | | | |
| Academic Years 1992–2016 DOE Data | | | | |
| Year | Age Group | | | Total |
| | 5–11 | 11–13 | 14–18 | |
| 1992 | 81 | 29 | 46 | 156 |
| 1993 | 80 | 35 | 51 | 166 |
| 1994 | 87 | 36 | 57 | 180 |
| 1995 | 75 | 27 | 63 | 165 |
| 1996 | 89 | 17 | 74 | 180 |
| 1997 | 89 | 19 | 74 | 182 |
| 1998 | 75 | 27 | 62 | 164 |
| 1999 | 74 | 28 | 61 | 163 |
| 2000 | 76 | 32 | 60 | 168 |
| 2001 | 70 | 28 | 59 | 157 |
| 2002 | 68 | 27 | 65 | 160 |
| 2003 | 62 | 20 | 73 | 155 |
| 2004 | 63 | 17 | 64 | 144 |
| 2005 | 61 | 15 | 60 | 136 |
| 2006 | 58 | 14 | 52 | 124 |
| 2007 | 55 | 17 | 51 | 123 |
| 2008 | 56 | 19 | 45 | 120 |
| 2009 | 57 | 16 | 50 | 123 |
| 2010 | 51 | 18 | 45 | 114 |
| 2011 | 52 | 19 | 43 | 114 |
| 2012 | 53 | 15 | 50 | 118 |
| 2013 | 52 | 14 | 49 | 115 |
| 2014 | 48 | 14 | 44 | 106 |
| 2015 | 47 | 21 | 48 | 116 |
| 2016 | 50 | 17 | 42 | 109 |

ECONOMICS

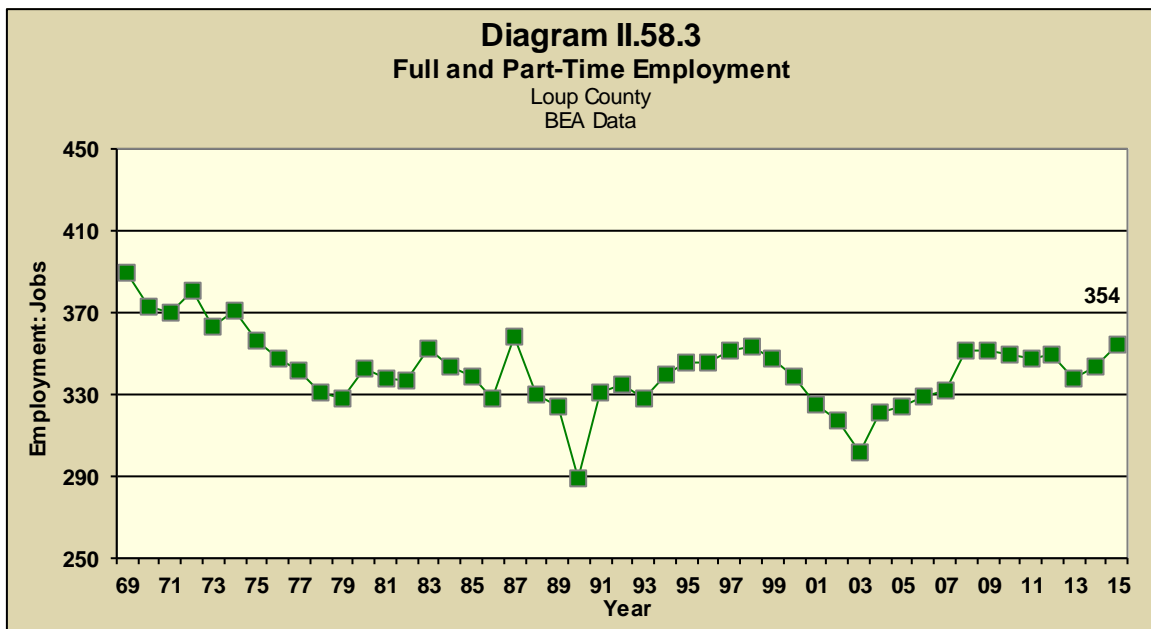
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Loup County, defined as the number of people working or actively seeking work, remained at 381 from 2014 to 2015. The total number of people employed changed from 367 in 2014 to 368 in 2015. The unemployment rate for the county was 3.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.58.2, below.

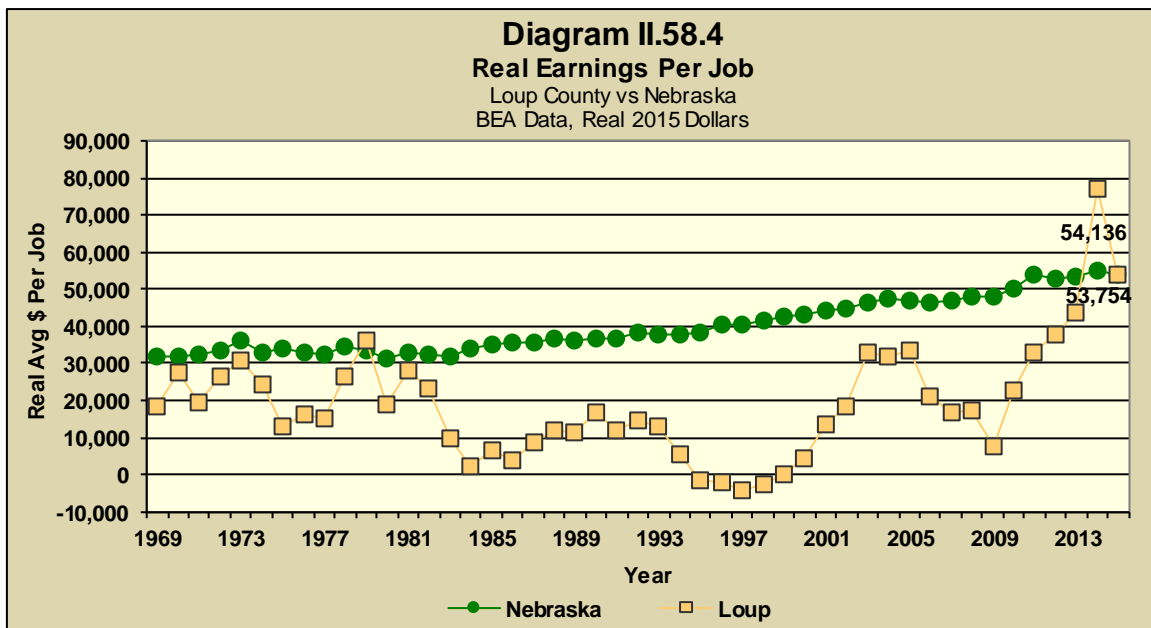


Employment and Personal Income

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 354 jobs in Loup County, an increase of 10 jobs since 2014. Diagram II.58.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.58.4, below, real average earnings per job in the county was \$54,136 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 \$36,158,000, a decline of 16.0 percent between 2014 and 2015. Table II.58.6, on the following page, shows further annual data for the years 1969 through 2015.

| Table II.58.6 Total BEA Employment and Real Personal Income Loup 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 | 7,212 | 254 | -198 | 2,014 | 1,126 | 9,900 | 10,966 | 389 | 18,541 |
| 1970 | 10,233 | 241 | -207 | 2,366 | 1,103 | 13,254 | 15,740 | 373 | 27,434 |
| 1971 | 7,217 | 257 | -101 | 2,577 | 1,224 | 10,660 | 13,159 | 370 | 19,504 |
| 1972 | 10,125 | 286 | -13 | 3,168 | 1,248 | 14,243 | 18,119 | 381 | 26,575 |
| 1973 | 11,228 | 313 | 213 | 3,497 | 1,350 | 15,975 | 19,176 | 363 | 30,931 |
| 1974 | 8,968 | 306 | 367 | 3,243 | 1,354 | 13,626 | 16,498 | 371 | 24,172 |
| 1975 | 4,659 | 301 | 536 | 3,637 | 1,481 | 10,010 | 12,236 | 356 | 13,086 |
| 1976 | 5,581 | 319 | 727 | 3,607 | 1,559 | 11,155 | 13,391 | 347 | 16,083 |
| 1977 | 5,205 | 294 | 937 | 3,777 | 1,737 | 11,363 | 14,699 | 342 | 15,219 |
| 1978 | 8,769 | 289 | 1,168 | 3,871 | 1,900 | 15,419 | 20,026 | 331 | 26,493 |
| 1979 | 11,889 | 286 | 1,421 | 4,004 | 2,057 | 19,086 | 23,080 | 328 | 36,248 |
| 1980 | 6,429 | 282 | 1,558 | 4,027 | 1,843 | 13,575 | 15,932 | 343 | 18,742 |
| 1981 | 9,493 | 287 | 1,452 | 4,145 | 2,070 | 16,872 | 20,426 | 338 | 28,085 |
| 1982 | 7,745 | 281 | 1,361 | 4,546 | 2,022 | 15,393 | 18,933 | 337 | 22,983 |
| 1983 | 3,516 | 314 | 1,232 | 4,359 | 2,039 | 10,832 | 13,019 | 352 | 9,990 |
| 1984 | 691 | 313 | 1,100 | 5,236 | 2,177 | 8,892 | 10,700 | 344 | 2,008 |
| 1985 | 2,121 | 282 | 997 | 4,813 | 2,242 | 9,891 | 11,932 | 339 | 6,256 |
| 1986 | 1,299 | 274 | 914 | 4,867 | 2,103 | 8,908 | 11,846 | 328 | 3,960 |
| 1987 | 3,067 | 302 | 827 | 4,403 | 1,991 | 9,984 | 13,584 | 358 | 8,566 |
| 1988 | 3,988 | 322 | 802 | 4,295 | 1,799 | 10,562 | 14,771 | 330 | 12,085 |
| 1989 | 3,747 | 329 | 774 | 5,152 | 1,976 | 11,319 | 16,078 | 324 | 11,564 |
| 1990 | 4,790 | 322 | 761 | 4,534 | 2,078 | 11,841 | 17,414 | 289 | 16,575 |
| 1991 | 3,950 | 458 | 644 | 4,595 | 2,324 | 11,055 | 16,046 | 331 | 11,934 |
| 1992 | 4,945 | 448 | 792 | 4,264 | 2,372 | 11,924 | 16,842 | 335 | 14,761 |
| 1993 | 4,330 | 442 | 1,039 | 4,404 | 2,239 | 11,571 | 16,229 | 328 | 13,201 |
| 1994 | 1,912 | 481 | 1,132 | 4,579 | 2,661 | 9,804 | 14,229 | 340 | 5,622 |
| 1995 | -497 | 482 | 1,118 | 4,904 | 2,845 | 7,887 | 11,139 | 346 | -1,436 |
| 1996 | -710 | 464 | 1,315 | 4,804 | 2,888 | 7,834 | 10,600 | 346 | -2,052 |
| 1997 | -1,461 | 466 | 1,452 | 4,797 | 2,879 | 7,201 | 10,058 | 351 | -4,161 |
| 1998 | -956 | 451 | 1,617 | 5,017 | 3,076 | 8,303 | 11,468 | 353 | -2,709 |
| 1999 | -56 | 455 | 1,727 | 4,974 | 2,831 | 9,021 | 12,671 | 347 | -162 |
| 2000 | 1,492 | 442 | 1,920 | 4,834 | 2,992 | 10,795 | 15,225 | 339 | 4,401 |
| 2001 | 4,447 | 529 | 2,131 | 5,114 | 3,140 | 14,302 | 20,004 | 325 | 13,683 |
| 2002 | 5,757 | 549 | 2,478 | 4,856 | 3,262 | 15,804 | 21,473 | 317 | 18,161 |
| 2003 | 9,971 | 525 | 2,955 | 4,696 | 3,459 | 20,556 | 28,471 | 302 | 33,017 |
| 2004 | 10,177 | 620 | 3,881 | 4,239 | 3,967 | 21,645 | 32,355 | 321 | 31,705 |
| 2005 | 10,908 | 588 | 4,131 | 3,619 | 3,698 | 21,768 | 33,387 | 324 | 33,666 |
| 2006 | 6,885 | 704 | 4,642 | 3,496 | 3,629 | 17,949 | 28,267 | 329 | 20,927 |
| 2007 | 5,495 | 699 | 4,961 | 4,306 | 4,454 | 18,517 | 28,531 | 332 | 16,552 |
| 2008 | 6,034 | 719 | 5,553 | 4,462 | 5,095 | 20,426 | 32,422 | 351 | 17,192 |
| 2009 | 2,724 | 698 | 5,678 | 4,369 | 5,156 | 17,229 | 27,391 | 351 | 7,762 |
| 2010 | 7,953 | 644 | 5,785 | 3,601 | 5,670 | 22,366 | 35,729 | 349 | 22,789 |
| 2011 | 11,441 | 588 | 6,168 | 4,422 | 5,057 | 26,501 | 43,161 | 347 | 32,971 |
| 2012 | 13,167 | 598 | 6,638 | 4,338 | 5,069 | 28,615 | 47,691 | 349 | 37,728 |
| 2013 | 14,862 | 630 | 6,950 | 5,050 | 5,171 | 31,402 | 54,048 | 338 | 43,971 |
| 2014 | 26,523 | 654 | 7,166 | 4,764 | 5,271 | 43,069 | 73,372 | 344 | 77,102 |
| 2015 | 19,164 | 679 | 7,447 | 4,871 | 5,355 | 36,158 | 61,809 | 354 | 54,136 |

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 16.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 8.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 53.8 percent over the 2010 to 2015 period. Table II.58.7, on the following page, presents AGI distribution for the years 1991 through 2015.

| Table II.58.7 | | | | | | | | | | |
|----------------------------------------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|---------------------|---------------------|
| Income Tax Returns by Adjusted Gross Income | | | | | | | | | | |
| Loup 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 ⁷⁸ |
| 1991 | 124 | 32 | 73 | 13 | 0 | 0 | 0 | 0 | 0 | 289 |
| 1992 | 122 | 29 | 64 | 30 | 21 | 0 | 0 | 0 | 0 | 285 |
| 1993 | 118 | 19 | 64 | 31 | 14 | 0 | 0 | 0 | 0 | 281 |
| 1994 | 127 | 29 | 63 | 30 | 12 | 0 | 0 | 0 | 0 | 288 |
| 1995 | 130 | 20 | 63 | 28 | 12 | 0 | 0 | 0 | 0 | 282 |
| 1996 | 133 | 26 | 52 | 30 | 10 | 0 | 0 | 0 | 0 | 282 |
| 1997 | 117 | 24 | 63 | 31 | 32 | 0 | 0 | 0 | 0 | 291 |
| 1998 | 135 | 25 | 58 | 30 | 29 | 0 | 0 | 0 | 0 | 301 |
| 1999 | 135 | 22 | 52 | 34 | 28 | 0 | 0 | 0 | 0 | 292 |
| 2000 | 105 | 20 | 57 | 41 | 25 | 0 | 0 | 0 | 0 | 283 |
| 2001 | 90 | 20 | 44 | 46 | 41 | 0 | 0 | 0 | 0 | 269 |
| 2002 | 92 | 19 | 55 | 46 | 23 | 0 | 0 | 0 | 0 | 266 |
| 2003 | 100 | 26 | 41 | 39 | 36 | 0 | 0 | 0 | 0 | 266 |
| 2004 | 86 | 29 | 50 | 41 | 28 | 0 | 0 | 0 | 0 | 271 |
| 2005 | 78 | 22 | 53 | 35 | | | | | | 253 |
| 2006 | 72 | 19 | 47 | 49 | 41 | | | | | 268 |
| 2007 | 75 | 31 | 44 | 45 | 40 | | | | | 277 |
| 2008 | 77 | 19 | 51 | 41 | 29 | 0 | 0 | 14 | 0 | 283 |
| 2009 | 56 | 23 | 35 | 40 | 49 | 10 | 0 | 0 | 0 | 257 |
| 2010 | 68 | 19 | 30 | 33 | 36 | | | 13 | | 255 |
| 2011 | 50 | 29 | 34 | 36 | 35 | | | 10 | | 253 |
| 2012 | 50 | 15 | 36 | 39 | 28 | 0 | 0 | 16 | 0 | 251 |
| 2013 | 53 | 18 | 35 | 37 | 26 | 22 | | 14 | | 254 |
| 2014 | 54 | 14 | 33 | 30 | 29 | 11 | | 23 | | 254 |
| 2015 | 57 | 24 | 29 | 23 | 37 | 36 | | 20 | | 268 |

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 109 in 2010 to 89 in 2015, with the poverty rate reaching 15.3 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.58.8, at right, presents poverty data for the county.

| Table II.58.8 | | |
|---------------------------------|--------------------|--------------|
| Persons in Poverty | | |
| Loup County | | |
| 1998–2015 Intercensal Estimates | | |
| Year | Persons in Poverty | Poverty Rate |
| 1998 | 127 | 19.1 |
| 1999 | 117 | 16.3 |
| 2000 | 109 | 15.1 |
| 2001 | 105 | 14.0 |
| 2002 | 108 | 14.4 |
| 2003 | 79 | 11.2 |
| 2004 | 58 | 8.5 |
| 2005 | 81 | 11.9 |
| 2006 | 83 | 12.7 |
| 2007 | 97 | 15.1 |
| 2008 | 109 | 17.7 |
| 2009 | 135 | 20.5 |
| 2010 | 109 | 17.3 |
| 2011 | 111 | 18.3 |
| 2012 | 98 | 16.7 |
| 2013 | 96 | 16.7 |
| 2014 | 91 | 15.5 |
| 2015 | 89 | 15.3 |

⁷⁸ 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 Loup County increased by 3 between 1980 and 2014, at an annual rate of change of 0.8 percent, as reported by the Census Bureau and as presented in Table II.58.9, at right.⁷⁹ This compared to an average annual rate of change of 1.03 percent statewide. Loup County added 4 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 3.3 percent in Loup County between 2010 and 2015, from 426 to 440. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.58.10.

| Year | Nebraska | Loup County |
|------|----------|-------------|
| 1980 | 37,727 | 9 |
| 1981 | 37,582 | 8 |
| 1982 | 37,500 | 8 |
| 1983 | 41,889 | 9 |
| 1984 | 43,151 | 11 |
| 1985 | 43,115 | 9 |
| 1986 | 42,538 | 7 |
| 1987 | 42,691 | 7 |
| 1988 | 43,134 | 7 |
| 1989 | 43,302 | 10 |
| 1990 | 43,749 | 10 |
| 1991 | 44,405 | 9 |
| 1992 | 45,269 | 10 |
| 1993 | 46,059 | 8 |
| 1994 | 46,640 | 8 |
| 1995 | 47,128 | 8 |
| 1996 | 47,607 | 12 |
| 1997 | 48,588 | 10 |
| 1998 | 48,655 | 8 |
| 1999 | 48,968 | 8 |
| 2000 | 49,623 | 9 |
| 2001 | 49,710 | 10 |
| 2002 | 50,259 | 10 |
| 2003 | 50,394 | 10 |
| 2004 | 50,928 | 8 |
| 2005 | 51,440 | 6 |
| 2006 | 51,906 | 6 |
| 2007 | 52,517 | 13 |
| 2008 | 52,152 | 14 |
| 2009 | 51,633 | 13 |
| 2010 | 51,886 | 10 |
| 2011 | 51,553 | 11 |
| 2012 | 52,294 | 10 |
| 2013 | 52,585 | 8 |
| 2014 | 52,991 | 12 |

| Subject | Nebraska | % Growth Since Census | Loup County | % Growth Since Census |
|--------------------|----------|-----------------------|-------------|-----------------------|
| 2000 Census | 722,668 | . | 377 | . |
| 2010 Census | 796,793 | 10.3% | 426 | 13.0% |
| July 2011 Estimate | 801,129 | 0.5% | 429 | 0.7% |
| July 2012 Estimate | 804,659 | 1.0% | 428 | 0.5% |
| July 2013 Estimate | 809,171 | 1.5% | 436 | 2.3% |
| July 2014 Estimate | 814,970 | 2.3% | 436 | 2.3% |
| July 2015 Estimate | 820,913 | 3.0% | 440 | 3.3% |

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Loup County. As shown in Table II.58.11 on the following page, 41.6 percent of housing units, or 184, were vacant in 2015. Of the 258 housing units that were occupied in 2015, 77.1 percent, or 199, were owner-occupied and the remaining 22.9 percent were renter-occupied.

⁷⁹ Totals may not add due to rounding-off of county totals.

| Table II.58.11 | | | | |
|-----------------------------------------|--------------------|-------------------|---------------------------|-------------------|
| Housing Units by Tenure | | | | |
| Loup 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 | 275 | 64.6% | 258 | 58.4% |
| Owner-Occupied | 202 | 73.5% | 199 | 77.1% |
| Renter-Occupied | 73 | 26.5% | 59 | 22.9% |
| Vacant Housing Units | 151 | 35.4% | 184 | 41.6% |
| Total Housing Units | 426 | 100.0% | 442 | 100.0% |

As shown in Table II.58.12, below, there were 367 single family dwellings in 2015, which accounted for 83.0 percent of all housing units. Apartment units accounted for 1.8 percent of housing units, with 8 units. Mobile homes also accounted for an additional 15.2 percent of housing with 67 units.

| Table II.58.12 | | | | |
|----------------------------------|----------------------------------------|-------------------|---------------------------|-------------------|
| Housing Units by Type | | | | |
| Loup County | | | | |
| 2010 and 2015 Five-Year ACS Data | | | | |
| Tenure | 2010 Five-Year ACS⁸⁰ | | 2015 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 345 | 88% | 367 | 83.0% |
| Duplex | 0 | 0% | 0 | .0% |
| Tri- or Four-Plex | 0 | 0% | 0 | .0% |
| Apartment | 0 | 0% | 8 | 1.8% |
| Mobile Home | 46 | 12% | 67 | 15.2% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | .0% |
| Total | 391 | 100.0% | 442 | 100.0% |

Table II.58.13, below, shows the disposition of vacant housing units in Loup County. The 2015 five-year ACS shows 3.8 percent of vacant units were for rent, 0.0 percent were for sale, and 5.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 38 “other vacant” units, or 25.2 percent; this compared to 31.5 percent “other vacant” units in 2015.

| Table II.58.13 | | | | |
|-----------------------------------------------|--------------------|-------------------|---------------------------|-------------------|
| Disposition of Vacant Housing Units | | | | |
| Loup County | | | | |
| 2010 Census and 2015 Five-Year ACS Data | | | | |
| Disposition | 2010 Census | | 2015 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| For Rent | 4 | 2.6% | 7 | 3.8% |
| For Sale | 4 | 2.6% | 0 | .0% |
| Rented or Sold, Not Occupied | 4 | 2.6% | 10 | 5.4% |
| For Seasonal, Recreational, or Occasional Use | 101 | 66.9% | 107 | 58.2% |
| For Migrant Workers | 0 | 0.0% | 2 | 1.1% |
| Other Vacant | 38 | 25.2% | 58 | 31.5% |
| Total | 151 | 100.0% | 184 | 100.0% |

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁸¹ In most years for which data are presented, single-

⁸⁰ Data unavailable in 2010 Census

⁸¹ 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 Loup County increased from 5 in 2014 to 9 in 2015 and the average value of construction was \$183,111 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 5 in 2014 to 9 in 2015. These changes in residential permit activity in the county compared to a decline in population of 127 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.58.14.

| 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 | . | . | . | . | . | . | . | . | . |
| 1981 | . | . | . | . | . | . | . | . | . |
| 1982 | . | . | . | . | . | . | . | . | . |
| 1983 | . | . | . | . | . | . | . | . | . |
| 1984 | . | . | . | . | . | . | . | . | . |
| 1985 | . | . | . | . | . | . | . | . | . |
| 1986 | . | . | . | . | . | . | . | . | . |
| 1987 | . | . | . | . | . | . | . | . | . |
| 1988 | . | . | . | . | . | . | . | . | . |
| 1989 | . | . | . | . | . | . | . | . | . |
| 1990 | . | . | . | . | . | . | . | . | . |
| 1991 | . | . | . | . | . | . | . | . | . |
| 1992 | . | . | . | . | . | . | . | . | . |
| 1993 | 1 | . | . | . | 1 | 82.00 | . | . | . |
| 1994 | 1 | . | . | . | 1 | 62.50 | . | . | . |
| 1995 | . | . | . | . | . | . | . | . | . |
| 1996 | . | . | . | . | . | . | . | . | . |
| 1997 | . | . | . | . | . | . | . | . | . |
| 1998 | 1 | . | . | . | 1 | 69.60 | . | . | . |
| 1999 | . | . | . | . | . | . | . | . | . |
| 2000 | . | . | . | . | . | . | . | . | . |
| 2001 | . | . | . | . | . | . | . | . | . |
| 2002 | . | . | . | . | . | . | . | . | . |
| 2003 | 1 | . | . | . | 1 | 44.3 | . | . | . |
| 2004 | 1 | . | . | . | 1 | 43.1 | . | . | . |
| 2005 | . | . | . | . | . | . | . | . | . |
| 2006 | . | . | . | . | . | . | . | . | . |
| 2007 | . | . | . | . | . | . | . | . | . |
| 2008 | 7 | . | . | . | 7 | 169.9 | . | . | . |
| 2009 | 4 | . | . | . | 4 | 109.8 | . | . | . |
| 2010 | 4 | . | . | . | 4 | 148.4 | . | . | . |
| 2011 | . | . | . | . | . | . | . | . | . |
| 2012 | 9 | . | . | . | 9 | 165.9 | . | . | . |
| 2013 | 2 | . | . | . | 2 | 269.3 | . | . | . |
| 2014 | 5 | . | . | . | 5 | 113.8 | . | . | . |
| 2015 | 9 | . | . | . | 9 | 183.1 | . | . | . |

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 90 property transactions in Loup County. Of these, 64 were for single-family homes during this 18-year period, as shown in Table II.58.15.

| Table II.58.15 | | | | | | |
|------------------------------------------|----------------------|--------------------|---------------|-----------------|----------------|--------------|
| Residential Property Transactions | | | | | | |
| Loup County | | | | | | |
| Fiscal Years 1999–2016 PAD Data | | | | | | |
| Year | Single-Family | Mobile Home | Duplex | Townhome | Missing | Total |
| 1999 | 4 | 2 | 0 | 0 | 0 | 6 |
| 2000 | 3 | 2 | 0 | 0 | 1 | 6 |
| 2001 | 2 | 0 | 0 | 0 | 1 | 3 |
| 2002 | 2 | 1 | 0 | 0 | 0 | 3 |
| 2003 | 4 | 1 | 0 | 0 | 0 | 5 |
| 2004 | 5 | 2 | 0 | 0 | 0 | 7 |
| 2005 | 5 | 4 | 0 | 0 | 0 | 9 |
| 2006 | 4 | 2 | 0 | 0 | 0 | 6 |
| 2007 | 3 | 0 | 0 | 0 | 0 | 3 |
| 2008 | 3 | 0 | 0 | 0 | 0 | 3 |
| 2009 | 5 | 0 | 0 | 0 | 0 | 5 |
| 2010 | 2 | 1 | 0 | 1 | 0 | 4 |
| 2011 | 5 | 0 | 0 | 0 | 0 | 5 |
| 2012 | 0 | 1 | 0 | 0 | 0 | 1 |
| 2013 | 5 | 0 | 0 | 0 | 0 | 5 |
| 2014 | 5 | 2 | 0 | 0 | 0 | 7 |
| 2015 | 4 | 3 | 0 | 1 | 0 | 8 |
| 2016 | 3 | 1 | 0 | 0 | 0 | 4 |
| Total | 64 | 22 | 0 | 2 | 2 | 90 |

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 31 single-family home property transactions for units built before 1930, 9.7 percent of units were of low quality and 61.3 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 10.0 percent of fair quality. Table II.58.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

| Table II.58.16 | | | | | | | | | | |
|-----------------------------------------------------------------------------------|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|--------------|
| Single-Family Homes by Year Built and Quality of Materials and Workmanship | | | | | | | | | | |
| Loup 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 | 2 | 0 | 0 | 0 | 0 | 0 | 5 |
| Fair | 19 | 4 | 0 | 1 | 1 | 3 | 1 | 0 | 0 | 29 |
| Average | 9 | 1 | 3 | 0 | 0 | 5 | 8 | 2 | 0 | 28 |
| Good | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 2 |
| Very Good | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Excellent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Missing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 31 | 5 | 3 | 4 | 1 | 8 | 10 | 2 | 0 | 64 |

In regard to the current condition of residential dwellings, of the same 31 single-family homes built before 1930, 51.6 percent of the homes were worn out or badly worn, and 48.4 percent

were in average condition. Table II.58.17 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 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Badly Worn | 14 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Average | 15 | 2 | 3 | 3 | 1 | 8 | 10 | 2 | 0 | 44 |
| Good | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Very Good | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Excellent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Missing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 31 | 5 | 3 | 4 | 1 | 8 | 10 | 2 | 0 | 64 |

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$75,250 to \$60,667, a total decrease of 19.4 percent, as shown in Table II.58.18, 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 Loup County ranged from \$23,916 for homes built before 1930 to \$155,427 for homes built from 2001 to 2010, and \$310,000 for the newest homes built between 2011 and 2016.⁸² Homes built from 2011 through 2016 were also larger, averaging 1,732 square feet per unit. Table II.58.19, below, provides additional details about single-family homes.

| Fiscal Year | Average Sales Price (\$) |
|----------------|--------------------------|
| 1999 | 20,388 |
| 2000 | 39,567 |
| 2001 | 20,375 |
| 2002 | 17,750 |
| 2003 | 19,125 |
| 2004 | 30,456 |
| 2005 | 50,180 |
| 2006 | 145,942 |
| 2007 | 44,167 |
| 2008 | 52,500 |
| 2009 | 58,123 |
| 2010 | 75,250 |
| 2011 | 84,400 |
| 2012 | 0 |
| 2013 | 142,000 |
| 2014 | 135,000 |
| 2015 | 55,200 |
| 2016 | 60,667 |
| Average | 66,888 |

| Year Built | Average Sales Price (\$) | Average Floor Area (Sq. Ft.) | Price per Sq. Ft. ⁸³ (\$) |
|----------------|--------------------------|------------------------------|--------------------------------------|
| Before 1930 | 23,916 | 1,169 | 20.5 |
| 1931-1960 | 25,430 | 1,123 | 22.6 |
| 1961-1970 | 60,667 | 1,676 | 36.2 |
| 1971-1980 | 33,875 | 1,032 | 32.8 |
| 1981-1990 | 26,565 | 1,196 | 22.2 |
| 1991-2000 | 82,884 | 1,261 | 65.7 |
| 2001-2010 | 155,427 | 1,263 | 123.0 |
| 2011-2016 | 310,000 | 1,732 | 179 |
| Average | 58,566 | 1,199 | 49 |

⁸² 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.

⁸³ 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.58.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Loup County. No surveys have been completed since 2011.

| Table II.58.20 Survey of Rental Properties Loup 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 | 0 | 0 | | .0 |
| 2008 | | | | .0 |
| 2009 | | | | |
| 2010 | | | | |
| 2011 | 1 | 1 | 100.0 | |
| 2012 | | | | |
| 2013 | | | | |
| 2014 | 0 | 0 | | |
| 2015 | | | | |
| 2016 | | | | |

