

Morrill County

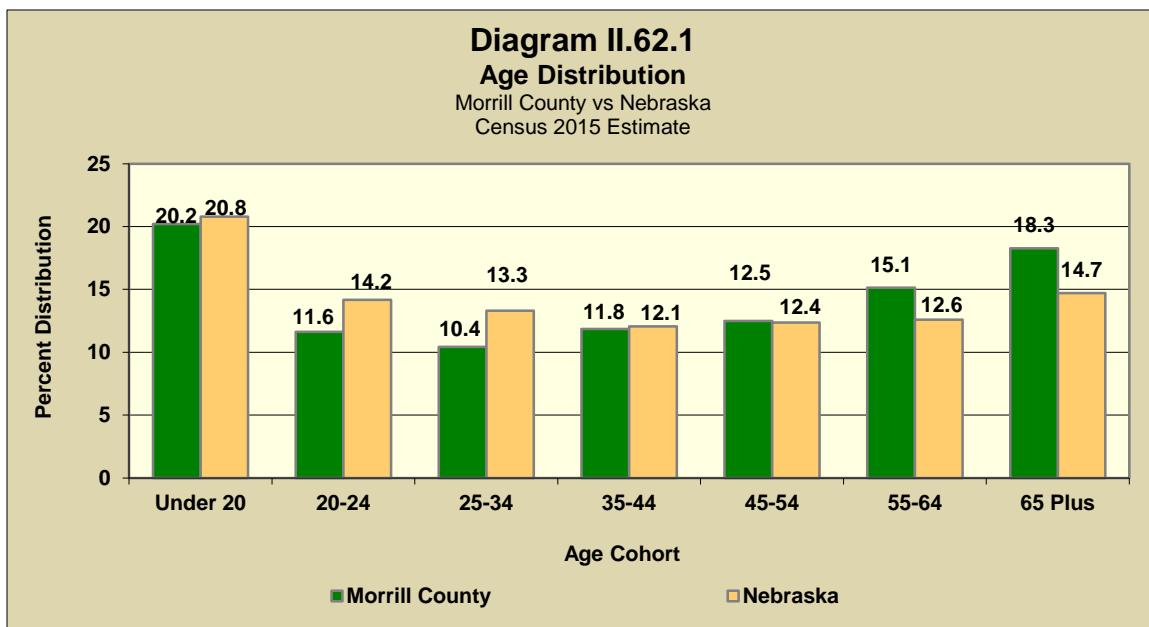
Summary

- Between 2010 and 2015, the county’s population decreased by 3.7 percent or by 188 persons.
- Between 2010 and 2015, the Hispanic population increased by 9.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 70.
- In 2015, average earnings in the county was \$55,633 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 7 units.
- In fiscal year 2016, the average price of an existing home was \$86,610.
- In a November 2016 rental survey, the average vacancy rate was 4.82 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Morrill County’s population decreased by 3.7 percent, or from 5,042 people to 4,854 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 524 in 2010 to 564 in 2015, an increase of 7.6 percent. The number of people from 25 to 34 years of age increased by 1.4 percent, and those aged between 35 and 44 increased by 2.0 percent. As shown in Diagram II.62.1, people younger than 25 represented 31.8 percent of the population in 2015, while individuals aged 55 and older represented 33.4 percent of the population in Morrill 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 5.1 percent, while the black population increased by 58.3 percent. The Hispanic population of any race changed from 687 to 753 or by 9.6 percent. Table II.62.1, below, presents the details of these population variations.

Subject	Nebraska			Morrill County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	5,042	4,854	-3.7%
Age						
Under 14 years	383,542	394,263	2.8%	1,014	981	-3.3%
15 to 24 years	258,206	268,848	4.1%	524	564	7.6%
25 to 34 years	245,176	252,533	3.0%	499	506	1.4%
35 to 44 years	220,838	228,643	3.5%	564	575	2.0%
45 to 54 years	258,726	234,477	-9.4%	766	606	-20.9%
55 to 64 years	213,176	238,715	12.0%	694	735	5.9%
65 & over	246,677	278,711	13.0%	981	887	5.9%
Race						
White	1,649,264	1,689,616	2.4%	4,896	4,648	-5.1%
Black	85,971	93,900	9.2%	12	19	58.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	70	86	22.9%
Asian	33,322	44,479	33.5%	18	28	55.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	3	.%
Two or More Races	32,305	39,365	21.9%	46	70	52.2%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	687	753	9.6%

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.62.2, at right, from April 2000 to July 2009, Morrill County’s natural increase was estimated to be 49 people. Morrill County experienced net out-migration from 2000–2009, with 578 persons having left the county during that period.¹⁰⁴ The 2015 population estimates showed a natural decrease of 9 persons and a net out-migration of 179 persons since the 2010 Census. In total, Morrill County’s population decreased to 4,854 persons.

1980 Population	6,085
Natural Increase 80–90	216
Net Migration 80–90	-878
1990 Population	5,423
Natural Increase 90–00	-79
Net Migration 90–00	96
2000 Population	5,440
Natural Increase 00–09	49
Net Migration 00–09	-578
2009 Population Estimate	4,911
2010 Population	5,042
Natural Increase 10–15	-9
Net Migration 10–15	-179
2015 Population Estimate	4,854

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 Morrill County decreased from 9 persons in 2014 to -2 persons in 2015, with an additional net movement of -6 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.62.3.

¹⁰⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.62.3			
Driver's Licenses Exchanged and Surrendered			
Morrill County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	94	89	5
Calendar 2002	96	78	18
Calendar 2003	80	57	23
Calendar 2004	87	66	21
Calendar 2005	102	88	14
Calendar 2006	83	82	1
Calendar 2007	85	69	16
Calendar 2008	102	71	31
Calendar 2009	66	71	-5
Calendar 2010	108	112	-4
Calendar 2011	58	61	-3
Calendar 2012	87	60	27
Calendar 2013	86	54	32
Calendar 2014	71	62	9
Calendar 2015	68	70	-2
First Half of 2016	41	47	-6

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 2,118 in 2014 to 2,117 in 2015, as shown in Table II.62.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Morrill County increased by 4.0 percent from 1,008 in 2015 to 1,048 in 2016, as shown below in Table II.62.5. The number of school-age children 5 to 11 years of age increased from 474 in 2015 to 504 in 2016.

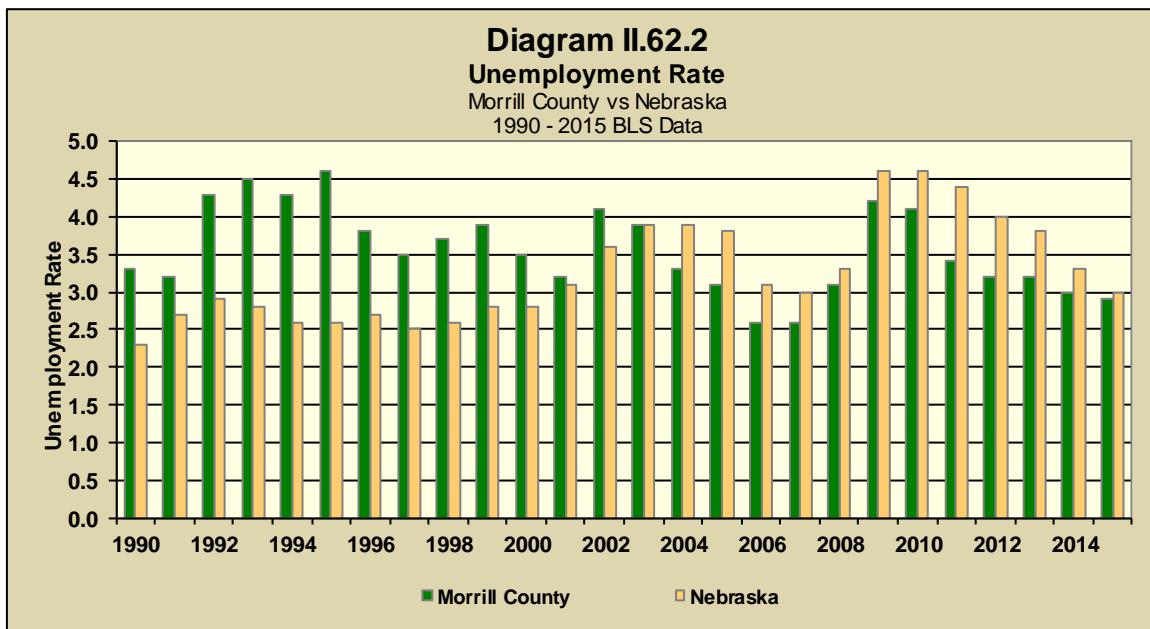
Table II.62.4	
Income Tax Returns	
Morrill County	
1991–2015 DOR Data	
Year	Returns
1991	2,236
1992	2,234
1993	2,239
1994	2,230
1995	2,186
1996	2,209
1997	2,198
1998	2,239
1999	2,169
2000	2,145
2001	2,090
2002	2,083
2003	2,039
2004	2,057
2005	1,918
2006	2,054
2007	2,115
2008	2,099
2009	2,046
2010	2,040
2011	2,074
2012	2,074
2013	2,080
2014	2,118
2015	2,117

Table II.62.5				
School-Age Children				
Morrill County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	679	199	462	1,340
1993	643	207	452	1,302
1994	668	211	473	1,352
1995	666	219	499	1,384
1996	673	195	542	1,410
1997	653	196	504	1,353
1998	655	201	489	1,345
1999	645	227	514	1,386
2000	641	230	536	1,407
2001	580	201	525	1,306
2002	585	179	509	1,273
2003	592	205	466	1,263
2004	578	169	480	1,227
2005	558	157	418	1,133
2006	567	164	428	1,159
2007	569	167	430	1,166
2008	548	148	413	1,109
2009	541	145	373	1,059
2010	516	130	349	995
2011	504	132	330	966
2012	494	166	373	1,033
2013	488	176	377	1,041
2014	501	149	371	1,021
2015	474	150	384	1,008
2016	504	152	392	1,048

ECONOMICS

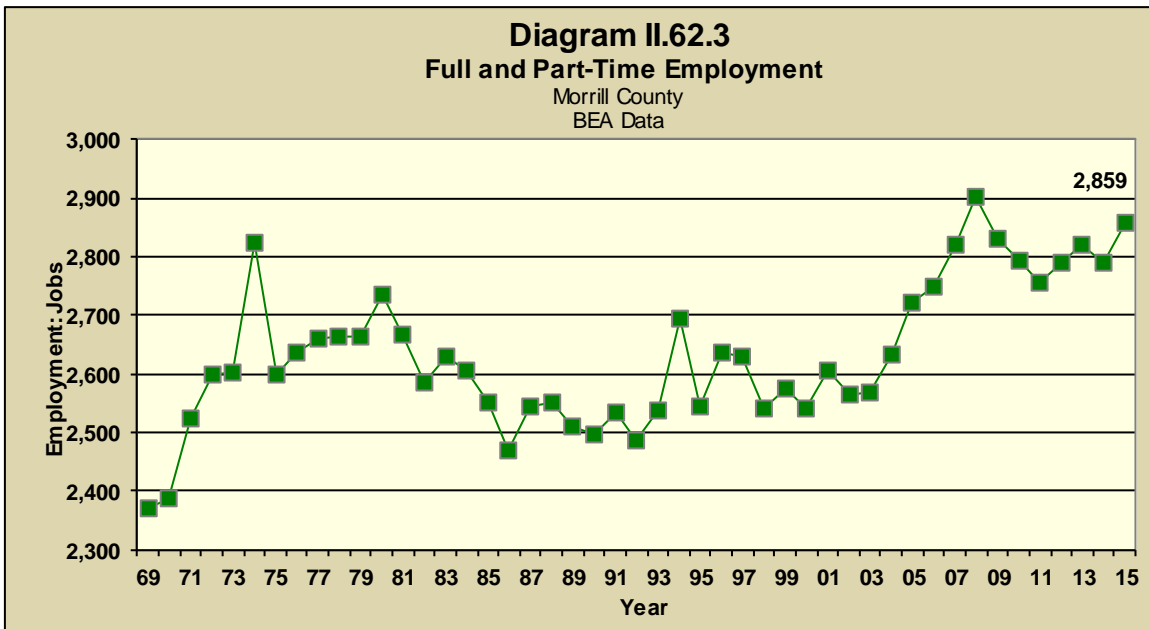
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Morrill County, defined as the number of people working or actively seeking work, decreased from 2,685 in 2014 to 2,668 in 2015. The total number of people employed changed from 2,605 in 2014 to 2,591 in 2015. The unemployment rate for the county was 2.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.62.2, below.

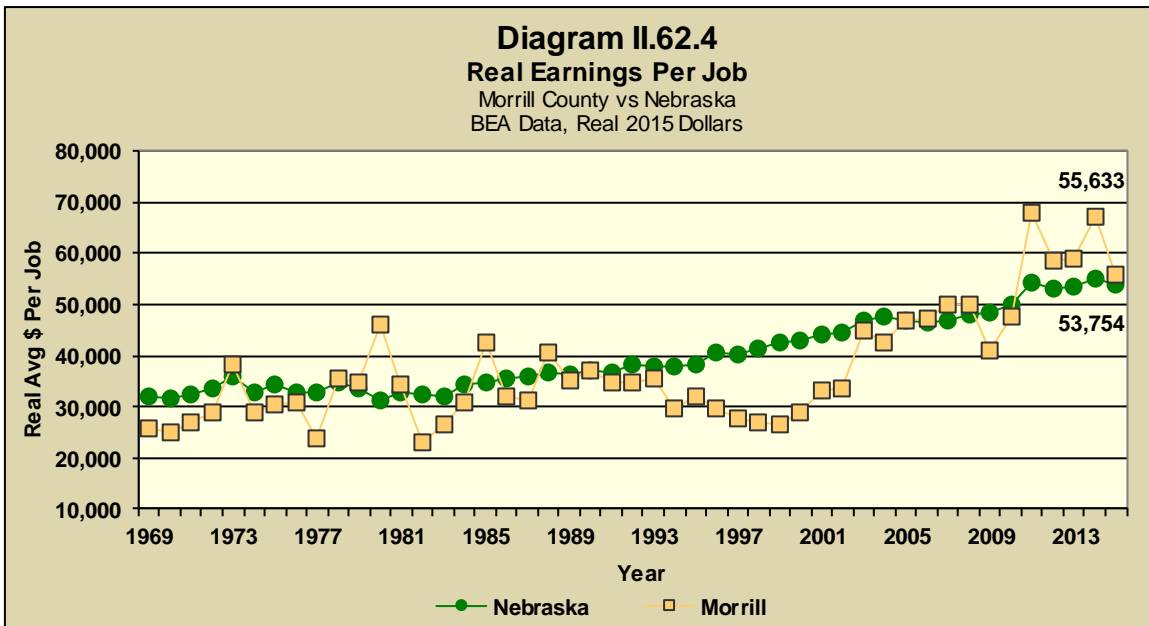


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 2,859 jobs in Morrill County, an increase of 70 jobs since 2014. Diagram II.62.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.62.4, below, real average earnings per job in the county was \$55,633 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 \$242,443,000, a decline of 10.8 percent between 2014 and 2015. Table II.62.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.62.6
Total BEA Employment and Real Personal Income

Morrill 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	60,813	2,871	2,125	14,409	9,368	83,844	14,201	2,372	25,638
1970	59,595	2,905	2,154	15,210	10,151	84,204	14,511	2,388	24,956
1971	67,811	3,113	2,769	15,286	10,623	93,376	16,322	2,523	26,877
1972	75,573	3,410	3,322	16,879	11,562	103,927	18,075	2,599	29,078
1973	99,118	4,230	4,080	19,155	12,962	131,085	22,202	2,601	38,108
1974	82,102	4,493	4,803	19,676	13,706	115,794	20,138	2,825	29,063
1975	79,460	4,697	5,082	19,986	14,693	114,524	19,377	2,599	30,573
1976	81,226	5,103	5,966	20,233	15,876	118,198	19,845	2,637	30,802
1977	63,720	4,971	7,139	21,622	16,230	103,741	17,058	2,659	23,964
1978	95,051	5,395	8,912	22,956	16,835	138,360	23,099	2,665	35,667
1979	92,655	5,550	10,918	23,962	16,983	138,968	23,482	2,663	34,793
1980	126,391	5,632	11,930	26,476	18,126	177,291	29,116	2,737	46,179
1981	91,596	5,945	11,712	28,763	18,436	144,561	23,723	2,667	34,344
1982	59,595	5,460	11,822	32,689	18,630	117,278	19,423	2,584	23,063
1983	69,506	5,535	11,136	35,130	19,955	130,192	21,771	2,629	26,438
1984	80,605	5,858	11,617	34,712	20,291	141,366	24,090	2,607	30,918
1985	108,891	5,904	11,939	32,880	21,000	168,806	29,636	2,551	42,685
1986	79,050	6,186	11,416	31,350	21,106	136,736	24,478	2,470	32,004
1987	79,076	6,353	11,826	30,264	20,502	135,315	24,433	2,543	31,096
1988	103,225	6,287	11,299	29,277	20,315	157,829	28,790	2,550	40,480
1989	88,157	6,277	11,655	30,754	20,383	144,672	26,574	2,510	35,122
1990	92,646	6,150	11,196	29,195	21,994	148,882	27,428	2,496	37,118
1991	88,530	6,391	11,093	28,145	21,840	143,218	26,824	2,534	34,937
1992	86,505	6,581	11,667	27,919	23,134	142,645	26,738	2,487	34,783
1993	90,578	6,566	12,182	28,049	22,527	146,770	27,200	2,538	35,689
1994	79,542	7,069	12,416	31,137	22,130	138,156	25,665	2,693	29,537
1995	81,516	6,651	12,766	29,390	23,823	140,845	25,862	2,545	32,030
1996	77,780	6,529	13,291	31,465	25,210	141,216	25,931	2,635	29,518
1997	73,170	6,522	14,013	31,957	25,454	138,071	25,255	2,629	27,832
1998	68,602	6,250	16,023	34,691	27,315	140,381	25,464	2,541	26,998
1999	68,428	6,470	16,889	33,120	27,255	139,222	25,739	2,574	26,584
2000	73,230	6,550	17,637	33,478	28,712	146,507	27,031	2,540	28,831
2001	86,614	7,691	17,512	32,706	31,313	160,454	30,026	2,606	33,236
2002	86,479	7,821	16,987	31,357	32,809	159,811	30,586	2,564	33,728
2003	115,005	8,010	17,141	31,382	32,460	187,978	36,135	2,569	44,766
2004	111,951	8,124	17,126	29,246	31,570	181,770	35,316	2,632	42,534
2005	127,174	8,736	17,175	31,814	33,292	200,720	39,280	2,722	46,721
2006	129,612	9,711	17,529	30,623	36,213	204,266	40,131	2,749	47,149
2007	140,391	10,034	17,988	35,808	36,597	220,750	43,098	2,821	49,766
2008	144,810	10,588	19,144	37,473	39,456	230,294	45,342	2,902	49,900
2009	116,519	10,029	18,072	29,017	39,488	193,066	38,467	2,831	41,158
2010	132,664	10,083	17,893	30,525	40,653	211,651	42,019	2,794	47,482
2011	186,891	9,238	19,114	35,243	39,339	271,348	55,085	2,755	67,837
2012	163,123	9,616	19,491	36,927	37,838	247,764	50,865	2,791	58,446
2013	166,647	10,998	17,786	33,568	38,169	245,171	50,374	2,820	59,095
2014	187,537	10,575	17,862	34,977	41,980	271,782	56,038	2,789	67,242
2015	159,055	10,662	16,652	35,634	41,764	242,443	49,947	2,859	55,633

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by .3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 9.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 64.1 percent over the 2010 to 2015 period. Table II.62.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.62.7										
Income Tax Returns by Adjusted Gross Income										
Morrill 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 ¹⁰⁵
1991	856	252	425	293	247	113	0	24	0	2,236
1992	824	233	440	282	268	118	10	27	0	2,234
1993	818	248	446	274	252	139	10	26	0	2,239
1994	824	246	422	255	267	156	13	21	0	2,230
1995	794	211	424	277	231	181	10	27	0	2,186
1996	779	222	412	275	259	190	24	22	0	2,209
1997	749	194	426	268	266	218	14	28	10	2,198
1998	756	176	421	279	279	237	15	37	0	2,239
1999	731	185	377	263	288	219	49	37	0	2,169
2000	695	154	391	262	294	225	51	45	11	2,145
2001	677	139	356	245	311	235	70	42	0	2,090
2002	657	159	362	253	293	239	65	45	0	2,083
2003	615	172	357	250	286	232	52	52	0	2,039
2004	591	171	339	264	276	263	96	43	14	2,057
2005	508	162	309	239	238	265	111	66	20	1,918
2006	454	199	367	268	248	291	129	88	10	2,054
2007	459	202	341	265	245	321	156	114	12	2,115
2008	452	184	328	245	278	316	162	116	18	2,099
2009	416	190	339	265	253	303	154	116	10	2,046
2010	384	190	332	267	249	304	169	124	21	2,040
2011	376	172	356	256	256	312	176	145	25	2,074
2012	374	171	309	245	279	312	177	161	46	2,074
2013	392	181	293	247	262	301	194	180	30	2,080
2014	377	175	283	276	263	313	201	196	34	2,118
2015	385	162	310	236	266	327	193	206	32	2,117

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 772 in 2010 to 645 in 2015, with the poverty rate reaching 13.5 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.62.8, at right, presents poverty data for the county.

Table II.62.8		
Persons in Poverty		
Morrill County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	818	15.4
1999	829	15.4
2000	764	14.4
2001	761	14.6
2002	760	14.5
2003	706	13.6
2004	707	13.9
2005	801	15.9
2006	825	16.3
2007	807	16.4
2008	659	13.5
2009	795	16.6
2010	772	15.6
2011	806	16.4
2012	753	15.7
2013	645	13.4
2014	669	14.0
2015	645	13.5

¹⁰⁵ 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 Morrill County decreased by 26 between 1980 and 2014, at an annual rate of change of -0.6 percent, as reported by the Census Bureau and as presented in Table II.62.9, at right.¹⁰⁶ This compared to an average annual rate of change of 1.03 percent statewide. Morrill County lost 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 decreased by 0.7 percent in Morrill County between 2010 and 2015, from 2,442 to 2,424. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.62.10.

Year	Nebraska	Morrill County
1980	37,727	140
1981	37,582	134
1982	37,500	132
1983	41,889	142
1984	43,151	146
1985	43,115	146
1986	42,538	130
1987	42,691	115
1988	43,134	128
1989	43,302	126
1990	43,749	120
1991	44,405	122
1992	45,269	134
1993	46,059	138
1994	46,640	131
1995	47,128	124
1996	47,607	121
1997	48,588	122
1998	48,655	117
1999	48,968	122
2000	49,623	122
2001	49,710	120
2002	50,259	124
2003	50,394	118
2004	50,928	114
2005	51,440	112
2006	51,906	117
2007	52,517	113
2008	52,152	111
2009	51,633	116
2010	51,886	114
2011	51,553	113
2012	52,294	115
2013	52,585	118
2014	52,991	114

Subject	Nebraska	% Growth Since Census	Morrill County	% Growth Since Census
2000 Census	722,668	-	2,460	-
2010 Census	796,793	10.3%	2,442	-0.7%
July 2011 Estimate	801,129	0.5%	2,431	-0.5%
July 2012 Estimate	804,659	1.0%	2,432	-0.4%
July 2013 Estimate	809,171	1.5%	2,425	-0.7%
July 2014 Estimate	814,970	2.3%	2,425	-0.7%
July 2015 Estimate	820,913	3.0%	2,424	-0.7%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Morrill County. As shown in Table II.62.11 on the following page, 18.2 percent of housing units, or 440, were vacant in 2015. Of the 1,981 housing units that were occupied in 2015, 69.2 percent, or 1,371, were owner-occupied and the remaining 30.8 percent were renter-occupied.

¹⁰⁶ Totals may not add due to rounding-off of county totals.

Table II.62.11				
Housing Units by Tenure				
Morrill 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	2,085	85.4%	1,981	81.8%
Owner-Occupied	1,485	71.2%	1,371	69.2%
Renter-Occupied	600	28.8%	610	30.8%
Vacant Housing Units	357	14.6%	440	18.2%
Total Housing Units	2,442	100.0%	2,421	100.0%

As shown in Table II.62.12, below, there were 2,092 single family dwellings in 2015, which accounted for 86.4 percent of all housing units. Apartment units accounted for 3.1 percent of housing units, with 74 units. Mobile homes also accounted for an additional 9.0 percent of housing with 217 units.

Table II.62.12				
Housing Units by Type				
Morrill County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁰⁷		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,103	85%	2,092	86.4%
Duplex	60	2%	20	.8%
Tri- or Four-Plex	28	1%	18	.7%
Apartment	40	2%	74	3.1%
Mobile Home	234	9%	217	9.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,465	100.0%	2,421	100.0%

Table II.62.13, below, shows the disposition of vacant housing units in Morrill County. The 2015 five-year ACS shows 3.4 percent of vacant units were for rent, 10.5 percent were for sale, and 1.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 171 “other vacant” units, or 47.9 percent; this compared to 70.0 percent “other vacant” units in 2015.

Table II.62.13				
Disposition of Vacant Housing Units				
Morrill County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	73	20.4%	15	3.4%
For Sale	31	8.7%	46	10.5%
Rented or Sold, Not Occupied	21	5.9%	6	1.4%
For Seasonal, Recreational, or Occasional Use	60	16.8%	65	14.8%
For Migrant Workers	1	0.3%	0	.0%
Other Vacant	171	47.9%	308	70.0%
Total	357	100.0%	440	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁰⁸ In most years for which data are presented, single-

¹⁰⁷ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. No building permits have been granted since the 2008 issuance of 4 permits for single-family units. Additional details of permit activity and per unit valuations are presented in Table II.62.14.

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	5	.	.	.	5	113.30	.	.	.
1981	4	.	.	.	4	122.80	.	.	.
1982	2	.	.	.	2	143.80	.	.	.
1983	1	.	.	.	1	155.90	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	1	.	.	.	1	134.20	.	.	.
1986	2	.	.	.	2	59.20	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	78.00	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	124.40	.	.	.
1993	1	2	.	18	21	76.00	73.90	.	49.00
1994	1	2	.	.	3	111.60	78.10	.	.
1995	1	.	.	.	1	94.80	.	.	.
1996	4	.	.	.	4	87.80	.	.	.
1997	3	6	.	.	9	83.50	100.60	.	.
1998	1	.	.	.	1	157.30	.	.	.
1999	2	.	.	.	2	121.30	.	.	.
2000	3	.	.	.	3	104.20	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	2	.	.	.	2	104.2	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	5	.	.	.	5	213.6	.	.	.
2008	4	.	.	.	4	16.5	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	10	10	.	.	.	85.0
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	6	6	.	.	.	73.6
2014	.	.	.	7	7	.	.	.	72.4
2015	.	.	.	.	.	.	.	.	.

¹⁰⁸ 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.

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 1,057 property transactions in Morrill County. Of these, 975 were for single-family homes during this 18-year period, as shown in Table II.62.15.

Table II.62.15						
Residential Property Transactions						
Morrill County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	61	6	1	0	1	69
2000	66	4	0	0	0	70
2001	50	7	0	0	7	64
2002	81	2	0	0	2	85
2003	70	6	0	0	1	77
2004	55	3	0	0	0	58
2005	75	2	0	0	1	78
2006	63	3	0	0	4	70
2007	67	1	0	0	1	69
2008	44	3	0	0	3	50
2009	45	0	0	0	0	45
2010	26	0	0	0	0	26
2011	15	0	0	0	17	32
2012	44	2	0	0	0	46
2013	39	2	0	0	0	41
2014	53	0	0	0	0	53
2015	52	1	1	0	0	54
2016	69	1	0	0	0	70
Total	975	43	2	0	37	1,057

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 530 single-family home property transactions for units built before 1930, 9.2 percent of units were of low quality and 30.9 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 20.0 percent of fair quality. Table II.62.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.62.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Morrill 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	49	4	0	2	1	0	0	0	0	56
Fair	164	68	6	23	1	18	2	0	1	283
Average	307	147	35	76	6	13	5	0	10	599
Good	3	3	5	9	4	0	3	0	2	29
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	7	0	0	0	0	0	0	0	0	7
Total	530	222	46	110	12	32	10	0	13	975

In regard to the current condition of residential dwellings, of the same 530 single-family homes built before 1930, 37.0 percent of the homes were worn out or badly worn, and 58.5 percent

were in average condition. Table II.62.17 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	28	3	0	1	0	0	0	0	0	32
Badly Worn	168	36	4	6	0	1	0	0	1	216
Average	310	179	38	96	10	29	8	0	10	680
Good	19	4	4	7	2	1	2	0	2	41
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	5	0	0	0	0	0	0	0	0	5
Total	530	222	46	110	12	32	10	0	13	975

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$79,535 to \$86,610, a total increase of 8.9 percent, as shown in Table II.62.18, 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 Morrill County ranged from \$41,501 for homes built before 1930 to \$163,400 for homes built from 2001 to 2010.¹⁰⁹ Homes built from 2001 through 2010 were also larger, averaging 1,803 square feet per unit. Table II.62.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	41,484
2000	41,562
2001	42,157
2002	41,695
2003	41,975
2004	46,102
2005	53,427
2006	43,331
2007	56,597
2008	73,025
2009	88,591
2010	79,535
2011	66,017
2012	61,234
2013	70,590
2014	63,059
2015	90,640
2016	86,610
Average	57,947

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹¹⁰ (\$)
Before 1930	41,501	1,143	36.3
1931-1960	55,570	1,133	49.0
1961-1970	80,714	1,282	63.0
1971-1980	81,663	1,353	60.4
1981-1990	86,419	1,616	53.5
1991-2000	91,963	1,641	56.1
2001-2010	163,400	1,803	90.6
2011-2016	.	.	.
Average	56,252	1,205	47

¹⁰⁹ 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.

¹¹⁰ 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.62.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Morrill County. The number of completed surveys increased from 8 in 2015 to 12 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 2.3 percentage points and was at 4.82 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	210	1.0	30.0
2003	5	61	11.5	59.6
2004	7	76	6.6	34.8
2005	6	37	10.8	48.3
2006	8	115	7.0	60.6
2007	9	127	1.6	36.8
2008	8	134	4.5	48.8
2009	7	68	13.2	70.8
2010	10	93	2.2	29.4
2011	11	106	3.8	14.2
2012	10	136	8.1	25.8
2013	12	111	10.8	37.5
2014	15	86	7.0	
2015	8	56	7.1	14
2016	12	83	4.8	17.8

Table II.62.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 5 single family units in Morrill County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Morrill County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 6 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 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 7.6 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	5	0	.0%	.0%
Apartments	6	0	.0%	7.2%
Mobile Homes	42	4	9.5%	4.9%
“Other” Units	0	0	.0%	.
Don't Know	30	0	.0%	14.3%
Total	83	4	4.82%	7.6%

Table II.62.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 3 units. The most common apartment units were two bedroom units, with 6 units. Details for additional unit types are reported on the following page.

Table II.62.22 Rental Units by Number of Bedrooms Morrill 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	1	0	0	0	.	1
Two	3	6	30	0	.	39
Three	0	0	4	0	.	4
Four	0	0	0	0	.	0
Don’t Know	1	0	8	0	30	39
Total	5	6	42	0	30	83

Table II.62.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.62.23 Single Family Units by Number of Bedrooms Morrill County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	3	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	1	0	.0%
Total	5	0	.0%

Table II.62.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 0.0 percent.

Table II.62.24 Apartment Units by Number of Bedrooms Morrill County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	6	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	6	0	.0%

Average market-rate rents by unit type are shown in Table II.62.25, 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.62.25 Average Market Rate Rents by Number of Bedrooms Morrill County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$400	\$	\$	\$	\$400
Two	\$433	\$	\$	\$	\$433
Three	\$	\$	\$	\$	\$
Four	\$800	\$	\$	\$	\$800
Don't know	\$	\$555	\$400	\$	
Total	\$500	\$555	\$400	\$400	\$508

Table II.62.26, below, shows vacancy rates for single family units by average rental rates for Morrill 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.62.26 Single Family Market Rate Rents by Vacancy Status Morrill County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	0%
\$500 to \$750	1	0	0%
\$750 to \$1,000	1	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	5	0	0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.62.27 below, 3 respondents, or 37.5 percent, included some sort of utility in the rent.

Table II.62.27 Are there any utilities included with the rent? Morrill County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	5
% Offering Utilities	37.5%

The type of utility included in the rent is shown in Table II.62.28, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 3 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.62.28 Which utilities are included with the rent? Morrill County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	3
Trash Collection	2

Table II.62.29, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 21 number of persons on the wait list.

Table II.62.29 Do you keep a waiting list? Morrill County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	6
Waitlist Size	21

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.62.30 below, most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.62.30 How would you rate the need for renovation of existing units in the city? Morrill County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	
Moderate Need	3	3	3	
High Need	1	1	1	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.62.31 below, most respondents indicated there was either no need or high need for the construction of new single-family units and no need or high need for the construction of new apartment units.

Table II.62.31				
How would you rate the need for construction of new units in the city?				
Morrill County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	1	1	1	

