

**VOLUME II:
NUCKOLLS COUNTY**

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Nuckolls County

DEMOGRAPHICS

Population Estimates

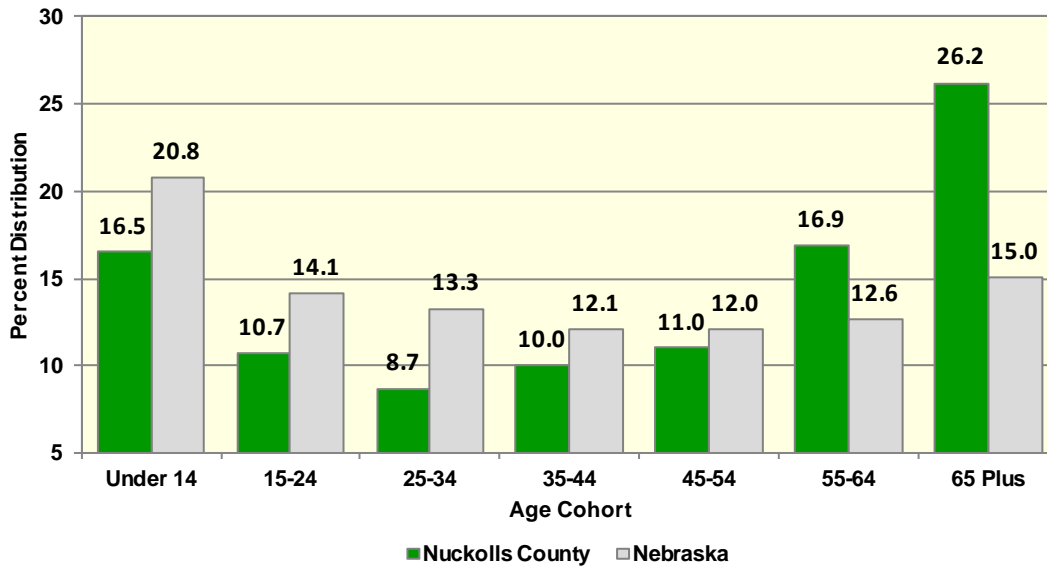
The Census Bureau's current census estimates indicate that Nuckolls County's population decreased from 4,500 in 2010 to 4,265 in 2016, or by 5.2 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 6.8 percent, and the number of people from 55 to 64 years of age increased by 12.1 percent. The white population decreased by 5.7 percent, while the black population decreased by 16.7 percent. The Hispanic population increased from 97 to 129 people between 2010 and 2016 or by 33 percent. These data are presented in Table II.65.1.

Table II.65.1						
Profile of Population Characteristics						
Nuckolls County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Nuckolls County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	4,500	4,265	-5.2%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	775	704	-9.2%	383,542	396,601	3.4%
15 to 24 years	378	456	20.6%	258,206	269,442	4.4%
25 to 34 years	397	370	-6.8%	245,176	252,946	3.2%
35 to 44 years	433	427	-1.4%	220,838	230,528	4.4%
45 to 54 years	700	469	-33%	258,726	229,683	-11.2%
55 to 64 years	643	721	12.1%	213,176	241,172	13.1%
65 and Over	1,174	1,118	-4.8%	246,677	286,744	16.2%
Race						
White	4,427	4,175	-5.7%	1,649,264	1,694,976	2.8%
Black	6	5	-16.7%	85,971	94,620	10.1%
American Indian and Alaskan Native	10	17	70%	23,418	27,318	16.7%
Asian	9	21	133.3%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	48	47	-2.1%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	97	129	33%	167,405	203,320	21.5%

Table II.65.2, presents the population of Nuckolls County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 2,227 males, who accounted for 49.5 percent of the population, and the remaining 50.5 percent, or 2,273 persons, were female. In 2016, the number of males was 2,123 persons, and accounted for 49.8 percent of the population, with the remaining 50.2 percent, or 2,142 persons being female.

Table II.65.2 Population by Age and Gender Nuckolls County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	399	376	775	350	354	704	-9.2%
15 to 24 years	207	171	378	241	215	456	20.6%
25 to 34 years	198	199	397	190	180	370	-6.8%
35 to 44 years	232	201	433	225	202	427	-1.4%
45 to 54 years	352	348	700	239	230	469	-33%
55 to 64 years	314	329	643	356	365	721	12.1%
65 and Over	525	649	1,174	522	596	1,118	-5.2%
Total	2,227	2,273	4,500	2,123	2,142	4,265	-5.2%
% of Total	49.5%	50.5%	.	49.8%	50.2%	.	

Diagram II.65.1
Age Distribution
Nuckolls County
Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

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.65.3, from April 2000 to July 2009, Nuckolls County natural decrease was estimated to be 209 people. Nuckolls County has been experiencing net out-migration, with 514 persons leaving the county in the last nine years.⁶⁷ The 2016 population estimates showed a natural decrease of 98 persons. Between 2010 and 2016, Nuckolls County’s population decreased to 4,265 persons.

Table II.65.3	
Population Change	
Nuckolls County	
1980–2010 Census and Intercensal Data	
1980 Population	6,726
Natural Increase 80–90	37
Net Migration 80–90	-977
1990 Population	5,786
Natural Increase 90–00	-291
Net Migration 90–00	-438
2000 Population	5,057
Natural Increase 00–09	-209
Net Migration 00–09	-514
2009 Population Estimate	4,334
2010 Population	4,500
Natural Increase 10–16	-98
Net Migration 10–16	-137
2016 Population Estimate	4,265

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 Nuckolls County decreased from 18 persons in 2015 to 15 persons in 2016, with an additional net movement of -5 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.65.4.

Table II.65.4			
Driver's Licenses Exchanged and Surrendered			
Nuckolls County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	75	71	4
Calendar 2002	76	61	15
Calendar 2003	63	48	15
Calendar 2004	55	62	-7
Calendar 2005	57	51	6
Calendar 2006	67	53	14
Calendar 2007	55	54	1
Calendar 2008	74	32	42
Calendar 2009	69	34	35
Calendar 2010	115	69	46
Calendar 2011	56	39	17
Calendar 2012	68	51	17
Calendar 2013	64	46	18
Calendar 2014	58	51	7
Calendar 2015	59	41	18
Calendar 2016	63	48	15
First Half of 2017	21	26	-5

⁶⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Nuckolls County increased by 4.1 percent from 762 in 2016 to 793 in 2017, as shown in Table II.65.5. The number of school-age children 5 to 11 years of age increased from 351 in 2016 to 367 in 2017.

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Characteristics

Table II.65.6, shows population by age for the 2000 and 2010 Census. The population changed by -11 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -4.7 percent to a total of 1,174 persons in 2010. Those aged 25 to 34 changed by -4.3 percent, and those aged under 5 changed by -6.4 percent.

Table II.65.5 School-Age Children Nuckolls County Academic Years 1992–2017 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	620	164	418	1,202
1993	628	187	411	1,226
1994	573	195	413	1,181
1995	562	212	451	1,225
1996	583	165	467	1,215
1997	505	201	447	1,153
1998	488	191	459	1,138
1999	463	167	474	1,104
2000	451	157	463	1,071
2001	419	160	457	1,036
2002	388	155	432	975
2003	592	207	552	1,351
2004	572	176	554	1,302
2005	374	119	359	852
2006	387	116	357	860
2007	390	108	337	835
2008	386	90	311	787
2009	379	93	294	766
2010	410	101	290	801
2011	419	121	287	827
2012	391	118	273	782
2013	409	108	264	781
2014	401	119	283	803
2015	372	122	273	767
2016	351	127	284	762
2017	367	126	300	793



Table II.65.6					
Population by Age					
Nuckolls County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	250	4.9%	234	5.2%	-6.4%
5 to 19	1,049	20.7%	777	17.3%	-25.9%
20 to 24	159	3.1%	142	3.2%	-10.7%
25 to 34	415	8.2%	397	8.8%	-4.3%
35 to 54	1,375	27.2%	1,133	25.2%	-17.6%
55 to 64	577	11.4%	643	14.3%	11.4%
65 or Older	1,232	24.4%	1,174	26.1%	-4.7%
Total	5,057	100.0%	4,500	100.0%	-11%

The elderly population is further explored in Table II.65.7. Those aged 65 to 66 changed by 36.8 percent between 2000 and 2010, resulting in a population of 130 persons. Those aged 85 or older changed by 13.7 percent during the same time period, and resulted in 207 persons over age 85 in 2010.

Table II.65.7					
Elderly Population by Age					
Nuckolls County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	95	7.7%	130	11.1%	36.8%
67 to 69	191	15.5%	147	12.5%	-23%
70 to 74	297	24.1%	266	22.7%	-10.4%
75 to 79	257	20.9%	211	18%	-17.9%
80 to 84	210	17%	213	18.1%	1.4%
85 or Older	182	14.8%	207	17.6%	13.7%
Total	1,232	100.0%	1,174	100.0%	-4.7%

Population by race and ethnicity is shown in Table II.65.8, with the white population representing 97.4 percent in 2010. The black population changed by 500 percent, representing 0.1 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 90.2 percent between 2000 and 2010, compared to the -12 percent growth rate for non-Hispanics.

Table II.65.8					
Population by Race and Ethnicity					
Nuckolls County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	5,002	98.9%	4,383	97.4%	-12.4%
Black	1	0%	6	0.1%	500%
American Indian	3	0.1%	10	0.2%	233.3%
Asian	8	0.2%	9	0.2%	12.5%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	27	0.5%	31	0.7%	14.8%
Two or More Races	16	0.3%	61	1.4%	281.2%
Total	5,057	100.0%	4,500	100.0%	-11%
Hispanic	51	1%	97	2.2%	90.2%
Non-Hispanic	5,006	99%	4,403	97.8%	-12%

Population by race and ethnicity through 2016 is shown in Table II.65.9. The white population represented 97.7 percent of the population in 2016, compared with the black population accounting for 0.1 percent of the population. Hispanic population represented 2.7 percent of the population in 2016.

Table II.65.9				
Population by Race and Ethnicity				
Nuckolls County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,383	97.4%	4,254	97.7%
Black	6	0.1%	4	0.1%
American Indian	10	0.2%	8	0.2%
Asian	9	0.2%	27	0.6%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	31	0.7%	12	0.3%
Two or More Races	61	1.4%	47	1.1%
Total	4,500	100.0%	4,352	100.0%
Non-Hispanic	4,403	97.8%	4,235	97.3%
Hispanic	97	2.2%	117	2.7%

The population by race is broken down further by ethnicity in Table II.65.10. While the white non-Hispanic population changed by -13 percent between 2000 and 2010, the white Hispanic population changed by 117.4 percent. The black non-Hispanic population changed by 500 percent.

Table II.65.10					
Population by Race and Ethnicity					
Nuckolls County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	4,979	99.5%	4,333	98.4%	-13%
Black	1	0%	6	0.1%	500%
American Indian	3	0.1%	8	0.2%	166.7%
Asian	8	0.2%	9	0.2%	12.5%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	0	0%	%
Two or More Races	15	0.3%	47	1.1%	213.3%
Total Non-Hispanic	5,006	100.0%	4,403	100.0%	-12%
Hispanic					
White	23	45.1%	50	51.5%	117.4%
Black	0	0%	0	0%	%
American Indian	0	0%	2	2.1%	%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	27	52.9%	31	32%	14.8%
Two or More Races	1	2%	14	14.4%	1,300%
Total Hispanic	51	100.0%	97	100.0%	90.2%
Total Population	5,057	100.0%	4,500	100.0%	-11%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.65.11. During this time, the total non-Hispanic population was 4,235 persons in 2016. The Hispanic population was 117.

Table II.65.11				
Population by Race and Ethnicity				
Nuckolls County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	4,333	98.4%	4,157	98.2%
Black	6	0.1%	4	0.1%
American Indian	8	0.2%	0	0%
Asian	9	0.2%	27	0.6%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	47	1.1%	47	1.1%
Total Non-Hispanic	4,403	100.0%	4,235	100.0%
Hispanic				
White	50	51.5%	97	82.9%
Black	0	0%	0	0%
American Indian	2	2.1%	8	6.8%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	31	32%	12	10.3%
Two or More Races	14	14.4%	0	0%
Total Hispanic	97	100.0	117	100.0%
Total Population	4,500	100.0%	4,352	100.0%

Households by type and tenure are shown in Table II.65.12. Family households represented 61.6 percent of households, while non-family households accounted for 38.4 percent. These changed from 61.7 and 38.3 percent, respectively.

Table II.65.12				
Household Type by Tenure				
Nuckolls County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,283	61.7%	1,258	61.6%
Married-Couple Family	1,116	87%	1,086	86.3%
Owner-Occupied	982	88%	948	87.3%
Renter-Occupied	134	12%	138	12.7%
Other Family	167	13%	172	13.3%
Male Householder, No Spouse Present	52	31.1%	73	30.2%
Owner-Occupied	36	69.2%	36	49.3%
Renter-Occupied	16	30.8%	37	50.7%
Female Householder, No Spouse Present	115	68.9%	99	66.9%
Owner-Occupied	59	51.3%	55	55.6%
Renter-Occupied	56	48.7%	44	44.4%
Non-Family Households	796	38.3%	784	38.4%
Owner-Occupied	525	66%	461	58.8%
Renter-Occupied	271	34%	323	41.2%
Total	2,079	100.0%	2,042	100.0%



The group quarters population was 59 in 2010, compared to 44 in 2000.

Table II.65.13 Group Quarters Population Nuckolls County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	43	97.7%	59	100%	37.2%
Other Institutions	1	2.3%	0	0%	-100%
Total	44	100.0%	59	100.0%	34.1%
Non-Institutionalized					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Non-Institutionalized	0	%	0	%	%
Total	0	100.0%	0	100.0%	%
Group Quarters Population	44	100.0%	59	100.0%	34.1%

The number of foreign born persons are shown in Table II.65.14. An estimated 0.4 percent of the population was born in El Salvador with 0.4 percent born in Mexico and another 0.4 percent were born in Philippines.

Table II.65.14 Place of Birth for the Foreign-Born Population Nuckolls County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	El Salvador	17	0.4%
#2 country of origin	Mexico	17	0.4%
#3 country of origin	Philippines	17	0.4%
#4 country of origin	India	6	0.1%
#5 country of origin	Other Eastern Africa	4	0.1%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.65.15. An estimated 0.7 percent of the population speaks Spanish at home.

Table II.65.15 Limited English Proficiency and Language Spoken at Home Nuckolls County 2016 Five-Year ACS			
Number	County	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	28	0.7%
#2 LEP Language	Tagalog	2	0%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.65.16. Some 19.8 percent of the population was disabled in 2000, or a total of 940 persons. The disability rate was highest for those over 65, with 36.8 percent disabled.

Table II.65.16 Disability by Age Nuckolls County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	50	6.5%
16 to 64	449	16.1%
65 and older	441	36.8%
Total	940	19.8%

Table II.65.17 shows disability by type in 2000. There were 450 physical disabilities in 2000, some 299 employment disabilities, and 294 go-outside-home disabilities.

Table II.65.17 Total Disabilities Tallied: Aged 5 and Older Nuckolls County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	197
Physical disability	450
Mental disability	221
Self-care disability	132
Employment disability	299
Go-outside-home disability	294
Total	1,593



Disability by age, as estimated by the 2016 ACS, is shown in Table II.65.18. The disability rate for females was 15.7 percent, compared to 20.1 percent for males. The disability rate changed precipitously higher with age, with 51.2 percent of those over 75 experiencing a disability.

Table II.65.18						
Disability by Age						
Nuckolls County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	19	5.6%	15	4.6%	34	5.1%
18 to 34	11	3.2%	5	1.5%	16	2.4%
35 to 64	139	16.8%	118	14.5%	257	15.7%
65 to 74	95	38.8%	83	28%	178	32.9%
75 or Older	161	62.2%	117	41.2%	278	51.2%
Total	425	20.1%	338	15.7%	763	17.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.65.19. Some 9.5 percent have an ambulatory disability, 6.7 have an independent living disability, and 2.2 percent have a self-care disability.

Table II.65.19		
Total Disabilities Tallied: Aged 5 and Older		
Nuckolls County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	336	7.9%
Vision disability	138	3.2%
Cognitive disability	202	5%
Ambulatory disability	384	9.5%
Self-Care disability	91	2.2%
Independent living disability	227	6.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.65.20 and Table II.65.21. In 2016, some 2,236 persons were employed and 66 were unemployed. This totaled a labor force of 2,302 persons. The unemployment rate for Nuckolls County was estimated to be 2.9 in 2016.

Table II.65.20	
Employment, Labor Force and Unemployment	
Nuckolls County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	2,236
Unemployed	66
Labor Force	2,302
Unemployment Rate	2.9%



In 2016, 93.5 percent of households in Nuckolls County had a high school education or greater.

Table II.65.21	
High School or Greater Education	
Nuckolls County	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,909
Total Households	2,042
Percent High School or Above	93.5%

As seen in Table II.65.22, 42.4 percent of the population had a high school diploma or equivalent, another 34.1 percent have some college, 10.9 percent have a Bachelor's Degree, and 5 percent of the population had a graduate or professional degree.

Table II.65.22		
Educational Attainment		
Nuckolls County		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	266	7.7%
High School or Equivalent	1,473	42.4%
Some College or Associates Degree	1,183	34.1%
Bachelor's Degree	377	10.9%
Graduate or Professional Degree	173	5%
Total Population Above 18 years	3,472	100.0%

ECONOMICS

Labor Force

Table II.65.23, shows the labor force statistics for Nuckolls County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.2. The highest level of unemployment occurred during 2009 rising to a rate of 4.5. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Nuckolls County increased from 2.6 percent in 2015 to 3.1 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.65.23 Labor Force Statistics Nuckolls County 1990 - 2016 BLS Data					
Year	Nuckolls County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	30	2,546	2,576	1.2%	2.3%
1991	39	2,502	2,541	1.5%	2.7%
1992	44	2,438	2,482	1.8%	2.9%
1993	52	2,428	2,480	2.1%	2.8%
1994	53	2,469	2,522	2.1%	2.6%
1995	65	2,404	2,469	2.6%	2.6%
1996	58	2,337	2,395	2.4%	2.7%
1997	43	2,307	2,350	1.8%	2.5%
1998	50	2,241	2,291	2.2%	2.6%
1999	49	2,255	2,304	2.1%	2.8%
2000	68	2,511	2,579	2.6%	2.8%
2001	72	2,413	2,485	2.9%	3.1%
2002	74	2,403	2,477	3%	3.6%
2003	77	2,435	2,512	3.1%	3.9%
2004	78	2,364	2,442	3.2%	3.9%
2005	80	2,336	2,416	3.3%	3.8%
2006	64	2,274	2,338	2.7%	3.1%
2007	59	2,181	2,240	2.6%	3%
2008	66	2,188	2,254	2.9%	3.3%
2009	105	2,208	2,313	4.5%	4.6%
2010	100	2,341	2,441	4.1%	4.6%
2011	90	2,406	2,496	3.6%	4.4%
2012	86	2,391	2,477	3.5%	4%
2013	80	2,378	2,458	3.3%	3.8%
2014	68	2,335	2,403	2.8%	3.3%
2015	62	2,321	2,383	2.6%	3%
2016	73	2,301	2,374	3.1%	3.2%

Diagram II.65.2, shows the employment and labor force for Nuckolls County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 2,301 persons, with the labor force reaching 2,374, indicating there were a total of 73 unemployed persons.

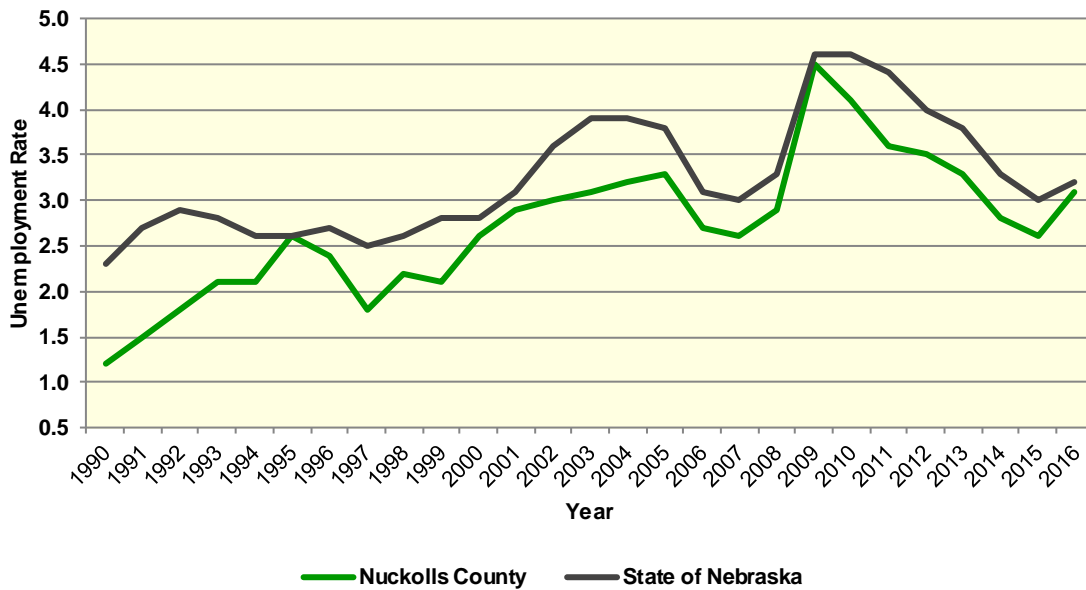
Diagram II.65.2
Employment and Labor Force
 Nuckolls County
 1990 – 2016 BLS Data



Unemployment

Diagram II.65.3, shows the unemployment rate for both the State and Nuckolls County. During the 1990’s the average rate for Nuckolls County was 2, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.3. Over the course of the entire period Nuckolls County had an average unemployment rate lower than the state, 2.7 percent for Nuckolls County, versus 3.3 statewide.

Diagram II.65.3
Annual Unemployment Rate
 Nuckolls County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.65.24, shows total real earnings by industry for Nuckolls County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 22,852,000 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 7.3 percent to 212,000 dollars.

Table II.65.24
Real Earnings by Industry
 Nuckolls County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	21,484	20,465	69,497	46,780	56,547	29,261	26,696	22,852	-14.4
Forestry, fishing, related activities, and other	0	0	1,554	1,287	1,414	0	0	0	0
Mining	0	0	0	62	70	70	0	69	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	3,252	0	2,996	3,654	0	3,893	3,446	3,664	6.3
Manufacturing	782	462	918	641	0	0	0	0	0
Wholesale trade	6,118	4,532	5,137	7,090	6,875	6,941	6,988	7,169	2.6
Retail trade	7,587	6,765	6,551	5,688	5,719	5,724	6,249	6,358	1.7
Transportation and warehousing	3,224	3,731	6,402	7,547	5,750	8,315	8,485	7,506	-11.5
Information	1,017	735	655	631	0	0	0	0	0
Finance and insurance	0	4,812	4,453	4,884	4,412	4,500	4,620	4,757	3
Real estate and rental and leasing	0	0	0	106	256	270	270	235	-12.8
Professional and technical services	2,486	1,562	1,636	1,728	1,946	1,844	1,985	2,066	4.1
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	962	1,023	956	1,107	1,297	1,286	994	-22.7
Educational services	241	334	311	189	183	187	186	194	4.1
Health care and social assistance	12,338	15,542	15,875	15,573	15,624	20,087	15,819	15,957	0.9
Arts, entertainment, and recreation	180	167	182	174	205	222	198	212	7.3
Accommodation and food services	1,167	1,571	1,668	1,500	1,270	1,249	1,325	1,348	1.7
Other services, except public administration	5,081	5,367	5,420	5,701	0	0	0	0	0
Government and government enterprises	16,080	18,705	18,713	18,296	17,241	17,273	17,948	17,882	-0.4
Total	87,557	90,633	143,053	122,507	128,840	109,570	104,132	100,000	-4



Table II.65.25, shows the total employment by industry for Nuckolls County. The most recent estimates show the farm industry was the largest employer in Nuckolls County, with employment reaching 457 jobs in 2016. Between 2015 and 2016 the transportation and warehousing industry saw the largest percentage increase, rising by 8.1 percent.

Table II.65.25
Employment by Industry
Nuckolls County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	587	446	457	450	451	447	470	457	-2.8
Forestry, fishing, related activities, and other	0	0	60	52	59	0	0	0	0
Mining	0	0	0	12	17	12	13	13	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	116	0	109	105	0	108	121	129	6.6
Manufacturing	17	21	26	26	0	0	0	0	0
Wholesale trade	127	88	103	135	128	135	137	140	2.2
Retail trade	366	296	304	275	275	283	283	282	-0.4
Transportation and warehousing	94	88	83	68	75	78	74	80	8.1
Information	55	45	42	37	0	0	0	0	0
Finance and insurance	0	107	120	109	115	119	116	120	3.4
Real estate and rental and leasing	0	27	21	25	27	26	25	26	4
Professional and technical services	76	53	63	61	67	70	69	67	-2.9
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	46	47	44	50	50	55	48	-12.7
Educational services	15	16	17	13	14	15	15	15	0
Health care and social assistance	408	382	387	374	405	379	385	389	1
Arts, entertainment, and recreation	21	23	23	28	25	26	25	24	-4
Accommodation and food services	121	128	139	132	123	123	120	117	-2.5
Other services, except public administration	190	174	180	184	0	0	0	0	0
Government and government enterprises	445	417	411	406	396	396	399	400	0.3
Total	2,892	2,526	2,601	2,537	2,553	2,556	2,585	2,579	-0.2

Table II.65.26, shows the real average earnings per job by industry for Nuckolls County. These figures are calculated by dividing the Total Real Earning displayed in Table II.65.24 and Table II.65.25, by Industry. In 2016, the transportation and warehousing industry had the highest average earnings reaching 93,825 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 11.8 percent to 8,833 dollars.

Table II.65.26
Real Earnings Per Job by Industry
Nuckolls County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	36,599	45,885	152,073	103,956	125,382	65,460	56,800	50,004	-12
Forestry, fishing, related activities, and other	0	0	25,908	24,749	23,958	0	0	0	0
Mining	0	0	0	5,208	4,108	5,803	0	5,308	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	28,036	0	27,483	34,803	0	36,051	28,478	28,403	-0.3
Manufacturing	46,026	22,019	35,308	24,647	0	0	0	0	0
Wholesale trade	48,177	51,495	49,874	52,521	53,709	51,416	51,006	51,207	0.4
Retail trade	20,731	22,856	21,550	20,683	20,795	20,224	22,082	22,546	2.1
Transportation and warehousing	34,300	42,399	77,137	110,983	76,667	106,608	114,666	93,825	-18.2
Information	18,484	16,343	15,590	17,062	0	0	0	0	0
Finance and insurance	0	44,975	37,109	44,807	38,361	37,813	39,828	39,642	-0.5
Real estate and rental and leasing	0	0	0	4,237	9,498	10,398	10,780	9,038	-16.2
Professional and technical services	32,707	29,477	25,976	28,321	29,048	26,348	28,765	30,836	7.2
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	20,918	21,759	21,738	22,141	25,950	23,377	20,708	-11.4
Educational services	16,057	20,849	18,275	14,503	13,105	12,494	12,428	12,933	4.1
Health care and social assistance	30,240	40,686	41,020	41,638	38,578	53,000	41,087	41,021	-0.2
Arts, entertainment, and recreation	8,554	7,276	7,926	6,204	8,214	8,547	7,903	8,833	11.8
Accommodation and food services	9,645	12,274	11,998	11,362	10,323	10,157	11,044	11,521	4.3
Other services, except public administration	26,740	30,846	30,109	30,982	0	0	0	0	0
Government and government enterprises	36,134	44,857	45,531	45,063	43,537	43,618	44,983	44,705	-0.6
Total	30,276	35,880	54,999	48,288	50,466	42,868	40,283	38,775	-3.7

Table II.65.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$184,938,000 a -2 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 2,526 and 2,579 in 2016.

Table II.65.27
Total Employment and Real Personal Income
 Nuckolls County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	91,189	4,166	-762	21,045	13,249	120,556	15,994	3,110	29,320
1970	86,786	4,315	-974	22,397	14,491	118,386	16,057	3,139	27,647
1971	96,862	4,707	-1,010	22,723	15,037	128,906	17,668	3,231	29,977
1972	101,267	5,020	-942	24,587	15,493	135,386	18,858	3,323	30,473
1973	129,556	6,242	-821	27,440	16,830	166,763	22,780	3,488	37,143
1974	106,650	6,545	-462	28,447	17,473	145,563	19,930	3,472	30,718
1975	112,601	6,301	284	28,579	19,303	154,467	21,727	3,380	33,316
1976	102,627	6,689	936	28,326	19,768	144,968	20,266	3,418	30,027
1977	78,252	6,502	2,417	29,810	19,892	123,869	17,428	3,349	23,365
1978	107,783	6,746	2,087	30,842	20,806	154,772	22,193	3,299	32,670
1979	91,957	7,074	1,911	33,488	20,205	140,487	20,446	3,302	27,848
1980	63,852	7,094	1,798	36,102	20,698	115,357	17,185	3,413	18,709
1981	83,721	7,497	1,213	39,079	22,193	138,709	20,875	3,354	24,961
1982	90,424	7,357	874	47,020	23,830	154,790	23,283	3,347	27,016
1983	79,692	7,395	955	50,899	25,764	149,915	22,580	3,423	23,281
1984	89,825	7,934	1,099	56,351	26,102	165,443	24,981	3,400	26,420
1985	88,139	7,905	1,318	53,717	25,946	161,215	24,761	3,357	26,256
1986	98,403	8,092	1,458	52,935	26,372	171,076	26,903	3,320	29,639
1987	91,562	7,400	2,887	46,062	26,013	159,123	25,500	3,298	27,763
1988	100,401	7,904	3,333	41,899	24,817	162,546	26,796	3,117	32,211
1989	93,228	8,152	3,891	43,501	25,981	158,449	26,706	3,124	29,843
1990	96,315	8,101	4,020	40,930	27,817	160,981	27,939	3,144	30,634
1991	83,327	8,325	4,495	39,792	28,125	147,414	25,794	3,140	26,537
1992	102,525	8,857	5,038	41,083	29,345	169,135	30,063	3,140	32,652
1993	86,809	8,453	5,911	41,291	30,589	156,147	27,908	3,186	27,247
1994	87,499	8,530	6,990	38,996	30,819	155,773	28,234	3,226	27,123
1995	74,149	8,238	7,716	40,852	32,533	147,011	26,911	3,079	24,082
1996	101,847	8,027	8,637	41,360	32,900	176,718	32,823	3,065	33,229
1997	76,767	8,080	9,433	42,033	34,344	154,497	29,057	3,066	25,039
1998	86,980	8,235	10,654	45,309	36,628	171,337	32,949	3,290	26,437
1999	86,179	8,260	11,495	43,293	37,206	169,914	33,069	3,257	26,460
2000	71,188	8,111	12,961	41,342	36,990	154,370	30,678	3,250	21,904
2001	87,557	7,980	12,882	42,128	40,458	175,045	35,384	2,892	30,275
2002	67,742	8,278	12,664	38,041	41,533	151,702	31,317	2,802	24,176
2003	101,215	8,349	12,277	35,981	38,909	180,033	36,945	2,762	36,645
2004	99,323	8,099	11,374	32,605	39,855	175,058	35,931	2,664	37,284
2005	92,535	8,249	10,939	28,031	40,613	163,868	34,168	2,623	35,279
2006	75,375	8,612	10,644	27,556	42,036	146,999	31,217	2,582	29,193
2007	93,237	8,555	10,213	31,343	41,815	168,052	36,202	2,530	36,853
2008	108,125	8,755	10,263	35,914	42,692	188,238	41,181	2,499	43,267
2009	94,606	8,974	9,259	32,041	46,902	173,834	38,673	2,505	37,767
2010	90,633	8,942	9,123	30,705	48,009	169,528	37,623	2,526	35,880
2011	143,053	8,206	9,725	32,864	45,333	222,769	50,094	2,601	54,999
2012	122,507	8,186	10,894	33,091	47,116	205,422	46,402	2,537	48,288
2013	128,840	8,940	10,747	33,557	44,972	209,176	47,702	2,553	50,466
2014	109,570	9,568	10,138	35,604	45,853	191,597	43,985	2,556	42,867
2015	104,132	9,138	10,444	36,284	47,029	188,751	43,622	2,585	40,283
2016	100,000	9,335	10,130	36,395	47,748	184,938	43,362	2,579	38,775



Diagram II.65.4, shows real average earnings per job for Nuckolls County from 1990 to 2016. Over this period the average earning per job for Nuckolls County was 34,209 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.65.4
Real Average Earnings Per Job
 Nuckolls County
 BEA Data 1990 - 2016

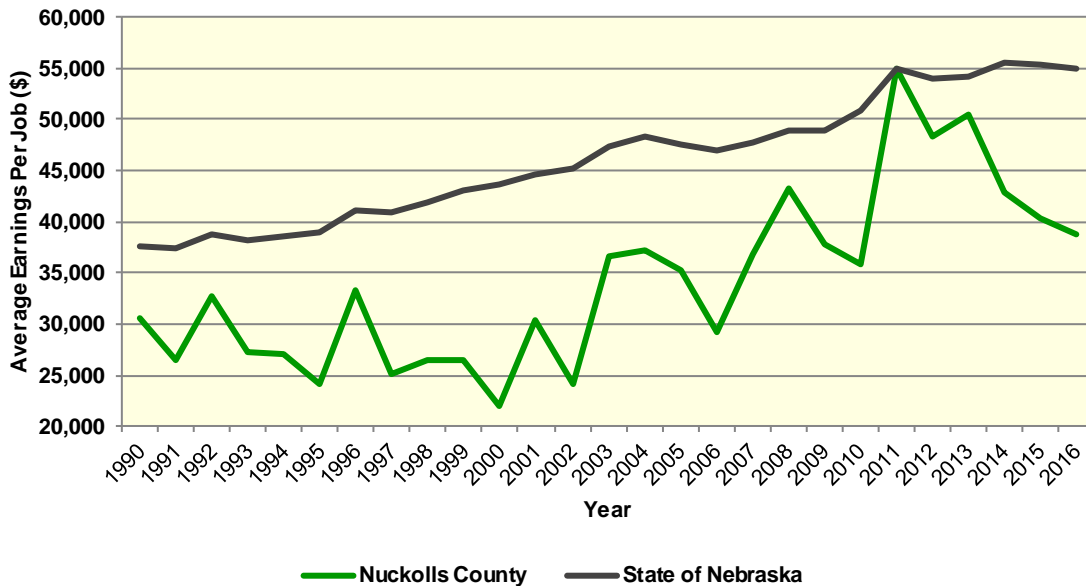
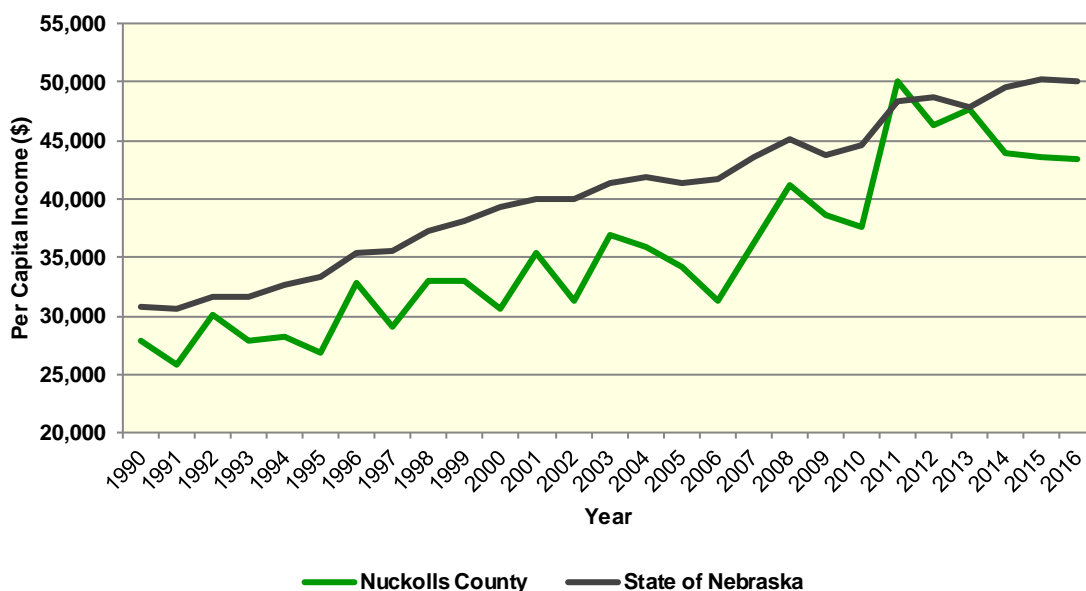


Diagram II.65.5, shows real per capita income in Nuckolls County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Nuckolls County was 35,527 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.65.5
Real Per Capita Income
 Nuckolls County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.65.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 1,440 persons in 2015 to 1,438 in 2016, a change of (ND) percent.

Table II.65.28
Total Monthly Employment
 Nuckolls County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,444	1,445	1,383	1,420	1,386	1,413	1,409	1,417	1,412	1,416	1,424
Feb	1,460	1,410	1,386	1,407	1,367	1,429	1,401	1,417	1,397	1,405	1,424
Mar	1,480	1,428	1,396	1,417	1,403	1,448	1,431	1,416	1,405	1,417	1,427
Apr	1,461	1,418	1,413	1,429	1,434	1,487	1,440	1,440	1,441	1,436	1,446
May	1,500	1,445	1,477	1,459	1,449	1,493	1,478	1,457	1,451	1,472	1,469
Jun	1,578	1,470	1,493	1,498	1,480	1,530	1,524	1,456	1,480	1,494	1,457
Jul	1,486	1,404	1,426	1,429	1,418	1,449	1,446	1,424	1,412	1,466	1,458
Aug	1,464	1,376	1,413	1,389	1,389	1,417	1,434	1,419	1,416	1,443	1,425
Sep	1,467	1,406	1,388	1,376	1,430	1,437	1,459	1,424	1,434	1,471	1,428
Oct	1,458	1,393	1,414	1,427	1,453	1,464	1,460	1,447	1,438	1,431	1,421
Nov	1,450	1,401	1,413	1,427	1,456	1,451	1,479	1,446	1,428	1,416	1,441
Dec	1,463	1,415	1,431	1,418	1,463	1,444	1,467	1,430	1,414	1,417	1,441
Annual	1,476	1,418	1,419	1,425	1,427	1,455	1,452	1,433	1,427	1,440	1,438
% Change	-2%	-4%	(ND)%	(ND)%	(ND)%	2%	(ND)%	-1%	(ND)%	1%	(ND)%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$561 in 2015. In 2016, average weekly wages saw a increase of 3 percent over the prior year, rising to 578 dollars, or by 17 dollars. These data are shown in Table II.65.29.

Table II.65.29						
Average Weekly Wages						
Nuckolls County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	324	341	338	374	344	
2002	351	363	363	372	362	5%
2003	361	367	369	382	370	2%
2004	379	374	374	391	380	3%
2005	383	386	391	412	393	3%
2006	411	405	411	429	414	5%
2007	401	424	445	483	438	6%
2008	446	462	453	504	466	6%
2009	455	488	477	510	483	4%
2010	466	475	476	524	486	1%
2011	478	484	495	541	500	3%
2012	507	500	504	582	523	5%
2013	500	525	539	565	533	2%
2014	530	513	755	575	593	11%
2015	552	539	560	595	561	-5%
2016(p)	564	561	590	599	578	3%

Total business establishments reported by the QCEW are displayed in Table II.65.28. Between 2015 and 2016, the total number of business establishments in Nuckolls County decreased from 210 to 206 establishments.

Table II.65.30						
Number of Business Establishments						
Nuckolls County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	201	201	200	200	201	
2002	204	205	201	195	201	(ND)%
2003	193	194	193	191	193	-4%
2004	191	188	192	193	191	-1%
2005	194	192	191	192	192	1%
2006	193	194	193	188	192	(ND)%
2007	188	187	188	183	187	-3%
2008	181	185	185	183	184	-2%
2009	180	185	184	185	184	(ND)%
2010	186	187	189	189	188	2%
2011	188	191	185	186	188	(ND)%
2012	202	204	202	205	203	8%
2013	207	215	209	210	210	3%
2014	212	218	208	209	212	1%
2015	214	217	204	203	210	-1%
2016	202	206	207	209	206	-2%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 15.7 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 14.9 percent over the period. On the other hand, by 2016 there were 209 returns for AGIs of \$100,000 or more. Table II.65.31 presents AGI distribution for the years 1991 through 2016.

Table II.65.31 Income Tax Returns by Adjusted Gross Income Nuckolls County 1991–2016 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	\$100,001–\$250,000	More than \$250,000	Total ⁶⁸
1991	941	288	528	385	245	78	12	17	0	2,527
1992	923	255	528	354	265	89	0	18	0	2,473
1993	889	253	531	346	283	117	13	18	0	2,473
1994	927	246	487	326	282	119	21	18	0	2,449
1995	808	258	490	350	249	147	0	30	0	2,367
1996	802	218	500	331	264	176	21	29	0	2,366
1997	808	217	453	323	302	173	40	41	0	2,374
1998	784	177	463	303	332	205	46	39	0	2,365
1999	753	178	427	307	344	232	52	36	0	2,346
2000	743	187	430	304	334	252	33	47	0	2,358
2001	728	152	401	328	337	238	47	48	0	2,300
2002	710	224	425	275	316	227	41	39	0	2,274
2003	619	232	428	286	323	233	44	41	0	2,226
2004	577	233	396	278	324	235	76	47	0	2,183
2005	503	184	380	278	285	254	0	52	0	2,027
2006	502	212	374	287	303	278	0	62	0	2,138
2007	513	205	363	244	317	315	112	95	10	2,174
2008	512	189	340	263	315	316	140	94	11	2,180
2009	480	187	347	260	280	292	146	94	13	2,099
2010	453	189	334	245	255	316	144	104	15	2,055
2011	434	177	328	242	251	330	158	142	19	2,081
2012	407	166	311	217	283	327	162	197	35	2,105
2013	392	193	297	229	275	323	181	169	30	2,089
2014	340	161	318	241	264	330	188	189	26	2,057
2015	372	158	278	266	272	323	185	177	22	2,053
2016	382	162	282	232	293	324	167	186	23	2,051

⁶⁸ 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.

Poverty

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 548 in 2010 to 525 in 2016, with the poverty rate reaching 12.5 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.65.32 presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	527	10.7%
2001	529	11%
2002	553	11.4%
2003	530	11%
2004	486	10.3%
2005	544	11.6%
2006	593	12.9%
2007	525	11.7%
2008	583	13.2%
2009	840	19.6%
2010	548	12.4%
2011	573	13%
2012	580	13.3%
2013	505	11.6%
2014	575	13.4%
2015	531	12.5%
2016	525	12.5%

The rate of poverty for Nuckolls County is shown in Table II.65.33. In 2016, there were an estimated 538 persons living in poverty. This represented a 12.8 percent poverty rate, compared to 11.2 percent poverty in 2000. In 2016, some 5.9 percent of those in poverty were under age 6, and 22.7 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	46	8.2%	32	5.9%
6 to 17	151	27%	108	20.1%
18 to 64	255	45.6%	276	51.3%
65 or Older	107	19.1%	122	22.7%
Total	559	100.0%	538	100.0%
Poverty Rate	11.2%	.	12.8%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.8 percent in Nuckolls County between 2010 and 2016, from 2,465 to 2,446. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.65.34.

Subject	Nebraska	% Growth Since Census	Nuckolls County	% Growth Since Census
2000 Census Base	722,656	.	2,529	.
2010 Census	796,793	10.3	2,465	-2.5
July 2011 Estimate	801,068	0.5	2,461	-0.2
July 2012 Estimate	804,586	1	2,458	-0.3
July 2013 Estimate	809,062	1.5	2,455	-0.4
July 2014 Estimate	814,835	2.3	2,452	-0.5
July 2015 Estimate	820,725	3	2,449	-0.6
July 2016 Estimate	827,156	3.8	2,446	-0.8

Housing Production

The Census Bureau reports building permit authorizations and “per unit”



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Nuckolls County remained unchanged from 3 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits decreased from \$151,976 in 2015 to \$150,000 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.65.35.

Table II.65.35 Building Permits and Valuation Nuckolls County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	4	0	0	0	4	128,076	0
1981	2	0	0	0	2	110,243	0
1982	6	0	0	16	22	115,340	27,033
1983	12	0	0	0	12	160,390	0
1984	12	0	0	0	12	159,486	0
1985	2	0	4	0	6	126,558	0
1986	2	0	4	0	6	43,893	0
1987	2	0	0	0	2	57,696	0
1988	1	0	0	0	1	21,575	0
1989	1	0	0	0	1	20,768	0
1990	1	0	0	0	1	20,027	0
1991	1	0	0	0	1	19,383	0
1992	0	0	0	0	0	0	0
1993	1	0	0	0	1	18,510	0
1994	1	0	0	0	1	18,124	0
1995	5	0	0	0	5	98,831	0
1996	0	0	0	0	0	0	0
1997	1	0	0	0	1	78,571	0
1998	2	0	0	0	2	158,988	0
1999	2	0	0	0	2	111,359	0
2000	3	0	0	0	3	131,555	0
2001	1	0	0	0	1	126,414	0
2002	2	0	0	0	2	84,999	0
2003	0	0	0	0	0	0	0
2004	0	0	0	18	18	0	81,576
2005	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0
2007	2	0	0	0	2	91,596	0
2008	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0
2010	2	0	0	0	2	165,144	0
2011	2	0	0	0	2	161,812	0
2012	2	0	0	0	2	158,881	0
2013	2	0	0	0	2	156,364	0
2014	2	0	0	0	2	153,610	0
2015	3	0	0	0	3	151,976	0
2016	3	0	0	0	3	150,000	0



Diagram II.65.6
Single-Family Permits
 Nuckolls County
 Census Bureau Data, 1980–2016

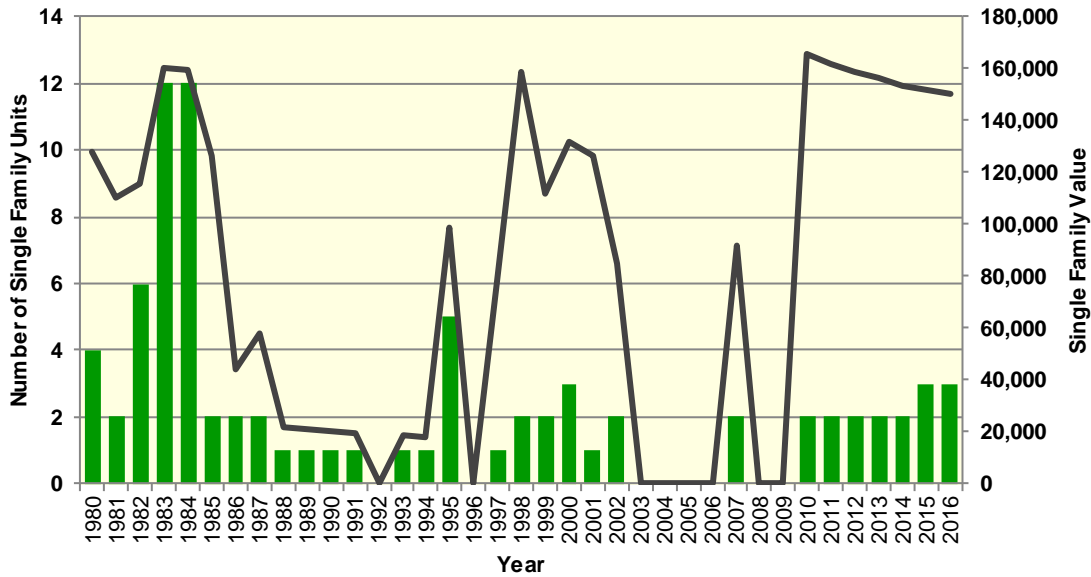
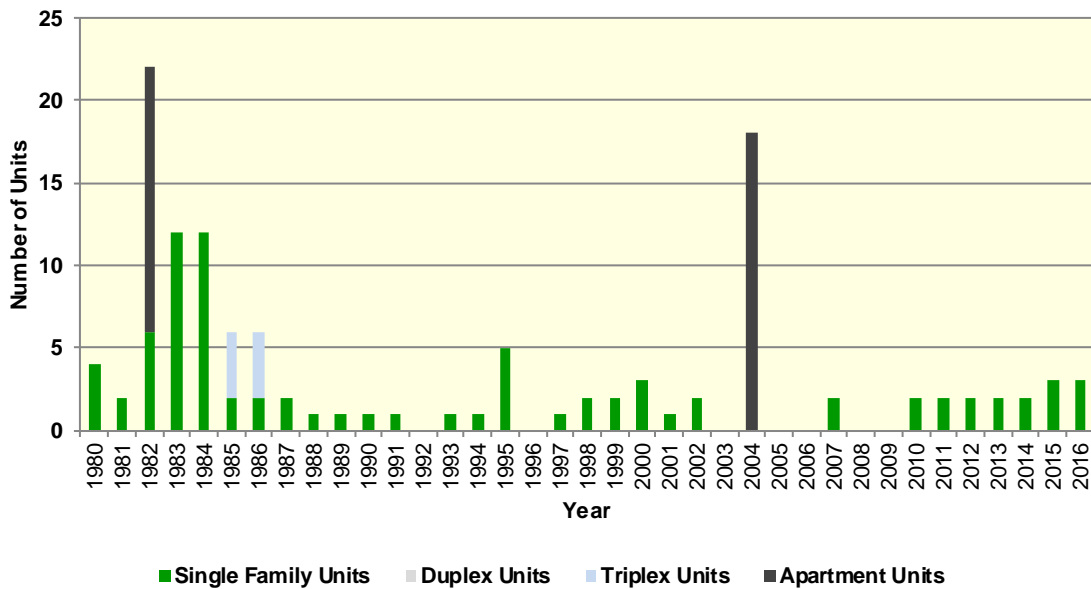


Diagram II.65.7
Total Permits by Unit Type
 Nuckolls County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.65.36. In 2016, there were 2,454 housing units, down from 2,530 in 2000. Single-family units accounted for 89.9 percent of units in 2016, compared to 91.1 in 2000. Apartment units accounted for 4.3 percent in 2016, compared to 3 percent in 2000.

Table II.65.36				
Housing Units by Type				
Nuckolls County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,304	91.1%	2,205	89.9%
Duplex	34	1.3%	21	0.9%
Tri- or Four-Plex	41	1.6%	40	1.6%
Apartment	76	3%	105	4.3%
Mobile Home	75	3%	83	3.4%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,530	100.0%	2,454	100.0%

Some 84.3 percent of housing was occupied in 2010, compared to 87.7 percent in 2000. Owner-occupied housing changed -9.7 percent between 2000 and 2010, ending with owner-occupied units representing 77.1 percent of units. Vacant units changed by 23.7 percent, resulting in 386 vacant units in 2010.

Table II.65.37					
Housing Units by Tenure					
Nuckolls County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,218	87.7%	2,079	84.3%	-6.3%
Owner-Occupied	1,775	80%	1,602	77.1%	-9.7%
Renter-Occupied	443	20%	477	22.9%	7.7%
Vacant Housing Units	312	12.3%	386	15.7%	23.7%
Total Housing Units	2,530	100.0%	2,465	100.0%	-2.6%

Table II.65.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,454 housing units. An estimated 73.5 percent were owner-occupied, and 16.8 percent were vacant.

Table II.65.38				
Housing Units by Tenure				
Nuckolls County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,079	84.3%	2,042	83.2%
Owner-Occupied	1,602	77.1%	1,500	73.5%
Renter-Occupied	477	22.9%	542	26.5%
Vacant Housing Units	386	15.7%	412	16.8%
Total Housing Units	2,465	100.0%	2,454	100.0%

Households by household size are shown in Table II.65.39. There were a total of 2,079 households in 2010, down from 2,218 in 2000. One person households changed by 1.1 percent

between 2000 and 2010, while two person households changed by 0.7 percent. Three and four person households changed by -23.7 and -26.5 respectively, representing 9.4 percent and 8.3 percent of the population in 2010.

Table II.65.39					
Households by Household Size					
Nuckolls County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	717	32.3%	725	34.9%	1.1%
Two Persons	846	38.1%	852	41%	0.7%
Three Persons	257	11.6%	196	9.4%	-23.7%
Four Persons	234	10.6%	172	8.3%	-26.5%
Five Persons	110	5%	91	4.4%	-17.3%
Six Persons	40	1.8%	28	1.3%	-30%
Seven Persons or More	14	0.6%	15	0.7%	7.1%
Total	2,218	100.0%	2,079	100.0%	-6.3%

Households by income is shown in Table II.65.40. Households earning more than \$100,000 per year represented 7.9 percent of households in 2016, compared to 3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.4 percent of households in 2016, compared to 12.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.5 percent of households in 2016, compared to 19.7 percent in 2000.

Table II.65.40				
Households by Income				
Nuckolls County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	438	19.7%	256	12.5%
\$15,000 to \$19,999	258	11.6%	157	7.7%
\$20,000 to \$24,999	259	11.7%	122	6%
\$25,000 to \$34,999	428	19.3%	340	16.7%
\$35,000 to \$49,999	433	19.5%	321	15.7%
\$50,000 to \$74,999	273	12.3%	437	21.4%
\$75,000 to \$99,999	65	2.9%	248	12.1%
\$100,000 or More	67	3%	161	7.9%
Total	2,221	100.0%	2,042	100.0%

Table II.65.41 shows households by year home built. Housing units built between 2000 and 2009, account for 2.3 percent and those built in 2010 or later accounted for 0.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 10.1 percent, 6.4 percent, and 6.5, respectively. Housing units built prior to 1939 represented 43.6 percent of households in 2016.



Table II.65.41				
Households by Year Home Built				
Nuckolls County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,067	48.1%	891	43.6%
1940 to 1949	245	11%	151	7.4%
1950 to 1959	207	9.3%	242	11.9%
1960 to 1969	250	11.3%	223	10.9%
1970 to 1979	275	12.4%	207	10.1%
1980 to 1989	105	4.7%	131	6.4%
1990 to 1999	69	3.1%	133	6.5%
2000 to 2009	.	.	47	2.3%
2010 or Later	.	.	17	0.8%
Total	2,218	100.0%	2,042	100.0%

The distribution of unit types by race are shown in Table II.65.42. An estimated 90.5 percent of white households occupy single-family homes. Some 4.6 percent of white households occupy apartments. An estimated 78.9 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

Table II.65.42							
Distribution of Units in Structure by Race							
Nuckolls County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	90.5%	%	100%	78.9%	%	100%	%
Duplex	0.3%	%	0%	0%	%	0%	%
Tri- or Four-Plex	1.2%	%	0%	0%	%	0%	%
Apartment	4.6%	%	0%	21.1%	%	0%	%
Mobile Home	3.3%	%	0%	0%	%	0%	%
Boat, RV, Van, Etc.	0%	%	0%	0%	%	0%	%
Total	100.0%	%	100.0%	100.0%	%	100.0%	%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.65.43. An estimated 14.8 percent of vacant units were for rent in 2010, a -8.1 percent change since 2000. In addition, some 7.8 percent of vacant units were for sale, a change of -36.2 percent between 2000 and 2010. "Other" vacant units represented 61.4 percent of vacant units in 2010. This is a change of 94.3 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.65.43 Disposition of Vacant Housing Units Nuckolls County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	62	19.9%	57	14.8%	-8.1%
For Sale	47	15.1%	30	7.8%	-36.2%
Rented or Sold, Not Occupied	50	16%	23	6%	-54%
For Seasonal, Recreational, or Occasional Use	28	9%	39	10.1%	39.3%
For Migrant Workers	3	1%	0	0%	-100%
Other Vacant	122	39.1%	237	61.4%	94.3%
Total	312	100.0%	386	100.0%	23.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.65.44. By 2016, for rent units accounted for 4.1 percent of vacant units, while for sale units accounted for 3.6 percent. "Other" vacant units accounted for 77.4 percent of vacant units, representing a total of 319 "other" vacant units.

Table II.65.44 Disposition of Vacant Housing Units Nuckolls County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	57	14.8%	17	4.1%
For Sale	30	7.8%	15	3.6%
Rented Not Occupied	5	1.3%	7	1.7%
Sold Not Occupied	18	4.7%	31	7.5%
For Seasonal, Recreational, or Occasional Use	39	10.1%	23	5.6%
For Migrant Workers	0	0%	0	0%
Other Vacant	237	61.4%	319	77.4%
Total	386	100.0%	412	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 1,082 property transactions in Nuckolls County. Of these, 1,061 were for single-family homes during this 19-year period, as shown in Table II.65.45.

Table II.65.45						
Residential Property Transactions						
Nuckolls County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	71	0	0	0	0	71
2000	67	3	0	0	0	70
2001	40	3	0	1	0	44
2002	44	1	0	0	0	45
2003	67	3	0	0	0	70
2004	69	1	0	0	0	70
2005	77	0	0	0	0	77
2006	82	1	0	0	0	83
2007	47	1	0	0	0	48
2008	50	0	0	0	0	50
2009	64	1	0	0	0	65
2010	47	1	0	0	0	48
2011	42	0	0	0	0	42
2012	63	0	0	0	0	63
2013	36	1	0	0	0	37
2014	33	0	0	0	0	33
2015	41	1	0	0	0	42
2016	44	0	0	1	0	45
2017	77	2	0	0	0	79
Total	1,061	19	0	2	0	1,082

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 671 single-family home property transactions for units built before 1930, 4.8 percent of units were of low quality and 43.2 percent were of fair quality. Conversely, of the 0 homes built from 2001 through 2010, percent of units were of low quality and percent of fair quality. Table II.65.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.65.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Nuckolls County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	32	17	0	2	2	0	0	0	1	54
Fair	290	76	25	38	15	2	0	0	1	447
Average	331	76	52	40	22	7	0	0	0	528
Good	16	3	3	1	6	0	0	0	0	29
Very Good	2	0	0	0	1	0	0	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	671	172	80	81	46	9	0	0	2	1,061

In regard to the current condition of residential dwellings, of the same 671 single-family homes built before 1930, 42.2 percent of the homes were worn out or badly worn, and 52.6 percent were in average condition. Table II.65.47 provides details about the condition of single-family residential dwellings by year built.

Table II.65.47 Single-Family Homes by Year Built and Condition Nuckolls County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	45	4	0	1	0	0	0	0	0	50
Badly Worn	238	34	5	6	2	0	0	0	2	287
Average	353	103	54	61	29	7	0	0	0	607
Good	28	24	17	12	9	2	0	0	0	92
Very Good	4	5	1	1	4	0	0	0	0	15
Excellent	0	2	3	0	1	0	0	0	0	6
Missing	3	0	0	0	1	0	0	0	0	4
Total	671	172	80	81	46	9	0	0	2	1,061

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$33,974 to \$46,943, a total increase of 38.2 percent, as shown in Table II.65.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes.⁶⁹ Table II.65.49, provides additional details about single-family homes.

Table II.65.48 Average Sales Price of Single-Family Homes Nuckolls County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	29,584
2000	30,550
2001	33,772
2002	27,794
2003	31,948
2004	39,389
2005	30,227
2006	32,016
2007	32,510
2008	32,213
2009	36,418
2010	33,974
2011	40,112
2012	40,756
2013	39,073
2014	37,705
2015	45,601
2016	43,313
2017	46,943
Average	35,713

Table II.65.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Nuckolls County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁷⁰ (\$)
Before 1931	23,167	1,289	17.98
1931-1960	39,388	1,170	33.66
1961-1970	63,986	1,347	47.49
1971-1980	70,936	1,393	50.91
1981-1990	85,601	1,538	55.64
1991-2000	83,889	1,391	60.31
2001-2010	0	0	0
2011-2017	0	0	0
Average	35,713	1,293	27.62

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.65.50. In 2016, an estimated 0.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

⁶⁹ 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.

⁷⁰ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

Table II.65.50
Overcrowding and Severe Overcrowding

Nuckolls County
2000 Census SF3 & 2016 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	1,759	99.2%	13	0.7%	2	0.1%	1,774
2016 Five-Year ACS	1,482	98.8%	18	1.2%	0	0%	1,500
Renter							
2000 Census	438	98.6%	6	1.4%	0	0%	444
2016 Five-Year ACS	542	100%	0	0%	0	0%	2,042
Total							
2000 Census	2,197	99.1%	19	0.9%	2	0.1%	2,218
2016 Five-Year ACS	2,024	99.1%	18	0.9%	0	0%	2,042

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 24 households with incomplete plumbing facilities in 2016, representing 1.2 percent of households in Nuckolls County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table II.65.51
Households with Incomplete Plumbing Facilities

Nuckolls County
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,207	2,018
Lacking Complete Plumbing Facilities	11	24
Total Households	2,218	2,042
Percent Lacking	0.5%	1.2%

There were 0 households lacking complete kitchen facilities in 2016, compared to 6 households in 2000. This was a change from 0.3 percent of households in 2000 to 0 percent in 2016.

Table II.65.52
Households with Incomplete Kitchen Facilities

Nuckolls County
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,212	2,042
Lacking Complete Kitchen Facilities	6	0
Total Households	2,218	2,042
Percent Lacking	0.3%	0%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.



For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Nuckolls County, 10.1 percent of households had a cost burden and 5.9 percent had a severe cost burden. Some 16.4 percent of renters were cost burdened, and 14.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.1 percent and a severe cost burden rate of 1.7 percent. Owner occupied households with a mortgage had a cost burden rate of 11.7 percent, and severe cost burden at 5.4 percent.

Table II.65.53
Cost Burden and Severe Cost Burden by Tenure
 Nuckolls County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	374	78.7%	60	12.6%	41	8.6%	0	0%	475
2016 Five-Year ACS	382	82.9%	54	11.7%	25	5.4%	0	0%	461
Owner Without a Mortgage									
2000 Census	793	91%	33	3.8%	39	4.5%	6	0.7%	871
2016 Five-Year ACS	951	91.5%	63	6.1%	18	1.7%	7	0.7%	1,039
Renter									
2000 Census	265	70.3%	50	13.3%	33	8.8%	29	7.7%	377
2016 Five-Year ACS	229	42.3%	89	16.4%	77	14.2%	147	27.1%	542
Total									
2000 Census	1,432	83.1%	143	8.3%	113	6.6%	35	2%	1,723
2016 Five-Year ACS	1,562	76.5%	206	10.1%	120	5.9%	154	7.5%	2,042

Housing Problems by Income

Table II.65.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Nuckolls County. As can be seen in 2017 the MFI was \$57,600, which compared to \$68,200 for the State of Nebraska.

Table II.65.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 130 owner-occupied and 85 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 70 owner-occupied and 50 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,655 households without a housing problem.

Table II.65.54 Median Family Income Nuckolls County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	36,400	50,400
2001	38,700	53,400
2002	38,700	55,100
2003	40,100	55,400
2004	41,800	56,300
2005	42,100	57,400
2006	43,500	59,400
2007	42,500	58,200
2008	43,800	59,800
2009	45,200	62,000
2010	45,600	62,600
2011	42,100	63,500
2012	42,600	64,400
2013	44,300	64,600
2014	45,500	66,000
2015	51,900	66,800
2016	53,500	66,500
2017	57,600	68,200

Table II.65.55
Housing Problems by Income and Tenure
 Nuckolls County
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	4	20	0	0	24
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	4	0	4	18
Housing cost burden greater than 50% of income (and none of the above problems)	30	15	0	0	25	70
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	15	30	10	40	130
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	25	125	340	85	705	1,280
Total	94	169	394	95	774	1,526
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	10	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	40	10	0	0	0	50
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	35	0	0	0	85
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	25	65	105	50	130	375
Total	125	110	115	50	130	530
Total						
Lacking complete plumbing or kitchen facilities	0	4	30	0	0	34
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	4	0	4	18
Housing cost burden greater than 50% of income (and none of the above problems)	70	25	0	0	25	120
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	50	30	10	40	215
Zero/negative income (and none of the above problems)	14	0	0	0	0	14
Has none of the 4 housing problems	50	190	445	135	835	1,655
Total	219	279	509	145	904	2,056

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.65.56, of the 43 loans in 2016, 21 loans were for Home Purchases, 4 were for Home Improvement and 18 were for refinancing.

Table II.65.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Nuckolls County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	10	4	28	42
2009	14	4	22	40
2010	11	5	24	40
2011	11	3	25	39
2012	10	10	10	30
2013	14	4	20	38
2014	19	3	19	41
2015	18	7	17	42
2016	21	4	18	43

Table II.65.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$39,700 and \$97,500 in 2012 and \$72,381 in 2016. Overall, average loans were \$58,714 in 2008 and \$203,930 in 2016.

Table II.65.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Nuckolls County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$39,700	\$11,750	\$72,214	\$58,714
2009	\$67,929	\$10,750	\$86,909	\$72,650
2010	\$59,182	\$42,200	\$67,875	\$62,275
2011	\$61,909	\$19,333	\$82,280	\$71,692
2012	\$97,500	\$13,200	\$64,200	\$58,300
2013	\$62,357	\$23,250	\$77,500	\$66,211
2014	\$117,789	\$11,000	\$156,737	\$128,024
2015	\$81,944	\$48,714	\$301,765	\$165,381
2016	\$72,381	\$26,500	\$396,833	\$203,930

Table II.65.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$397,000 and \$975,000 in 2012 and \$1,520,000 in 2016. Overall, average loans were \$2,466,000 in 2008 and \$8,769,000 in 2016.

Table II.65.58 Total Volume of Owner-Occupied Single-Family Loans Nuckolls County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	397,000	47,000	2,022,000	2,466,000
2009	951,000	43,000	1,912,000	2,906,000
2010	651,000	211,000	1,629,000	2,491,000
2011	681,000	58,000	2,057,000	2,796,000
2012	975,000	132,000	642,000	1,749,000
2013	873,000	93,000	1,550,000	2,516,000
2014	2,238,000	33,000	2,978,000	5,249,000
2015	1,475,000	341,000	5,130,000	6,946,000
2016	1,520,000	106,000	7,143,000	8,769,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.65.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Nuckolls County. The number of completed surveys decreased from 9 in 2016 to 4 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 15.5 percentage points and was at 32.1 percent in 2017.

Table II.65.59 Survey of Rental Properties Nuckolls County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0	
2003	3	12	0	46.3
2004	11	71	16.9	58.9
2005	15	130	12.3	36.8
2006	12	94	7.4	28.8
2007	5	62	6.5	76.8
2008	10	99	4	24.4
2009	6	43	4.7	51.4
2010	6	24	4.2	44.7
2011	10	63	19	38.7
2012	7	94	4.3	33.9
2013	7	64	7.8	22
2014	10	127	7.1	45
2015	8	112	3.6	30
2016	9	66	16.7	62.5
2017	4	28	32.1	112.2

Table II.65.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 4 single-family units in Nuckolls County, with 2 of them available. This translates into a vacancy rate of 50 percent in Nuckolls County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska.

There were 23 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 30.4 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 11 percent.

Table II.65.60 Rental Vacancy Survey by Type Nuckolls County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	4	2	50%	20.6%
Apartments	23	7	30.4%	11.8%
Mobile Homes	1	0	0%	10%
"Other" Units	0	0	0%	.
Don't Know	0	0	%	25%
Total	28	9	32.1%	11%

Table II.65.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 2 units. The most common apartment units were one bedroom units, with 23 units.

Table II.65.61 Rental Units by Number of Bedrooms Nuckolls County 2017 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	23	0	0	.	24
Two	2	0	0	0	.	2
Three	1	0	1	0	.	2
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
Total	4	23	1	0	0	28

Table II.65.62 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 50 percent.

Table II.65.62 Single-Family Units by Number of Bedrooms Nuckolls County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	0%
Two	2	1	50%
Three	1	1	100%
Four	0	0	%
Don't know	0	0	%
Total	4	2	50%

Table II.65.63 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 30.4 percent.



Table II.65.63			
Apartment Units by Number of Bedrooms			
Nuckolls County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	23	7	30.4%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	23	7	30.4%

Average market-rate rents by unit type are shown in Table II.65.64. 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.65.64					
Average Market Rate Rents by Number of Bedrooms					
Nuckolls County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$155	\$459	\$	\$	\$307
Two	\$300	\$	\$	\$	\$300
Three	\$325	\$	\$250	\$	\$287.5
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	
Total	\$270	\$459	\$250	\$	\$312.3

Table II.65.65 shows vacancy rates for single-family units by average rental rates for Nuckolls 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 50 percent.

Table II.65.65			
Single-Family Market Rate Rents by Vacancy Status			
Nuckolls County			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	4	2	50%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	4	2	50%

The average rent and availability of apartment units is displayed in Table II.65.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 30.4 percent.

Table II.65.66 Apartment Market Rate Rents by Vacancy Status Nuckolls County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	7	30.4%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	23	7	30.4%

Respondents were asked if utilities are included in the rent and, as shown in Table II.65.67, 1 respondent, or 25 percent, included some sort of utility in the rent.

Table II.65.67 Are there any utilities included with the rent? Nuckolls County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	3
% Offering Utilities	25%

The type of utility included in the rent is shown in Table II.65.68. There were 1 respondent who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.65.68 Which utilities are included with the rent? Nuckolls County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	1
Trash Collection	1

Table II.65.69 shows the number of survey respondents who keep a waiting list. As can be seen, 1 respondent said they keep a waitlist, with an estimated 1 persons on the wait list.

Table II.65.69 Do you keep a waiting list? Nuckolls County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	3
Waitlist Size	1

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.65.70 most respondents indicated there was high need for the renovation of existing single-family units and high need for the renovation of existing apartment units.

Table II.65.70 How would you rate the need for renovation of existing units in the city? Nuckolls County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	1
Moderate Need	0	0		
High Need	2	2	2	2
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.65.71 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.65.71 How would you rate the need for construction of new units in the city? Nuckolls County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	1	1	1	1
Extreme Need	0	0		

