

# Nuckolls County

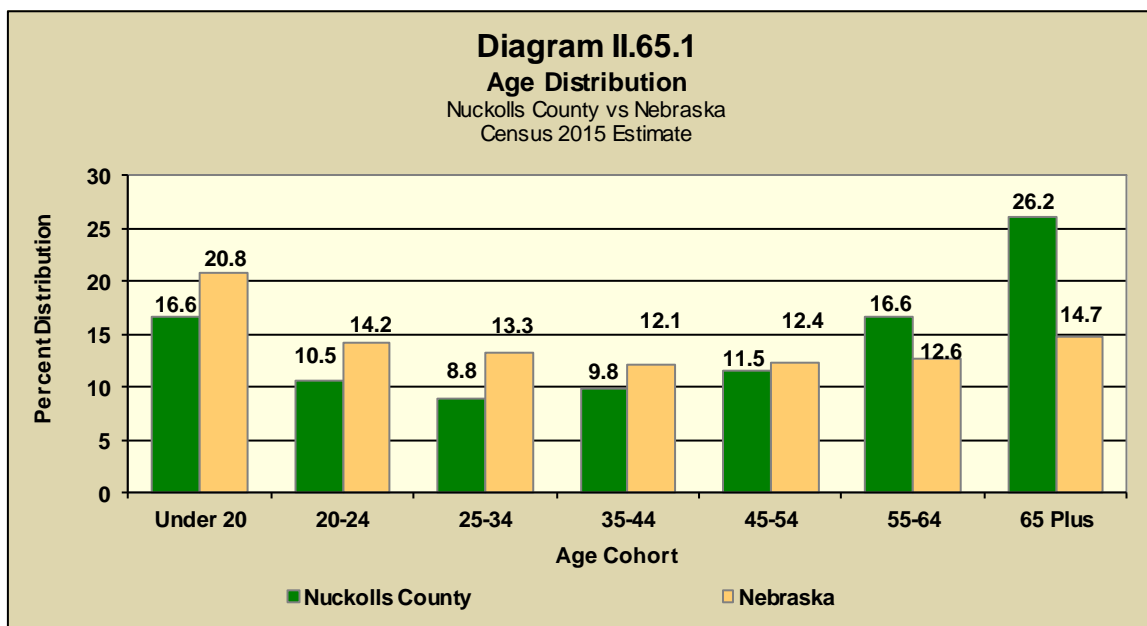
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.8 percent or by 171 persons.
- Between 2010 and 2015, the Hispanic population increased by 11.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 55.
- In 2015, average earnings in the county was \$35,337 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.8 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 1 unit.
- In 2015, the average real value of new single-family construction was \$150,000.
- In fiscal year 2016, the average price of an existing home was \$41,220.
- In a November 2016 rental survey, the average vacancy rate was 16.67 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Nuckolls County’s population decreased by 3.8 percent, or from 4,500 people to 4,329 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 378 in 2010 to 455 in 2015, an increase of 20.4 percent. The number of people from 25 to 34 years of age decreased by 3.8 percent, and those aged between 35 and 44 decreased by 2.1 percent. As shown in Diagram II.65.1, people younger than 25 represented 27.1 percent of the population in 2015, while individuals aged 55 and older represented 42.8 percent of the population in Nuckolls 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 4.3 percent, while the black population increased by 16.7 percent. The Hispanic population of any race changed from 97 to 108 or by 11.3 percent. Table II.65.1, below, presents the details of these population variations.

Subject	Nebraska			Nuckolls County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	4,500	4,329	-3.8%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	775	720	-7.1%
15 to 24 years	258,206	268,848	4.1%	378	455	20.4%
25 to 34 years	245,176	252,533	3.0%	397	382	-3.8%
35 to 44 years	220,838	228,643	3.5%	433	424	-2.1%
45 to 54 years	258,726	234,477	-9.4%	700	497	-29.0%
55 to 64 years	213,176	238,715	12.0%	643	718	11.7%
65 & over	246,677	278,711	13.0%	1,174	1,133	11.7%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	4,427	4,237	-4.3%
Black	85,971	93,900	9.2%	6	7	16.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	10	18	80.0%
Asian	33,322	44,479	33.5%	9	14	55.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	48	53	10.4%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	97	108	11.3%

## Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.65.2, at right, from April 2000 to July 2009, Nuckolls County’s natural decrease was estimated to be 209 people. Nuckolls County experienced net out-migration from 2000-2009, with 514 persons having left the county during that period.<sup>125</sup> The 2015 population estimates showed a natural decrease of 91 persons and a net out-migration of 80 persons since the 2010 Census. In total, Nuckolls County’s population decreased to 4,329 persons.

<b>1980 Population</b>	<b>6,726</b>
Natural Increase 80–90	37
Net Migration 80–90	-977
<b>1990 Population</b>	<b>5,786</b>
Natural Increase 90–00	-291
Net Migration 90–00	-438
<b>2000 Population</b>	<b>5,057</b>
Natural Increase 00–09	-209
Net Migration 00–09	-514
2009 Population Estimate	4,334
<b>2010 Population</b>	<b>4,500</b>
Natural Increase 10–15	-91
Net Migration 10–15	-80
<b>2015 Population Estimate</b>	<b>4,329</b>

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 increased from 7 persons in 2014 to 18 persons in 2015, with an additional net movement of 0 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.65.3.

<sup>125</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.65.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Nuckolls County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
First Half of 2016	27	27	0

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 2,057 in 2014 to 2,053 in 2015, as shown in Table II.65.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Nuckolls County decreased by 0.7 percent from 767 in 2015 to 762 in 2016, as shown below in Table II.65.5. The number of school-age children 5 to 11 years of age decreased from 372 in 2015 to 351 in 2016.

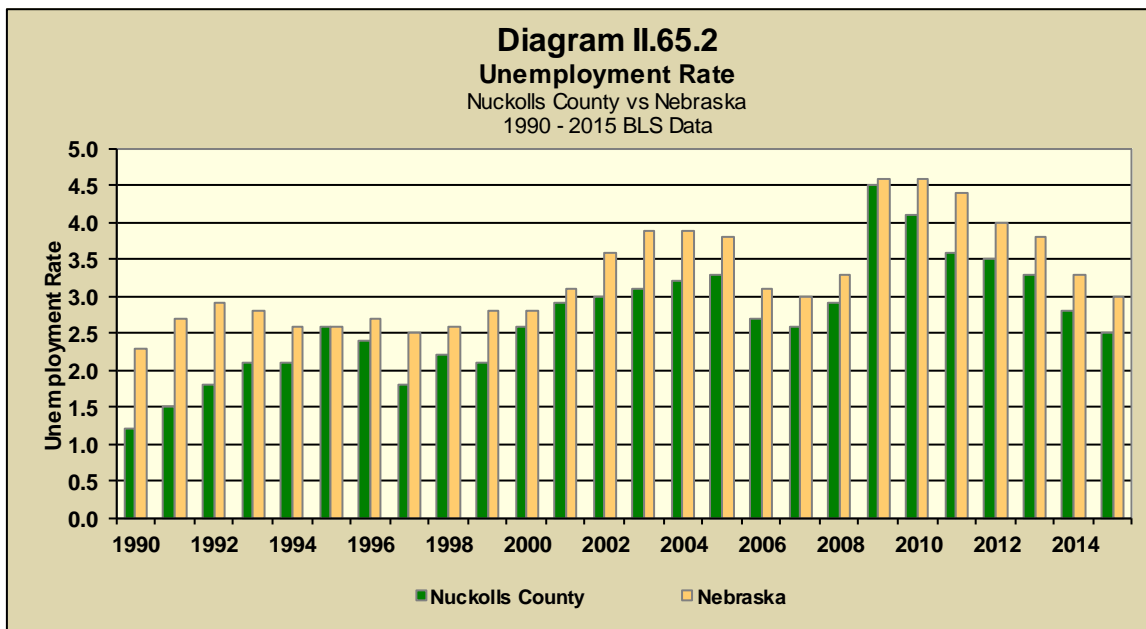
<b>Table II.65.4</b>	
<b>Income Tax Returns</b>	
Nuckolls County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	2,527
1992	2,473
1993	2,473
1994	2,449
1995	2,367
1996	2,366
1997	2,374
1998	2,365
1999	2,346
2000	2,358
2001	2,300
2002	2,274
2003	2,226
2004	2,183
2005	2,027
2006	2,138
2007	2,174
2008	2,180
2009	2,099
2010	2,055
2011	2,081
2012	2,105
2013	2,089
2014	2,057
2015	2,053

<b>Table II.65.5</b>				
<b>School-Age Children</b>				
Nuckolls County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
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

## ECONOMICS

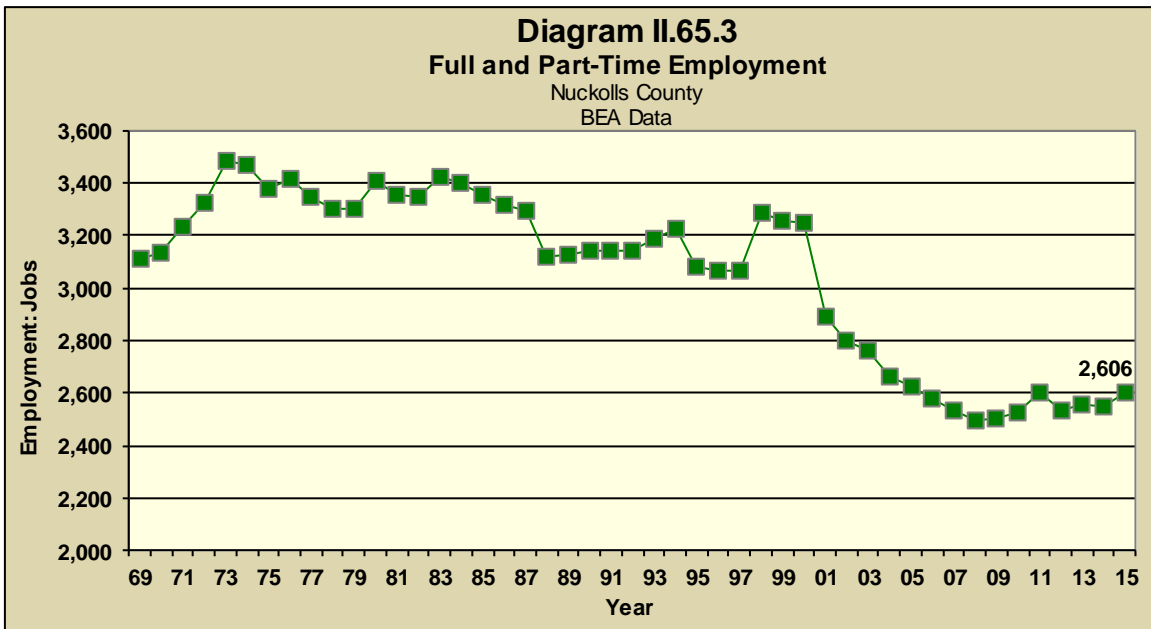
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Nuckolls County, defined as the number of people working or actively seeking work, increased from 2,407 in 2014 to 2,419 in 2015. The total number of people employed changed from 2,340 in 2014 to 2,358 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.65.2, below.

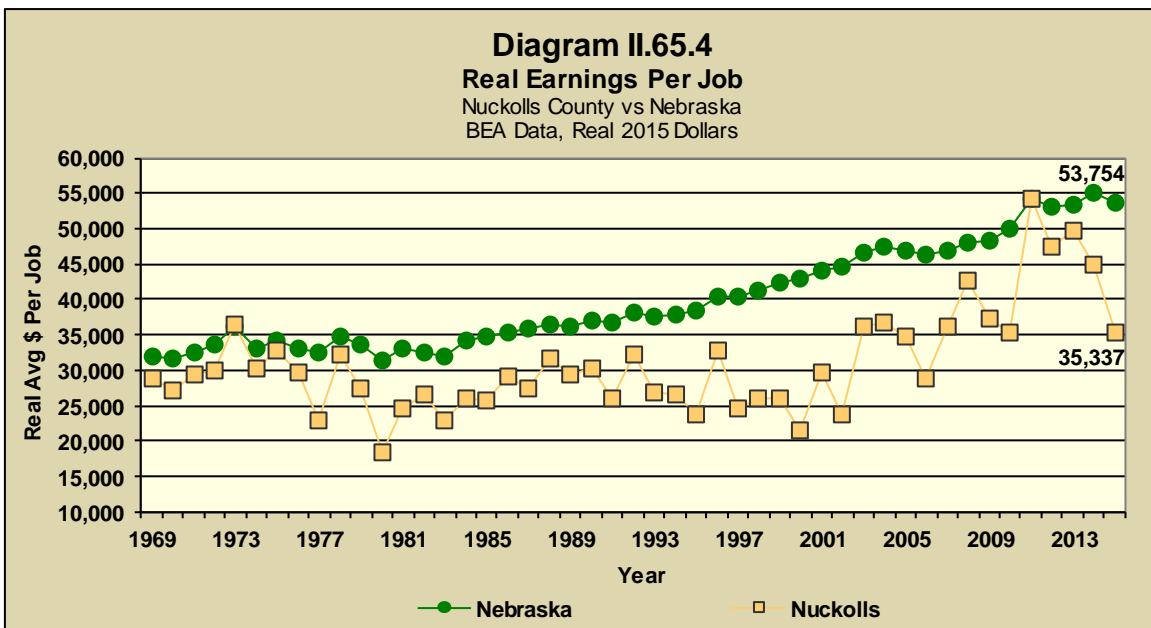


### Employment and Personal Income

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 2,606 jobs in Nuckolls County, an increase of 55 jobs since 2014. Diagram II.65.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.65.4, below, real average earnings per job in the county was \$35,337 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 \$174,761,000, a decline of 10.3 percent between 2014 and 2015. Table II.65.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.65.6**  
**Total BEA Employment and Real Personal Income**  
 Nuckolls 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	89,819	4,103	-751	20,729	13,050	118,744	15,753	3,110	28,881
1970	85,462	4,249	-959	22,056	14,270	116,579	15,812	3,139	27,226
1971	95,393	4,635	-995	22,379	14,809	126,951	17,400	3,231	29,524
1972	99,730	4,944	-927	24,214	15,258	133,331	18,571	3,323	30,012
1973	127,593	6,147	-809	27,024	16,575	164,236	22,435	3,488	36,580
1974	105,063	6,448	-455	28,024	17,213	143,397	19,634	3,472	30,260
1975	110,905	6,206	280	28,148	19,013	152,139	21,400	3,380	32,812
1976	101,097	6,589	922	27,904	19,473	142,807	19,964	3,418	29,578
1977	77,082	6,405	2,381	29,364	19,595	122,017	17,167	3,349	23,016
1978	106,159	6,644	2,055	30,377	20,493	152,440	21,859	3,299	32,179
1979	90,584	6,968	1,882	32,987	19,903	138,389	20,141	3,302	27,433
1980	62,891	6,988	1,771	35,559	20,387	113,621	16,926	3,413	18,427
1981	82,466	7,384	1,194	38,493	21,861	136,630	20,562	3,354	24,587
1982	89,066	7,247	861	46,314	23,472	152,466	22,933	3,347	26,611
1983	78,486	7,283	941	50,128	25,374	147,645	22,238	3,423	22,929
1984	88,473	7,815	1,083	55,503	25,709	162,953	24,605	3,400	26,021
1985	86,809	7,786	1,298	52,906	25,555	158,782	24,387	3,357	25,859
1986	96,925	7,970	1,436	52,140	25,976	168,507	26,499	3,320	29,194
1987	90,174	7,288	2,843	45,364	25,619	156,713	25,113	3,298	27,342
1988	98,895	7,785	3,283	41,270	24,444	160,108	26,394	3,117	31,728
1989	91,825	8,029	3,832	42,847	25,590	156,066	26,305	3,124	29,394
1990	94,872	7,979	3,960	40,316	27,400	158,569	27,520	3,144	30,176
1991	82,072	8,200	4,428	39,192	27,701	145,194	25,405	3,140	26,138
1992	100,979	8,723	4,962	40,464	28,902	166,583	29,610	3,140	32,159
1993	85,504	8,326	5,822	40,670	30,129	153,800	27,489	3,186	26,837
1994	86,185	8,402	6,885	38,410	30,356	153,433	27,810	3,226	26,716
1995	73,034	8,114	7,600	40,238	32,044	144,801	26,506	3,079	23,720
1996	100,310	7,906	8,507	40,736	32,404	174,051	32,328	3,065	32,728
1997	75,611	7,958	9,291	41,400	33,827	152,170	28,619	3,066	24,661
1998	85,670	8,111	10,494	44,627	36,076	168,756	32,453	3,290	26,039
1999	84,878	8,135	11,321	42,640	36,645	167,349	32,570	3,257	26,060
2000	70,119	7,989	12,767	40,721	36,434	152,051	30,217	3,250	21,575
2001	86,235	7,860	12,688	41,492	39,847	172,403	34,850	2,892	29,819
2002	66,726	8,154	12,474	37,470	40,910	149,426	30,847	2,802	23,814
2003	99,695	8,224	12,092	35,440	38,324	177,328	36,389	2,762	36,095
2004	97,831	7,978	11,203	32,115	39,256	172,427	35,391	2,664	36,723
2005	91,140	8,125	10,774	27,609	40,001	161,399	33,653	2,623	34,746
2006	74,243	8,483	10,484	27,142	41,404	144,791	30,748	2,582	28,754
2007	91,832	8,426	10,059	30,871	41,185	165,521	35,657	2,530	36,297
2008	106,492	8,622	10,108	35,371	42,047	185,396	40,560	2,499	42,614
2009	93,181	8,838	9,119	31,558	46,195	171,216	38,090	2,505	37,198
2010	89,272	8,808	8,986	30,244	47,289	166,983	37,058	2,526	35,341
2011	140,897	8,082	9,578	32,369	44,650	219,412	49,328	2,601	54,170
2012	120,664	8,062	10,730	32,593	46,407	202,331	45,683	2,537	47,562
2013	126,876	8,804	10,584	33,045	44,287	205,989	46,976	2,553	49,697
2014	114,694	9,612	9,990	34,663	45,128	194,864	44,633	2,551	44,960
2015	92,088	9,168	10,293	35,343	46,205	174,761	40,370	2,606	35,337

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 17.9 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 16.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 67.2 percent over the 2010 to 2015 period. Table II.65.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.65.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Nuckolls 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 <sup>126</sup>
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		52		2,027
2006	502	212	374	287	303	278		62		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

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 531 in 2015, with the poverty rate reaching 12.5 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.65.8, at right, presents poverty data for the county.

<b>Table II.65.8</b>		
<b>Persons in Poverty</b>		
Nuckolls County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	658	12.8
1999	538	10.6
2000	527	10.7
2001	529	11.0
2002	553	11.4
2003	530	11.0
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	13.0
2012	580	13.3
2013	505	11.6
2014	575	13.4
2015	531	12.5

<sup>126</sup> 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 Nuckolls County decreased by 13 between 1980 and 2014, at an annual rate of change of -0.2 percent, as reported by the Census Bureau and as presented in Table II.65.9, at right.<sup>127</sup> This compared to an average annual rate of change of 1.03 percent statewide. Nuckolls County added 11 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 Nuckolls County between 2010 and 2015, from 2,465 to 2,447. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.65.10.

<b>Table II.65.10 Housing Units</b>				
State of Nebraska vs. Nuckolls County 2000 and 2015 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Nuckolls County	% Growth Since Census
2000 Census	722,668	-	2,530	-
2010 Census	796,793	10.3%	2,465	-2.6%
July 2011 Estimate	801,129	0.5%	2,460	-0.2%
July 2012 Estimate	804,659	1.0%	2,457	-0.3%
July 2013 Estimate	809,171	1.5%	2,454	-0.4%
July 2014 Estimate	814,970	2.3%	2,450	-0.6%
July 2015 Estimate	820,913	3.0%	2,447	-0.7%

<b>Table II.65.9 Business Establishments</b>		
State of Nebraska vs. Nuckolls County 1980–2014 Census Bureau Data		
Year	Nebraska	Nuckolls County
1980	37,727	194
1981	37,582	188
1982	37,500	196
1983	41,889	211
1984	43,151	221
1985	43,115	227
1986	42,538	212
1987	42,691	199
1988	43,134	202
1989	43,302	193
1990	43,749	204
1991	44,405	202
1992	45,269	195
1993	46,059	189
1994	46,640	207
1995	47,128	207
1996	47,607	206
1997	48,588	195
1998	48,655	189
1999	48,968	192
2000	49,623	184
2001	49,710	185
2002	50,259	185
2003	50,394	179
2004	50,928	176
2005	51,440	178
2006	51,906	180
2007	52,517	180
2008	52,152	180
2009	51,633	186
2010	51,886	182
2011	51,553	172
2012	52,294	178
2013	52,585	170
2014	52,991	181

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Nuckolls County. As shown in Table II.65.11 on the following page, 15.4 percent of housing units, or 376, were vacant in 2015. Of the 2,068 housing units that were occupied in 2015, 74.0 percent, or 1,530, were owner-occupied and the remaining 26.0 percent were renter-occupied.

<sup>127</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.65.11</b>				
<b>Housing Units by Tenure</b>				
Nuckolls County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	2,079	84.3%	2,068	84.6%
Owner-Occupied	1,602	77.1%	1,530	74.0%
Renter-Occupied	477	22.9%	538	26.0%
Vacant Housing Units	386	15.7%	376	15.4%
<b>Total Housing Units</b>	<b>2,465</b>	<b>100.0%</b>	<b>2,444</b>	<b>100.0%</b>

As shown in Table II.65.12, below, there were 2,189 single family dwellings in 2015, which accounted for 89.6 percent of all housing units. Apartment units accounted for 4.1 percent of housing units, with 100 units. Mobile homes also accounted for an additional 3.4 percent of housing with 84 units.

<b>Table II.65.12</b>				
<b>Housing Units by Type</b>				
Nuckolls County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>128</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,323	93%	2,189	89.6%
Duplex	18	1%	38	1.6%
Tri- or Four-Plex	50	2%	33	1.4%
Apartment	75	3%	100	4.1%
Mobile Home	22	1%	84	3.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>2,488</b>	<b>100.0%</b>	<b>2,444</b>	<b>100.0%</b>

Table II.65.13, below, shows the disposition of vacant housing units in Nuckolls County. The 2015 five-year ACS shows 8.2 percent of vacant units were for rent, 1.6 percent were for sale, and 3.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 237 "other vacant" units, or 61.4 percent; this compared to 78.2 percent "other vacant" units in 2015.

<b>Table II.65.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Nuckolls County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	57	14.8%	31	8.2%
For Sale	30	7.8%	6	1.6%
Rented or Sold, Not Occupied	23	6.0%	12	3.2%
For Seasonal, Recreational, or Occasional Use	39	10.1%	33	8.8%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	237	61.4%	294	78.2%
<b>Total</b>	<b>386</b>	<b>100.0%</b>	<b>376</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>129</sup> In most years for which data are presented, single-

<sup>128</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Nuckolls County increased from 2 in 2014 to 3 in 2015 and the average value of construction was \$150,000 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 2 in 2014 to 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 728 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.65.14.

**Table II.65.14**  
**Building Permits and Valuation**  
Nuckolls County  
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	4	.	.	.	4	126.10	.	.	.
1981	2	.	.	.	2	108.60	.	.	.
1982	6	.	.	16	22	113.60	.	.	26.60
1983	12	.	.	.	12	158.00	.	.	.
1984	12	.	.	.	12	157.10	.	.	.
1985	2	.	4	.	6	124.60	.	43.10	.
1986	2	.	4	.	6	43.20	.	47.00	.
1987	2	.	.	.	2	56.80	.	.	.
1988	1	.	.	.	1	21.30	.	.	.
1989	1	.	.	.	1	20.50	.	.	.
1990	1	.	.	.	1	19.70	.	.	.
1991	1	.	.	.	1	19.10	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	1	.	.	.	1	18.20	.	.	.
1994	1	.	.	.	1	17.90	.	.	.
1995	5	.	.	.	5	97.30	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	1	.	.	.	1	77.40	.	.	.
1998	2	.	.	.	2	156.60	.	.	.
1999	2	.	.	.	2	109.70	.	.	.
2000	3	.	.	.	3	129.60	.	.	.
2001	1	.	.	.	1	124.50	.	.	.
2002	2	.	.	.	2	83.7	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	18	18	.	.	.	80.3
2005	.	.	.	.	.	.	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	2	.	.	.	2	90.2	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	2	.	.	.	2	162.7	.	.	.
2011	2	.	.	.	2	159.4	.	.	.
2012	2	.	.	.	2	156.5	.	.	.
2013	2	.	.	.	2	154.0	.	.	.
2014	2	.	.	.	2	151.5	.	.	.
2015	3	.	.	.	3	150.0	.	.	.

<sup>129</sup> 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 1,006 property transactions in Nuckolls County. Of these, 987 were for single-family homes during this 18-year period, as shown in Table II.65.15.

<b>Table II.65.15</b>						
<b>Residential Property Transactions</b>						
Nuckolls County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
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	47	0	0	1	0	48
<b>Total</b>	<b>987</b>	<b>17</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1,006</b>

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 628 single-family home property transactions for units built before 1930, 4.6 percent of units were of low quality and 43.3 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.65.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.65.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Nuckolls County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	29	17	0	2	2	0	0	0	1	51
Fair	272	69	23	35	15	2	0	0	1	417
Average	311	71	45	33	22	7	0	0	0	489
Good	14	3	3	1	6	0	0	0	0	27
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
<b>Total</b>	<b>628</b>	<b>160</b>	<b>71</b>	<b>71</b>	<b>46</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>987</b>

In regard to the current condition of residential dwellings, of the same 628 single-family homes built before 1930, 41.9 percent of the homes were worn out or badly worn, and 53.0 percent

were in average condition. Table II.65.17 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	38	3	0	1	0	0	0	0	0	42
Badly Worn	225	30	4	5	2	0	0	0	2	268
Average	333	98	46	53	29	7	0	0	0	566
Good	26	22	17	11	9	2	0	0	0	87
Very Good	3	5	1	1	4	0	0	0	0	14
Excellent	0	2	3	0	1	0	0	0	0	6
Missing	3	0	0	0	1	0	0	0	0	4
<b>Total</b>	<b>628</b>	<b>160</b>	<b>71</b>	<b>71</b>	<b>46</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>987</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$33,974 to \$41,220, a total increase of 21.3 percent, as shown in Table II.65.18, 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 Nuckolls County was \$22,679 for homes built before 1930 to \$75,182 for homes built from 1991 to 2000.<sup>130</sup> Homes built from 1991 through 2000 were also larger, averaging 1,333 square feet per unit. Table II.65.19, below, provides additional details about single-family homes.

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	41,220
<b>Average</b>	<b>34,761</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>131</sup> (\$)
Before 1930	22,679	1,286	17.6
1931-1960	39,017	1,174	33.2
1961-1970	59,861	1,318	45.4
1971-1980	61,544	1,359	45.3
1981-1990	80,041	1,499	53.4
1991-2000	75,182	1,333	56.4
2001-2010	.	.	.
2011-2016	.	.	.
<b>Average</b>	<b>34,555</b>	<b>1,287</b>	<b>27</b>

<sup>130</sup> 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.

<sup>131</sup> 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.65.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Nuckolls County. The number of completed surveys increased from 8 in 2015 to 9 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 13.1 percentage points and was at 16.67 percent in 2016.

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	7.5	28.8
2007	5	62	6.5	76.8
2008	10	99	4.0	24.4
2009	6	43	4.7	51.4
2010	6	24	4.2	44.7
2011	10	63	19.1	38.7
2012	7	94	4.3	33.9
2013	7	64	7.8	22.0
2014	10	127	7.1	45.0
2015	8	112	3.6	30
2016	9	66	16.7	61.0

Table II.65.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single family units in Nuckolls County, with 1 of them available. This translates into a vacancy rate of 11.1 percent in Nuckolls County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 47 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 19.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 7.9 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	9	1	11.1%	12.8%
Apartments	47	9	19.1%	9.6%
Mobile Homes	1	0	.0%	10.0%
“Other” Units	0	0	.0%	.
Don't Know	9	1	11.1%	20.4%
<b>Total</b>	<b>66</b>	<b>11</b>	<b>16.67%</b>	<b>7.9%</b>

Table II.65.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 5 units. The most common apartment units were one bedroom units, with 41 units. Details for additional unit types are reported on the following page.

<b>Table II.65.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Nuckolls County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	·	0
One	1	41	0	0	·	42
Two	5	6	0	0	·	11
Three	2	0	1	0	·	3
Four	1	0	0	0	·	1
Don't Know	0	0	0	0	9	9
<b>Total</b>	<b>9</b>	<b>47</b>	<b>1</b>	<b>0</b>	<b>9</b>	<b>66</b>

Table II.65.23, 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.

<b>Table II.65.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Nuckolls County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	1	0	.0%
Two	5	0	.0%
Three	2	0	.0%
Four	1	0	.0%
Don't know	0	1	%
<b>Total</b>	<b>9</b>	<b>1</b>	<b>11.1%</b>

Table II.65.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 22.0 percent.

<b>Table II.65.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Nuckolls County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	41	9	22.0%
Two	6	0	.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>47</b>	<b>9</b>	<b>19.1%</b>

Average market-rate rents by unit type are shown in Table II.65.25, 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.

<b>Table II.65.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Nuckolls County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$155	\$346	\$	\$	\$298
Two	\$325	\$365	\$	\$	\$338
Three	\$362	\$	\$250	\$	\$325
Four	\$500	\$	\$	\$	\$500
Don't know	\$	\$	\$	\$	
<b>Total</b>	<b>\$335</b>	<b>\$369</b>	<b>\$250</b>	<b>\$</b>	<b>\$346</b>

Table II.65.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.65.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Nuckolls County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$554	\$	\$	\$554
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$554</b>	<b>\$</b>	<b>\$</b>	<b>\$554</b>

Table II.65.27, on the following page, 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 11.1 percent.



<b>Table II.65.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Nuckolls County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	9	1	11.1%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>9</b>	<b>1</b>	<b>11.1%</b>

The average rent and availability of apartment units is displayed in Table II.65.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 19.1 percent.

<b>Table II.65.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Nuckolls County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	47	9	19.1%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>47</b>	<b>9</b>	<b>19.1%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.65.29 below, 3 respondents, or 37.5 percent, included some sort of utility in the rent.

<b>Table II.65.29</b> <b>Are there any utilities included with the rent?</b> Nuckolls County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	5
<b>% Offering Utilities</b>	<b>37.5%</b>

The type of utility included in the rent is shown in Table II.65.30, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table II.65.30</b> <b>Which utilities are included with the rent?</b> Nuckolls County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	3
Trash Collection	3

Table II.65.31, 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 3 number of persons on the wait list.

<b>Table II.65.31</b> <b>Do you keep a waiting list?</b> Nuckolls County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	6
<b>Waitlist Size</b>	<b>3</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.65.32 below, 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.

<b>Table II.65.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Nuckolls County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	3	3	3	
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.65.33 below, 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.

<b>Table II.65.33</b> <b>How would you rate the need for construction of new units in the city?</b> Nuckolls County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	3	3	3	1
Low Need	2	2	2	
Moderate Need	0	0		
High Need	2	2	2	
Extreme Need	1	1	1	