

# Perkins County

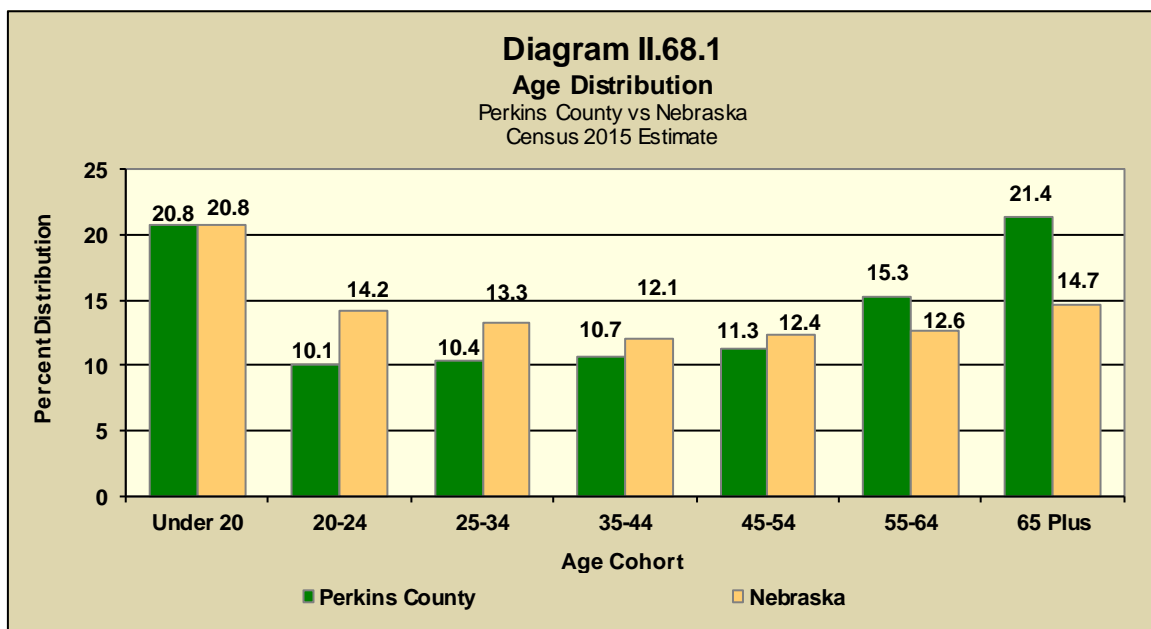
## Summary

- Between 2010 and 2015, the county’s population decreased by 0.9 percent or by 26 persons.
- Between 2010 and 2015, the Hispanic population increased by 22.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 19.
- In 2015, average earnings in the county was \$48,812 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.1 percent to 1.8 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 3 units.
- In 2015, the average real value of new single-family construction was \$336,667.
- In fiscal year 2016, the average price of an existing home was \$76,029.
- In a November 2016 rental survey, the average vacancy rate was 10.00 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Perkins County’s population decreased by 0.9 percent, or from 2,970 people to 2,944 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 298 in 2010 to 297 in 2015, a decline of 0.3 percent. The number of people from 25 to 34 years of age decreased by 0.0 percent, and those aged between 35 and 44 increased by 3.6 percent. As shown in Diagram II.68.1, people younger than 25 represented 30.9 percent of the population in 2015, while individuals aged 55 and older represented 36.7 percent of the population in Perkins 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 1.6 percent, while the black population increased by 41.2 percent. The Hispanic population of any race changed from 95 to 116 or by 22.1 percent. Table II.68.1, below, presents the details of these population variations.

Subject	Nebraska			Perkins County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	2,970	2,944	-0.9%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	614	613	-0.2%
15 to 24 years	258,206	268,848	4.1%	298	297	-0.3%
25 to 34 years	245,176	252,533	3.0%	306	306	0.0%
35 to 44 years	220,838	228,643	3.5%	304	315	3.6%
45 to 54 years	258,726	234,477	-9.4%	426	332	-22.1%
55 to 64 years	213,176	238,715	12.0%	420	451	7.4%
65 & over	246,677	278,711	13.0%	602	630	7.4%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	2,935	2,889	-1.6%
Black	85,971	93,900	9.2%	17	24	41.2%
American Indian or Alaskan Native	23,418	26,492	13.1%	7	8	14.3%
Asian	33,322	44,479	33.5%	5	9	80.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	1	.%
Two or More Races	32,305	39,365	21.9%	6	13	116.7%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	95	116	22.1%

## Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.68.2, at right, from April 2000 to July 2009, Perkins County’s natural decrease was estimated to be 28 people. Perkins County experienced net out-migration from 2000–2009, with 403 persons having left the county during that period.<sup>146</sup> The 2015 population estimates showed a natural increase of 40 persons and a net out-migration of 66 persons since the 2010 Census. In total, Perkins County’s population decreased to 2,944 persons.

<b>1980 Population</b>	<b>3,637</b>
Natural Increase 80–90	119
Net Migration 80–90	-389
<b>1990 Population</b>	<b>3,367</b>
Natural Increase 90–00	-99
Net Migration 90–00	-68
<b>2000 Population</b>	<b>3,200</b>
Natural Increase 00–09	-28
Net Migration 00–09	-403
2009 Population Estimate	2,769
<b>2010 Population</b>	<b>2,970</b>
Natural Increase 10–15	40
Net Migration 10–15	-66
<b>2015 Population Estimate</b>	<b>2,944</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 Perkins County decreased from 17 persons in 2014 to 11 persons in 2015, with an additional net movement of 6 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.68.3.

<sup>146</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.68.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Perkins 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	56	60	-4
Calendar 2002	48	36	12
Calendar 2003	36	44	-8
Calendar 2004	50	49	1
Calendar 2005	44	36	8
Calendar 2006	35	41	-6
Calendar 2007	44	54	-10
Calendar 2008	46	53	-7
Calendar 2009	52	31	21
Calendar 2010	76	45	31
Calendar 2011	49	33	16
Calendar 2012	44	40	4
Calendar 2013	49	34	15
Calendar 2014	51	34	17
Calendar 2015	52	41	11
First Half of 2016	20	14	6

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 1,290 in 2014 to 1,289 in 2015, as shown in Table II.68.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Perkins County decreased by 4.5 percent from 622 in 2015 to 594 in 2016, as shown below in Table II.68.5. The number of school-age children 5 to 11 years of age decreased from 325 in 2015 to 284 in 2016.

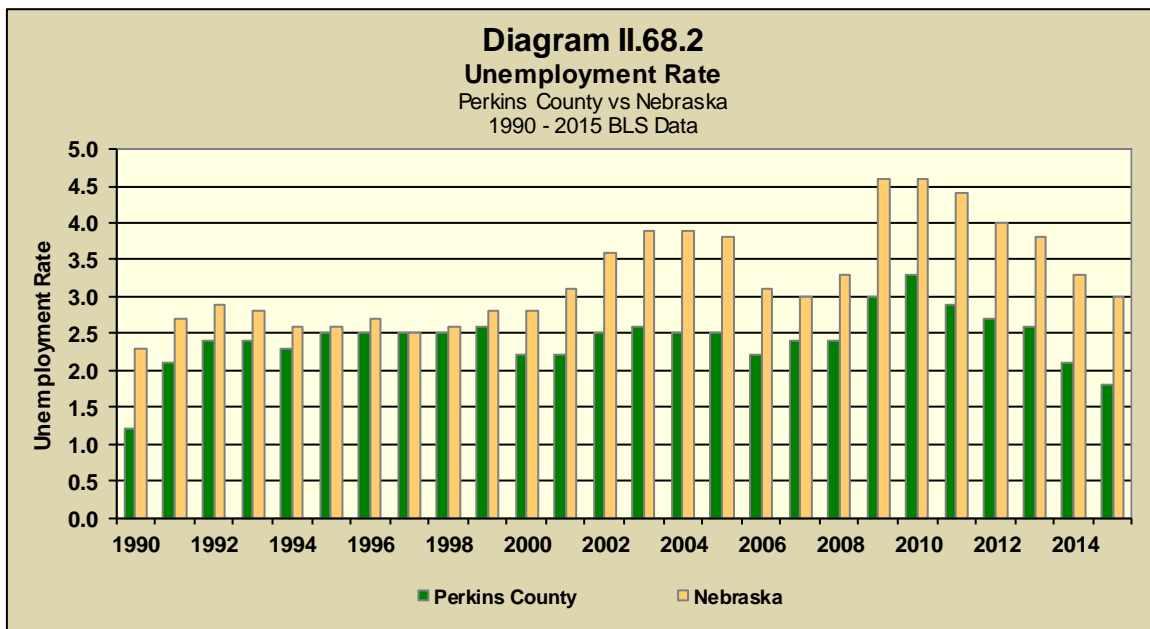
<b>Table II.68.4</b>	
<b>Income Tax Returns</b>	
Perkins County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,372
1992	1,407
1993	1,429
1994	1,449
1995	1,445
1996	1,430
1997	1,452
1998	1,459
1999	1,445
2000	1,419
2001	1,377
2002	1,380
2003	1,351
2004	1,363
2005	1,229
2006	1,317
2007	1,317
2008	1,310
2009	1,286
2010	1,220
2011	1,308
2012	1,305
2013	1,275
2014	1,290
2015	1,289

<b>Table II.68.5</b>				
<b>School-Age Children</b>				
Perkins 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	412	126	260	798
1993	387	123	282	792
1994	362	133	284	779
1995	367	129	308	804
1996	374	121	326	821
1997	358	127	334	819
1998	347	128	309	784
1999	309	123	311	743
2000	313	97	297	707
2001	304	86	291	681
2002	262	102	266	630
2003	234	90	248	572
2004	240	94	246	580
2005	258	76	227	561
2006	268	78	217	563
2007	289	70	205	564
2008	274	76	202	552
2009	292	79	194	565
2010	293	71	194	558
2011	301	70	185	556
2012	285	95	187	567
2013	271	98	179	548
2014	321	92	222	635
2015	325	87	210	622
2016	284	98	212	594

## ECONOMICS

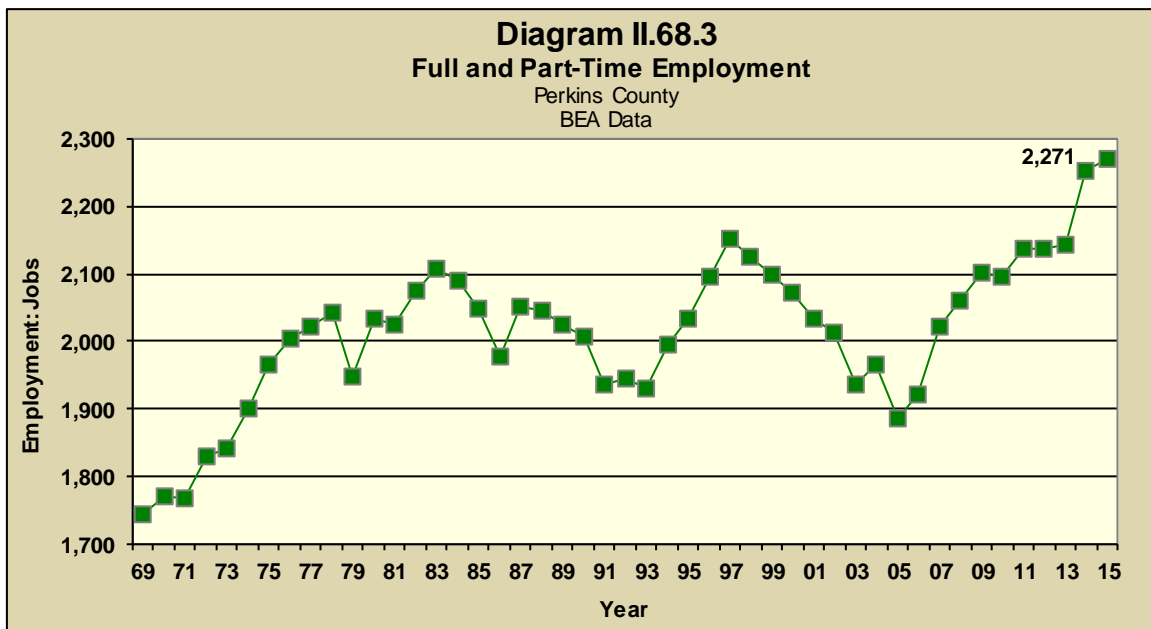
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Perkins County, defined as the number of people working or actively seeking work, decreased from 1,855 in 2014 to 1,842 in 2015. The total number of people employed changed from 1,816 in 2014 to 1,808 in 2015. The unemployment rate for the county was 1.8 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.68.2, below.

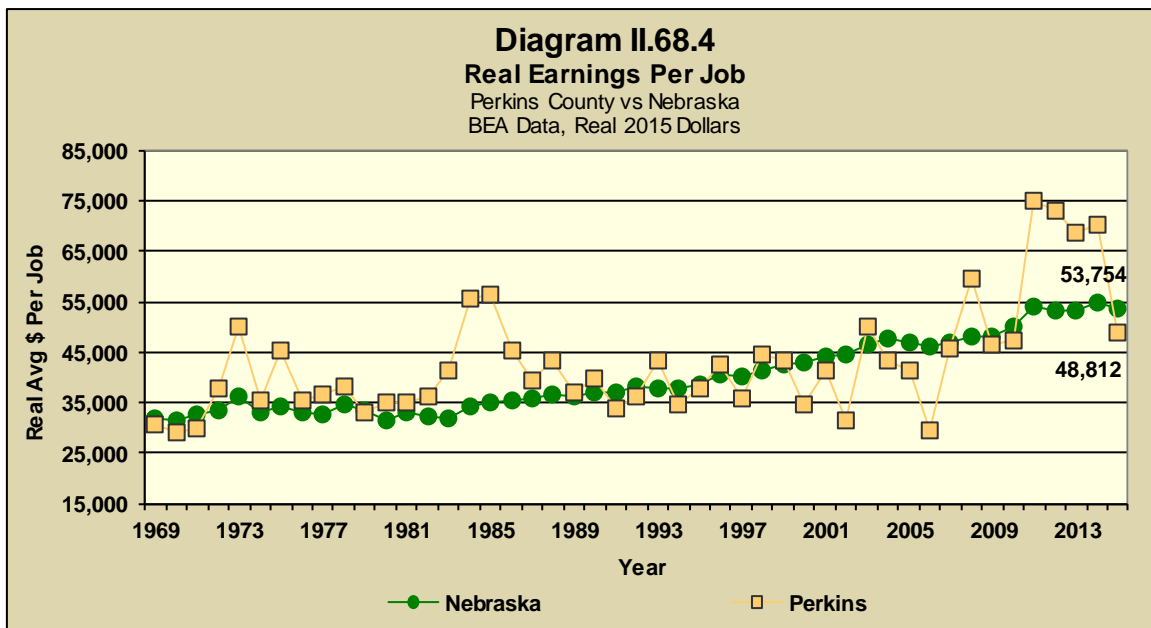


### Employment and Personal Income

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 2,271 jobs in Perkins County, an increase of 19 jobs since 2014. Diagram II.68.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.68.4, below, real average earnings per job in the county was \$48,812 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 \$148,285,000, a decline of 22.8 percent between 2014 and 2015. Table II.68.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.68.6**  
**Total BEA Employment and Real Personal Income**

Perkins 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	53,732	1,897	548	14,156	6,061	72,600	20,775	1,745	30,792
1970	51,733	1,975	395	14,718	6,446	71,317	21,015	1,772	29,195
1971	52,896	2,008	669	14,695	6,969	73,221	22,255	1,769	29,902
1972	69,201	2,158	896	16,251	7,277	91,468	28,310	1,829	37,835
1973	92,496	2,713	1,171	19,051	8,548	118,553	35,793	1,842	50,215
1974	67,666	2,998	1,465	19,549	8,723	94,405	28,861	1,901	35,595
1975	89,421	3,094	1,663	21,725	9,345	119,060	35,040	1,967	45,461
1976	70,635	3,325	2,127	20,744	9,891	100,072	28,236	2,003	35,265
1977	73,821	3,277	2,499	21,166	9,975	104,184	29,242	2,022	36,509
1978	77,866	3,415	2,797	22,095	9,852	109,195	30,249	2,043	38,114
1979	64,713	3,382	3,101	22,500	10,465	97,398	26,758	1,948	33,220
1980	71,237	3,577	3,300	26,024	10,673	107,657	29,593	2,034	35,023
1981	71,197	3,810	2,835	29,023	11,121	110,367	30,347	2,025	35,159
1982	75,184	3,853	2,205	32,344	12,148	118,028	32,453	2,075	36,233
1983	87,336	3,754	1,574	32,351	12,410	129,917	35,429	2,109	41,411
1984	116,517	4,025	999	35,046	12,276	160,813	43,902	2,091	55,723
1985	115,422	4,033	470	33,398	12,706	157,964	43,266	2,050	56,304
1986	89,703	4,147	-107	32,696	13,043	131,188	37,027	1,978	45,350
1987	80,975	4,335	-682	30,544	12,878	119,381	34,735	2,051	39,481
1988	88,663	4,767	-1,293	29,975	12,937	125,514	36,765	2,046	43,335
1989	75,033	4,809	-1,831	29,360	13,753	111,506	32,990	2,026	37,035
1990	79,843	4,792	-2,298	26,928	13,911	113,592	33,747	2,008	39,763
1991	65,686	4,566	-1,558	26,271	14,859	100,692	30,830	1,936	33,929
1992	70,569	4,736	-1,321	26,370	14,357	105,239	32,431	1,946	36,264
1993	83,542	4,740	-697	26,044	15,227	119,375	36,562	1,931	43,264
1994	69,169	4,860	27	23,783	15,631	103,749	31,680	1,995	34,671
1995	76,849	4,968	449	25,254	16,448	114,032	34,409	2,035	37,764
1996	89,652	5,272	922	24,660	17,262	127,224	38,160	2,096	42,773
1997	77,384	5,594	1,406	25,289	16,830	115,314	34,598	2,153	35,942
1998	94,891	5,534	2,248	26,029	17,561	135,195	41,130	2,125	44,655
1999	90,638	5,544	3,092	23,463	17,533	129,181	39,373	2,099	43,181
2000	71,636	5,598	3,733	24,374	17,966	112,111	35,244	2,072	34,573
2001	84,192	5,921	2,961	23,864	19,191	124,287	39,772	2,033	41,413
2002	63,205	6,080	2,349	22,133	19,548	101,155	32,432	2,014	31,383
2003	96,722	6,057	1,702	23,066	20,860	136,293	44,222	1,936	49,960
2004	85,604	5,991	1,089	18,297	19,489	118,487	37,808	1,967	43,520
2005	78,160	5,959	439	18,065	20,413	111,118	35,332	1,885	41,464
2006	56,622	6,245	-174	17,103	20,959	88,266	29,025	1,920	29,491
2007	92,493	6,960	-893	19,878	20,919	125,436	41,631	2,022	45,743
2008	123,009	7,348	-1,696	23,316	22,446	159,728	54,163	2,061	59,684
2009	97,384	7,832	-4,435	23,262	22,274	130,653	44,485	2,101	46,351
2010	99,467	8,038	-5,686	21,891	23,146	130,781	43,901	2,097	47,433
2011	160,555	7,144	-5,423	24,466	22,657	195,111	66,184	2,137	75,131
2012	156,315	7,383	-7,367	32,373	21,737	195,674	66,579	2,138	73,113
2013	147,398	8,489	-7,872	28,001	21,761	180,799	62,365	2,143	68,781
2014	158,595	8,995	-8,353	28,912	21,949	192,108	66,427	2,252	70,424
2015	110,851	9,090	-6,213	29,420	23,317	148,285	50,369	2,271	48,812

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by .9 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 8.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 55.3 percent over the 2010 to 2015 period. Table II.68.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total <sup>147</sup>
1991	461	138	256	205	178	67	0	23	0	1,372
1992	514	122	264	168	184	95	0	24	0	1,407
1993	508	121	258	192	179	113	0	21	0	1,429
1994	539	126	264	197	156	120	0	18	0	1,449
1995	551	116	247	190	164	129	13	20	0	1,445
1996	503	117	243	179	181	140	37	18	0	1,430
1997	526	114	223	181	184	149	23	29	0	1,452
1998	477	120	246	180	199	158	12	35	0	1,459
1999	435	116	233	183	190	180	38	53	0	1,445
2000	445	103	240	167	181	174	33	57	0	1,419
2001	457	105	207	151	179	171	57	34	0	1,377
2002	458	110	220	143	193	149	49	38	0	1,380
2003	405	105	219	173	172	176	42	40	0	1,351
2004	397	114	202	149	207	176	55	42	0	1,363
2005	330	97	181	131	185	180		52		1,229
2006	312	102	194	165	194	182		72		1,317
2007	297	102	164	141	196	221		96		1,317
2008	285	102	160	138	163	212	132	104	14	1,310
2009	260	95	157	150	177	206	124	99	18	1,286
2010	226	95	132	119	170	218	128	119	13	1,220
2011	230	100	164	131	181	208	138	136	20	1,308
2012	230	80	148	119	173	207	121	192	35	1,305
2013	216	77	147	119	166	208	133	179	30	1,275
2014	206	83	140	110	180	210	133	204	24	1,290
2015	224	75	133	128	189	193	142	185	20	1,289

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 310 in 2010 to 294 in 2015, with the poverty rate reaching 10.1 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.68.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	361	11.4
1999	363	11.4
2000	340	11.1
2001	340	11.1
2002	336	11.1
2003	306	10.0
2004	315	10.4
2005	373	12.4
2006	354	12.1
2007	328	11.4
2008	303	10.7
2009	332	12.3
2010	310	10.6
2011	328	11.3
2012	295	10.3
2013	287	10.0
2014	295	10.4
2015	294	10.1

<sup>147</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 Perkins County increased by 36 between 1980 and 2014, at an annual rate of change of 1.0 percent, as reported by the Census Bureau and as presented in Table II.68.9, at right.<sup>148</sup> This compared to an average annual rate of change of 1.03 percent statewide. Perkins County lost 2 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 Perkins County between 2010 and 2015, from 1,450 to 1,440. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.68.10.

Year	Nebraska	Perkins County
1980	37,727	89
1981	37,582	96
1982	37,500	101
1983	41,889	105
1984	43,151	115
1985	43,115	101
1986	42,538	94
1987	42,691	100
1988	43,134	106
1989	43,302	108
1990	43,749	105
1991	44,405	99
1992	45,269	105
1993	46,059	112
1994	46,640	111
1995	47,128	115
1996	47,607	114
1997	48,588	113
1998	48,655	110
1999	48,968	108
2000	49,623	101
2001	49,710	105
2002	50,259	118
2003	50,394	113
2004	50,928	112
2005	51,440	109
2006	51,906	111
2007	52,517	118
2008	52,152	123
2009	51,633	122
2010	51,886	122
2011	51,553	118
2012	52,294	123
2013	52,585	127
2014	52,991	125

Subject	Nebraska	% Growth Since Census	Perkins County	% Growth Since Census
2000 Census	722,668	-	1,444	-
2010 Census	796,793	10.3%	1,450	0.4%
July 2011 Estimate	801,129	0.5%	1,446	-0.3%
July 2012 Estimate	804,659	1.0%	1,443	-0.5%
July 2013 Estimate	809,171	1.5%	1,443	-0.5%
July 2014 Estimate	814,970	2.3%	1,442	-0.6%
July 2015 Estimate	820,913	3.0%	1,440	-0.7%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Perkins County. As shown in Table II.68.11 on the following page, 14.3 percent of housing units, or 208, were vacant in 2015. Of the 1,243 housing units that were occupied in 2015, 77.2 percent, or 960, were owner-occupied and the remaining 22.8 percent were renter-occupied.

<sup>148</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.68.11</b>				
<b>Housing Units by Tenure</b>				
Perkins 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	1,239	85.4%	1,243	85.7%
Owner-Occupied	964	77.8%	960	77.2%
Renter-Occupied	275	22.2%	283	22.8%
Vacant Housing Units	211	14.6%	208	14.3%
<b>Total Housing Units</b>	<b>1,450</b>	<b>100.0%</b>	<b>1,451</b>	<b>100.0%</b>

As shown in Table II.68.12, below, there were 1,330 single family dwellings in 2015, which accounted for 91.7 percent of all housing units. Apartment units accounted for 3.1 percent of housing units, with 45 units. Mobile homes also accounted for an additional 2.7 percent of housing with 39 units.

<b>Table II.68.12</b>				
<b>Housing Units by Type</b>				
Perkins County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>149</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	1,286	91%	1,330	91.7%
Duplex	9	1%	22	1.5%
Tri- or Four-Plex	41	3%	15	1.0%
Apartment	38	3%	45	3.1%
Mobile Home	40	3%	39	2.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,414</b>	<b>100.0%</b>	<b>1,451</b>	<b>100.0%</b>

Table II.68.13, below, shows the disposition of vacant housing units in Perkins County. The 2015 five-year ACS shows 7.7 percent of vacant units were for rent, 16.3 percent were for sale, and 2.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 102 “other vacant” units, or 48.3 percent; this compared to 58.2 percent “other vacant” units in 2015.

<b>Table II.68.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Perkins 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	52	24.6%	16	7.7%
For Sale	12	5.7%	34	16.3%
Rented or Sold, Not Occupied	11	5.2%	5	2.4%
For Seasonal, Recreational, or Occasional Use	33	15.6%	32	15.4%
For Migrant Workers	1	0.5%	0	.0%
Other Vacant	102	48.3%	121	58.2%
<b>Total</b>	<b>211</b>	<b>100.0%</b>	<b>208</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>150</sup> In most years for which data are presented, single-

<sup>149</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Perkins County totaled 3 in 2015 and the average value of construction was \$336,667 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 1 in 2012 to 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 256 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.68.14.

**Table II.68.14**  
**Building Permits and Valuation**  
Perkins 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	9	.	.	.	9	95.50	.	.	.
1981	5	.	.	.	5	148.40	.	.	.
1982	6	2	.	.	8	96.90	32.00	.	.
1983	6	.	.	.	6	116.50	.	.	.
1984	4	.	.	.	4	111.00	.	.	.
1985	1	.	.	.	1	47.90	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	1	.	.	.	1	81.80	.	.	.
1990	1	.	.	.	1	147.90	.	.	.
1991	2	.	.	.	2	135.20	.	.	.
1992	.	.	.	30	30	.	.	.	46.60
1993	2	2	.	.	4	179.30	88.90	.	.
1994	.	.	.	.	.	.	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	4	.	.	.	4	117.80	.	.	.
1998	7	.	.	.	7	107.20	.	.	.
1999	6	.	.	.	6	113.80	.	.	.
2000	1	.	.	.	1	113.90	.	.	.
2001	2	.	.	.	2	91.70	.	.	.
2002	1	.	.	.	1	129.1	.	.	.
2003	2	.	.	.	2	146.8	.	.	.
2004	1	.	.	.	1	198.3	.	.	.
2005	1	.	.	.	1	83.5	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	2	.	.	.	2	31.8	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	1	.	.	.	1	265.6	.	.	.
2012	1	.	.	.	1	260.8	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	3	.	.	.	3	336.7	.	.	.

<sup>150</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 709 property transactions in Perkins County. Of these, 667 were for single-family homes during this 18-year period, as shown in Table II.68.15.

<b>Table II.68.15</b>						
<b>Residential Property Transactions</b>						
Perkins 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	42	4	0	3	0	49
2000	51	1	0	0	0	52
2001	44	2	0	0	5	51
2002	40	3	0	0	6	49
2003	23	2	0	0	2	27
2004	35	1	0	1	0	37
2005	41	2	0	0	0	43
2006	48	5	0	0	0	53
2007	38	1	0	0	1	40
2008	20	0	0	0	3	23
2009	27	0	0	0	0	27
2010	26	0	0	0	0	26
2011	21	0	0	0	0	21
2012	45	0	0	0	0	45
2013	36	0	0	0	0	36
2014	51	0	0	0	0	51
2015	43	0	0	0	0	43
2016	36	0	0	0	0	36
<b>Total</b>	<b>667</b>	<b>21</b>	<b>0</b>	<b>4</b>	<b>17</b>	<b>709</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 226 single-family home property transactions for units built before 1930, 17.7 percent of units were of low quality and 58.4 percent were of fair quality. Conversely, of the 9 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.68.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.68.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Perkins 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	40	26	3	6	0	0	0	0	0	75
Fair	132	118	13	19	7	1	0	0	0	290
Average	54	98	31	67	17	8	6	0	0	281
Good	0	1	1	6	2	7	3	0	0	20
Very Good	0	1	0	0	0	0	0	0	0	1
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>226</b>	<b>244</b>	<b>48</b>	<b>98</b>	<b>26</b>	<b>16</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>667</b>

In regard to the current condition of residential dwellings, of the same 226 single-family homes built before 1930, 62.8 percent of the homes were worn out or badly worn, and 32.3 percent

were in average condition. Table II.68.17 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	31	16	2	7	0	0	0	0	0	56
Badly Worn	111	96	9	12	5	0	0	0	0	233
Average	73	116	26	63	16	6	1	0	0	301
Good	11	15	6	13	4	8	8	0	0	65
Very Good	0	1	3	3	1	2	0	0	0	10
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	2	0	0	0	0	0	0	2
<b>Total</b>	<b>226</b>	<b>244</b>	<b>48</b>	<b>98</b>	<b>26</b>	<b>16</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>667</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$56,144 to \$76,029, a total increase of 35.4 percent, as shown in Table II.68.18, 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 Perkins County ranged from \$38,316 for homes built before 1930 to \$191,500 for homes built from 2001 to 2010.<sup>151</sup> Homes built from 2001 through 2010 were also larger, averaging 1,673 square feet per unit. Table II.68.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	38,506
2000	52,267
2001	49,247
2002	60,838
2003	52,283
2004	45,650
2005	71,549
2006	59,424
2007	67,970
2008	74,345
2009	73,104
2010	56,144
2011	93,138
2012	63,700
2013	87,044
2014	77,675
2015	77,436
2016	76,029
<b>Average</b>	<b>64,403</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>152</sup> (\$)
Before 1930	38,316	1,206	31.8
1931-1960	57,139	1,318	43.4
1961-1970	75,727	1,399	54.1
1971-1980	86,338	1,481	58.3
1981-1990	99,071	1,503	65.9
1991-2000	139,111	1,804	77.1
2001-2010	191,500	1,673	114.5
2011-2016	.	.	.
<b>Average</b>	<b>62,817</b>	<b>1,339</b>	<b>47</b>

<sup>151</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>152</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.68.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Perkins County. The number of completed surveys remained unchanged from 2 in 2015 to 2 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 10.0 percentage points and was at 10.00 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	1	20	10.0	180.0
2004	2	8	12.5	30.4
2005	4	28	10.7	85.0
2006	5	43	2.3	50.1
2007	5	41	12.2	31.3
2008	4	29	20.7	30.0
2009	3	10	10.0	71.0
2010	3	30	.0	105.0
2011	2	26	7.7	105.0
2012	2	10	.0	15.0
2013	2	26	7.7	
2014	2	8	.0	
2015	2	26	.0	
2016	2	10	10.0	

Table II.68.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 4 single family units in Perkins County, with 1 of them available. This translates into a vacancy rate of 25.0 percent in Perkins County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 0 apartment units reported in the survey. The average vacancy rate for all unit types over the last five years was 3.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	4	1	25.0%	8.3%
Apartments	0	0	%	4.4%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	6	0	.0%	.0%
<b>Total</b>	<b>10</b>	<b>1</b>	<b>10.00%</b>	<b>3.5%</b>

Table II.68.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 2 units. The most common apartment units were four bedroom units, with 0 units. Details for additional unit types are reported on the following page.

<b>Table II.68.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Perkins 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	0	0	0	0	·	0
Two	2	0	0	0	·	2
Three	2	0	0	0	·	2
Four	0	0	0	0	·	0
Don’t Know	0	0	0	0	6	6
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>10</b>

Table II.68.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.68.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Perkins 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	0	1	%
Two	2	0	.0%
Three	2	0	.0%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>4</b>	<b>1</b>	<b>25.0%</b>

Average market-rate rents by unit type are shown in Table II.68.24, 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.68.24</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Perkins 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	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Don’t know	\$450	\$	\$	\$	\$
<b>Total</b>	<b>\$450</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$450</b>

Table II.68.25, on the following page, shows vacancy rates for single family units by average rental rates for Perkins 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 25.0 percent.

<b>Table II.68.25</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Perkins County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	1	25.0%
\$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>4</b>	<b>1</b>	<b>25.0%</b>

Respondents were asked if utilities are included in the rent, as shown in Table II.68.26 below.

<b>Table II.68.26</b> <b>Are there any utilities included with the rent?</b> Perkins County 2016 Survey of Rental Properties	
Period	Respondent
Yes	
No	1
<b>% Offering Utilities</b>	<b>%</b>

Table II.68.27, at right, shows the number of survey respondents who keep a waiting list.

<b>Table II.68.27</b> <b>Do you keep a waiting list?</b> Perkins County 2016 Survey of Rental Properties	
Period	Respondent
Yes	
No	1
<b>Waitlist Size</b>	

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.68.28 below, most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

<b>Table II.68.28</b> <b>How would you rate the need for renovation of existing units in the city?</b> Perkins County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	
Moderate Need	0	0		
High Need	0	0		
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.68.29 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.68.29</b> <b>How would you rate the need for construction of new units in the city?</b> Perkins 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	1	1	1	
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	0	0		