

# Thomas County

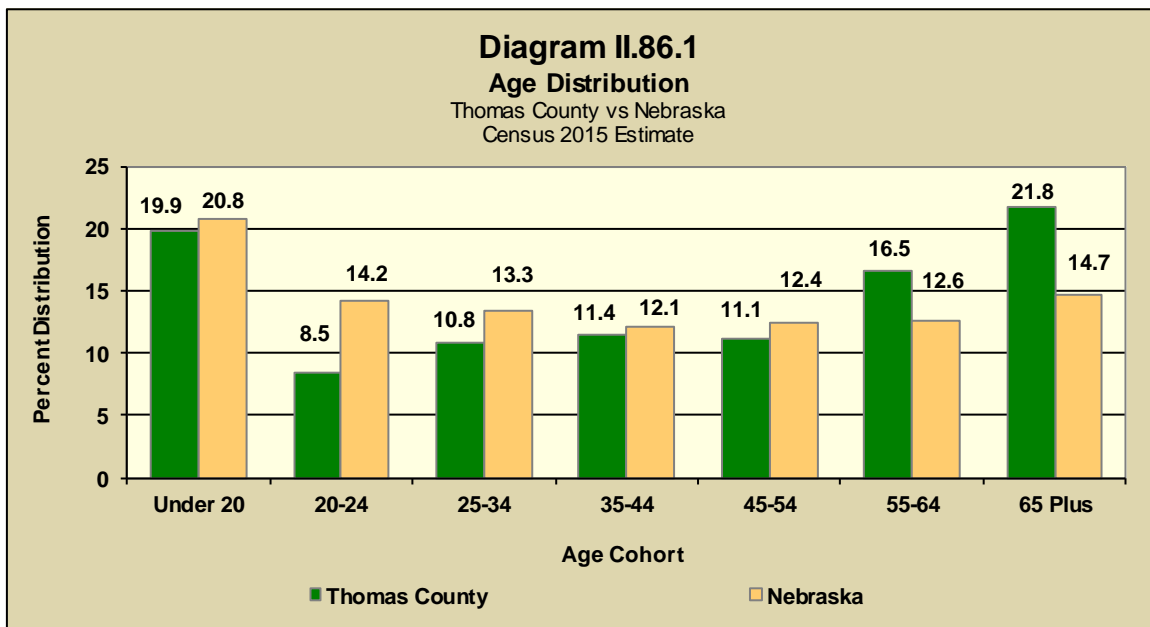
## Summary

- Between 2010 and 2015, the county’s population increased by 5.7 percent or by 37 persons.
- Between 2010 and 2015, the Hispanic population increased by 16.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 24.
- In 2015, average earnings in the county was \$54,436 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.5 percent to 3.0 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 5 units.
- In 2015, the average real value of new single-family construction was \$201,483.
- In fiscal year 2016, the average price of an existing home was \$59,125.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Thomas County’s population increased by 5.7 percent, or from 647 people to 684 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 57 in 2010 to 58 in 2015, an increase of 1.8 percent. The number of people from 25 to 34 years of age increased by 21.3 percent, and those aged between 35 and 44 increased by 8.3 percent. As shown in Diagram II.86.1, people younger than 25 represented 28.4 percent of the population in 2015, while individuals aged 55 and older represented 38.3 percent of the population in Thomas 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 increased by 5.0 percent, while the black population decreased by 0.0 percent. The Hispanic population of any race changed from 12 to 14 or by 16.7 percent. Table II.86.1, below, presents the details of these population variations.

<b>Table II.86.1</b>						
<b>Population Characteristics</b>						
State of Nebraska vs. Thomas County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Thomas County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	647	684	5.7%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	119	136	14.3%
15 to 24 years	258,206	268,848	4.1%	57	58	1.8%
25 to 34 years	245,176	252,533	3.0%	61	74	21.3%
35 to 44 years	220,838	228,643	3.5%	72	78	8.3%
45 to 54 years	258,726	234,477	-9.4%	89	76	-14.6%
55 to 64 years	213,176	238,715	12.0%	114	113	-0.9%
65 & over	246,677	278,711	13.0%	135	149	-0.9%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	641	673	5.0%
Black	85,971	93,900	9.2%	1	1	0.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	1	3	200.0%
Asian	33,322	44,479	33.5%	2	2	0.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	2	5	150.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	12	14	16.7%

### 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.86.2, at right, from April 2000 to July 2009, Thomas County’s natural increase was estimated to be 3 people. Thomas County experienced net out-migration from 2000-2009, with 167 persons having left the county during that period.<sup>272</sup> The 2015 population estimates showed a natural increase of 20 persons and a net in-migration of 17 persons since the 2010 Census. In total, Thomas County’s population increased to 684 persons.

<b>Table II.86.2</b>	
<b>Population Change</b>	
Thomas County	
1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>973</b>
Natural Increase 80–90	69
Net Migration 80–90	-191
<b>1990 Population</b>	<b>851</b>
Natural Increase 90–00	<b>22</b>
Net Migration 90–00	-144
<b>2000 Population</b>	<b>729</b>
Natural Increase 00–09	3
Net Migration 00–09	-167
2009 Population Estimate	565
<b>2010 Population</b>	<b>647</b>
Natural Increase 10–15	20
Net Migration 10–15	17
<b>2015 Population Estimate</b>	<b>684</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 Thomas County changed from -1 persons in 2014 to 8 persons in 2015, with an additional net movement of 1 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.86.3.

<sup>272</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.86.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Thomas 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	14	11	3
Calendar 2002	10	10	0
Calendar 2003	13	5	8
Calendar 2004	10	13	-3
Calendar 2005	12	9	3
Calendar 2006	19	9	10
Calendar 2007	9	8	1
Calendar 2008	12	19	-7
Calendar 2009	8	10	-2
Calendar 2010	35	13	22
Calendar 2011	15	9	6
Calendar 2012	14	8	6
Calendar 2013	7	10	-3
Calendar 2014	12	13	-1
Calendar 2015	13	5	8
First Half of 2016	5	4	1

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 289 in 2014 to 296 in 2015, as shown in Table II.86.4, at right.

<b>Table II.86.4</b>	
<b>Income Tax Returns</b>	
Thomas County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	350
1992	351
1993	339
1994	334
1995	343
1996	350
1997	376
1998	345
1999	348
2000	327
2001	309
2002	299
2003	296
2004	306
2005	278
2006	312
2007	296
2008	290
2009	281
2010	290
2011	303
2012	306
2013	286
2014	289
2015	296

**School-Age Children**

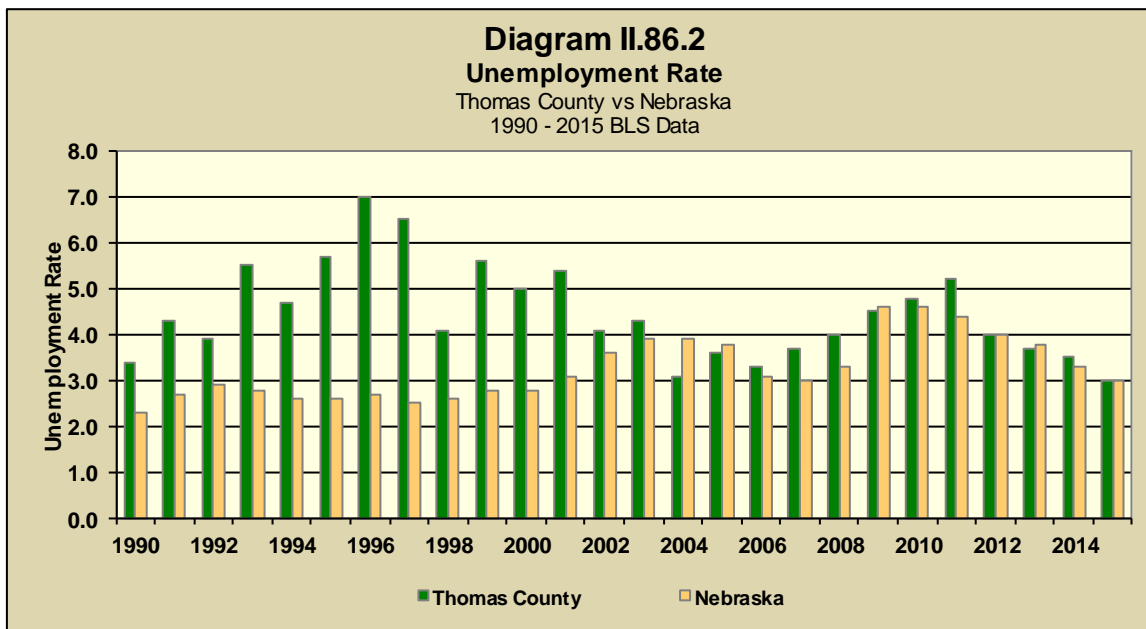
According to the Nebraska Department of Education (DOE), the total number of school-age children in Thomas County increased by 6.3 percent from 96 in 2015 to 102 in 2016, as shown below in Table II.86.5. The number of school-age children 5 to 11 years of age increased from 48 in 2015 to 53 in 2016.

<b>Table II.86.5</b>				
<b>School-Age Children</b>				
Thomas 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	94	30	76	200
1993	84	34	69	187
1994	79	28	70	177
1995	80	32	68	180
1996	66	31	78	175
1997	73	51	73	197
1998	66	43	85	194
1999	59	35	83	177
2000	59	24	69	152
2001	50	22	66	138
2002	45	18	65	128
2003	35	28	45	108
2004	39	9	43	91
2005	59	22	47	128
2006	59	24	42	125
2007	61	21	44	126
2008	54	15	41	110
2009	61	13	47	121
2010	54	19	39	112
2011	57	15	54	126
2012	56	11	38	105
2013	50	17	33	100
2014	54	19	32	105
2015	48	13	35	96
2016	53	16	33	102

## ECONOMICS

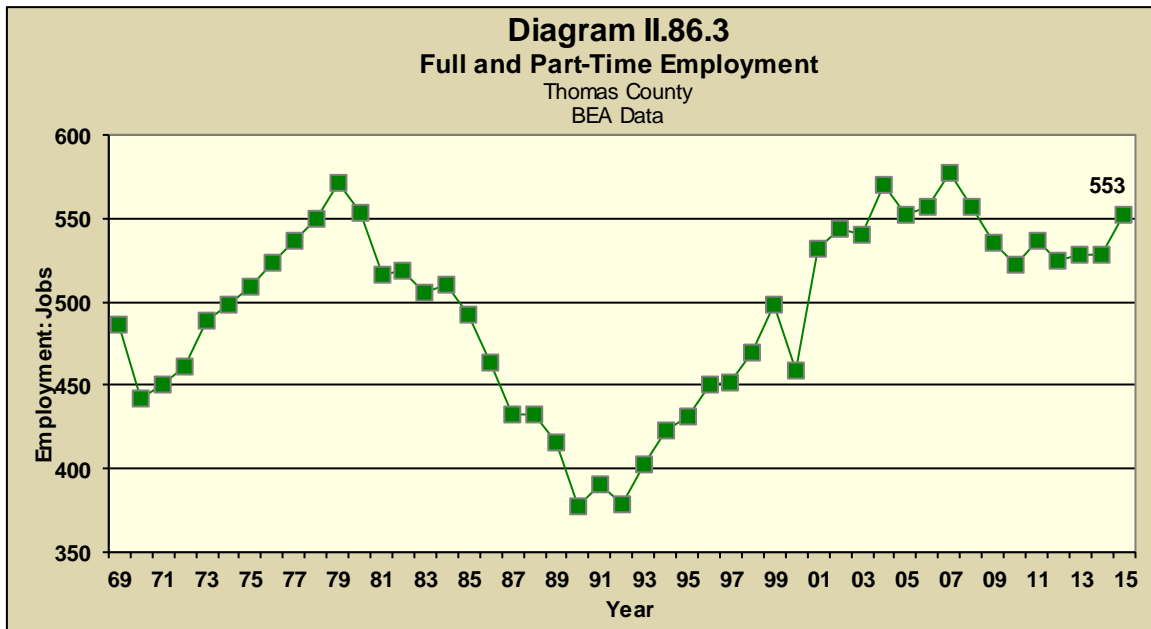
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Thomas County, defined as the number of people working or actively seeking work, increased from 429 in 2014 to 439 in 2015. The total number of people employed changed from 414 in 2014 to 426 in 2015. The unemployment rate for the county was 3.0 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.86.2, below.

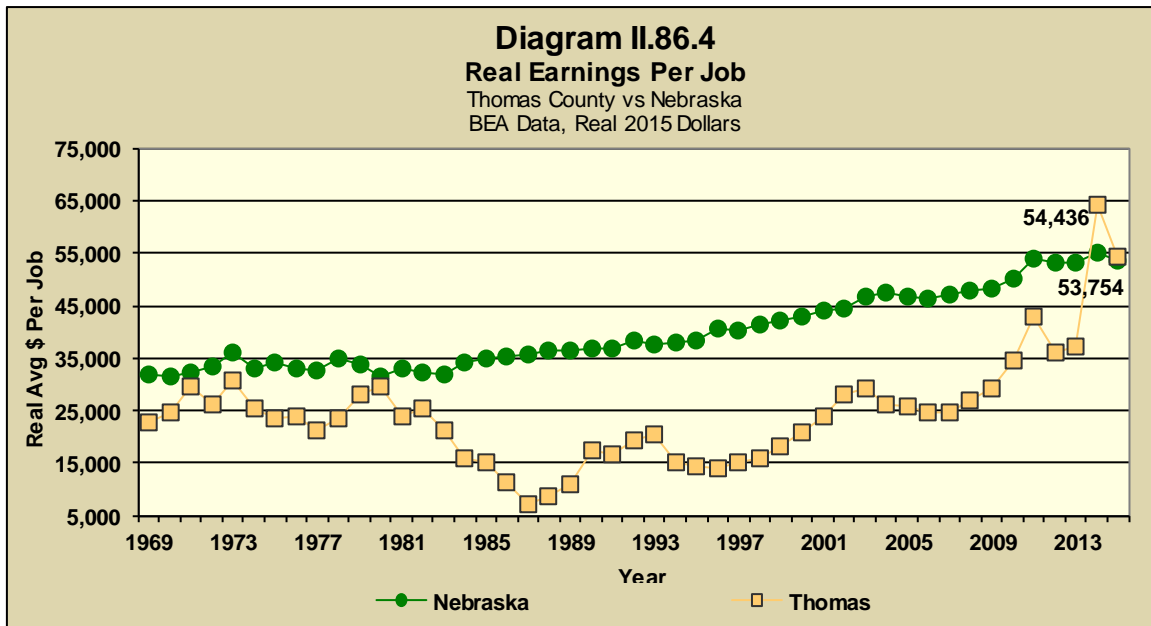


### Employment and Personal Income

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 553 jobs in Thomas County, an increase of 24 jobs since 2014. Diagram II.86.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.86.4, below, real average earnings per job in the county was \$54,436 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 \$44,383,000, a decline of 8.6 percent between 2014 and 2015. Table II.86.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.86.6**  
**Total BEA Employment and Real Personal Income**  
 Thomas 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	11,067	634	20	3,266	1,679	15,398	17,016	486	22,772
1970	10,956	660	10	3,459	1,705	15,470	16,082	442	24,786
1971	13,328	669	-9	3,530	1,921	18,101	17,780	450	29,618
1972	12,107	664	-9	3,836	1,995	17,266	17,600	461	26,262
1973	14,979	859	-183	4,964	2,359	21,260	23,060	489	30,632
1974	12,616	925	-252	5,469	2,417	19,324	21,167	499	25,283
1975	12,047	917	-287	5,327	2,811	18,981	21,022	509	23,669
1976	12,611	989	-445	5,631	2,860	19,669	23,584	524	24,068
1977	11,359	953	-753	6,395	2,668	18,717	22,716	537	21,153
1978	12,926	1,028	-925	6,481	2,791	20,245	20,367	550	23,502
1979	15,983	1,133	-973	6,979	2,643	23,498	23,641	572	27,942
1980	16,394	1,108	-933	7,109	2,590	24,052	24,745	554	29,593
1981	12,422	1,079	-744	7,452	2,615	20,666	21,349	516	24,074
1982	13,115	1,112	-533	7,453	2,471	21,395	22,264	519	25,270
1983	10,785	1,098	-422	7,556	2,789	19,609	20,384	506	21,314
1984	8,136	1,166	-509	8,334	2,994	17,789	18,569	511	15,921
1985	7,448	1,099	-357	6,875	3,070	15,938	16,758	492	15,139
1986	5,301	1,030	66	6,551	3,100	13,987	15,089	464	11,424
1987	3,160	931	214	6,181	3,158	11,782	12,963	433	7,298
1988	3,715	940	498	6,347	3,133	12,753	14,107	433	8,581
1989	4,526	902	563	7,168	3,339	14,694	17,007	416	10,880
1990	6,654	884	612	6,870	3,354	16,605	19,536	378	17,604
1991	6,540	951	614	6,823	3,140	16,167	19,837	390	16,770
1992	7,308	978	552	7,264	3,358	17,504	22,128	379	19,281
1993	8,241	1,033	539	6,661	3,757	18,165	21,024	403	20,448
1994	6,431	1,059	381	6,836	3,828	16,416	21,019	423	15,204
1995	6,153	1,067	526	6,475	3,843	15,929	20,661	431	14,275
1996	6,291	1,149	301	6,653	3,964	16,060	21,188	451	13,950
1997	6,848	1,199	141	7,042	4,114	16,947	23,119	452	15,151
1998	7,450	1,230	209	7,284	3,824	17,536	24,768	470	15,850
1999	9,149	1,348	-25	6,851	3,814	18,441	25,577	498	18,370
2000	9,576	1,288	200	6,613	4,192	19,292	26,319	459	20,863
2001	12,743	1,549	-287	6,768	4,331	22,006	30,691	532	23,953
2002	15,293	1,708	-22	6,022	4,050	23,636	34,204	544	28,113
2003	15,794	1,617	275	6,226	4,138	24,816	36,017	541	29,194
2004	14,934	1,574	586	5,688	3,742	23,376	35,205	571	26,154
2005	14,167	1,446	814	4,700	3,935	22,170	33,539	552	25,664
2006	13,811	1,540	1,092	4,882	4,055	22,301	33,841	557	24,796
2007	14,195	1,662	1,469	6,092	3,928	24,022	36,015	578	24,560
2008	15,040	1,746	1,926	7,408	4,110	26,737	40,449	557	27,001
2009	15,599	1,751	1,929	8,898	4,331	29,006	44,284	536	29,103
2010	18,147	1,758	2,000	6,261	4,804	29,454	45,314	523	34,698
2011	23,104	1,537	1,999	8,448	5,149	37,162	54,014	537	43,024
2012	18,924	1,418	2,030	7,555	5,366	32,457	46,971	525	36,046
2013	19,807	1,669	1,830	7,810	5,299	33,077	47,388	529	37,443
2014	33,939	1,887	1,884	8,848	5,757	48,541	70,657	529	64,157
2015	30,103	2,059	1,913	8,920	5,506	44,383	64,887	553	54,436

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 13.9 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 12.5 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 138.5 percent over the 2010 to 2015 period. Table II.86.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.86.7</b> <b>Income Tax Returns by Adjusted Gross Income</b> Thomas 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>273</sup>
1991	144	36	71	38	31	0	0	0	0	350
1992	146	38	72	41	14	0	0	0	0	351
1993	142	36	62	39	24	0	0	0	0	339
1994	139	32	65	41	13	0	0	0	0	334
1995	153	32	63	41	10	10	0	0	0	343
1996	153	32	68	35	15	10	0	0	0	350
1997	163	40	57	45	12	10	0	0	0	376
1998	138	26	49	57	37	0	0	0	0	345
1999	136	32	58	42	32	10	0	0	0	348
2000	112	27	65	44	30	0	0	0	0	327
2001	114	32	53	38	35	10	0	0	0	309
2002	114	32	33	37	32	10	0	0	0	299
2003	112	27	52	31	29	0	0	0	0	296
2004	100	29	54	36	35	0	0	0	0	306
2005	92	26		41						278
2006	89	31	43	42	45			11		312
2007	81	25	39	45				17		296
2008	83	20	52	15	28	24	0	13	0	290
2009	87	20	49	26	31	0	0	14	0	281
2010	79	19	45	39	37			13		290
2011	87	24	46	38	26	12		12		303
2012	81	24	40	45	39	0	0	23	0	306
2013	53	24	57	44	29			16		286
2014	46	20	53	34	32	21		25		289
2015	68	22	34	27	44	30		31		296

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 100 in 2010 to 86 in 2015, with the poverty rate reaching 12.6 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.86.8, at right, presents poverty data for the county.

<b>Table II.86.8</b> <b>Persons in Poverty</b> Thomas County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	144	17.2
1999	110	14.9
2000	87	12.1
2001	86	12.5
2002	71	10.4
2003	77	11.9
2004	57	9.1
2005	70	11.2
2006	79	12.6
2007	67	11.2
2008	77	13.2
2009	85	15.1
2010	100	15.7
2011	108	15.2
2012	112	16.7
2013	108	15.5
2014	105	15.4
2015	86	12.6

<sup>273</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 Thomas County decreased by 9 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.86.9, at right.<sup>274</sup> This compared to an average annual rate of change of 1.03 percent statewide. Thomas County added 1 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 0.5 percent in Thomas County between 2010 and 2015, from 402 to 400. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.86.10.

Year	Nebraska	Thomas County
1980	37,727	31
1981	37,582	32
1982	37,500	26
1983	41,889	28
1984	43,151	31
1985	43,115	29
1986	42,538	30
1987	42,691	35
1988	43,134	32
1989	43,302	31
1990	43,749	28
1991	44,405	30
1992	45,269	29
1993	46,059	34
1994	46,640	34
1995	47,128	34
1996	47,607	34
1997	48,588	35
1998	48,655	38
1999	48,968	41
2000	49,623	39
2001	49,710	36
2002	50,259	35
2003	50,394	33
2004	50,928	32
2005	51,440	32
2006	51,906	32
2007	52,517	29
2008	52,152	27
2009	51,633	25
2010	51,886	26
2011	51,553	25
2012	52,294	20
2013	52,585	21
2014	52,991	22

Subject	Nebraska	% Growth Since Census	Thomas County	% Growth Since Census
2000 Census	722,668	-	446	-
2010 Census	796,793	10.3%	402	-9.9%
July 2011 Estimate	801,129	0.5%	402	0.0%
July 2012 Estimate	804,659	1.0%	402	0.0%
July 2013 Estimate	809,171	1.5%	402	0.0%
July 2014 Estimate	814,970	2.3%	401	-0.2%
July 2015 Estimate	820,913	3.0%	400	-0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Thomas County. As shown in Table II.86.11 on the following page, 23.1 percent of housing units, or 90, were vacant in 2015. Of the 300 housing units that were occupied in 2015, 72.3 percent, or 217, were owner-occupied and the remaining 27.7 percent were renter-occupied.

<sup>274</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.86.11</b>				
<b>Housing Units by Tenure</b>				
Thomas 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	291	72.4%	300	76.9%
Owner-Occupied	218	74.9%	217	72.3%
Renter-Occupied	73	25.1%	83	27.7%
Vacant Housing Units	111	27.6%	90	23.1%
<b>Total Housing Units</b>	<b>402</b>	<b>100.0%</b>	<b>390</b>	<b>100.0%</b>

As shown in Table II.86.12, below, there were 354 single family dwellings in 2015, which accounted for 90.8 percent of all housing units. Apartment units accounted for 1.0 percent of housing units, with 4 units. Mobile homes also accounted for an additional 7.7 percent of housing with 30 units.

<b>Table II.86.12</b>				
<b>Housing Units by Type</b>				
Thomas County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>275</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	372	92%	354	90.8%
Duplex	0	0%	0	.0%
Tri- or Four-Plex	4	1%	0	.0%
Apartment	0	0%	4	1.0%
Mobile Home	29	7%	30	7.7%
Boat, RV, Van, Etc.	0	0%	2	.5%
<b>Total</b>	<b>405</b>	<b>100.0%</b>	<b>390</b>	<b>100.0%</b>

Table II.86.13, below, shows the disposition of vacant housing units in Thomas County. The 2015 five-year ACS shows 0.0 percent of vacant units were for rent, 4.4 percent were for sale, and 13.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 69 “other vacant” units, or 62.2 percent; this compared to 55.6 percent “other vacant” units in 2015.

<b>Table II.86.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Thomas 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	6	5.4%	0	.0%
For Sale	6	5.4%	4	4.4%
Rented or Sold, Not Occupied	5	4.5%	12	13.3%
For Seasonal, Recreational, or Occasional Use	25	22.5%	24	26.7%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	69	62.2%	50	55.6%
<b>Total</b>	<b>111</b>	<b>100.0%</b>	<b>90</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>276</sup> In most years for which data are presented, single-

<sup>275</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. 2015 was the only year building permit data could be obtained for Thomas County. Details of these permits and per unit valuations are presented in Table II.86.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	.	.	.	.	.	.	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	5	.	.	.	5	201.5	.	.	.

<sup>276</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 161 property transactions in Thomas County. Of these, 132 were for single-family homes during this 18-year period, as shown in Table II.86.15.

<b>Table II.86.15</b>						
<b>Residential Property Transactions</b>						
Thomas 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	10	0	0	0	0	10
2000	4	2	0	0	0	6
2001	5	2	0	0	0	7
2002	15	0	0	0	1	16
2003	5	1	0	0	1	7
2004	4	0	0	0	0	4
2005	13	5	0	1	1	20
2006	10	3	0	0	0	13
2007	10	1	0	0	0	11
2008	2	0	0	0	0	2
2009	9	2	0	0	0	11
2010	6	2	0	0	0	8
2011	7	0	0	0	1	8
2012	6	1	0	0	0	7
2013	6	3	0	0	0	9
2014	7	0	0	0	0	7
2015	7	1	0	0	0	8
2016	6	1	0	0	0	7
<b>Total</b>	<b>132</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>161</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 68 single-family home property transactions for units built before 1930, 5.9 percent of units were of low quality and 54.4 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0.0 percent of units were of low quality and 100.0 percent of fair quality. Table II.86.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.86.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Thomas 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	4	1	0	0	1	0	0	0	0	6
Fair	37	28	2	6	0	1	1	0	1	76
Average	24	11	3	9	0	0	0	0	0	47
Good	1	0	0	0	0	0	0	0	0	1
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	1	0	0	0	0	0	0	0	0	1
Missing	1	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>68</b>	<b>40</b>	<b>5</b>	<b>15</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>132</b>

In regard to the current condition of residential dwellings, of the same 68 single-family homes built before 1930, 16.2 percent of the homes were worn out or badly worn, and 54.4 percent

were in average condition. Table II.86.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	2	4	0	1	0	0	0	0	0	7
Badly Worn	9	3	1	1	0	0	0	0	0	14
Average	37	17	2	10	0	0	1	0	1	68
Good	13	12	1	3	1	1	0	0	0	31
Very Good	4	4	0	0	0	0	0	0	0	8
Excellent	3	0	1	0	0	0	0	0	0	4
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>68</b>	<b>40</b>	<b>5</b>	<b>15</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>132</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$38,333 to \$59,125, a total increase of 54.2 percent, as shown in Table II.86.18, 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 Thomas County ranged from \$25,744 for homes built before 1930 to \$235,000 for homes built from 2001 to 2010.<sup>277</sup> Homes built from 2001 through 2010 were also larger, averaging 2,184 square feet per unit. Table II.86.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	13,890
2000	9,500
2001	23,600
2002	26,247
2003	44,200
2004	9,938
2005	34,307
2006	40,799
2007	46,648
2008	38,000
2009	51,556
2010	38,333
2011	63,986
2012	47,333
2013	41,625
2014	38,464
2015	59,036
2016	59,125
<b>Average</b>	<b>38,324</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>278</sup> (\$)
Before 1930	25,744	1,250	20.6
1931-1960	38,576	1,047	36.9
1961-1970	41,714	1,337	31.2
1971-1980	61,921	1,571	39.4
1981-1990	42,333	1,434	29.5
1991-2000	40,280	1,312	30.7
2001-2010	235,000	2,184	107.6
2011-2016	.	.	.
<b>Average</b>	<b>37,594</b>	<b>1,262</b>	<b>30</b>

<sup>277</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>278</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.86.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Thomas County. The most recent year for which data was collected was 2011.

<b>Table II.86.20</b> <b>Survey of Rental Properties</b> Thomas County 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	0	0	.0	
2004	0	0	.0	.0
2005	0	0		
2006				
2007	0	0		.0
2008				.0
2009				
2010				
2011	1	1	.0	.0
2012				
2013				
2014	0	0		
2015				
2016				

