

Furnas County

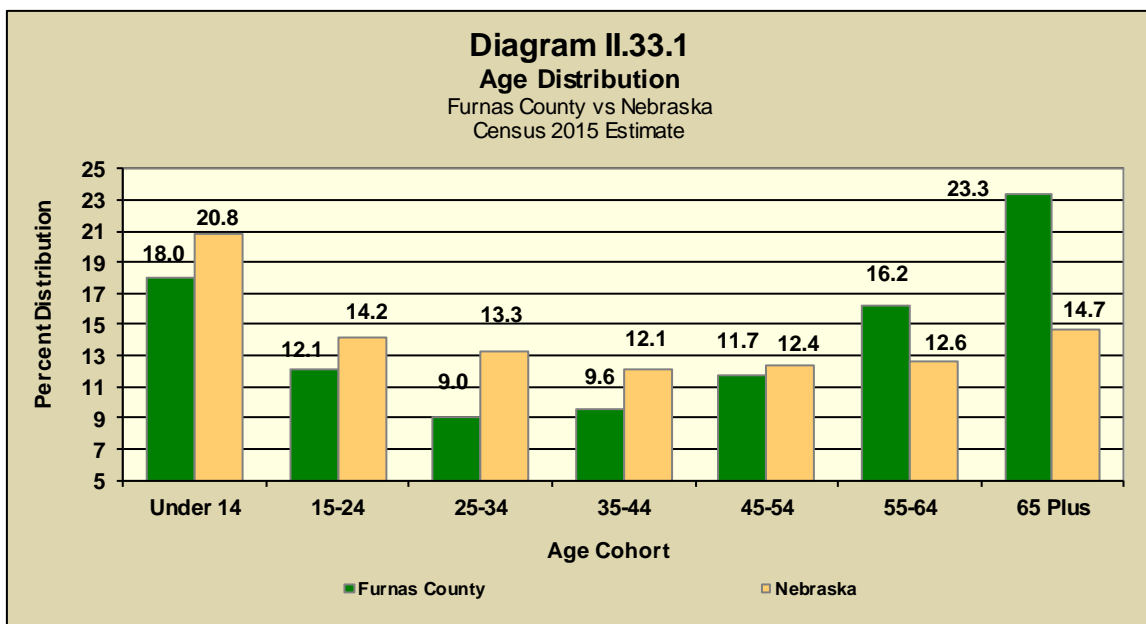
Summary

- Between 2010 and 2015, the county’s population decreased by 2.0 percent or by 97 persons.
- Between 2010 and 2015, the Hispanic population increased by 35.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 93.
- In 2015, average earnings in the county was \$47,788 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.7 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 1 unit.
- In 2015, the average real value of new single-family construction was \$199,768.
- In fiscal year 2016, the average price of an existing home was \$61,060.
- In a November 2016 rental survey, the average vacancy rate was 12.57 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Furnas County’s population decreased by 2.0 percent, or from 4,959 people to 4,862 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 487 in 2010 to 589 in 2015, an increase of 20.9 percent. The number of people from 25 to 34 years of age increased by 10.3 percent, and those aged between 35 and 44 decreased by 10.2 percent. As shown in Diagram II.33.1, people younger than 25 represented 30.1 percent of the population in 2015, while individuals aged 55 and older represented 39.6 percent of the population in Furnas 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 2.5 percent, while the black population increased by 54.5 percent. The Hispanic population of any race changed from 132 to 179 or by 35.6 percent. Table II.33.1, below, presents the details of these population variations.

Subject	Nebraska			Furnas County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	4,959	4,862	-2.0%
Age						
Under 14 years	383,542	394,263	2.8%	923	876	-5.1%
15 to 24 years	258,206	268,848	4.1%	487	589	20.9%
25 to 34 years	245,176	252,533	3.0%	397	438	10.3%
35 to 44 years	220,838	228,643	3.5%	518	465	-10.2%
45 to 54 years	258,726	234,477	-9.4%	744	571	-23.3%
55 to 64 years	213,176	238,715	12.0%	763	789	3.4%
65 & over	246,677	278,711	13.0%	1,127	1,134	3.4%
Race						
White	1,649,264	1,689,616	2.4%	4,866	4,743	-2.5%
Black	85,971	93,900	9.2%	11	17	54.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	20	29	45.0%
Asian	33,322	44,479	33.5%	10	12	20.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	4	100.0%
Two or More Races	32,305	39,365	21.9%	50	57	14.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	132	179	35.6%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.33.2, at right, from April 2000 to July 2009, Furnas County’s natural decrease was estimated to be 260 people. Furnas County has been experiencing net out-migration, with 508 persons leaving the county during the 2000-2009 year period.²²⁵ The 2015 population estimates showed a natural decrease of 113 persons and a net in-migration of 16 persons since the 2010 Census. In total, Furnas County’s population decreased to 4,862 persons.

1980 Population	6,486
Natural Increase 80–90	-376
Net Migration 80–90	-557
1990 Population	5,553
Natural Increase 90–00	-329
Net Migration 90–00	100
2000 Population	5,324
Natural Increase 00–09	-260
Net Migration 00–09	-508
2009 Population Estimate	4,556
2010 Population	4,959
Natural Increase 10–15	-113
Net Migration 10–15	16
2015 Population Estimate	4,862

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 Furnas County increased from 26 persons in 2014 to 46 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.33.3.

²²⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.33.3			
Driver's Licenses Exchanged and Surrendered			
Furnas County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	75	93	-18
Calendar 2002	72	51	21
Calendar 2003	73	61	12
Calendar 2004	89	67	22
Calendar 2005	85	56	29
Calendar 2006	73	62	11
Calendar 2007	79	54	25
Calendar 2008	70	53	17
Calendar 2009	63	45	18
Calendar 2010	114	72	42
Calendar 2011	77	44	33
Calendar 2012	81	47	34
Calendar 2013	70	56	14
Calendar 2014	75	49	26
Calendar 2015	83	37	46
First Half of 2016	32	33	-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 decreased from 2,225 in 2014 to 2,197 in 2015, as shown in Table II.33.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Furnas County increased by 1.8 percent from 919 in 2015 to 936 in 2016, as shown below in Table II.33.5. The number of school-age children 5 to 11 years of age increased from 439 in 2015 to 466 in 2016.

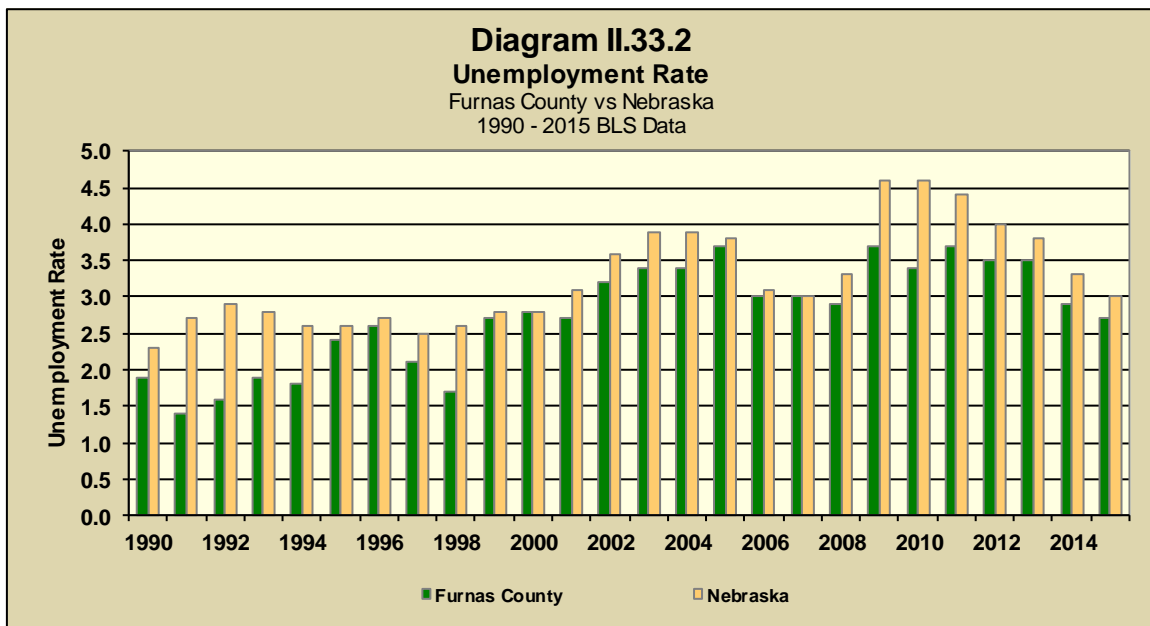
Table II.33.4	
Income Tax Returns	
Furnas County	
1991–2015 DOR Data	
Year	Returns
1991	2,528
1992	2,468
1993	2,436
1994	2,552
1995	2,537
1996	2,536
1997	2,569
1998	2,559
1999	2,425
2000	2,370
2001	2,345
2002	2,311
2003	2,260
2004	2,227
2005	2,062
2006	2,220
2007	2,212
2008	2,221
2009	2,215
2010	2,212
2011	2,254
2012	2,278
2013	2,224
2014	2,225
2015	2,197

Table II.33.5				
School-Age Children				
Furnas County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	568	173	396	1,137
1993	574	172	417	1,163
1994	552	173	413	1,138
1995	537	185	413	1,135
1996	524	191	431	1,146
1997	506	186	444	1,136
1998	491	145	461	1,097
1999	494	158	441	1,093
2000	497	161	426	1,084
2001	493	151	423	1,067
2002	476	149	394	1,019
2003	597	189	510	1,296
2004	572	213	488	1,273
2005	451	167	327	945
2006	444	140	362	946
2007	429	138	353	920
2008	452	117	358	927
2009	435	145	362	942
2010	425	146	356	927
2011	353	97	272	722
2012	426	115	337	878
2013	409	141	316	866
2014	434	144	314	892
2015	439	136	344	919
2016	466	129	341	936

ECONOMICS

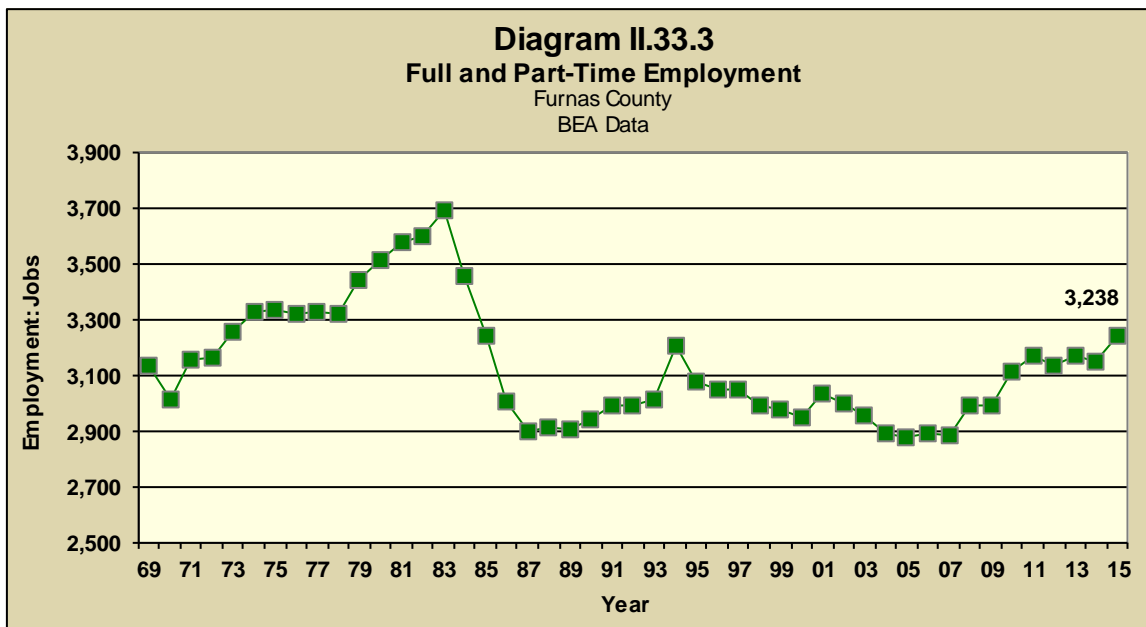
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Furnas County, defined as the number of people working or actively seeking work, increased from 2,714 in 2014 to 2,752 in 2015. The total number of people employed changed from 2,636 in 2014 to 2,679 in 2015. The unemployment rate for the county was 2.7 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.33.2, below.

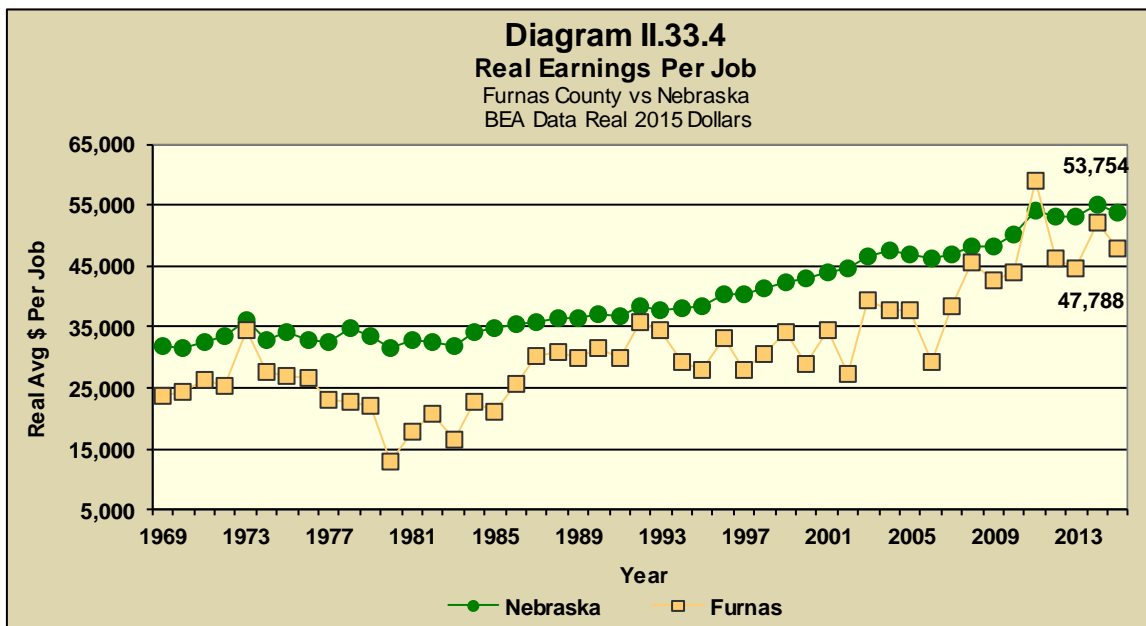


Employment and Personal Income

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 3,238 jobs in Furnas County, an increase of 93 jobs since 2014. Diagram II.33.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.33.4, below, real average earnings per job in the county was \$47,788 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 \$239,666,000, a decline of 3.9 percent between 2014 and 2015. Table II.33.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.33.6
Total BEA Employment and Real Personal Income
 Furnas 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	74,076	3,520	-1,877	25,294	15,931	109,904	15,870	3,131	23,659
1970	73,716	3,512	-1,802	26,189	17,310	111,901	16,294	3,013	24,466
1971	83,376	3,778	-1,261	26,152	18,363	122,852	18,124	3,156	26,418
1972	79,994	3,872	-475	27,941	19,094	122,683	18,070	3,160	25,315
1973	112,451	4,747	246	31,621	22,448	162,019	23,677	3,255	34,547
1974	92,267	5,144	1,270	33,409	23,362	145,164	21,102	3,323	27,750
1975	90,107	5,159	1,915	35,621	24,480	146,963	21,081	3,334	27,027
1976	87,978	5,266	3,089	36,162	24,393	146,357	21,576	3,320	26,499
1977	76,414	5,242	4,233	39,271	24,650	139,325	20,779	3,327	22,968
1978	75,834	5,473	5,625	39,564	24,606	140,156	20,992	3,319	22,849
1979	75,663	5,857	7,062	38,753	25,119	140,740	21,589	3,439	22,002
1980	45,886	5,966	8,971	43,430	25,979	118,301	18,217	3,510	13,073
1981	63,342	6,196	8,409	47,653	26,688	139,896	21,481	3,574	17,723
1982	74,255	6,465	7,432	54,728	27,226	157,176	24,390	3,597	20,644
1983	61,540	6,252	6,617	57,628	28,089	147,622	22,785	3,692	16,669
1984	78,372	6,519	5,856	59,346	28,486	165,541	25,547	3,453	22,697
1985	68,353	6,635	4,629	58,611	28,707	153,666	24,360	3,241	21,090
1986	76,725	6,897	3,724	56,435	29,081	159,069	26,008	3,008	25,507
1987	87,306	6,919	3,499	50,320	28,013	162,219	27,452	2,899	30,116
1988	89,660	7,241	3,019	49,038	27,669	162,145	27,908	2,911	30,800
1989	86,558	7,507	2,484	51,367	29,077	161,978	28,598	2,908	29,765
1990	92,694	7,235	2,293	47,196	29,817	164,765	29,795	2,940	31,528
1991	89,087	7,589	2,479	47,246	30,379	161,601	28,754	2,988	29,815
1992	107,162	7,888	2,297	46,740	31,212	179,523	31,618	2,994	35,792
1993	103,381	8,298	2,337	45,550	32,586	175,556	30,918	3,011	34,335
1994	94,246	8,710	2,688	44,634	33,112	165,971	29,396	3,207	29,388
1995	85,541	8,650	3,312	47,016	33,731	160,951	28,648	3,076	27,809
1996	100,904	8,512	3,971	47,090	34,788	178,241	32,214	3,048	33,105
1997	84,920	8,636	4,579	48,645	35,082	164,589	30,205	3,049	27,852
1998	91,281	8,786	4,911	49,119	36,314	172,839	31,789	2,988	30,549
1999	101,521	9,026	5,299	45,749	38,600	182,142	33,818	2,973	34,148
2000	85,542	8,945	6,218	47,891	37,462	168,169	31,736	2,951	28,987
2001	104,586	9,359	6,342	46,776	39,003	187,349	35,808	3,036	34,449
2002	81,649	9,518	6,196	42,824	39,338	160,488	30,505	2,995	27,262
2003	116,946	9,359	6,014	42,367	41,611	197,579	37,945	2,958	39,536
2004	109,007	9,634	6,088	35,270	40,270	181,001	35,407	2,893	37,680
2005	108,428	9,550	5,789	31,568	39,898	176,133	34,871	2,873	37,740
2006	84,677	10,074	5,800	29,818	42,519	152,740	30,450	2,891	29,290
2007	110,568	10,596	6,084	34,994	42,847	183,896	37,309	2,883	38,352
2008	136,139	11,288	6,504	38,982	46,284	216,622	44,454	2,991	45,516
2009	127,457	11,499	7,032	37,747	45,788	206,524	41,857	2,988	42,656
2010	137,204	11,754	6,481	36,243	49,475	217,648	43,952	3,109	44,131
2011	187,201	10,545	6,835	40,565	48,522	272,578	55,222	3,172	59,017
2012	144,659	10,724	7,223	40,903	49,959	232,020	47,322	3,137	46,114
2013	141,571	11,989	7,245	44,074	49,026	229,927	47,417	3,172	44,632
2014	163,617	12,496	7,441	39,724	51,135	249,421	51,079	3,145	52,025
2015	154,739	12,820	6,519	40,482	50,746	239,666	49,294	3,238	47,788

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 11.1 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 10.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 34.9 percent over the 2010 to 2015 period. Table II.33.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.33.7 Income Tax Returns by Adjusted Gross Income Furnas 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 ²²⁶
1991	952	289	557	310	257	109	0	23	0	2,528
1992	891	288	490	360	269	120	10	20	0	2,468
1993	842	254	503	358	292	126	21	22	0	2,436
1994	933	251	529	365	286	125	12	24	0	2,552
1995	882	260	505	358	296	153	31	34	0	2,537
1996	855	253	488	335	325	193	25	30	0	2,536
1997	863	253	468	332	334	208	57	33	0	2,569
1998	855	195	484	351	350	220	30	40	11	2,559
1999	742	183	417	365	348	246	70	44	10	2,425
2000	720	171	409	341	339	249	69	52	0	2,370
2001	716	180	396	292	356	273	64	51	0	2,345
2002	769	167	385	295	324	271	29	41	0	2,311
2003	701	172	398	292	319	260	59	45	0	2,260
2004	700	183	347	284	335	257	52	44	0	2,227
2005	575	143	322	266	330	273		54		2,062
2006	528	192	369	278	324	317	128	74	10	2,220
2007	494	181	315	319	293	345	137	115	13	2,212
2008	481	172	302	295	324	355	161	110	21	2,221
2009	469	187	317	294	316	345	162	106	19	2,215
2010	452	191	291	272	324	365	168	126	23	2,212
2011	444	182	319	255	314	360	204	149	27	2,254
2012	422	177	326	244	318	388	190	178	35	2,278
2013	406	168	297	274	312	371	195	167	34	2,224
2014	419	169	268	255	344	376	184	187	23	2,225
2015	402	159	272	250	343	356	214	183	18	2,197

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 649 in 2010 to 637 in 2015, with the poverty rate reaching 13.4 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.33.8, at right, presents poverty data for the county.

Table II.33.8 Persons in Poverty Furnas County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	795	15.2
1999	630	12.0
2000	591	11.6
2001	608	11.8
2002	621	12.2
2003	551	11.0
2004	565	11.5
2005	602	12.4
2006	612	12.6
2007	666	14.5
2008	604	13.4
2009	582	13.2
2010	649	13.4
2011	691	14.3
2012	645	13.4
2013	674	14.2
2014	608	12.7
2015	637	13.4

²²⁶ 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 Furnas County decreased by 25 between 1980 and 2014, at an annual rate of change of -0.4 percent, as reported by the Census Bureau and as presented in Table II.33.9, at right.²²⁷ This compared to an average annual rate of change of 1.03 percent statewide. Furnas County lost 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 0.4 percent in Furnas County between 2010 and 2015, from 2,721 to 2,709. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.33.10.

Year	Nebraska	Furnas County
1980	37,727	183
1981	37,582	188
1982	37,500	179
1983	41,889	206
1984	43,151	203
1985	43,115	186
1986	42,538	177
1987	42,691	181
1988	43,134	186
1989	43,302	185
1990	43,749	184
1991	44,405	185
1992	45,269	182
1993	46,059	186
1994	46,640	182
1995	47,128	182
1996	47,607	181
1997	48,588	185
1998	48,655	177
1999	48,968	179
2000	49,623	184
2001	49,710	182
2002	50,259	189
2003	50,394	183
2004	50,928	185
2005	51,440	184
2006	51,906	196
2007	52,517	194
2008	52,152	187
2009	51,633	184
2010	51,886	178
2011	51,553	178
2012	52,294	183
2013	52,585	169
2014	52,991	158

Subject	Nebraska	% Growth Since Census	Furnas County	% Growth Since Census
2000 Census	722,668	-	2,730	-
2010 Census	796,793	10.3%	2,721	-0.3%
July 2011 Estimate	801,129	0.5%	2,716	-0.2%
July 2012 Estimate	804,659	1.0%	2,712	-0.3%
July 2013 Estimate	809,171	1.5%	2,711	-0.4%
July 2014 Estimate	814,970	2.3%	2,711	-0.4%
July 2015 Estimate	820,913	3.0%	2,709	-0.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Furnas County. As shown in Table II.33.11 on the following page, 16.1 percent of housing units, or 436, were vacant in 2015. Of the 2,276 housing units that were occupied in 2015, 70.5 percent, or 1,604, were owner-occupied and the remaining 29.5 percent were renter-occupied.

²²⁷ Totals may not add due to rounding-off of county totals.

Table II.33.11				
Housing Units by Tenure				
Furnas County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,185	80.3%	2,276	83.9%
Owner-Occupied	1,619	74.1%	1,604	70.5%
Renter-Occupied	566	25.9%	672	29.5%
Vacant Housing Units	536	19.7%	436	16.1%
Total Housing Units	2,721	100.0%	2,712	100.0%

As shown in Table II.33.12, below, there were 2,323 single family dwellings in 2015, which accounted for 85.7 percent of all housing units. Apartment units accounted for 5.4 percent of housing units, with 147 units. Mobile homes also accounted for an additional 3.0 percent of housing with 81 units.

Table II.33.12				
Housing Units by Type				
Furnas County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²²⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,420	87%	2,323	85.7%
Duplex	0	0%	16	.6%
Tri- or Four-Plex	122	4%	122	4.5%
Apartment	119	4%	147	5.4%
Mobile Home	114	4%	81	3.0%
Boat, RV, Van, Etc.	0	0%	23	.8%
Total	2,775	100.0%	2,712	100.0%

Table II.33.13, below, shows the disposition of vacant housing units in Furnas County. The 2015 five-year ACS shows 5.0 percent of vacant units were for rent, 4.8 percent were for sale, and 2.5 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 253 "other vacant" units, or 47.2 percent; this compared to 62.8 percent "other vacant" units in 2015.

Table II.33.13				
Disposition of Vacant Housing Units				
Furnas County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	84	15.7%	22	5.0%
For Sale	53	9.9%	21	4.8%
Rented or Sold, Not Occupied	45	8.4%	11	2.5%
For Seasonal, Recreational, or Occasional Use	101	18.8%	103	23.6%
For Migrant Workers	0	0.0%	5	1.1%
Other Vacant	253	47.2%	274	62.8%
Total	536	100.0%	436	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²²⁹ In most years for which data are presented, single-

²²⁸ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Furnas County decreased from 5 in 2014 to 4 in 2015 and the average value of construction was \$199,768 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 decreased from 5 in 2014 to 4 in 2015. These changes in residential permit activity in the county compared to a decline in population of 462 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.33.14.

Table II.33.14
Building Permits and Valuation
Furnas 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	2	.	.	.	2	29.20	.	.	.
1981	3	.	.	.	3	103.30	.	.	.
1982	7	.	.	.	7	85.20	.	.	.
1983	2	.	.	.	2	84.80	.	.	.
1984	4	.	.	.	4	82.80	.	.	.
1985	2	.	.	.	2	93.30	.	.	.
1986	1	.	.	.	1	112.80	.	.	.
1987	5	.	.	.	5	89.30	.	.	.
1988	3	.	.	.	3	87.10	.	.	.
1989	3	.	.	.	3	113.60	.	.	.
1990	3	.	.	.	3	65.80	.	.	.
1991	5	.	.	.	5	85.90	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	11	.	.	.	11	109.90	.	.	.
1994	7	.	.	.	7	129.50	.	.	.
1995	5	.	.	.	5	144.00	.	.	.
1996	2	.	.	16	18	138.80	.	.	107.30
1997	2	.	.	.	2	100.60	.	.	.
1998	6	.	.	.	6	114.80	.	.	.
1999	4	.	.	.	4	97.80	.	.	.
2000	6	.	.	.	6	215.90	.	.	.
2001	3	.	.	.	3	103.50	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	1	.	.	.	1	136.7	.	.	.
2005	2	.	.	.	2	176.0	.	.	.
2006	3	.	.	.	3	106.1	.	.	.
2007	1	.	.	.	1	135.3	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	4	.	.	.	4	138.6	.	.	.
2010	3	.	.	.	3	148.5	.	.	.
2011	3	.	.	.	3	108.0	.	.	.
2012	3	.	.	.	3	178.1	.	.	.
2013	5	.	.	.	5	177.8	.	.	.
2014	5	.	.	.	5	233.3	.	.	.
2015	4	.	.	.	4	199.8	.	.	.

²²⁹ 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 1,431 property transactions in Furnas County. Of these, 1,380 were for single-family homes during this 18-year period, as shown in Table II.33.15.

Table II.33.15						
Residential Property Transactions						
Furnas County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	79	3	0	0	0	82
2000	114	9	0	0	0	123
2001	116	7	0	0	0	123
2002	91	7	0	0	0	98
2003	96	5	0	0	0	101
2004	69	2	0	0	0	71
2005	80	2	0	0	0	82
2006	83	4	0	0	0	87
2007	50	2	0	0	0	52
2008	60	0	0	0	0	60
2009	52	1	0	0	0	53
2010	65	0	0	0	0	65
2011	73	4	0	0	0	77
2012	3	0	0	0	0	3
2013	76	1	0	0	0	77
2014	68	0	0	0	0	68
2015	107	1	0	1	0	109
2016	98	2	0	0	0	100
Total	1,380	50	0	1	0	1,431

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 867 single-family home property transactions for units built before 1930, 7.7 percent of units were of low quality and 47.6 percent were of fair quality. Conversely, of the 9 homes built from 2001 through 2010, 11.1 percent of units were of low quality and 33.3 percent of fair quality. Table II.33.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.33.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Furnas County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	67	18	6	13	2	0	1	0	0	107
Fair	413	92	14	38	13	7	3	0	0	580
Average	374	107	61	54	11	9	5	0	0	621
Good	12	9	18	15	6	7	0	1	0	68
Very Good	0	0	0	0	1	1	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	1	2
Total	867	226	99	120	33	24	9	1	1	1,380

In regard to the current condition of residential dwellings, of the same 867 single-family homes built before 1930, 57.1 percent of the homes were worn out or badly worn, and 41.9 percent

were in average condition. Table II.33.17 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	70	11	0	1	1	0	0	0	1	84
Badly Worn	425	60	6	9	4	1	1	0	0	506
Average	363	147	48	47	10	6	2	0	0	623
Good	9	8	44	63	18	7	5	1	0	155
Very Good	0	0	1	0	0	10	1	0	0	12
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	867	226	99	120	33	24	9	1	1	1,380

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$47,323 to \$61,060, a total increase of 29.0 percent, as shown in Table II.33.18, 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 Furnas County ranged from \$32,893 for homes built before 1930 to \$144,167 for homes built from 2001 to 2010, and \$269,750 for the newest homes built between 2011 and 2016.²³⁰ Homes built from 2001 through 2010 were also larger, averaging 1,656 square feet per unit. Table II.33.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	35,206
2000	33,174
2001	33,305
2002	36,436
2003	31,189
2004	48,352
2005	40,572
2006	49,122
2007	39,941
2008	48,923
2009	42,972
2010	47,323
2011	45,217
2012	80,833
2013	43,953
2014	54,751
2015	64,940
2016	61,060
Average	44,332

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²³¹ (\$)
Before 1930	32,893	1,258	26.1
1931-1960	39,184	1,206	32.5
1961-1970	57,882	1,205	48.0
1971-1980	62,212	1,324	47.0
1981-1990	93,839	1,582	59.3
1991-2000	128,608	1,807	71.2
2001-2010	144,167	1,656	87.1
2011-2016	269,750	2,148	126
Average	43,112	1,274	34

²³⁰ 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.

²³¹ 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.33.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Furnas County. The number of completed surveys remained unchanged from 7 in 2015 to 7 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.0 percentage points and was at 12.57 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	150	.00	75.9
2003	3	150	3.33	16.5
2004	2	82	1.22	30.4
2005	3	54	18.52	14.6
2006	4	129	16.28	24.5
2007	6	114	1.75	15.8
2008	4	77	7.79	7.0
2009	5	103	1.94	67.3
2010	6	149	4.70	42.0
2011	6	140	7.86	31.8
2012	9	150	2.67	32.4
2013	6	83	6.02	30.0
2014	7	124	4.84	22.0
2015	7	130	11.5	70
2016	7	191	12.57	49.5

Table II.33.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2 single family units in Furnas County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Furnas County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 157 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 12.7 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 7.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	2	0	.0%	1.3%
Apartments	157	20	12.7%	8.1%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	32	4	12.5%	20.8%
Total	191	24	12.57%	7.5%

Table II.33.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were one bedroom units, with 141 units. Details for additional unit types are reported on the following page.

Table II.33.22						
Rental Units by Number of Bedrooms						
Furnas County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	141	0	0	.	141
Two	1	12	0	0	.	13
Three	1	4	0	0	.	5
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	32	32
Total	2	157	0	0	32	191

Table II.33.23, 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.

Table II.33.23			
Single Family Units by Number of Bedrooms			
Furnas County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	1	0	.0%
Three	1	0	.0%
Four	0	0	%
Don't know	0	0	%
Total	2	0	.0%

Table II.33.24, 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 11.3 percent.

Table II.33.24			
Apartment Units by Number of Bedrooms			
Furnas County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	141	16	11.3%
Two	12	2	16.7%
Three	4	2	50.0%
Four	0	0	%
Don't know	0	0	%
Total	157	20	12.7%

Average market-rate rents by unit type are shown in Table II.33.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.33.25					
Average Market Rate Rents by Number of Bedrooms					
Furnas County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$447.8	\$	\$	\$447.8
Two	\$350.0	\$405.0	\$	\$	\$377.5
Three	\$340.0	\$450.0	\$	\$	\$395.0
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$345.0	\$456.5	\$	\$	\$419.3

Table II.33.26, below, shows vacancy rates for single family units by average rental rates for Furnas County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.33.26			
Single Family Market Rate Rents by Vacancy Status			
Furnas County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.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	%
Total	2	0	.0%

The average rent and availability of apartment units is displayed in Table II.33.27, on the following page. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 12.7 percent.

Table II.33.27 Apartment Market Rate Rents by Vacancy Status Furnas County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	157	20	12.7%
\$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	%
Total	157	20	12.7%

Respondents were asked if utilities are included in the rent and, as shown in Table II.33.28 below, 3 respondents, or 60.0 percent, included some sort of utility in the rent.

Table II.33.28 Are there any utilities included with the rent? Furnas County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
% Offering Utilities	60.0%

The type of utility included in the rent is shown in Table II.33.29, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table II.33.29 Which utilities are included with the rent? Furnas County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	3
Trash Collection	3

Table II.33.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 5 number of persons on the wait list.

Table II.33.30 Do you keep a waiting list? Furnas County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
Waitlist Size	5

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.33.31 on the following page, most respondents

indicated there was moderate need for the renovation of existing single family units and moderate need for the renovation of existing apartment units.

Table II.33.31 How would you rate the need for renovation of existing units in the city? Furnas County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	3	3	3	
High Need	1	1	1	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.33.32 below, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

Table II.33.32 How would you rate the need for construction of new units in the city? Furnas County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	3	3	3	

