

Sheridan County

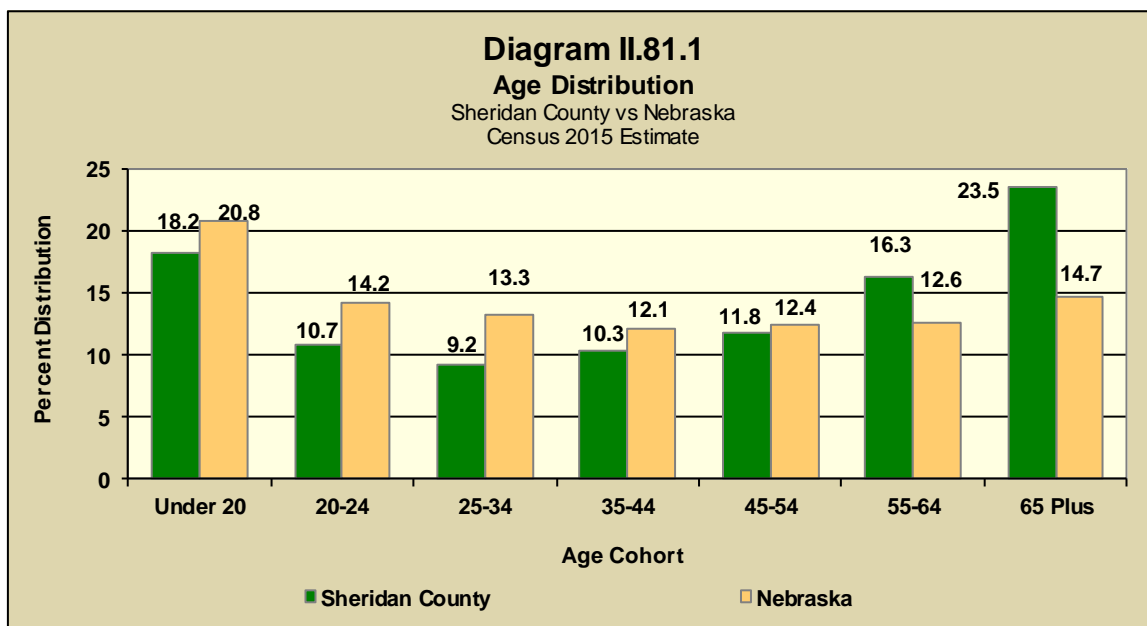
Summary

- Between 2010 and 2015, the county’s population decreased by 4.6 percent or by 249 persons.
- Between 2010 and 2015, the Hispanic population increased by 56.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 32.
- In 2015, average earnings in the county was \$39,828 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 2.6 percent to 2.7 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 2 units.
- In 2015, the average real value of new single-family construction was \$70,666.
- In fiscal year 2016, the average price of an existing home was \$50,664.
- In a November 2016 rental survey, the average vacancy rate was 2.20 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Sheridan County’s population decreased by 4.6 percent, or from 5,469 people to 5,220 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 533 in 2010 to 561 in 2015, an increase of 5.3 percent. The number of people from 25 to 34 years of age decreased by 6.2 percent, and those aged between 35 and 44 decreased by 4.3 percent. As shown in Diagram II.81.1, people younger than 25 represented 28.9 percent of the population in 2015, while individuals aged 55 and older represented 39.8 percent of the population in Sheridan County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.7 percent, while the black population increased by 83.3 percent. The Hispanic population of any race changed from 171 to 268 or by 56.7 percent. Table II.81.1, below, presents the details of these population variations.

Subject	Nebraska			Sheridan County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	5,469	5,220	-4.6%
Age						
Under 14 years	383,542	394,263	2.8%	1,056	949	-10.1%
15 to 24 years	258,206	268,848	4.1%	533	561	5.3%
25 to 34 years	245,176	252,533	3.0%	513	481	-6.2%
35 to 44 years	220,838	228,643	3.5%	562	538	-4.3%
45 to 54 years	258,726	234,477	-9.4%	741	615	-17.0%
55 to 64 years	213,176	238,715	12.0%	852	851	-0.1%
65 & over	246,677	278,711	13.0%	1,212	1,225	-0.1%
Race						
White	1,649,264	1,689,616	2.4%	4,649	4,432	-4.7%
Black	85,971	93,900	9.2%	12	22	83.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	625	556	-11.0%
Asian	33,322	44,479	33.5%	18	17	-5.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	10	13	30.0%
Two or More Races	32,305	39,365	21.9%	155	180	16.1%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	171	268	56.7%

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.81.2, at right, from April 2000 to July 2009, Sheridan County’s natural decrease was estimated to be 105 people. Sheridan County experienced net out-migration from 2000–2009, with 829 persons having left the county during that period.²³⁷ The 2015 population estimates showed a natural decrease of 71 persons and a net out-migration of 178 persons since the 2010 Census. In total, Sheridan County’s population decreased to 5,220 persons.

1980 Population	7,544
Natural Increase 80–90	246
Net Migration 80–90	-1,040
1990 Population	6,750
Natural Increase 90–00	-111
Net Migration 90–00	-441
2000 Population	6,198
Natural Increase 00–09	-105
Net Migration 00–09	-829
2009 Population Estimate	5,264
2010 Population	5,469
Natural Increase 10–15	-71
Net Migration 10–15	-178
2015 Population Estimate	5,220

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 Sheridan County decreased from 44 persons in 2014 to 6 persons in 2015, with an additional net movement of 18 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.81.3.

²³⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.81.3			
Driver's Licenses Exchanged and Surrendered			
Sheridan County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	128	129	-1
Calendar 2002	117	129	-12
Calendar 2003	107	113	-6
Calendar 2004	101	94	7
Calendar 2005	90	103	-13
Calendar 2006	106	103	3
Calendar 2007	108	121	-13
Calendar 2008	118	105	13
Calendar 2009	98	88	10
Calendar 2010	177	111	66
Calendar 2011	90	83	7
Calendar 2012	123	79	44
Calendar 2013	104	85	19
Calendar 2014	123	79	44
Calendar 2015	96	90	6
First Half of 2016	56	38	18

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 2,243 in 2013 to 2,272 in 2014, as shown in Table II.81.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Sheridan County decreased by 4.0 percent from 902 in 2015 to 866 in 2016, as shown below in Table II.81.5. The number of school-age children 5 to 11 years of age decreased from 421 in 2015 to 410 in 2016.

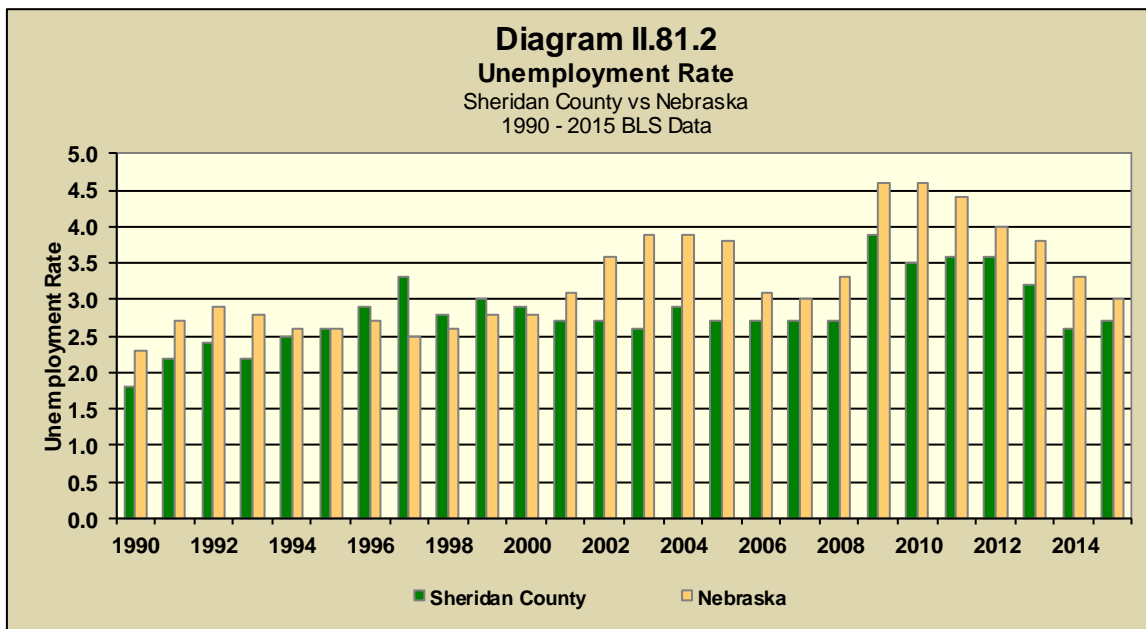
Table II.81.4	
Income Tax Returns	
Sheridan County	
1991–2015 DOR Data	
Year	Returns
1991	2,736
1992	2,748
1993	2,701
1994	2,739
1995	2,657
1996	2,663
1997	2,668
1998	2,619
1999	2,625
2000	2,631
2001	2,573
2002	2,486
2003	2,485
2004	2,462
2005	2,258
2006	2,415
2007	2,356
2008	2,406
2009	2,287
2010	2,282
2011	2,291
2012	2,242
2013	2,243
2014	2,272
2015	2,289

Table II.81.5				
School-Age Children				
Sheridan County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	775	233	520	1,528
1993	762	242	526	1,530
1994	742	265	439	1,446
1995	690	256	566	1,512
1996	652	252	571	1,475
1997	578	235	502	1,315
1998	645	228	628	1,501
1999	555	201	567	1,323
2000	572	200	550	1,322
2001	552	196	399	1,147
2002	527	190	430	1,147
2003	519	177	417	1,113
2004	505	139	404	1,048
2005	495	154	389	1,038
2006	482	149	398	1,029
2007	417	137	370	924
2008	434	137	349	920
2009	480	139	343	962
2010	519	138	323	980
2011	517	122	337	976
2012	512	142	319	973
2013	520	154	321	995
2014	429	139	314	882
2015	421	142	339	902
2016	410	132	324	866

ECONOMICS

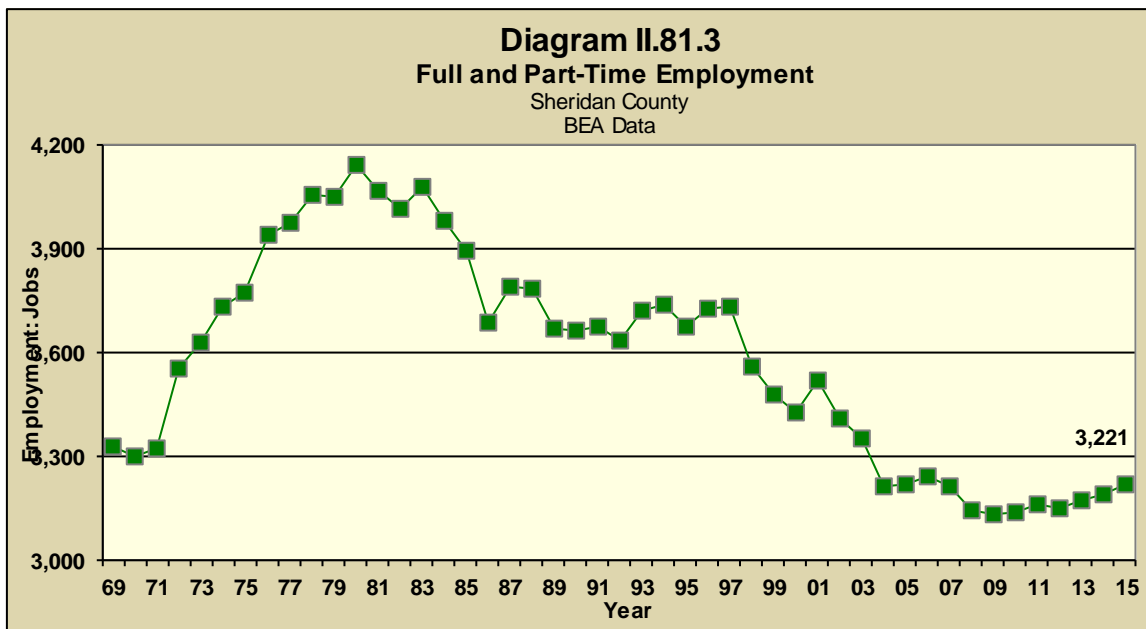
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Sheridan County, defined as the number of people working or actively seeking work, decreased from 2,784 in 2014 to 2,755 in 2015. The total number of people employed changed from 2,712 in 2014 to 2,681 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 an increase of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.81.2, below.

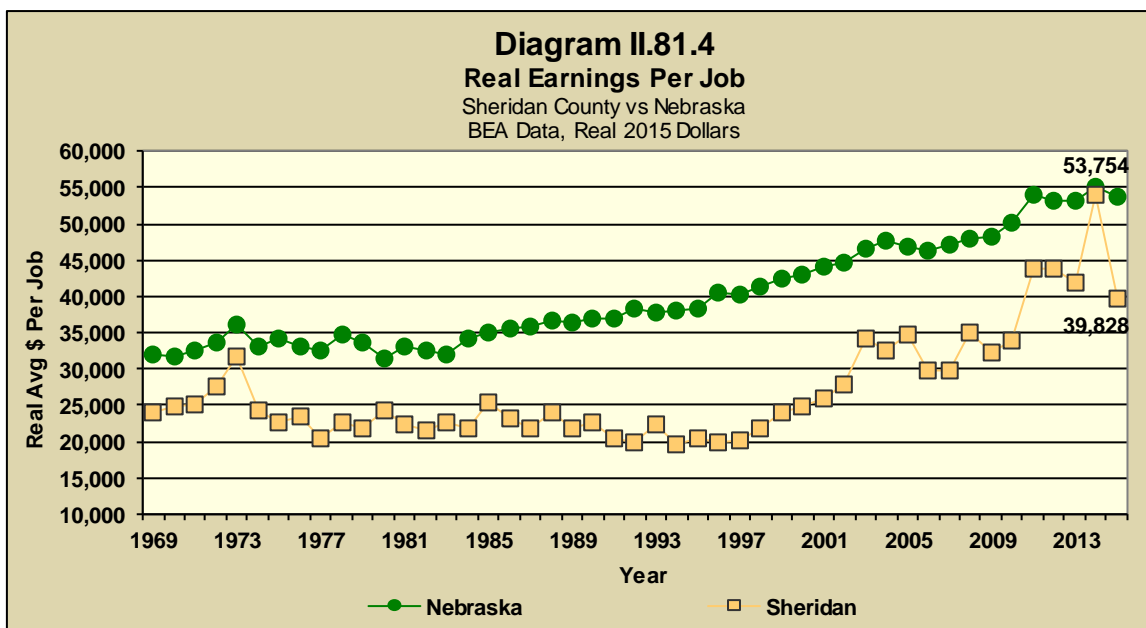


Employment and Personal Income

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 3,221 jobs in Sheridan County, an increase of 32 jobs since 2014. Diagram II.81.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.81.4, below, real average earnings per job in the county was \$39,828 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 \$241,890,000, a decline of 13.8 percent between 2014 and 2015. Table II.81.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.81.6
Total BEA Employment and Real Personal Income
 Sheridan 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	80,152	4,037	-680	26,273	13,557	115,265	15,353	3,329	24,077
1970	81,617	3,922	-891	27,654	14,969	119,427	16,453	3,298	24,747
1971	83,408	4,287	-1,050	28,248	15,933	122,252	17,037	3,325	25,085
1972	97,607	4,605	-369	30,621	16,286	139,540	18,857	3,552	27,480
1973	114,823	5,777	-63	34,401	17,942	161,327	21,181	3,630	31,632
1974	90,443	6,268	784	35,757	18,077	138,793	18,907	3,733	24,228
1975	84,993	6,489	1,113	36,240	19,391	135,248	18,225	3,774	22,521
1976	92,746	6,908	1,622	36,666	20,319	144,446	18,965	3,943	23,522
1977	81,615	6,748	2,499	39,489	20,048	136,903	17,858	3,974	20,537
1978	91,627	7,286	3,369	39,882	20,723	148,315	19,380	4,056	22,591
1979	88,607	7,556	3,880	40,966	21,543	147,441	19,585	4,051	21,873
1980	100,256	7,440	4,155	47,016	22,808	166,796	22,084	4,140	24,217
1981	90,936	7,524	4,271	52,933	23,784	164,399	21,702	4,066	22,365
1982	86,216	7,511	3,932	60,558	25,044	168,240	22,017	4,014	21,479
1983	92,515	7,410	3,646	58,837	25,808	173,396	22,574	4,076	22,697
1984	86,381	7,835	4,211	62,811	26,196	171,765	22,475	3,981	21,698
1985	98,606	7,953	5,003	60,621	26,682	182,960	24,579	3,894	25,323
1986	85,144	7,880	5,788	56,695	27,322	167,069	22,903	3,685	23,106
1987	83,121	8,236	6,577	51,710	26,829	160,001	22,049	3,790	21,932
1988	91,284	8,920	6,811	48,354	26,993	164,521	22,806	3,782	24,136
1989	79,864	8,682	7,632	51,157	27,725	157,695	22,497	3,669	21,767
1990	82,807	8,598	9,903	48,984	28,789	161,886	24,198	3,665	22,594
1991	74,912	8,664	10,433	46,818	28,560	152,058	23,095	3,673	20,395
1992	72,392	8,564	11,255	47,119	30,999	153,202	23,343	3,636	19,910
1993	83,017	9,205	12,413	47,741	32,067	166,032	25,380	3,721	22,310
1994	73,380	9,203	13,739	47,151	32,370	157,438	24,036	3,738	19,631
1995	75,055	8,886	13,985	50,646	33,382	164,181	25,046	3,676	20,418
1996	73,631	8,750	14,024	50,343	34,583	163,831	24,952	3,729	19,745
1997	74,834	8,876	14,737	50,001	35,121	165,818	25,448	3,732	20,052
1998	77,171	8,721	15,981	51,194	35,401	171,026	26,955	3,558	21,689
1999	83,603	8,674	16,297	50,781	37,652	179,659	28,581	3,476	24,052
2000	85,261	8,548	15,930	53,808	38,061	184,512	29,929	3,428	24,872
2001	91,195	8,597	16,340	52,804	37,622	189,363	31,586	3,521	25,900
2002	95,141	8,785	18,124	48,834	37,674	190,988	31,858	3,408	27,917
2003	114,866	8,945	20,255	49,270	36,974	212,420	36,360	3,349	34,299
2004	104,648	8,756	21,341	41,794	36,304	195,332	33,385	3,213	32,570
2005	111,774	8,814	22,632	38,117	36,965	200,674	35,046	3,220	34,712
2006	96,288	9,414	25,333	38,478	38,454	189,138	33,482	3,245	29,673
2007	95,362	9,582	27,909	42,938	39,223	195,850	35,023	3,214	29,671
2008	110,206	9,682	30,812	47,876	42,459	221,671	40,304	3,143	35,064
2009	101,166	9,737	30,296	43,713	44,983	210,419	38,271	3,130	32,321
2010	106,300	9,740	31,091	42,306	45,875	215,831	39,565	3,141	33,843
2011	138,426	8,656	31,958	44,877	44,303	250,907	46,576	3,159	43,819
2012	137,664	8,734	32,240	44,102	44,563	249,836	46,681	3,149	43,717
2013	132,869	9,631	30,993	44,101	44,327	242,660	46,273	3,173	41,875
2014	172,489	10,309	31,579	45,623	41,108	280,490	53,244	3,189	54,089
2015	128,286	10,262	31,809	46,652	45,405	241,890	46,339	3,221	39,828

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 11.9 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 12.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 70.4 percent over the 2010 to 2015 period. Table II.81.7, 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 ²³⁸
1991	1,088	288	552	325	261	147	12	36	0	2,736
1992	1,076	317	521	345	259	151	12	34	0	2,748
1993	1,020	314	501	332	278	172	0	43	0	2,701
1994	1,102	298	506	317	273	155	41	35	0	2,739
1995	1,097	274	483	311	246	163	28	26	0	2,657
1996	1,062	276	471	337	249	175	39	39	0	2,663
1997	1,025	232	491	316	305	191	58	37	0	2,668
1998	977	258	472	308	283	216	49	40	0	2,619
1999	961	230	446	311	301	240	59	61	0	2,625
2000	911	210	446	315	343	242	71	72	0	2,631
2001	876	213	455	294	322	255	82	64	0	2,573
2002	843	213	445	291	306	241	82	53	0	2,486
2003	818	226	432	311	300	255	77	51	0	2,485
2004	742	234	440	306	297	268	88	69	0	2,462
2005	656	199	357	271	306	273	99	86	11	2,258
2006	589	248	441	295	304	302		116	14	2,415
2007	584	214	425	269	281	318		112		2,356
2008	580	248	430	268	291	319	142	118	10	2,406
2009	539	240	390	268	297	306	137	100	10	2,287
2010	496	186	401	268	319	324	163	113	12	2,282
2011	469	208	371	283	286	352	175	132	15	2,291
2012	446	201	312	264	301	330	182	182	24	2,242
2013	460	183	332	301	279	319	192	163	14	2,243
2014	419	209	326	232	327	335	191	209	24	2,272
2015	437	189	325	301	289	354	181	194	19	2,289

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 919 in 2010 to 732 in 2015, with the poverty rate reaching 14.3 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.81.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,170	18.4
1999	968	15.8
2000	878	14.9
2001	854	14.5
2002	885	15.5
2003	762	13.3
2004	754	13.5
2005	806	14.6
2006	880	16.2
2007	812	15.3
2008	809	15.6
2009	821	16.1
2010	919	17.2
2011	875	16.6
2012	843	16.2
2013	823	16.0
2014	826	16.0
2015	732	14.3

²³⁸ 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 Sheridan County decreased by 43 between 1980 and 2014, at an annual rate of change of -0.7 percent, as reported by the Census Bureau and as presented in Table II.81.9, at right.²³⁹ This compared to an average annual rate of change of 1.03 percent statewide. Sheridan 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 1.3 percent in Sheridan County between 2010 and 2015, from 2,936 to 2,898. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.81.10.

Table II.81.9 Business Establishments State of Nebraska vs. Sheridan County 1980–2014 Census Bureau Data		
Year	Nebraska	Sheridan County
1980	37,727	209
1981	37,582	218
1982	37,500	195
1983	41,889	213
1984	43,151	218
1985	43,115	216
1986	42,538	208
1987	42,691	208
1988	43,134	190
1989	43,302	194
1990	43,749	184
1991	44,405	189
1992	45,269	204
1993	46,059	197
1994	46,640	198
1995	47,128	201
1996	47,607	207
1997	48,588	211
1998	48,655	198
1999	48,968	195
2000	49,623	197
2001	49,710	194
2002	50,259	192
2003	50,394	189
2004	50,928	191
2005	51,440	185
2006	51,906	190
2007	52,517	184
2008	52,152	179
2009	51,633	167
2010	51,886	169
2011	51,553	172
2012	52,294	173
2013	52,585	168
2014	52,991	166

Table II.81.10 Housing Units State of Nebraska vs. Sheridan County 2000 and 2015 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Sheridan County	% Growth Since Census
2000 Census	722,668	-	3,013	-
2010 Census	796,793	10.3%	2,936	-2.6%
July 2011 Estimate	801,129	0.5%	2,924	-0.4%
July 2012 Estimate	804,659	1.0%	2,918	-0.6%
July 2013 Estimate	809,171	1.5%	2,911	-0.9%
July 2014 Estimate	814,970	2.3%	2,905	-1.1%
July 2015 Estimate	820,913	3.0%	2,898	-1.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Sheridan County. As shown in Table II.81.11 on the following page, 22.6 percent of housing units, or 660, were vacant in 2015. Of the 2,259 housing units that were occupied in 2015, 70.9 percent, or 1,602, were owner-occupied and the remaining 29.1 percent were renter-occupied.

²³⁹ Totals may not add due to rounding-off of county totals.

Table II.81.11				
Housing Units by Tenure				
Sheridan 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	2,380	81.1%	2,259	77.4%
Owner-Occupied	1,651	69.4%	1,602	70.9%
Renter-Occupied	729	30.6%	657	29.1%
Vacant Housing Units	556	18.9%	660	22.6%
Total Housing Units	2,936	100.0%	2,919	100.0%

As shown in Table II.81.12, below, there were 2,484 single family dwellings in 2015, which accounted for 85.1 percent of all housing units. Apartment units accounted for 3.8 percent of housing units, with 110 units. Mobile homes also accounted for an additional 8.6 percent of housing with 252 units.

Table II.81.12				
Housing Units by Type				
Sheridan County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁴⁰		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,500	84%	2,484	85.1%
Duplex	13	0%	30	1.0%
Tri- or Four-Plex	37	1%	43	1.5%
Apartment	88	3%	110	3.8%
Mobile Home	319	11%	252	8.6%
Boat, RV, Van, Etc.	8	0%	0	.0%
Total	2,965	100.0%	2,919	100.0%

Table II.81.13, below, shows the disposition of vacant housing units in Sheridan County. The 2015 five-year ACS shows 13.8 percent of vacant units were for rent, 7.7 percent were for sale, and 1.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 231 "other vacant" units, or 41.5 percent; this compared to 60.8 percent "other vacant" units in 2015.

Table II.81.13				
Disposition of Vacant Housing Units				
Sheridan County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	119	21.4%	91	13.8%
For Sale	38	6.8%	51	7.7%
Rented or Sold, Not Occupied	44	7.9%	8	1.2%
For Seasonal, Recreational, or Occasional Use	124	22.3%	109	16.5%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	231	41.5%	401	60.8%
Total	556	100.0%	660	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁴¹ In most years for which data are presented, single-

²⁴⁰ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Sheridan County increased from 1 in 2014 to 3 in 2015 and the average value of construction was \$70,666 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 2014 to 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 978 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.81.14.

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	12	.	.	.	12	120.60	.	.	.
1981	8	.	.	.	8	123.00	.	.	.
1982	5	.	.	.	5	97.60	.	.	.
1983	5	.	.	.	5	120.60	.	.	.
1984	.	.	.	12	12	.	.	.	49.50
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	2	.	.	.	2	54.00	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	2	.	.	.	2	72.00	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	1	4	.	.	5	90.70	187.20	.	.
1995	10	.	.	.	10	25.00	.	.	.
1996	8	.	.	.	8	74.20	.	.	.
1997	2	.	.	.	2	126.60	.	.	.
1998	3	.	.	.	3	76.10	.	.	.
1999	8	.	.	.	8	116.90	.	.	.
2000	1	.	.	.	1	167.60	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	2	.	.	.	2	161.3	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	3	.	.	.	3	87.0	.	.	.
2005	3	.	.	.	3	84.3	.	.	.
2006	4	.	.	.	4	119.2	.	.	.
2007	4	.	.	.	4	75.2	.	.	.
2008	1	.	.	.	1	78.2	.	.	.
2009	1	.	.	.	1	77.6	.	.	.
2010	1	.	.	.	1	76.6	.	.	.
2011	2	.	.	.	2	126.4	.	.	.
2012	1	.	.	.	1	73.7	.	.	.
2013	3	.	.	.	3	140.5	.	.	.
2014	1	.	.	.	1	71.4	.	.	.
2015	3	.	.	.	3	70.7	.	.	.

²⁴¹ 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 1,064 property transactions in Sheridan County. Of these, 972 were for single-family homes during this 18-year period, as shown in Table II.81.15.

Table II.81.15						
Residential Property Transactions						
Sheridan County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	58	3	0	0	0	61
2000	61	9	0	2	0	72
2001	52	5	0	0	2	59
2002	68	5	0	1	0	74
2003	66	1	0	0	1	68
2004	71	3	0	0	5	79
2005	57	3	0	0	2	62
2006	40	3	0	0	1	44
2007	57	1	0	0	2	60
2008	47	6	0	1	1	55
2009	58	3	0	1	0	62
2010	36	3	0	0	0	39
2011	51	3	0	0	0	54
2012	38	0	0	1	0	39
2013	54	4	0	1	0	59
2014	64	5	1	0	0	70
2015	61	8	0	0	1	70
2016	33	4	0	0	0	37
Total	972	69	1	7	15	1,064

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 514 single-family home property transactions for units built before 1930, 6.6 percent of units were of low quality and 53.1 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 0.0 percent of fair quality. Table II.81.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.81.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Sheridan 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	34	9	3	2	1	1	0	0	1	51
Fair	273	88	7	34	5	5	0	0	9	421
Average	200	127	66	46	13	6	0	0	6	464
Good	7	9	7	4	0	3	1	0	3	34
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	2	0	0	0	0	0	0	0	2
Total	514	235	83	86	19	15	1	0	19	972

In regard to the current condition of residential dwellings, of the same 514 single-family homes built before 1930, 21.4 percent of the homes were worn out or badly worn, and 76.8 percent

were in average condition. Table II.81.17 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	11	0	0	1	0	0	0	0	0	12
Badly Worn	99	21	4	3	0	0	0	0	3	130
Average	395	211	71	71	19	7	1	0	13	788
Good	7	3	8	11	0	6	0	0	1	36
Very Good	2	0	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	2	0	0	2	4
Missing	0	0	0	0	0	0	0	0	0	0
Total	514	235	83	86	19	15	1	0	19	972

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$40,914 to \$50,664, a total increase of 23.8 percent, as shown in Table II.81.18, 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 Sheridan County ranged from \$31,591 for homes built before 1930 to \$153,333 for homes built from 2001 to 2010.²⁴² Homes built from 2001 through 2010 were also larger, averaging 1,621 square feet per unit. Table II.81.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	43,269
2000	30,937
2001	38,591
2002	39,244
2003	33,601
2004	43,633
2005	46,723
2006	44,663
2007	47,494
2008	42,012
2009	46,322
2010	40,914
2011	44,020
2012	36,847
2013	59,985
2014	54,915
2015	65,779
2016	50,664
Average	45,023

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁴³ (\$)
Before 1930	31,591	1,155	27.3
1931-1960	43,735	1,198	36.5
1961-1970	63,770	1,345	47.4
1971-1980	65,307	1,380	47.3
1981-1990	92,250	1,820	50.7
1991-2000	82,265	1,490	55.2
2001-2010	153,333	1,621	94.6
2011-2016	.	.	.
Average	44,568	1,239	36

²⁴² 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.

²⁴³ 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.81.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Sheridan County. The number of completed surveys decreased from 6 in 2015 to 5 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 2.4 percentage points and was at 2.20 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.0	
2003	2	52	3.9	46.1
2004	6	83	8.4	39.5
2005	8	77	2.6	26.3
2006	7	120	5.8	38.4
2007	6	123	2.4	23.5
2008	7	83	7.2	17.7
2009	7	98	1.0	27.4
2010	6	66	10.6	19.8
2011	5	86	3.5	14.8
2012	7	110	1.8	26.8
2013	5	87	3.5	14.5
2014	7	109	6.4	60.0
2015	6	109	4.6	23
2016	5	91	2.2	26.0

Table II.81.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 23 single family units in Sheridan County, with 1 of them available. This translates into a vacancy rate of 4.3 percent in Sheridan County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 43 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 2.3 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 3.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	23	1	4.3%	5.7%
Apartments	43	1	2.3%	3.4%
Mobile Homes	0	0	%	.0%
“Other” Units	0	0	.0%	.
Don't Know	25	0	.0%	4.0%
Total	91	2	2.20%	3.7%

Table II.81.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 12 units. The most common apartment units were two bedroom units, with 14 units. Details for additional unit types are reported on the following page.

Table II.81.22						
Rental Units by Number of Bedrooms						
Sheridan 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	2	4	0	0	.	6
Two	12	14	0	0	.	26
Three	5	0	0	0	.	5
Four	4	0	0	0	.	4
Don’t Know	0	25	0	0	25	50
Total	23	43	0	0	25	91

Table II.81.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.81.23			
Single Family Units by Number of Bedrooms			
Sheridan County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	.0%
Two	12	0	.0%
Three	5	1	20.0%
Four	4	0	.0%
Don’t know	0	0	%
Total	23	1	4.3%

Table II.81.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 7.1 percent.

Table II.81.24			
Apartment Units by Number of Bedrooms			
Sheridan County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	4	0	.0%
Two	14	1	7.1%
Three	0	0	%
Four	0	0	%
Don’t know	25	0	.0%
Total	43	1	2.3%

Average market-rate rents by unit type are shown in Table II.81.25, 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.81.25					
Average Market Rate Rents by Number of Bedrooms					
Sheridan County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$350	\$470	\$	\$	\$410
Two	\$390	\$492	\$	\$	\$458
Three	\$400	\$	\$	\$	\$400
Four	\$500	\$	\$	\$	\$500
Don't know	\$200	\$550	\$	\$	
Total	\$305	\$492	\$	\$	\$420

Table II.81.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.81.26					
Average Assisted Rate Rents by Number of Bedrooms					
Sheridan County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$320	\$	\$	\$320
Two	\$	\$385	\$	\$	\$385
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$352	\$	\$	\$352

Table II.81.27, on the following page, shows vacancy rates for single family units by average rental rates for Sheridan 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 4.3 percent.

Table II.81.27 Single Family Market Rate Rents by Vacancy Status Sheridan County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	23	1	4.3%
\$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	23	1	4.3%

The average rent and availability of apartment units is displayed in Table II.81.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.81.28 Apartment Market Rate Rents by Vacancy Status Sheridan County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	1	16.7%
\$500 to \$750	37	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	43	1	2.3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.81.29 below, 3 respondents, or 75.0 percent, included some sort of utility in the rent.

Table II.81.29 Are there any utilities included with the rent? Sheridan County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
% Offering Utilities	75.0%

The type of utility included in the rent is shown in Table II.81.30, 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.81.30 Which utilities are included with the rent? Sheridan County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	3
Trash Collection	3

Table II.81.31, 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 26 number of persons on the wait list.

Table II.81.31 Do you keep a waiting list? Sheridan County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
Waitlist Size	26

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.81.32 below, most respondents indicated there was high need for the renovation of existing single-family units and high need for the renovation of existing apartment units.

Table II.81.32 How would you rate the need for renovation of existing units in the city? Sheridan County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	2	2	2	
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.81.33 below, most respondents indicated there was moderate to extreme need for the construction of new single-family units and moderate to extreme need for the construction of new apartment units.

Table II.81.33				
How would you rate the need for construction of new units in the city?				
Sheridan County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	1	1	1	