

# Webster County

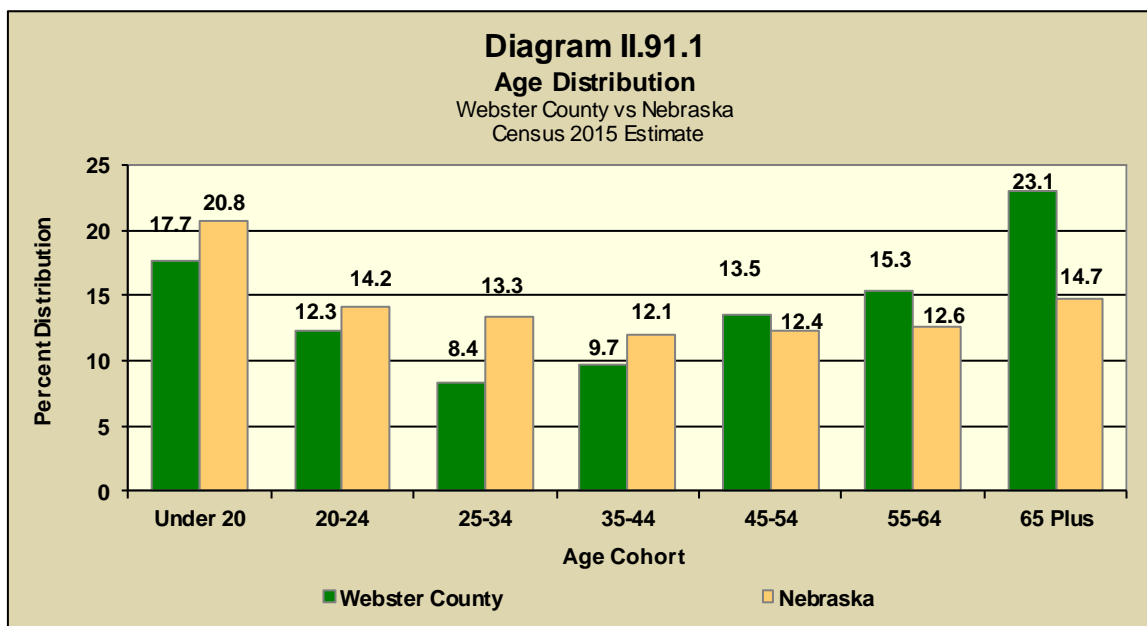
## Summary

- Between 2010 and 2015, the county’s population decreased by 4.9 percent or by 187 persons.
- Between 2010 and 2015, the Hispanic population increased by 29.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 41.
- In 2015, average earnings in the county was \$50,057 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 3.4 percent to 3.6 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 \$250,000.
- In fiscal year 2016, the average price of an existing home was \$61,284.
- In a November 2016 rental survey, the average vacancy rate was 5.43 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Webster County’s population decreased by 4.9 percent, or from 3,812 people to 3,625 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 405 in 2010 to 447 in 2015, an increase of 10.4 percent. The number of people from 25 to 34 years of age increased by 0.7 percent, and those aged between 35 and 44 decreased by 7.2 percent. As shown in Diagram II.91.1, people younger than 25 represented 30.0 percent of the population in 2015, while individuals aged 55 and older represented 38.4 percent of the population in Webster 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 5.8 percent, while the black population increased by 11.1 percent. The Hispanic population of any race changed from 133 to 172 or by 29.3 percent. Table II.91.1, below, presents the details of these population variations.

<b>Table II.91.1 Population Characteristics</b> State of Nebraska vs. Webster County 2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Webster County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	3,812	3,625	-4.9%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	692	641	-7.4%
15 to 24 years	258,206	268,848	4.1%	405	447	10.4%
25 to 34 years	245,176	252,533	3.0%	302	304	0.7%
35 to 44 years	220,838	228,643	3.5%	377	350	-7.2%
45 to 54 years	258,726	234,477	-9.4%	639	491	-23.2%
55 to 64 years	213,176	238,715	12.0%	495	555	12.1%
65 & over	246,677	278,711	13.0%	902	837	12.1%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	3,716	3,499	-5.8%
Black	85,971	93,900	9.2%	18	20	11.1%
American Indian or Alaskan Native	23,418	26,492	13.1%	8	6	-25.0%
Asian	33,322	44,479	33.5%	11	9	-18.2%
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%	49	78	59.2%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	133	172	29.3%

### Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.91.2, at right, from April 2000 to July 2009, Webster County’s natural decrease was estimated to be 247 people. Webster County experienced net out-migration from 2000-2009, with 383 persons having left the county during that period.<sup>307</sup> The 2015 population estimates showed a natural decrease of 104 persons and a net out-migration of 83 persons since the 2010 Census. In total, Webster County’s population decreased to 3,625 persons.

<b>Table II.91.2 Population Change</b> Webster County 1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>4,858</b>
Natural Increase 80–90	-197
Net Migration 80–90	-382
<b>1990 Population</b>	<b>4,279</b>
Natural Increase 90–00	-313
Net Migration 90–00	95
<b>2000 Population</b>	<b>4,061</b>
Natural Increase 00–09	-247
Net Migration 00–09	-383
2009 Population Estimate	3,431
<b>2010 Population</b>	<b>3,812</b>
Natural Increase 10–15	-104
Net Migration 10–15	-83
<b>2015 Population Estimate</b>	<b>3,625</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 Webster County changed from -1 persons in 2014 to 12 persons in 2015, with an additional net movement of 0 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.91.3.

<sup>307</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.91.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Webster 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	54	41	13
Calendar 2002	63	40	23
Calendar 2003	50	32	18
Calendar 2004	49	46	3
Calendar 2005	57	29	28
Calendar 2006	48	36	12
Calendar 2007	29	26	3
Calendar 2008	53	32	21
Calendar 2009	54	27	27
Calendar 2010	84	37	47
Calendar 2011	51	20	31
Calendar 2012	54	24	30
Calendar 2013	49	24	25
Calendar 2014	48	49	-1
Calendar 2015	45	33	12
First Half of 2016	15	15	0

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 1,561 in 2014 to 1,552 in 2015, as shown in Table II.91.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Webster County increased by 17.0 percent from 535 in 2015 to 626 in 2016, as shown below in Table II.91.5. The number of school-age children 5 to 11 years of age increased from 255 in 2015 to 319 in 2016.

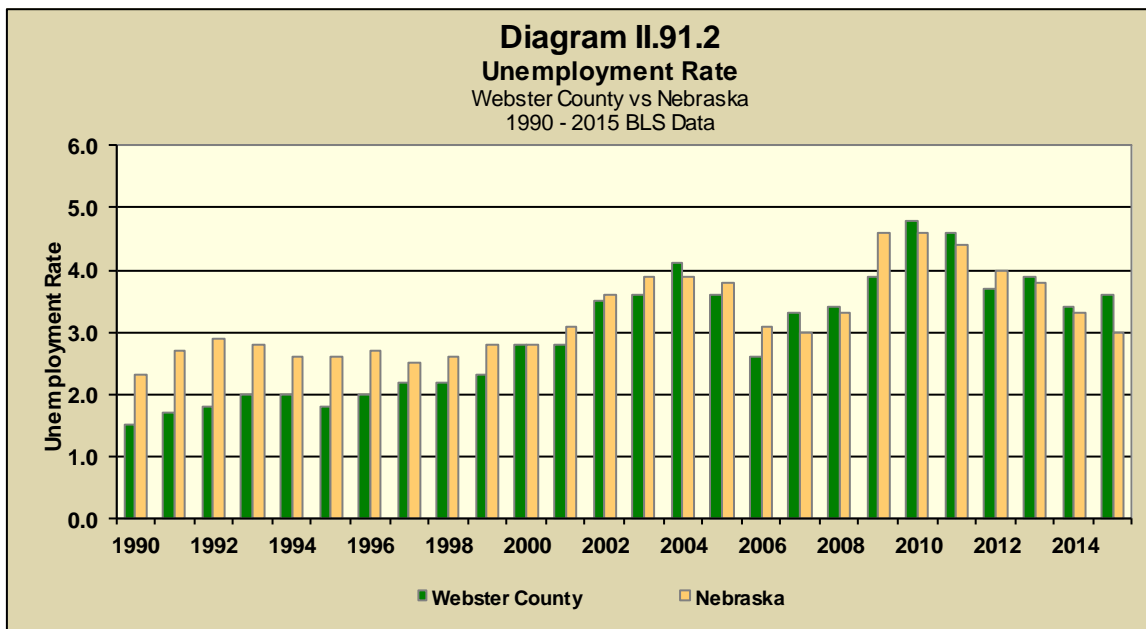
<b>Table II.91.4</b>	
<b>Income Tax Returns</b>	
Webster County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,840
1992	1,854
1993	1,841
1994	1,835
1995	1,759
1996	1,762
1997	1,838
1998	1,771
1999	1,741
2000	1,734
2001	1,682
2002	1,669
2003	1,635
2004	1,601
2005	1,538
2006	1,639
2007	1,607
2008	1,594
2009	1,563
2010	1,593
2011	1,574
2012	1,560
2013	1,578
2014	1,561
2015	1,552

<b>Table II.91.5</b>				
<b>School-Age Children</b>				
Webster 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	405	119	285	809
1993	397	133	295	825
1994	407	121	301	829
1995	405	125	310	840
1996	400	127	302	829
1997	417	123	312	852
1998	416	103	327	846
1999	397	117	299	813
2000	385	118	300	803
2001	371	113	280	764
2002	396	114	288	798
2003	288	96	244	628
2004	269	84	239	592
2005	331	111	286	728
2006	319	118	294	731
2007	310	116	308	734
2008	306	102	311	719
2009	306	102	312	720
2010	278	101	297	676
2011	281	85	284	650
2012	271	85	274	630
2013	295	83	239	617
2014	308	76	245	629
2015	255	76	204	535
2016	319	91	216	626

## ECONOMICS

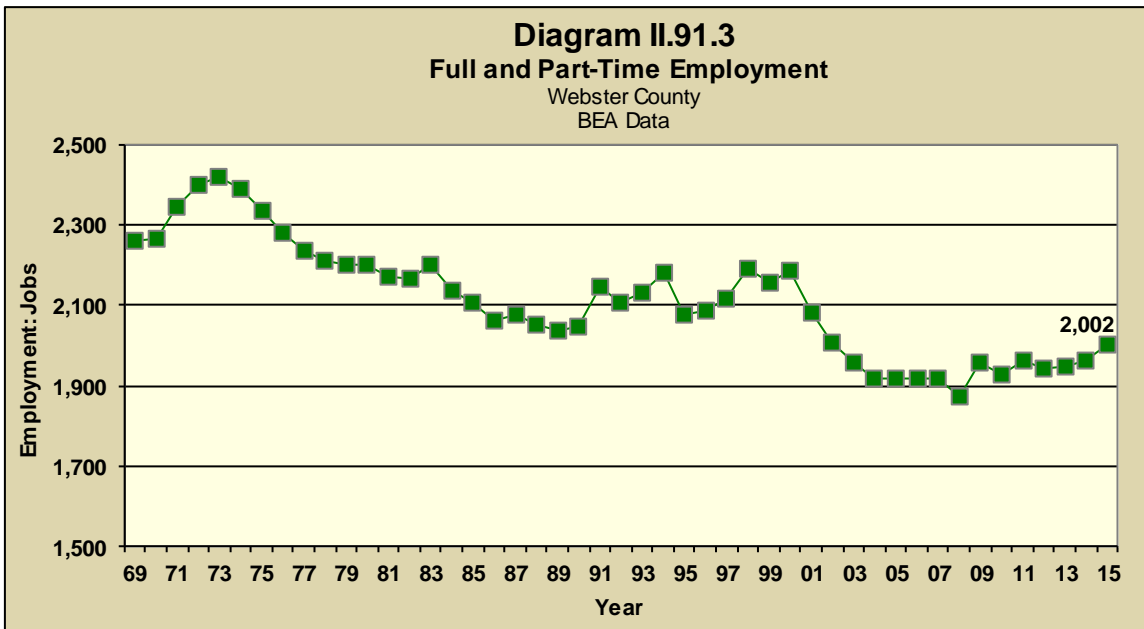
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Webster County, defined as the number of people working or actively seeking work, increased from 1,731 in 2014 to 1,743 in 2015. The total number of people employed changed from 1,673 in 2014 to 1,681 in 2015. The unemployment rate for the county was 3.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced an increase of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.91.2, below.

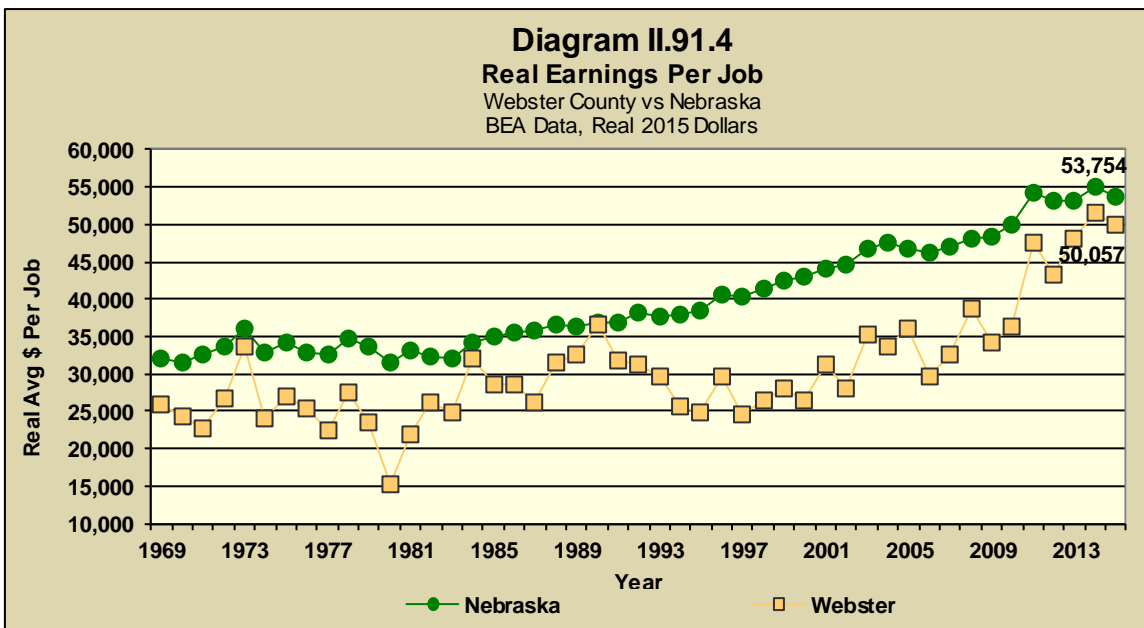


### Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 2,002 jobs in Webster County, an increase of 41 jobs since 2014. Diagram II.91.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.91.4, below, real average earnings per job in the county was \$50,057 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 \$170,473,000, an increase of 0.3 percent between 2014 and 2015. Table II.91.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.91.6**  
**Total BEA Employment and Real Personal Income**  
 Webster 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	58,261	2,602	2,830	16,575	10,463	85,528	15,693	2,260	25,779
1970	55,129	2,597	2,828	17,734	10,936	84,031	15,648	2,268	24,307
1971	53,483	2,636	2,751	18,239	11,348	83,184	15,882	2,347	22,788
1972	63,980	2,834	2,791	19,846	12,212	95,994	19,064	2,400	26,658
1973	81,113	3,234	2,888	22,685	14,100	117,552	22,531	2,418	33,546
1974	57,501	3,446	2,807	24,020	14,153	95,036	18,299	2,390	24,059
1975	62,946	3,402	2,832	25,414	14,658	102,448	20,143	2,337	26,935
1976	58,100	3,328	3,129	24,997	15,093	97,992	19,453	2,279	25,494
1977	50,055	3,202	3,477	26,408	15,593	92,331	18,436	2,236	22,386
1978	61,046	3,296	3,442	26,903	15,606	103,701	21,336	2,211	27,610
1979	51,863	3,508	3,476	27,969	15,848	95,648	20,036	2,202	23,553
1980	33,303	3,416	3,354	31,720	16,681	81,643	16,822	2,200	15,138
1981	47,545	3,337	3,918	35,805	17,526	101,458	21,039	2,171	21,900
1982	56,741	3,413	3,949	40,754	18,583	116,615	24,265	2,169	26,160
1983	54,794	3,379	4,158	41,388	19,410	116,372	24,165	2,200	24,907
1984	68,711	3,465	4,730	40,362	19,422	129,759	27,405	2,137	32,153
1985	60,307	3,567	4,771	38,861	20,109	120,481	26,151	2,105	28,649
1986	59,095	3,581	5,051	38,117	20,974	119,656	26,578	2,060	28,687
1987	54,179	3,684	5,578	34,614	21,270	111,956	25,550	2,076	26,098
1988	64,834	4,086	6,441	33,751	21,136	122,077	27,954	2,053	31,580
1989	66,467	4,550	7,010	34,634	20,981	124,541	28,875	2,037	32,630
1990	75,007	4,598	7,312	32,337	21,435	131,493	30,752	2,049	36,607
1991	68,044	4,960	7,197	31,847	22,333	124,461	29,319	2,148	31,678
1992	65,996	4,833	8,387	31,053	22,245	122,848	28,899	2,109	31,293
1993	63,199	5,044	9,013	28,584	23,127	118,878	28,077	2,130	29,671
1994	55,845	5,298	10,241	28,097	23,080	111,966	26,259	2,183	25,582
1995	51,817	5,119	11,636	28,978	23,216	110,528	26,186	2,076	24,960
1996	61,767	5,022	12,435	30,104	24,198	123,482	29,826	2,089	29,568
1997	51,718	5,193	13,208	29,793	23,910	113,435	27,439	2,115	24,453
1998	58,205	5,366	14,518	32,651	24,711	124,719	30,031	2,194	26,529
1999	60,416	5,439	16,088	30,289	26,216	127,570	31,069	2,155	28,035
2000	58,072	5,395	16,852	31,044	27,272	127,845	31,606	2,188	26,541
2001	65,301	5,465	19,380	29,973	29,438	138,627	34,510	2,082	31,365
2002	56,336	5,549	19,135	28,273	31,055	129,250	32,556	2,007	28,070
2003	68,884	5,405	18,733	28,761	32,175	143,147	36,221	1,956	35,217
2004	64,758	5,347	18,200	23,989	30,761	132,362	33,518	1,917	33,781
2005	69,370	5,484	17,539	20,505	31,891	133,821	34,296	1,918	36,168
2006	57,016	5,989	18,097	19,396	35,187	123,708	32,166	1,919	29,711
2007	62,444	6,132	18,604	23,394	35,339	133,648	34,633	1,916	32,591
2008	72,530	6,110	18,603	29,743	35,437	150,203	39,831	1,874	38,703
2009	66,969	6,398	16,887	29,268	37,478	144,203	38,068	1,959	34,185
2010	69,877	6,341	16,022	25,209	37,844	142,612	37,373	1,927	36,262
2011	93,285	5,764	15,734	25,603	37,609	166,467	44,179	1,962	47,546
2012	84,045	5,758	16,219	28,644	35,847	158,997	42,342	1,941	43,300
2013	93,630	6,223	15,241	25,406	36,118	164,172	44,758	1,949	48,040
2014	101,121	6,489	15,295	24,930	35,145	170,001	46,347	1,961	51,566
2015	100,215	6,425	14,680	25,469	36,534	170,473	47,027	2,002	50,057

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 8.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 22.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 73.9 percent over the 2010 to 2015 period. Table II.91.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>308</sup>
1991	676	257	373	245	173	77	0	10	0	1,840
1992	694	208	404	250	197	69	0	12	0	1,854
1993	712	209	376	234	200	61	0	13	0	1,841
1994	729	198	384	219	185	68	0	13	0	1,835
1995	627	186	371	232	195	105	0	18	0	1,759
1996	629	150	372	227	199	139	0	21	0	1,762
1997	647	150	380	237	229	127	25	23	0	1,838
1998	568	154	368	243	234	152	0	30	0	1,771
1999	540	125	346	239	247	166	26	35	0	1,741
2000	519	131	334	232	242	192	38	34	0	1,734
2001	476	132	336	212	236	213	28	29	0	1,682
2002	510	137	293	219	223	209	39	27	0	1,669
2003	465	154	303	213	229	184	38	29	0	1,635
2004	454	121	283	228	228	199	29	40	0	1,601
2005	422	121	239	205	234	199		41		1,538
2006	365	143	298	217	230	251		56		1,639
2007	369	137	270	204	210	232		73		1,607
2008	351	130	258	197	217	244	117	66	14	1,594
2009	320	149	285	203	189	236	100	71	10	1,563
2010	323	149	284	193	211	207		88		1,593
2011	312	136	246	201	204	223	137	108		1,574
2012	284	101	226	202	215	217	148	140	27	1,560
2013	302	106	228	203	230	224	122	142	21	1,578
2014	299	118	189	209	223	218	150	139	16	1,561
2015	297	117	217	218	200	213	137	142	11	1,552

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 increased from 441 in 2010 to 452 in 2015, with the poverty rate reaching 12.9 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.91.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	463	12.0
1999	410	10.3
2000	395	10.1
2001	393	10.4
2002	420	11.1
2003	367	9.7
2004	362	9.9
2005	408	11.3
2006	473	13.2
2007	473	13.6
2008	390	11.5
2009	461	14.0
2010	441	12.0
2011	524	14.4
2012	440	12.2
2013	441	12.4
2014	450	12.7
2015	452	12.9

<sup>308</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 Webster County decreased by 22 between 1980 and 2014, at an annual rate of change of -0.6 percent, as reported by the Census Bureau and as presented in Table II.91.9, at right.<sup>309</sup> This compared to an average annual rate of change of 1.03 percent statewide. Webster County added 2 business establishments between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.6 percent in Webster County between 2010 and 2015, from 1,912 to 1,900. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.91.10.

Year	Nebraska	Webster County
1980	37,727	113
1981	37,582	113
1982	37,500	109
1983	41,889	127
1984	43,151	121
1985	43,115	120
1986	42,538	109
1987	42,691	99
1988	43,134	107
1989	43,302	110
1990	43,749	115
1991	44,405	114
1992	45,269	114
1993	46,059	112
1994	46,640	115
1995	47,128	108
1996	47,607	112
1997	48,588	108
1998	48,655	104
1999	48,968	100
2000	49,623	97
2001	49,710	92
2002	50,259	96
2003	50,394	96
2004	50,928	99
2005	51,440	96
2006	51,906	96
2007	52,517	90
2008	52,152	82
2009	51,633	83
2010	51,886	80
2011	51,553	76
2012	52,294	88
2013	52,585	89
2014	52,991	91

Subject	Nebraska	% Growth Since Census	Webster County	% Growth Since Census
2000 Census	722,668	-	1,972	-
2010 Census	796,793	10.3%	1,912	-3.0%
July 2011 Estimate	801,129	0.5%	1,910	-0.1%
July 2012 Estimate	804,659	1.0%	1,909	-0.2%
July 2013 Estimate	809,171	1.5%	1,905	-0.4%
July 2014 Estimate	814,970	2.3%	1,902	-0.5%
July 2015 Estimate	820,913	3.0%	1,900	-0.6%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Webster County. As shown in Table II.91.11 on the following page, 18.7 percent of housing units, or 357, were vacant in 2015. Of the 1,552 housing units that were occupied in 2015, 78.2 percent, or 1,213, were owner-occupied and the remaining 21.8 percent were renter-occupied.

<sup>309</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.91.11</b>				
<b>Housing Units by Tenure</b>				
Webster County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	1,604	83.9%	1,552	81.3%
Owner-Occupied	1,265	78.9%	1,213	78.2%
Renter-Occupied	339	21.1%	339	21.8%
Vacant Housing Units	308	16.1%	357	18.7%
<b>Total Housing Units</b>	<b>1,912</b>	<b>100.0%</b>	<b>1,909</b>	<b>100.0%</b>

As shown in Table II.91.12, below, there were 1,730 single family dwellings in 2015, which accounted for 90.6 percent of all housing units. Apartment units accounted for 1.4 percent of housing units, with 27 units. Mobile homes also accounted for an additional 2.1 percent of housing with 40 units.

<b>Table II.91.12</b>				
<b>Housing Units by Type</b>				
Webster County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>310</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	1,653	91%	1,730	90.6%
Duplex	8	0%	34	1.8%
Tri- or Four-Plex	53	3%	70	3.7%
Apartment	45	2%	27	1.4%
Mobile Home	58	3%	40	2.1%
Boat, RV, Van, Etc.	0	0%	8	.4%
<b>Total</b>	<b>1,817</b>	<b>100.0%</b>	<b>1,909</b>	<b>100.0%</b>

Table II.91.13, below, shows the disposition of vacant housing units in Webster County. The 2015 five-year ACS shows 4.5 percent of vacant units were for rent, 6.4 percent were for sale, and 2.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 211 “other vacant” units, or 68.5 percent; this compared to 73.4 percent “other vacant” units in 2015.

<b>Table II.91.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Webster 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	30	9.7%	16	4.5%
For Sale	31	10.1%	23	6.4%
Rented or Sold, Not Occupied	6	1.9%	7	2.0%
For Seasonal, Recreational, or Occasional Use	30	9.7%	49	13.7%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	211	68.5%	262	73.4%
<b>Total</b>	<b>308</b>	<b>100.0%</b>	<b>357</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>311</sup> In most years for which data are presented, single-

<sup>310</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Webster County increased from 4 in 2014 to 6 in 2015 and the average value of construction was \$250,000 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 4 in 2014 to 9 in 2015. These changes in residential permit activity in the county compared to a decline in population of 436 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.91.14.

**Table II.91.14**  
**Building Permits and Valuation**  
Webster County  
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas				Total Units	Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units		Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	4	.	.	.	4	97.10	.	.	.
1981	4	.	.	.	4	110.90	.	.	.
1982	4	.	.	.	4	124.60	.	.	.
1983	7	.	.	.	7	102.80	.	.	.
1984	1	.	.	.	1	98.90	.	.	.
1985	2	.	.	.	2	95.90	.	.	.
1986	1	.	.	.	1	75.20	.	.	.
1987	1	.	.	.	1	110.00	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	127.90	.	.	.
1990	1	.	.	.	1	139.70	.	.	.
1991	.	.	4	.	4	.	.	19.90	.
1992	2	.	.	.	2	136.10	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	1	.	.	.	1	66.90	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	6	.	.	.	6	114.60	.	.	.
1997	2	.	.	.	2	123.10	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	4	.	.	.	4	84.00	.	.	.
2000	2	.	.	.	2	117.30	.	.	.
2001	1	.	.	.	1	157.30	.	.	.
2002	7	.	.	.	7	114.4	.	.	.
2003	8	.	.	.	8	109.9	.	.	.
2004	5	2	.	.	7	102.2	110.9	.	.
2005	3	.	.	.	3	151.5	.	.	.
2006	4	.	.	.	4	146.2	.	.	.
2007	9	.	.	.	9	137.8	.	.	.
2008	6	.	.	.	6	164.1	.	.	.
2009	2	.	.	.	2	54.9	.	.	.
2010	4	.	.	.	4	187.6	.	.	.
2011	5	.	.	.	5	142.8	.	.	.
2012	2	.	.	.	2	142.2	.	.	.
2013	3	.	.	.	3	268.6	.	.	.
2014	4	.	.	.	4	227.2	.	.	.
2015	6	.	3	.	9	250.0	.	66.7	.

<sup>311</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 908 property transactions in Webster County. Of these, 890 were for single-family homes during this 18-year period, as shown in Table II.91.15.

<b>Table II.91.15</b>						
<b>Residential Property Transactions</b>						
Webster 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	48	0	0	0	2	50
2000	62	3	0	0	2	67
2001	58	1	1	0	1	61
2002	66	1	0	0	0	67
2003	44	0	0	0	0	44
2004	51	2	0	0	0	53
2005	72	1	0	0	0	73
2006	57	1	0	0	0	58
2007	39	0	0	0	0	39
2008	39	0	0	0	3	42
2009	39	0	0	0	0	39
2010	31	0	0	0	0	31
2011	31	0	0	0	0	31
2012	42	0	0	0	0	42
2013	41	0	0	0	0	41
2014	52	0	0	0	0	52
2015	50	0	0	0	0	50
2016	68	0	0	0	0	68
<b>Total</b>	<b>890</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>908</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 629 single-family home property transactions for units built before 1930, 1.4 percent of units were of low quality and 37.0 percent were of fair quality. Conversely, of the 8 homes built from 2001 through 2010, 12.5 percent of units were of low quality and 0.0 percent of fair quality. Table II.91.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.91.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Webster 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	9	2	2	0	0	0	1	0	0	14
Fair	233	22	10	27	4	1	0	0	0	297
Average	326	45	52	43	21	6	5	1	3	502
Good	55	4	3	4	2	1	2	0	0	71
Very Good	6	0	0	0	0	0	0	0	0	6
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>629</b>	<b>73</b>	<b>67</b>	<b>74</b>	<b>27</b>	<b>8</b>	<b>8</b>	<b>1</b>	<b>3</b>	<b>890</b>

In regard to the current condition of residential dwellings, of the same 629 single-family homes built before 1930, 52.8 percent of the homes were worn out or badly worn, and 45.9 percent

were in average condition. Table II.91.17 provides details about the condition of single-family residential dwellings by year built.

<b>Table II.91.17</b>										
<b>Single-Family Homes by Year Built and Condition</b>										
Webster County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	84	6	0	1	0	0	0	0	1	92
Badly Worn	248	13	4	12	2	0	0	0	0	279
Average	289	53	60	56	20	6	5	1	2	492
Good	8	1	3	5	5	2	3	0	0	27
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	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>629</b>	<b>73</b>	<b>67</b>	<b>74</b>	<b>27</b>	<b>8</b>	<b>8</b>	<b>1</b>	<b>3</b>	<b>890</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$38,961 to \$61,284, a total increase of 57.3 percent, as shown in Table II.91.18, 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 Webster County ranged from \$30,430 for homes built before 1930 to \$163,313 for homes built from 2001 to 2010, and \$170,000 for the newest homes built between 2011 and 2016.<sup>312</sup> Homes built from 2011 through 2016 were also larger, averaging 1,512 square feet per unit. Table II.91.19, below, provides additional details about single-family homes.

<b>Table II.91.18</b>	
<b>Average Sales Price of Single-Family Homes</b>	
Webster County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	29,875
2000	36,015
2001	34,852
2002	28,695
2003	34,808
2004	36,800
2005	39,285
2006	46,608
2007	45,704
2008	48,981
2009	41,610
2010	38,961
2011	32,687
2012	47,747
2013	37,469
2014	44,312
2015	56,010
2016	61,284
<b>Average</b>	<b>41,378</b>

<b>Table II.91.19</b>			
<b>Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot</b>			
Webster County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>313</sup> (\$)
Before 1930	30,430	1,295	23.5
1931-1960	41,579	1,179	35.3
1961-1970	69,602	1,356	51.3
1971-1980	64,243	1,408	45.6
1981-1990	79,680	1,462	54.5
1991-2000	111,500	1,603	69.6
2001-2010	163,313	1,576	103.6
2011-2016	170,000	1,512	112
<b>Average</b>	<b>41,019</b>	<b>1,307</b>	<b>31</b>

<sup>312</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>313</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.91.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Webster County. The number of completed surveys increased from 3 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 4.3 percentage points and was at 5.43 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	39	7.7	18.0
2003	4	100	21.0	27.9
2004	4	102	10.8	30.4
2005	4	95	13.7	18.8
2006	3	56	23.2	8.0
2007	3	64	23.4	45.0
2008	3	61	11.5	35.7
2009	4	101	6.9	43.5
2010	4	67	7.5	28.0
2011	3	93	3.2	29.0
2012	5	97	4.1	95.2
2013	6	110	11.8	
2014	5	97	.0	
2015	3	90	1.1	14
2016	4	92	5.4	1.3

Table II.91.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family units in Webster County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Webster County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 91 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 5.5 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 4.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1	0	.0%	.0%
Apartments	91	5	5.5%	4.7%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
<b>Total</b>	<b>92</b>	<b>5</b>	<b>5.43%</b>	<b>4.5%</b>

Table II.91.22, 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 62 units. Details for additional unit types are reported on the following page.

<b>Table II.91.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Webster County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	4	0	0	.	4
One	0	62	0	0	.	62
Two	0	17	0	0	.	17
Three	1	8	0	0	.	9
Four	0	0	0	0	.	0
Don't Know	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>92</b>

Table II.91.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.91.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Webster County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	1	0	.0%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.0%</b>

Table II.91.24, 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 4.8 percent.

<b>Table II.91.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Webster County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	4	0	.0%
One	62	3	4.8%
Two	17	1	5.9%
Three	8	1	12.5%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>91</b>	<b>5</b>	<b>5.5%</b>

Average market-rate rents by unit type are shown in Table II.91.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.91.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Webster County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$335	\$	\$	\$335
One	\$	\$392	\$	\$	\$392
Two	\$	\$454	\$	\$	\$454
Three	\$800	\$646	\$	\$	\$723
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$800</b>	<b>\$419</b>	<b>\$</b>	<b>\$</b>	<b>\$514</b>

Table II.91.26, below, shows vacancy rates for single family units by average rental rates for Webster County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.91.26</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Webster County 2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$750 to \$1,000	1	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.0%</b>



The average rent and availability of apartment units is displayed in Table II.91.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 5.5 percent.

<b>Table II.91.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Webster County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	91	5	5.5%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>91</b>	<b>5</b>	<b>5.5%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.91.28 below, 3 respondents, or 75.0 percent, included some sort of utility in the rent.

<b>Table II.91.28</b> <b>Are there any utilities included with the rent?</b> Webster County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
<b>% Offering Utilities</b>	<b>75.0%</b>

The type of utility included in the rent is shown in Table II.91.29, below. There were 2 respondents who included electricity, 2 respondents who included natural gas, 2 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table II.91.29</b> <b>Which utilities are included with the rent?</b> Webster County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	2
Trash Collection	3

Table II.91.30, 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 1 number of persons on the wait list.

<b>Table II.91.30</b> <b>Do you keep a waiting list?</b> Webster County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
<b>Waitlist Size</b>	<b>1</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.91.31 below, 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.

<b>Table II.91.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Webster County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.91.32 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

<b>Table II.91.32</b> <b>How would you rate the need for construction of new units in the city?</b> Webster County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	0	0		

