

**City of Kearney**  
**2012 Yearly Building Report**  
(Revised Jan 2013)

**BUILDING PERMITS ISSUED SINCE 1984**

	<b>Single Family Dwellings (Valuation)</b>	<b>Duplexes [Housing Units] (Valuation)</b>	<b>Apartments [Housing Units] (Valuation)</b>	<b>Total Dwelling Units</b>	<b>Commercial (Valuation)</b>
<b>1984</b>	<b>13</b> (\$540,000)	<b>6 [12]</b>	<b>2 [16]</b>	<b>41</b>	<b>2</b>
<b>1985</b>	<b>9</b> (\$249,000)	<b>9 [18]</b>	<b>1 [24]</b>	<b>51</b>	<b>1</b>
<b>1986</b>	<b>29</b> (\$2,054,000)	<b>15 [30]</b>	<b>2 [36]</b>	<b>95</b>	<b>4</b>
<b>1987</b>	<b>25</b>	<b>0</b>	<b>4 [24]</b> (\$500,000)	<b>49</b>	<b>2</b> (\$250,000)
<b>1988</b>	<b>40</b>	<b>0</b>	<b>2 [6]</b> (\$200,000)	<b>46</b>	<b>8</b> (\$1,400,000)
<b>1989</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>3</b> (\$675,387)
<b>1990</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>37</b> (589,000gal water plant)	<b>8</b> (\$1,640,000)
<b>1991</b>	<b>101</b>	<b>0</b>	<b>1 [24]</b> (\$525,000)	<b>126</b>	<b>6</b> (\$335,000)
<b>1992</b>	<b>127</b>	<b>5 [10]</b>	<b>0</b>	<b>137</b>	<b>6</b> (\$2,310,000)
<b>1993</b>	<b>121</b> (\$9,215,653)	<b>6 [12]</b>	<b>0</b>	<b>133</b>	<b>8</b> (\$963,850)
<b>1994</b>	<b>137</b> (\$10,585,502)	<b>5 [10]</b> (\$351,787)	<b>0</b>	<b>147</b>	<b>18</b> (\$7,518,100)
<b>1995</b>	<b>103</b> (\$8,716,875)	<b>5 [10]</b> (\$560,000)	<b>0</b>	<b>113</b>	<b>11</b> (\$7,021,329)
<b>1996</b>	<b>98</b> (\$8,509,454)	<b>0</b>	<b>1 [4]</b> (\$150,000)	<b>102</b>	<b>13</b> (\$1,418,000)
<b>1997</b>	<b>96</b> (\$7,644,195)	<b>14 [28]</b> (\$1,607,000)	<b>0</b>	<b>124</b>	<b>17</b> (\$5,304,538)
<b>1998</b>	<b>84</b> (\$7,442,000)	<b>5 [10]</b> (\$754,900)	<b>1 [20]</b> (\$800,000)	<b>114</b>	<b>14</b> (\$1,418,000)
<b>1999</b>	<b>100</b> (\$9,749,069)	<b>2 [4]</b> (\$270,000)	<b>0</b>	<b>104</b>	<b>18</b> (\$7,507,600)
<b>2000</b>	<b>132</b> (\$13,636,670)	<b>0</b>	<b>0</b>	<b>132</b>	<b>23</b> (\$2,818,900)
<b>2001</b>	<b>124</b> (\$13,853,034)	<b>0</b>	<b>0</b>	<b>124</b>	<b>27</b> (\$10,808,013)
<b>2002</b>	<b>114</b> (\$15,497,273)	<b>0</b>	<b>0</b>	<b>114</b>	<b>24</b> (\$3,532,252)
<b>2003</b>	<b>116</b> (\$17,089,797)	<b>0</b>	<b>2 [8]</b> (\$500,000)	<b>124</b>	<b>26</b>
<b>2004</b>	<b>144</b> (\$22,255,518)	<b>1 [2]</b> (\$280,000)	<b>2 [8]</b> (\$900,000)	<b>154</b>	<b>22</b> (\$2,815,117)
<b>2005</b>	<b>149</b> (\$24,087,819)	<b>0</b>	<b>2 [20]</b> (\$806,000)	<b>169</b>	<b>25</b> (\$16,908,871)
<b>2006</b>	<b>76</b> (\$12,477,851)	<b>0</b>	<b>1 [16]</b> (\$820,000)	<b>92</b>	<b>19</b> (\$2,351,100)
<b>2007</b>	<b>77</b> (\$12,243,920)	<b>0</b>	<b>2 [32]</b> (\$1,125,920)	<b>109</b>	<b>23</b> (\$5,825,070)

<b>2008</b>	<b>23</b> (\$3,548,260)	<b>0</b>	<b>0</b>	<b>23</b>	<b>19</b> (\$2,886,110)
<b>2009</b>	<b>38</b> (5,819,411)	<b>0</b>	<b>[60]</b> (4,717,700)	<b>98</b>	<b>11</b> (\$5,712,350)
<b>2010</b>	<b>51</b> (\$8,149,497)	<b>0</b>	<b>0</b>	<b>51</b>	<b>18</b> (\$1,239,650)
<b>2011</b>	<b>30</b> (4,858,025)	<b>0</b>	<b>0</b>	<b>30</b>	<b>25</b> (\$746,339)
<b>2012</b>	<b>46</b> (\$8,082,935)	<b>0</b>	<b>0</b>	<b>46</b>	<b>17</b> (\$4,682,111.00)

## POPULATION ESTIMATE

Data Source	Residential Water Meters*	Total Dwelling Units (Occupied plus Apts)	Population**
2000 Census	---	1995	5,472
2010 Census	---	3120	8,381
2011 Estimate	---	3,070	8,504
Residential Water Meters 12/2012	2861	3,098***	8,736

\* Residential Water Meters derived from total water meters minus number of businesses;

\*\* Population equals Total Dwelling Units x 2.82 people/dwelling unit (avg household size per 2010 Census)

\*\*\* Total Dwelling Units adds the number of apt units (approx 278 through 2012) minus the number of apt water meters already counted in Occupied Dwelling Units (approximately 41 meters);

## GROWTH CONSIDERATIONS FOR CITY OF KEARNEY:

### BUILDING POTENTIAL--SHORT TERM (Within One or Two Years)

Available Platted Lots in Developed Subdivisions:

Albright Estates, 1 <sup>st</sup> Plat	5 single-family lots
Brooke Haven, 2 <sup>nd</sup> Plat	4 single-family lots
Brooke Haven, 3 <sup>rd</sup> Plat	3 single-family lots
Brooke Haven, 4 <sup>th</sup> Plat	3 single-family lots
Brooke Haven, 5 <sup>th</sup> Plat	27 single-family lots
Brooke Haven, 6 <sup>th</sup> Plat	32 single-family lots
Cedar Wood, 1 <sup>st</sup> Plat	6 single-family lots
Cedar Wood, 3 <sup>rd</sup> Plat	45 single-family lots
Clear Creek, 1 <sup>st</sup> Plat	2 single-family lots
Clear Creek, 3 <sup>rd</sup> Plat	4 single-family lots
Clear Creek, 4 <sup>th</sup> Plat	3 single-family lots
Clear Creek Ridge, 1 <sup>st</sup> Plat	18 single-family lots
Dovecott, 1 <sup>st</sup> Plat	10 single-family lots
Village at Greenfield, 2 <sup>nd</sup> Plat	2 Patio Homes (single family)
Meadows of Greenfield, 1 <sup>st</sup> Plat	15 single-family lots
Meadows of Greenfield, 2 <sup>nd</sup> Plat	21 single-family lots
Jamestowne	1 single-family lots
Jamestowne Village, Phase 2	24 single-family lots
Villas of Marimack, 1 <sup>st</sup> Plat	25 Patio Homes (single-family)
The Estates of Oakwood, 1 <sup>st</sup> Plat	12 single-family lots
Village of River Meadows, 1 <sup>st</sup> Plat	10 single-family lots
Village of River Meadows, 2 <sup>nd</sup> Plat	7 single-family lots
Shadowbrook, 3 <sup>rd</sup> Plat	48 single-family lots
Stonelake, 1 <sup>st</sup> Plat	3 single-family lots
Hills of Westwood, 2 <sup>nd</sup> Plat	1 single-family lots
Hills of Westwood, 3 <sup>rd</sup> Plat	5 single-family lots
Westwood Village, 2 <sup>nd</sup> Plat	9 single-family lots
Westwood Village, 3 <sup>rd</sup> Plat	10 single-family lots
Porter Ridge Apartments	32 multi-family dwelling units
	355 single-family
	0 two-family dwelling units
	32 multi-family dwelling units
	<b>387 total dwelling units</b>

## BUILDING POTENTIAL FOR NEXT FIVE YEARS

Preliminary Plats Approved, excluding previously-platted phases:

Brooke Haven, future phases	64 single-family lots
Jamestowne, 4th Phase	9 single-family lots
Mirabella	15 single-family lots
Village of River Meadows	131 single-family lots; 52 multi-family units
Oakwood Estates	411 single-family lots
Shadowbrook	93 single-family lots
Flight of the Quail	309 single-family lots; 403 multi-family & townhouse units
Highland Meadows	289 single-family lots
Stollings Ranch	662 single-family lots; 268 multi-family units
Greenfield	206 single-family lots; 60 multi-family units
Cedar Wood	503 single-family lots; 238 duplex dwelling units
Hills of Westwood/Westwood Village	332 single-family lots
Gavin's Grove	100 single-family lots
Clear Creek Ridge, Phase 2	30 single-family lots
	3,154 single-family lots
	238 two-family dwelling units
	783 multi-family dwelling units
	<b>4,175 total dwelling units</b>

## BUILDING POTENTIAL FOR NEXT TEN TO TWENTY YEARS

Not Readily Developed and/or Unplanned Properties:

Lowery Property – 305 East Washington	25 dwelling units
Gary Shanks - Major Place, south of Crossroads Chevrolet	90 dwelling units
Gary Shanks - north of Beverly Park & west of Shadowbrook	420 dwelling units
Methodist Church Property 92 Hwy	120 dwelling units
York Property – NE corner 92 & Jesse James Farm Rd	650 dwelling units
Dennis Shanks – South side of 92 Highway across from PCEC	800+ dwelling units
Samborski – south side of 92 Highway, west of Nation Road	600 dwelling units

**2,800 dwelling units estimated**

## POPULATION POTENTIAL

Based on current population estimates plus recognized Future Development Areas

	Dwelling Units	People per Dwelling Unit	Population
<b>2012 Water Meter Estimate</b>	<b>3,098</b>	<b>2.82</b>	<b>8,736</b>
<b>Building Potential – Short Term</b>	<b>387</b>	<b>2.82</b>	<b>1,091</b>
<b>Building Potential – Next 5 Years</b>	<b>4,175</b>	<b>2.82</b>	<b>11,774</b>
<b>Building Potential – Next 10 – 20 Years</b>	<b>2,800</b>	<b>2.82</b>	<b>7,896</b>
		<b>TOTAL</b>	<b>29,497</b>

## HISTORIC POPULATION TRENDS

1960	676	---
1970	980	45% Growth
1980	1443	47% Growth
1990	2260	56% Growth
2000	5472	142% Growth – 2000 Census
2001	5985	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2002	6328	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2003	6603	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2004	6934	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2005	7356	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2006	7897	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2007	8,189	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2008	8,599	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2009	9,064	Official Census Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2010	8,381	53% Growth – 2010 Census
2011	8,504	Population Estimate from <a href="http://factfinder2.census.gov">http://factfinder2.census.gov</a>

## HOUSING TYPE BREAKDOWN

<u>Housing Type</u>	<u>Units</u>	<u>Percentage</u>	
Single Family	2748	84.6%	(46 added in 2012)
2-4 Unit Housing	185	5.7%	
5-24 Unit Housing	315	9.7%	
<b>TOTAL</b>	<b>3248</b>	<b>100.0%</b>	

\*Additional units based on building permits issued during the year

## ASSESSED VALUATION GROWTH

1996	\$38,325,650	10%
1997	\$45,139,267	16%
1998	\$49,237,355	9%
1999	\$59,188,567	20%
2000	\$63,976,880	8%
2001	\$74,549,206	16%
2002	\$81,087,514	9%
2003	\$89,449,925	10%
2004	\$94,520,225	5%
2005	\$104,981,592	11%
2006	\$114,181,618	9%
2007	\$127,667,063	12%
2008	\$133,398,093	4%
2009	\$134,355,239	1%
2010	\$134,927,451	0.4%
2011	\$133,540,208	(-1%)
2012	\$135,753,659	1.7%
2013	\$139,826,269	3% Growth Projected