

City of Kearney
2013 Yearly Building Report
(Revised Jan 2014)

BUILDING PERMITS ISSUED SINCE 1984

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

2008	23 (\$3,548,260)	0	0	23	19 (\$2,886,110)
2009	38 (5,819,411)	0	[60] (4,717,700)	98	11 (\$5,712,350)
2010	51 (\$8,149,497)	0	0	51	18 (\$1,239,650)
2011	30 (4,858,025)	0	0	30	25 (\$746,339)
2012	45 (\$7,762,935)	0	0	46	17 (\$4,682,111)
2013	62 (\$11,311,500)	0	0	61	23 (\$1,271,980)

POPULATION ESTIMATE

Data Source	Residential Water Meters	Total Dwelling Units (Occupied plus Apts)	Population
2000 Census	---	1995	5,472
2010 Census	---	3120	8,381
2012 Estimate from http://factfinder2.census.gov	---	----	8,846
Residential Water Meters 01/02/2014	2990*	3,227**	9,100***

* Total water meters minus number of businesses (includes 41 apartment building meters);

** Equals residential water meters plus the number of apartment units (approx 278 in 2013) minus the number of apartment water meters already in the total residential water meters (approx 41 in 2013);

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

GROWTH CONSIDERATIONS FOR CITY OF KEARNEY:

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

Available Platted Lots in Developed Subdivisions:

Albright Estates, 1 st Plat	4 single-family lots
Brooke Haven, 2 nd Plat	4 single-family lots
Brooke Haven, 3 rd Plat	3 single-family lots
Brooke Haven, 4 th Plat	3 single-family lots
Brooke Haven, 5 th Plat	26 single-family lots
Brooke Haven, 6 th Plat	21 single-family lots
Cedar Wood, 1 st Plat	6 single-family lots
Cedar Wood, 3 rd Plat	39 single-family lots
Clear Creek, 1 st Plat	0 single-family lots
Clear Creek, 3 rd Plat	1 single-family lots
Clear Creek, 4 th Plat	3 single-family lots
Clear Creek Ridge, 1 st Plat	17 single-family lots
Dovecott, 1 st Plat	10 single-family lots
Village at Greenfield, 2 nd Plat	1 Patio Homes (single family)
Meadows of Greenfield, 1 st Plat	14 single-family lots
Meadows of Greenfield, 2 nd Plat	20 single-family lots
Jamestowne	1 single-family lots
Jamestowne Village, Phase 2	14 single-family lots
Villas of Marimack, 1 st Plat	21 Patio Homes (single-family)
Oakwood Estates, 1 st Plat	5 single-family lots
Village of River Meadows, 1 st Plat	10 single-family lots
Village of River Meadows, 2 nd Plat	7 single-family lots
Shadowbrook, 3 rd Plat	38 single-family lots
Stonelake, 1 st Plat	3 single-family lots
Hills of Westwood, 2 nd Plat	1 single-family lots
Hills of Westwood, 3 rd Plat	4 single-family lots
Westwood Village, 2 nd Plat	8 single-family lots
Westwood Village, 3 rd Plat	10 single-family lots
Porter Ridge Apartments	32 multi-family dwelling units
	294 single-family
	0 two-family dwelling units
	32 multi-family dwelling units
	326 total dwelling units (updated for 2013)

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
	4,175 total dwelling units

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
2013 Water Meter Estimate	3,227	2.82	9,100
Building Potential – Short Term	326	2.82	919
Building Potential – Next 5 Years	4,175	2.82	11,774
Building Potential – Next 10 – 20 Years	2,800	2.82	7,896
		TOTAL	29,689

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 www.census.gov
2002	6328	Official Census Population Estimate from www.census.gov
2003	6603	Official Census Population Estimate from www.census.gov
2004	6934	Official Census Population Estimate from www.census.gov
2005	7356	Official Census Population Estimate from www.census.gov
2006	7897	Official Census Population Estimate from www.census.gov
2007	8,189	Official Census Population Estimate from www.census.gov
2008	8,599	Official Census Population Estimate from www.census.gov
2009	9,064	Official Census Population Estimate from www.census.gov
2010	8,381	53% Growth – 2010 Census
2011	8,686	Population Estimate from http://factfinder2.census.gov
2012	8,846	Population Estimate from http://factfinder2.census.gov

HOUSING TYPE BREAKDOWN

<u>Housing Type</u>	<u>Units</u>	<u>Percentage</u>	
Single Family	2,810	84.9%	(62 units added in 2013)
2-4 Unit Housing	185	5.6%	
5-24 Unit Housing	315	9.5%	
TOTAL	3,310	100.0%	

*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	\$137,253,953	1.1%
2014	\$139,188,000	1.4% Growth Projected