

City of Kearney
2015 Yearly Building Report
(Updated Jan 2016)

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 | 114 (\$16,899,797) | 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 | 148 (\$23,967,819) | 0 | 2 [20] (\$806,000) | 169 | 25 (\$16,908,871) |
| 2006 | 74 (\$12,192,851) | 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) |

| | Single Family Dwellings (Valuation) | Duplexes [Housing Units] (Valuation) | Apartments [Housing Units] (Valuation) | Total Dwelling Units | Commercial (Valuation) |
|-------------|--|---|---|---------------------------------|-----------------------------------|
| 2008 | 22 (\$3,546,100) | 0 | 0 | 23 | 19 (\$2,886,110) |
| 2009 | 37 (\$5,816,736) | 0 | [60] (\$4,717,700) | 98 | 11 (\$5,712,350) |
| 2010 | 52 (\$8,287,377) | 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) |
| 2014 | 59 (\$10,995,500) | 0 | 0 | 59 | 19 (13,341,965) |
| 2015 | 68 (\$13,919,910) | 0 | [48] (\$4,776,948)* | 67 | 21 (\$8,324,748) |

*Included as part of commercial valuation

POPULATION ESTIMATE

| Data Source | Residential Water Meters | Total Dwelling Units (Occupied plus Apts) | Population |
|--|--------------------------|---|------------|
| 2000 Census | --- | 1,995 | 5,472 |
| 2010 Census | --- | 3,120 | 8,381 |
| 2014 Estimate from http://factfinder2.census.gov | --- | ---- | 9,261 |
| Residential Water Meters 01/04/2015 | 3,081* | 3,318** | 9,357*** |

* 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 2014) minus the number of apartment water meters already in the total residential water meters (approx 41 in 2014);

*** 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: (Updated through 68 permits in 2015)

| | |
|--|---------------------------------|
| Albright Estates, 1 st Plat | 0 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 | 5 single-family lots |
| Brooke Haven, 5 th Plat | 22 single-family lots |
| Brooke Haven, 6 th Plat | 7 single-family lots |
| Cedar Wood, 1 st Plat | 7 single-family lots |
| Cedar Wood, 3 rd Plat | 26 single-family lots |
| Clear Creek Ridge, 1 st Plat | 1 single-family lots |
| Clear Creek Valley | 21 single-family lots |
| Dovecott, 1 st Plat | 6 single-family lots |
| Estates of Marimack, 1 st Plat | 35 single-family lots |
| Village at Greenfield, 2 nd Plat | 0 patio home (single-family) |
| Meadows of Greenfield, 1 st Plat | 10 single-family lots |
| Meadows of Greenfield, 2 nd Plat | 11 single-family lots |
| Jamestowne | 0 single-family lots |
| Jamestowne Village, Phase 2 | 3 single-family lots |
| Oakwood Estates, 1 st Plat | 1 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 | 24 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 | 1 single-family lots |
| Villas of Marimack, 1 st Plat | 18 patio homes (single-family) |
| Westwood Village, 2 nd Plat | 6 single-family lots |
| Westwood Village, 3 rd Plat | 6 single-family lots |
| Porter Ridge Apartments | 32 multi-family dwelling units |
| | 239 single-family |
| | 0 two-family dwelling units |
| | 32 multi-family dwelling units |
| | 270 total dwelling units |

BUILDING POTENTIAL – NEXT FIVE YEARS

Preliminary Plats Approved, excluding previous final-platted phases:

| | |
|------------------------------------|--|
| Brooke Haven, future phases | 64 single-family lots |
| Jamestowne, 4th Phase | 9 single-family lots (property owned by school district) |
| Mirabella | 15 single-family lots |
| Village of River Meadows | 131 single-family lots; 52 multi-family units |
| Oakwood Estates | 411 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 |
| | 3,031 single-family lots |
| | 238 two-family dwelling units |
| | 783 multi-family dwelling units |
| | 4,052 total dwelling units |

BUILDING POTENTIAL – NEXT TEN TO TWENTY YEARS

Future Development – Unplanned and/or Not Readily Developed 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 |
| | 2,285 dwelling units estimated |

POPULATION POTENTIAL

Based on current population estimates plus recognized Future Development Areas

| | Dwelling Units | People per Dwelling Unit | Population |
|--|----------------|--------------------------|---------------|
| 2015 Water Meter Estimate | 3,318 | 2.82 | 9,357 |
| Building Potential – Short Term | 270 | 2.82 | 761 |
| Building Potential – Next 5 Years | 4,052 | 2.82 | 11,427 |
| Building Potential – Next 10 – 20 Years | 2,285 | 2.82 | 6,444 |
| | | TOTAL | 27,989 |

HISTORIC POPULATION TRENDS

| Year | Population | % Change | Source |
|------|------------|----------|--|
| 1960 | 676 | --- | --- |
| 1970 | 980 | 45% | 1970 Census |
| 1980 | 1443 | 47% | 1980 Census |
| 1990 | 2260 | 56% | 1990 Census |
| 2000 | 5472 | 142% | 2000 Census |
| 2001 | 5985 | | Population Estimate from www.census.gov |
| 2002 | 6328 | | Population Estimate from www.census.gov |
| 2003 | 6603 | | Population Estimate from www.census.gov |
| 2004 | 6934 | | Population Estimate from www.census.gov |
| 2005 | 7356 | | Population Estimate from www.census.gov |
| 2006 | 7897 | | Population Estimate from www.census.gov |
| 2007 | 8,189 | | Population Estimate from www.census.gov |
| 2008 | 8,599 | | Population Estimate from www.census.gov |
| 2009 | 9,064 | | Population Estimate from www.census.gov |
| 2010 | 8,381 | 53% | 2010 Census |
| 2011 | 8,675 | | Population Estimate from http://factfinder2.census.gov |
| 2012 | 8,840 | | Population Estimate from http://factfinder2.census.gov |
| 2013 | 9,038 | | Population Estimate from http://factfinder2.census.gov |
| 2014 | 9,261 | | Population Estimate from http://factfinder2.census.gov |

HOUSING TYPE BREAKDOWN

| Housing Type | # Units | % Total Units |
|-------------------|---------|---------------|
| Single - Family | 2,870 | 84.0% |
| 2-4 Unit Housing | 233 | 6.8% |
| 5-24 Unit Housing | 315 | 9.2% |
| TOTAL: | 3,418 | 100.0% |

(+68 single-family units in 2015)
(add Centerville Cottages for 2016)

*Additional units based on building permits issued during the year

ASSESSED VALUATION GROWTH

| Year | Valuation | % Change |
|------|---------------|----------------|
| 1996 | \$ 38,413,182 | |
| 1997 | \$ 43,867,857 | 14.2% |
| 1998 | \$ 47,915,393 | 9.2% |
| 1999 | \$ 57,864,653 | 20.8% |
| 2000 | \$ 63,796,380 | 10.3% |
| 2001 | \$ 74,549,206 | 16.9% |
| 2002 | \$ 81,087,514 | 8.8% |
| 2003 | \$ 89,200,315 | 10.1% |
| 2004 | \$ 94,520,225 | 5.8% |
| 2005 | \$104,981,592 | 11.1% |
| 2006 | \$114,181,618 | 8.8% |
| 2007 | \$127,667,063 | 11.8% |
| 2008 | \$133,398,093 | 4.5% |
| 2009 | \$132,229,159 | (-0.9%) |
| 2010 | \$132,801,371 | 0.4% |
| 2011 | \$133,540,208 | 0.6% |
| 2012 | \$135,753,659 | 1.7% |
| 2013 | \$137,117,957 | 1.0% |
| 2014 | \$138,852,190 | 1.3% |
| 2015 | \$146,100,993 | 5.2% |
| 2016 | \$150,923,850 | 3.3% Projected |