

City of Kearney
Number of Building Permits Since 1984
Revised January 11, 2006

	No. Of Single Family Dwellings (Valuation)	Duplexes (Housing Units) (Valuation)	Apartments (Housing Units) (Valuation)	Total Households	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 (\$1,963,900)	0	4(24) (\$500,000)	49	2 (\$250,000)
1988	40 (\$3,102,000)	0	2(6) (\$200,000)	46	8 (\$1,400,000)
1989	19 (\$1,519,195)	0	0	19	3 (\$675,387)
1990	37 (\$2,520,000)	0	0	37 (Incl. 589,000 Water Plnt)	8 (\$1,640,000)
1991	101 (\$5,626,226)	0	1(24) (\$525,000)	125	6 (\$335,000)
1992	127 (\$7,937,759)	5(10)	0	137	6 (\$2,310,000)
1993	121 (\$8,833,852)	6(12)	0	133	8 (\$963,850)
1994	137 (\$10,664,529)	5(10) (\$351,787)	0	147	18 (\$7,518,100)
1995	103 (\$8,603,375)	5 (10) (\$560,000)	0	113	11 (\$7,021,329)
1996	98 (\$8,684,454)	0	1(4) (\$150,000)	102	13 (\$1,418,000)
1997	96 (\$7,529,695)	14(28) (\$1,607,000)	0	124	17 (\$5,304,538)
1998	84 (\$7,110,030)	5(10) (\$754,900)	1(20) (\$800,000)	114	14 (\$1,418,000)
1999	100 (\$9,573,169)	2(4) (\$270,000)	0	104	18 (\$7,507,600)
2000	132 (\$13,552,970)	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 (\$16,809,797)	0	2 (8)	124 (\$500,000)	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)

POPULATION

2000 Census-----	1910 Households Occupied	1995 Total Households	5,472
*Current Estimated Population	2521 Households Occupied	2761 Total Households	7,160
Residential Water Meters, Dec, 2005	2,390 X 2.84		6,788
*(Uses 2,251 Households Occupied X 2.84 U.S. Census average household size)			

HOUSING TYPE BREAKDOWN

<u>Housing Type</u>	<u>Qty</u>	<u>Percentage</u>
Single Family	2,380	86.2%
2-4 Unit Housing	185	6.7%
5-24 Unit Housing	196	7.1%
TOTAL	2,761	100%

GROWTH CONSIDERATIONS FOR CITY OF KEARNEY

BUILDING POTENTIAL--SHORT TERM (Within a One or Two Years)
Available Lots in Developed Subdivisions:

Brooke Haven,	2 nd Plat	8 Lots, Single Family
Brooke Haven,	3 rd Plat	9 Lots, Single Family
Brooke Haven,	4 th Plat	8 Lots, Single Family
Brooke Haven,	5 th Plat	36 Lots, Single Family
*Brooke Haven,	6 th Plat	53 Lots, Single Family
Cedarwood,	1 st Plat	9 Lots, Single Family
Cedarwood,	2 nd Plat	48 Lots, Two Family
Cedarwood,	3 rd Plat	85 Lots, Single Family
Clear Creek,	1 st Plat	3 Lots, Single Family
Clear Creek,	2 nd Plat	32 Lots, Single Family
Clear Creek,	3 rd Plat	4 Lots, Single Family
Clear Creek,	4 th Plat	31 Lots, Single Family
Dovecott,	1 st Plat	10 Lots, Single Family
Village at Greenfield	1 st Plat	7 Patio Home Sites
Village at Greenfield	2 nd Plat	9 Patio Home Sites
Meadows of Greenfield	1 st Plat	18 Lots, Single Family
Meadows of Greenfield	2 nd plat	33 Lots, Single Family
JAMESTOWNE,	3 rd Plat	3 Lots, Single Family
Villas of Marimack	1st Plat	46 Lots, Patio Homes
The Estates of Oakwood	1 st Plat	44 Lots, Single Family
Village Of JAMESTOWNE,	1 st Plat	15 Lots, Single Family
Village of River Meadows	1 st Plat	12 Lots, Single Family
Village of River Meadows	2 nd Plat	10 Lots, Single Family
Hills of River Meadows	1 st Plat	6 Lots, Single Family
SHADOWBROOK,	3 rd Plat	33 Lots, single Family
STONELAKE,	1st Plat	9 Lots, Single Family
Whitegates,	6 th Plat	2 Lots, Single Family
Hills of Westwood	1 st Plat	2 Lots, Single Family
Hills of Westwood	2 nd Plat	26 Lots, Single Family
Hills of Westwood	3 rd Plat	20 Lots, Single Family
Westwood Village	1 st Plat	1 Lots, Single Family
Westwood Village	2 nd Plat	24 Lots, Single Family

608 Single Family Households 48 Two Family Households
for 2006 and 2007

BUILDING POTENTIAL FOR NEXT FIVE YEARS

Preliminary Plats Approved:

Brookhaven	154 Lots, Single Family
JAMESTOWNE, 4th Phase	9 Lots, Single Family
JAMESTOWNE Addition	70 Lots, Single Family
Village of River Meadows	174 Lots, Single Family

The Estates at Oakwood	410 Lots, Single Family
SHADOWBROOK	93 Lots, Single Family
Village of the quail	309 Single Family, 171 Multi Family lots
Highland Meadows	400 Single Family
Stollings Ranch	662 Single Family , 268 Multi Family lots

Planned:

Greenfield	269 Lots, Single Family
Cedarwood	647 Lots, Single Family
Hills of Westwood	447 Lots, Single Family

4,083 Housing Lots

BUILDING POTENTIAL FOR NEXT TEN TO TWENTY YEARS

Not Readily Developed or Unplanned

Gary Shanks-Major Place	90 Households	Estimated
Gary Shanks-N. of Bev Park	420 Households	"
Albright-E. Marg & S 9th	120 Households	"
Methodist Church Property 92 Hwy	120 Households	"
York Property	650 Households	"
Dennis Shanks	800 + Households	"
Samborski	600 Households	"
	2,800 Households,	Estimated

GROWTH CONSIDERATIONS FOR CITY OF KEARNEY

POPULATION TRENDS

1960	676	--
1970	980	45% Growth
1980	1,443	47% Growth
1990	2,260	56% Growth
2000	5,472	142% Growth
		Official 2000 census Population
2002	6,313	16% Growth
2004	6,937	Official Census Population Estimate

Basing projections past growth trends since 1990:

Total Households Constructed Since 1990—1747(201% Growth Since '90, 14% Per Year)

2002	6,313	Approx. 9% per year
2003	6,573	"
2004	7,164	"
2005	7,809	"
2006	8,512	"
2007	9,278	"
2008	10,113	"
2009	11,023	"
2010	12,015	"

Population Potential Based on Recognized Development Areas-16,967

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 \$110,230,671 5% Projected

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