

**City of Kearney**  
**2014 Yearly Building Report**  
(Updated Jan 2015)

**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>45</b> (\$7,762,935)	<b>0</b>	<b>0</b>	<b>46</b>	<b>17</b> (\$4,682,111)
<b>2013</b>	<b>62</b> (\$11,311,500)	<b>0</b>	<b>0</b>	<b>61</b>	<b>23</b> (\$1,271,980)
<b>2014</b>	<b>59</b> \$10,995,500)	<b>0</b>	<b>0</b>	<b>59</b>	<b>19</b> (13,341,965)

## POPULATION ESTIMATE

Data Source	Residential Water Meters	Total Dwelling Units (Occupied plus Apts)	Population
2000 Census	---	1995	5,472
2010 Census	---	3120	8,381
2013 Estimate from <a href="http://factfinder2.census.gov">http://factfinder2.census.gov</a>	---	----	9,038
Residential Water Meters 01/08/2015	3057*	3,294**	9,289***

\* 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:

Albright Estates, 1 <sup>st</sup> Plat	1 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	24 single-family lots
Brooke Haven, 6 <sup>th</sup> Plat	13 single-family lots
Cedar Wood, 1 <sup>st</sup> Plat	6 single-family lots
Cedar Wood, 3 <sup>rd</sup> Plat	33 single-family lots
Clear Creek Ridge, 1 <sup>st</sup> Plat	5 single-family lots
Clear Creek Valley	30 single-family lots
Dovecott, 1 <sup>st</sup> Plat	9 single-family lots
Estates of Marimack, 1 <sup>st</sup> Plat	40 single-family lots
Village at Greenfield, 2 <sup>nd</sup> Plat	1 patio home (single-family)
Meadows of Greenfield, 1 <sup>st</sup> Plat	11 single-family lots
Meadows of Greenfield, 2 <sup>nd</sup> Plat	16 single-family lots
Jamestowne	1 single-family lots
Jamestowne Village, Phase 2	10 single-family lots
Villas of Marimack, 1 <sup>st</sup> Plat	20 patio homes (single-family)
Oakwood Estates, 1 <sup>st</sup> Plat	2 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	28 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	3 single-family lots
Westwood Village, 2 <sup>nd</sup> Plat	7 single-family lots
Westwood Village, 3 <sup>rd</sup> Plat	9 single-family lots
Porter Ridge Apartments	32 multi-family dwelling units
	300 single-family
	0 two-family dwelling units
	32 multi-family dwelling units
	<b>332 total dwelling units</b>

## BUILDING POTENTIAL FOR 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
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
	<b>4,052 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>2014 Water Meter Estimate</b>	<b>3,294</b>	<b>2.82</b>	<b>9,289</b>
<b>Building Potential – Short Term</b>	<b>332</b>	<b>2.82</b>	<b>936</b>
<b>Building Potential – Next 5 Years</b>	<b>4,052</b>	<b>2.82</b>	<b>11,427</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>29,548</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	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2002	6328	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2003	6603	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2004	6934	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2005	7356	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2006	7897	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2007	8,189	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2008	8,599	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2009	9,064	Population Estimate from <a href="http://www.census.gov">www.census.gov</a>
2010	8,381	53% Growth – 2010 Census
2011	8,675	Population Estimate from <a href="http://factfinder2.census.gov">http://factfinder2.census.gov</a>
2012	8,840	Population Estimate from <a href="http://factfinder2.census.gov">http://factfinder2.census.gov</a>
2013	9,038	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	2,869	85.2%	(59 units added in 2014)
2-4 Unit Housing	185	5.5%	
5-24 Unit Housing	315	9.3%	
<b>TOTAL</b>	<b>3,369</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	\$137,253,953	1.1%
2014	\$140,476,410	1.3%
2015	\$146,095,466	4.0% Projected (based on Shoppes and other commercial/industrial)