



POPULATION & DEMOGRAPHICS

LOCATION	
Time Zone	Central Time Zone
Grand Division	West Tennessee
Area (Square Miles)	458.2
County Seat	Covington
Metropolitan Area	Memphis, TN-MS-AR
ECD Region	Memphis

POPULATION	
Population (2014)	61,596
Population (2019)	61,599
Population Change (2014-2019)	0.0%
Population Forecast (2040)	66,364
Foreign Born Population	1000
Foreign Born Persons (Percentage of Population)	1.6%
Language Other Than English Spoken At Home	2.8%
Civilian Veteran Population	5,442

RACE (PERCENTAGE OF POPULATION)	
White Alone	78.0%
Black or African American, alone	18.1%
American Indian And Alaska Native, alone	0.4%
Asian, alone	0.8%
Native Hawaiian or Other Pacific Islander, alone	0.2%
Some Other Race, alone	0.4%
Two or More Races	2.2%
Hispanic or Latino	2.7%

AGE (PERCENTAGE OF POPULATION)

Under 5 Years Old	Male: 6.7%	Female: 5.6%	Total: 6.2%
Under 18 Years Old	Male: 26.1%	Female: 24.0%	Total: 25.0%
18-64 Years Old	Male: 61.4%	Female: 61.0%	Total: 61.2%
65 Years and Over	Male: 12.5%	Female: 15.0%	Total: 13.8%
Median Age	Male: 36.5	Female: 38.6	Total: 37.5

Sources:

U.S. Census Bureau, 2014-2018 5-Year American Community Survey

U.S. Census Bureau, 2018 Annual Population Estimates

U.S. Bureau of Labor Statistics

Tennessee State Data Center (2018)

HOUSING & INCOME

HOUSING & INCOME		HOUSEHOLD INCOME & BENEFITS	
Households	21,355	Less Than \$10,000	7.3%
Homeownership Rate	70.3%	\$10,000 to \$14,999	4.7%
Persons Per Household	2.85	\$15,000 to \$24,999	8.2%
Living In Same House 1 Year & Over	87.8%	\$25,000 to \$34,999	9.5%
Median Home Value	\$145,800	\$35,000 to \$49,999	13.2%
Annual Home Sales	886	\$50,000 to \$74,999	17.7%
Median Sale Price of Homes Sold	\$179,100	\$75,000 to \$99,999	14.6%
Persons In Households With Income Below Poverty Level	13.9%	\$100,000 to \$149,999	15.8%
Total Personal Income	\$2,373,768,000	\$150,000 to \$199,999	5.1%
Personal Income Per Capita	\$38,547	\$200,000 or More	3.8%
County Median Wage	\$15.79	Median Household Income	\$60,167

PERCENTAGE OF HOUSEHOLDS BY INCOME RANGE

Sources:

U.S. Census Bureau, 2014-2018 5-Year American Community Survey
 Tennessee Housing Development Agency (2019)
 U.S. Bureau of Economic Analysis (2018)
 Economic Modeling Specialists Intl. (2020)

TAX STRUCTURE

PROPERTY TAX

Property Tax Rate (County)	\$2.42
State Property Tax	None
Assessment Ratio: Residential Property	25%
Assessment Ratio: Farm Property	25%
Assessment Ratio: Commercial/Industrial Property	40%
Assessment Ratio: Public Utility Property	55%
Assessment Ratio: Business Personal Property	30%

SALES TAX

State Sales Tax Rate	7.00%
County Sales Tax Rate	2.25% - 2.75%
Local Sales Tax Collections (FY 2019)	\$10,705,145
Local Sales Tax Collections (FY 2020)	\$12,341,932
Local Sales Tax Collections Growth (FY 2019 - FY 2020)	15.3%

STATE BOND RATINGS

Moody's	Aaa
Standard & Poor's	AAA
Fitch	AAA

STATE TAX

State Income Tax on Wages	None
State Income Tax: Interest from Bonds and Notes and Dividends from Stock	1% (Hall Income tax is fully repealed after January 1, 2021)
Excise Tax (State)	6.5% of Tennessee taxable income
Franchise Tax (state)	0.25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
Unemployment Insurance Tax (state)	2.7% of the first \$7,000 in wages for new employers

DEBT PER CAPITA

State Debt per Capita	\$929 (lowest in U.S.)
County Debt Per Capita	\$162

Sources:

Tennessee Comptroller of the Treasury (2020)
 Tennessee Department of Revenue (2020)
 The Tax Foundation (2020)

LABOR FORCE

LABOR FORCE ESTIMATES (2018)

Labor Force	Tennessee: 3,242,754	Tipton: 28,293
Employment	Tennessee: 3,129,078	Tipton: 27,097
Unemployment	Tennessee: 113,676	Tipton: 1,197
Unemployment Rate	Tennessee: 3.50%	Tipton: 4.20%

UNEMPLOYMENT RATE*

2015	Tennessee: 5.60%	Tipton: 7.10%
2016	Tennessee: 4.70%	Tipton: 5.70%
2017	Tennessee: 3.70%	Tipton: 4.40%
2018	Tennessee: 3.50%	Tipton: 4.20%

UNEMPLOYMENT RATE (BY PERCENTAGE)

Sources:

Tennessee Department of Labor and Workforce Development (December 2018)
U.S. Bureau of Labor Statistics

INDUSTRIES (2019)

INDUSTRY	Employment:	Establishments:	Avg. Annual Wages:
Crop and Animal Production	87	15	\$39,214
Mining, Quarrying, and Oil and Gas Extraction	10	2	\$64,061
Utilities	38	2	\$95,665
Construction	818	86	\$59,570
Manufacturing	1,753	37	\$56,838
Wholesale Trade	276	44	\$58,543
Retail Trade	1,679	139	\$27,660
Transportation and Warehousing	263	18	\$58,457
Information	54	9	\$38,376
Finance and Insurance	245	48	\$58,701
Real Estate and Rental and Leasing	64	20	\$35,966
Professional, Scientific, and Technical Services	148	46	\$46,123
Management of Companies and Enterprises	70	4	\$69,107
Administrative, Support, Waste Management and Remediation	745	39	\$34,502
Educational Services	1	1	\$25,490
Health Care and Social Assistance	1,135	64	\$45,037
Arts, Entertainment, and Recreation	63	7	\$16,574
Accommodation and Food Services	959	57	\$15,066
Other Services (except Public Administration)	191	63	\$32,607
Government	2,511	44	\$54,441
Total	13,925	741	\$34,321

UNIQUE OCCUPATIONS*	Employment:	Location Quotient*:
Food Batchmakers	296	21.89
Insulation Workers, Mechanical	33	13.98
Millwrights	31	7.56
Conveyor Operators and Tenders	18	6.24
Special Education Teachers, Kindergarten and Elementary School	77	4.98

KEY CLUSTER	
Advanced Materials	10
Aerospace & Defense	0
Appliances & Electrical	10
Automotive	45
Business Services	168
Chemicals	10
Distribution & Logistics	513
Film, Music & Entertainment	28
Food & Beverage	977
Healthcare & Medical Devices	24

TOP EMPLOYERS

TOP COUNTY EMPLOYERS

Tipton County School District	Est. Employees: 1,400	City: Brighton
Unilever Manufacturing (US), Inc.	Est. Employees: 700	City: Covington
Walmart Inc.	Est. Employees: 275	City: Covington
Charms LP	Est. Employees: 270	City: Covington
The Delfield Company	Est. Employees: 250	City: Covington
Baptist Memorial Hospital	Est. Employees: 240	City: Covington
Baptist Memorial Hospital	Est. Employees: 240	City: Covington
Tipton County Government	Est. Employees: 220	City: Brighton
Mueller Fittings Co.	Est. Employees: 200	City: Covington
Jay-Ton Construction Company, Inc.	Est. Employees: 150	City: Burlison

TRANSPORTATION & LOGISTICS

TRANSPORTATION

Nearest Commercial Service Airport	Memphis International
Distance to Nearest Commercial Service Airport	50
Daily Flights At Nearest Commercial Service Airport	160
Nearest General Aviation Airport	Covington Municipal
Runway Length at Nearest General Aviation Airport	5,004'
Mean Travel Time to Work (Minutes)	32.4
Access of Interstate	I-40 (6 miles)
U.S. Highways	51, 70, 79
State Highways	1, 3, 14, 54, 59, 178, 179, 206, 384
Nearest Port (From County Seat)	Memphis
Railroads Serving County	CSX, Illinois Central Railroad

Sources:

Tennessee Department of Transportation

U.S. Census Bureau, 2010-2014 5-Year American Community Survey

EDUCATION

GENERAL STATS

Population Aged 25-64 With High School Degree Or Higher	Tipton: 88.30%	Tennessee: 89.50%
Population Aged 25-64 With Associate's Degree Or Higher	Tipton: 24.30%	Tennessee: 36.70%
Population Aged 25-64 With Bachelor's Degree Or Higher	Tipton: 16.00%	Tennessee: 28.70%
High School Graduation Rate	Tipton: 97%	Tennessee: 89%
College Going Rate	Tipton: 61.00%	Tennessee: 63.40%
Average ACT Score	Tipton: 20.8	Tennessee: 20.2

HIGH SCHOOL GRADUATION RATE

COLLEGE GOING RATE

AVERAGE ACT SCORE

TIPTON COUNTY SCHOOLS

Elementary Schools	Enrollment: 4,837
Middle Schools	Enrollment: 2,479
High Schools	Enrollment: 3,490

REGIONAL HIGHER EDUCATION INSTITUTIONS

Tennessee College of Applied Technology-Covington	City: Covington	Enrollment: 388
University of Memphis	City: Memphis	Enrollment: 21,453
Southwest Tennessee Community College	City: Memphis	Enrollment: 8,472
Christian Brothers University	City: Memphis	Enrollment: 2,138
Rhodes College	City: Memphis	Enrollment: 2,029
Tennessee College of Applied Technology-Memphis	City: Memphis	Enrollment: 1,652
Baptist Memorial College of Health Sciences	City: Memphis	Enrollment: 1,076
Le Moyne-Owen College	City: Memphis	Enrollment: 959
Tennessee College of Applied Technology-Ripley	City: Ripley	Enrollment: 718
Southern College of Optometry	City: Memphis	Enrollment: 530
Memphis College of Art	City: Memphis	Enrollment: 378

Sources:

U.S. Census Bureau, 2017 1-Year American Community Survey,
U.S. Census Bureau, 2013-2017 5-Year American Community Survey

Tennessee Department of Education (2017-2018)
National Center for Education Statistics (2016-2017)
Tennessee Higher Education Commission

† Regional higher education institutions include those within the selected and surrounding counties.

HEALTH & PUBLIC SAFETY

DOCTORS

Number of Doctors 32

OVERWEIGHT & OBESITY PREVALENCE

Adults* 35.4%

Children (Grade 8)** 39.2%

REGIONAL HOSPITALS

Baptist Memorial Hospital - Tipton	Number of Beds: 100	City: Covington
Le Bonheur Children's Hospital	Number of Beds: 1,593	City: Memphis
Methodist Healthcare - Memphis Hospitals	Number of Beds: 1,593	City: Memphis
Methodist Hospital - North	Number of Beds: 1,593	City: Memphis
Methodist Hospital-Germantown	Number of Beds: 1,593	City: Germantown
Methodist Hospital-South	Number of Beds: 1,593	City: Memphis
Baptist Memorial Hospital	Number of Beds: 927	City: Memphis
Baptist Memorial Hospital - Collierville	Number of Beds: 927	City: Collierville
Baptist Memorial Hospital for Women	Number of Beds: 927	City: Memphis
Regional One Health	Number of Beds: 625	City: Memphis
Saint Francis Hospital	Number of Beds: 479	City: Memphis
Delta Medical Center	Number of Beds: 223	City: Memphis
Saint Francis Hospital - Bartlett	Number of Beds: 196	City: Bartlett
Healthsouth Rehabilitation Hospital of Memphis	Number of Beds: 80	City: Memphis
St. Jude Children's Research Hospital	Number of Beds: 80	City: Memphis
Healthsouth Rehabilitation Hospital-North	Number of Beds: 50	City: Memphis
Baptist Memorial Rehabilitation Hospital	Number of Beds: 49	City: Germantown
Select Specialty Hospital - Memphis	Number of Beds: 39	City: Memphis
Baptist Memorial Restorative Care Hospital	Number of Beds: 30	City: Memphis
Regional One Health Extended Care Hospital	Number of Beds: 30	City: Memphis
Lauderdale Community Hospital	Number of Beds: 25	City: Ripley

Sources:

Tennessee Department of Health (2014)

Tennessee Bureau of Investigation (2014)

† Regional hospitals include those within the selected and surrounding counties.

CLIMATE

CLIMATE

Average High Temperature	69.7°F
Average Low Temperature	49.4°F
Average Annual Temperature	59.6°F
Annual Rainfall	54.01"
Elevation (at County Seat)	310'
Prevailing Winds	South-Southwest

Sources:

usclimatedata.com (2015)

COMMUNITY INFORMATION

ATOKA

Population (2013)	8,727
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$0.9786
Phone Number	(901) 837-5300
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

BRIGHTON

Population (2013)	2,931
Charter Type	Private Act
Local Option Sales Tax Rate	2.25%
City Property Tax Rate	\$0.8638
Phone Number	(901) 476-8661
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

BURLISON

Population (2013)	451
Charter Type	General Law Manager-Commission
Local Option Sales Tax Rate	2.25%
Phone Number	(901) 475-9068
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

COVINGTON

Population (2013)	9,033
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$1.2413
Phone Number	(901) 476-9613
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

GARLAND	
Population (2013)	313
Charter Type	Private Act
Local Option Sales Tax Rate	2.25%
Phone Number	(901) 476-7485
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

GILT EDGE	
Population (2013)	528
Charter Type	General Law Manager-Commission
Local Option Sales Tax Rate	2.25%
Phone Number	(901) 476-9402
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

MASON	
Population (2013)	1,357
Charter Type	Private Act
Local Option Sales Tax Rate	2.25%
City Property Tax Rate	\$1.4635
Phone Number	(901) 294-3525
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

MUNFORD	
Population (2013)	6,001
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$1.1695
Phone Number	(901) 837-0171
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

ADDITIONAL COMMUNITY INFORMATION

ThreeStar Certified County

Yes

Sources:

Tennessee Municipal Technical Advisory Service

Tennessee Department of Revenue (2015)

Tennessee Comptroller of the Treasury (2015)

U.S. Census Bureau, 2010-2014 5-Year American Community Survey