

Tipton County, TN



# 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**  
*(2010)*

61,081

**Population**  
*(2020)*

60,970

**Population Change**  
*(2010 - 2020)*

-0.20%

**Population Forecast**  
*(2040)*

66,115

## RACE (PERCENTAGE OF POPULATION)

**White Alone**

77.00%

**Black or African American,  
alone**

18.50%

**American Indian And Alaska  
Native, alone**

0.20%

**Asian, alone**

0.70%

**Native Hawaiian or Other  
Pacific Islander, alone**

0.00%

<b>Foreign Born Population</b>	911
<b>Foreign Born Persons (Percentage of Population)</b>	1.50%
<b>Language Other Than English Spoken At Home</b>	2.80%
<b>Civilian Veteran Population</b>	5,427

<b>Some Other Race, alone</b>	0.90%
<b>Two or More Races</b>	2.60%
<b>Hispanic or Latino</b>	2.80%

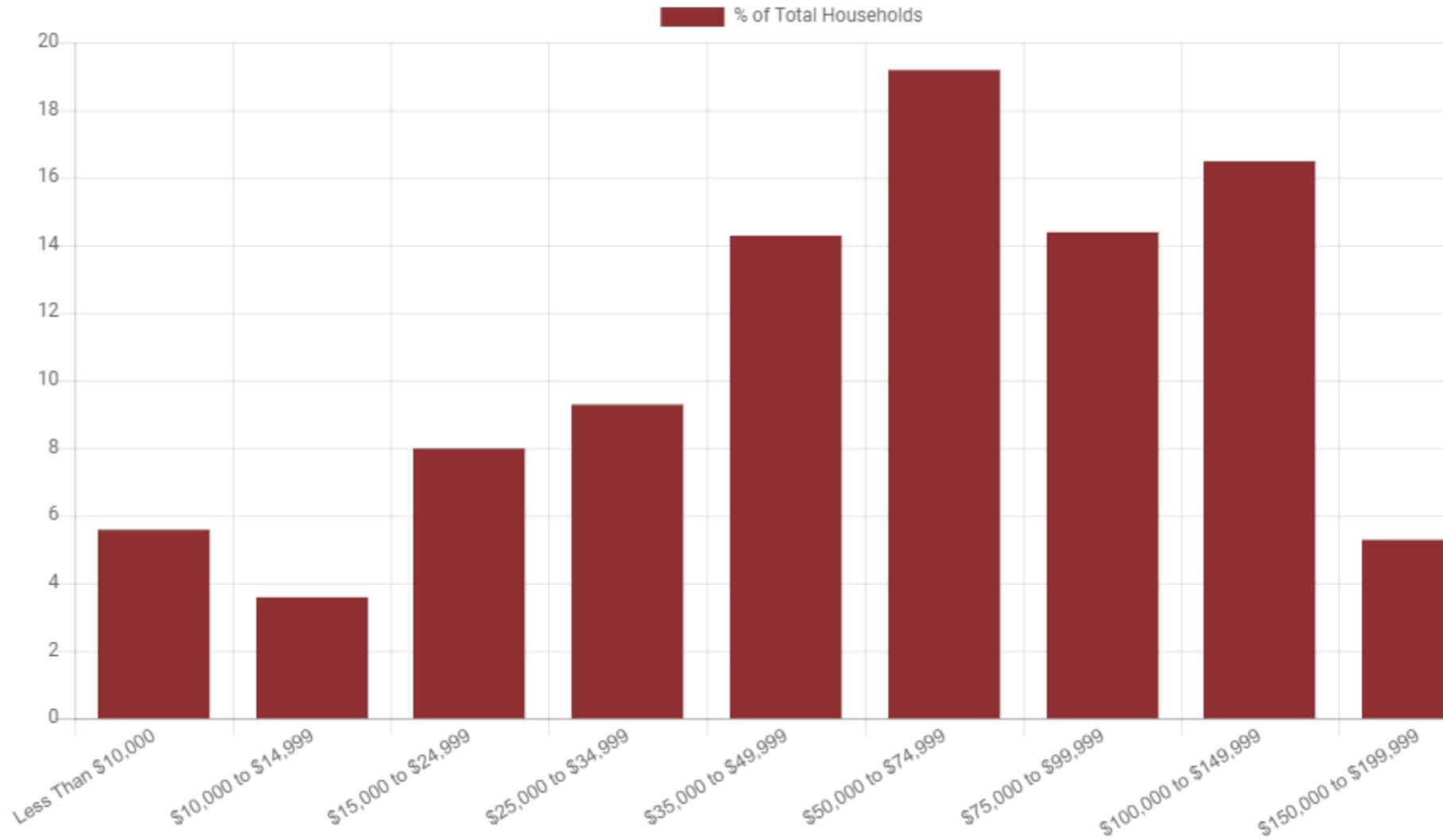
<b>AGE (PERCENTAGE OF POPULATION)</b>	<b>MALE</b>	<b>FEMALE</b>	<b>TOTAL</b>
<b>Under 5 Years Old</b>	6.20%	5.70%	5.90%
<b>Under 18 Years Old</b>	25.40%	23.40%	24.40%
<b>18-64 Years Old</b>	61.50%	60.90%	61.20%
<b>65 Years and Over</b>	13.10%	15.80%	14.50%
<b>Median Age</b>	36.7	39.4	38

**Sources:**  
U.S. Census Bureau, 2015-2019 5-Year American Community Survey  
U.S. Census Bureau, 2019 Annual Population Estimates  
U.S. Bureau of Labor Statistics  
Tennessee State Data Center (2022)

# HOUSING & INCOME

<b>HOUSING &amp; INCOME</b>		<b>HOUSEHOLD INCOME &amp; BENEFITS</b>	<b>PERCENT OF HOUSEHOLD</b>
<b>Households</b>	21,624	<b>Less Than \$10,000</b>	5.60%
<b>Homeownership Rate</b>	73.60%	<b>\$10,000 to \$14,999</b>	3.60%
<b>Persons Per Household</b>	2.81	<b>\$15,000 to \$24,999</b>	8.00%
<b>Living In Same House 1 Year &amp; Over</b>	88.80%	<b>\$25,000 to \$34,999</b>	9.30%
<b>Median Home Value</b>	\$161,300	<b>\$35,000 to \$49,999</b>	14.30%
<b>Annual Home Sales</b>	886	<b>\$50,000 to \$74,999</b>	19.20%
<b>Median Sale Price of Homes Sold</b>	\$179,100	<b>\$75,000 to \$99,999</b>	14.40%
<b>Persons In Households With Income Below Poverty Level</b>	11.60%	<b>\$100,000 to \$149,999</b>	16.50%
<b>Total Personal Income</b>	\$2.7B	<b>\$150,000 to \$199,999</b>	5.30%
<b>Personal Income Per Capita</b>	\$43,147	<b>\$200,000 or More</b>	3.70%
<b>County Median Wage</b>	\$17.09	<b>Median Household Income</b>	\$62,474

# PERCENTAGE OF HOUSEHOLDS BY INCOME RANGE



**Sources:**

U.S. Census Bureau, 2016-2020 5-Year American Community Survey  
Tennessee Housing Development Agency (2019)  
U.S. Bureau of Economic Analysis (2020)  
Economic Modeling Specialists Intl. (2022)

# TAX STRUCTURE

## PROPERTY TAX

<b>Property Tax Rate (County)</b>	\$2.04
<b>State Property Tax</b>	None
<b>Assessment Ratio: Residential Property</b>	25%
<b>Assessment Ratio: Farm Property</b>	25%
<b>Assessment Ratio: Commercial/Industrial Property</b>	40%
<b>Assessment Ratio: Public Utility Property</b>	55%
<b>Assessment Ratio: Business Personal Property</b>	30%

## STATE TAX

<b>State Income Tax on Wages</b>	None
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## SALES TAX

<b>State Sales Tax Rate</b>	7.00%
<b>County Sales Tax Rate</b>	2.25% - 2.75%
<b>Local Sales Tax Collections (FY 2021)</b>	\$17,067,640
<b>Local Sales Tax Collections (FY 2020)</b>	\$15,669,915
<b>Local Sales Tax Collections Growth (FY 2020 - FY 2021)</b>	8.92%

## STATE BOND RATINGS

<b>Moody's</b>	Aaa
<b>Standard &amp; Poor's</b>	AAA
<b>Fitch</b>	AAA

## DEBT PER CAPITA

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

<b>State Debt per Capita</b>	\$992 (Lowest in U.S.)
<b>County Debt Per Capita</b>	N/A

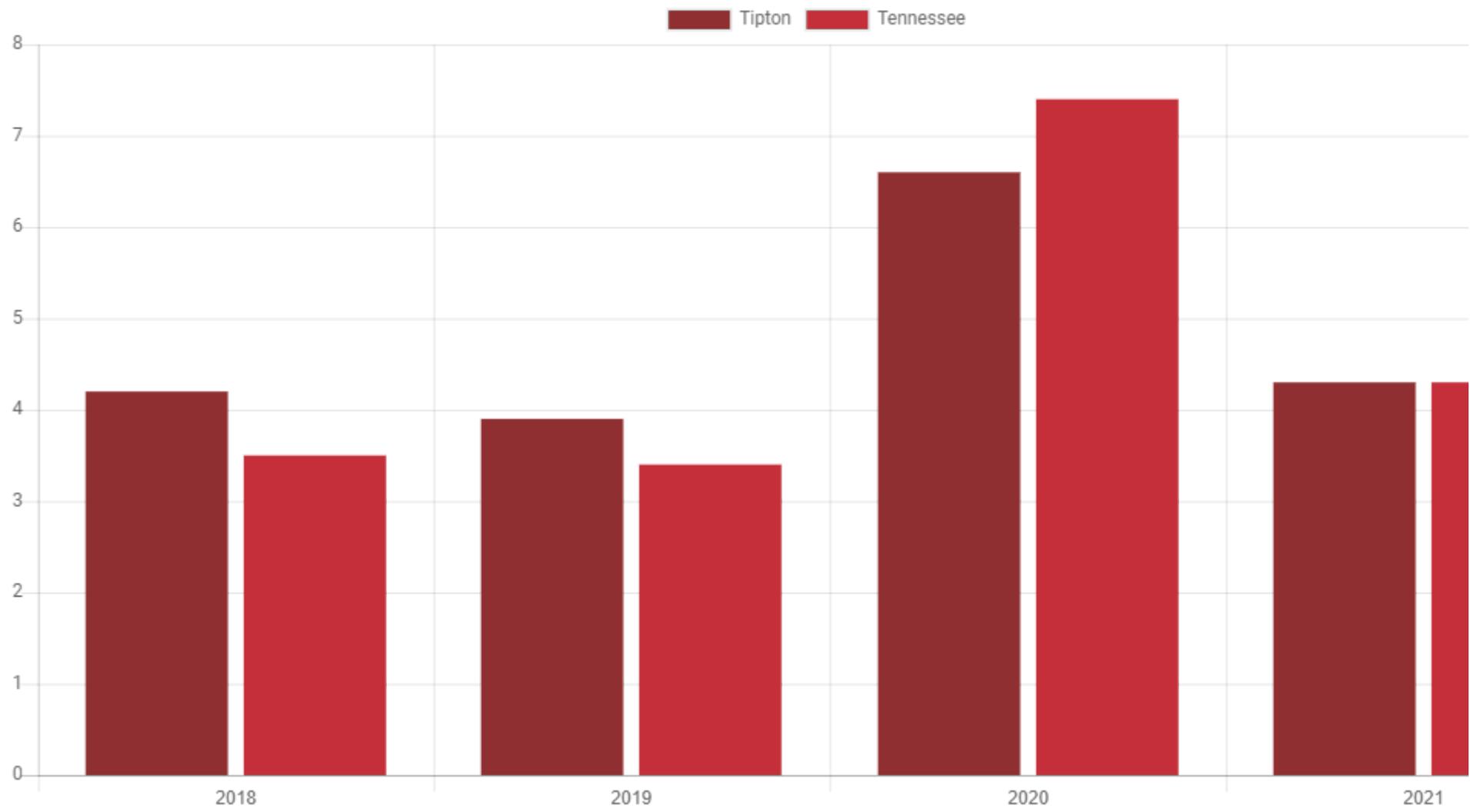
**Sources:**

Tennessee Comptroller of the Treasury (2022)  
Tennessee Department of Revenue (2022)  
The Tax Foundation (2022)

# LABOR FORCE

<b>LABOR FORCE ESTIMATES (2021)</b>	<b>TENNESSEE</b>	<b>TIPTON</b>	<b>UNEMPLOYMENT RATE*</b>	<b>TENNESSEE</b>	<b>TIPTON</b>
<b>Labor Force</b>	3,327,738	27,707	<b>2018</b>	3.50%	4.20%
<b>Employment</b>	3,184,489	26,518	<b>2019</b>	3.40%	3.90%
<b>Unemployment</b>	143,248	1,189	<b>2020</b>	7.40%	6.60%
<b>Unemployment Rate</b>	4.30%	4.30%	<b>2021</b>	4.30%	4.30%

## UNEMPLOYMENT RATE (BY PERCENTAGE)



**Sources:**  
U.S. Bureau of Labor Statistics

# INDUSTRIES (2020)

<b>INDUSTRY</b>	<b>EMPLOYMENT</b>	<b>ESTABLISHMENTS</b>	<b>AVG. ANNUAL WAGES</b>
<b>Crop and Animal Production</b>	72	13	\$34,935
<b>Mining, Quarrying, and Oil and Gas Extraction</b>	10	2	\$0
<b>Utilities</b>	16	2	\$67,688
<b>Construction</b>	1,439	104	\$64,108
<b>Manufacturing</b>	1,874	37	\$50,774
<b>Wholesale Trade</b>	289	44	\$55,616
<b>Retail Trade</b>	1,629	137	\$28,503
<b>Transportation and Warehousing</b>	299	18	\$53,227
<b>Information</b>	24	11	\$58,499
<b>Finance and Insurance</b>	250	54	\$69,576
<b>Real Estate and Rental and Leasing</b>	64	25	\$40,146
<b>Professional, Scientific, and Technical Services</b>	179	55	\$47,195

<b>Management of Companies and Enterprises</b>	64	4	\$64,625
<b>Administrative, Support, Waste Management and Remediation</b>	636	43	\$34,164
<b>Educational Services</b>	10	3	\$0
<b>Health Care and Social Assistance</b>	1,308	104	\$47,196
<b>Arts, Entertainment, and Recreation</b>	67	9	\$12,563
<b>Accommodation and Food Services</b>	1,076	72	\$15,340
<b>Other Services (except Public Administration)</b>	187	52	\$35,636
<b>Government</b>	2,549	45	\$41,202
<b>Total</b>	<b>12,054</b>	<b>838</b>	<b>\$42,828</b>

<b>UNIQUE OCCUPATIONS*</b>	<b>EMPLOYMENT</b>	<b>LOCATION QUOTIENT*</b>
<b>Cooling and Freezing Equipment Operators and Tenders</b>	19	25.97
<b>Food Batchmakers</b>	289	23.05
<b>Tire Builders</b>	32	20.66
<b>Funeral Home Managers</b>	12	16.35

**Cleaning, Washing, and Metal Pickling Equipment  
Operators and Tenders**

16

11.88

**KEY CLUSTER**

**TOTAL EMPLOYMENT**

**Advanced Materials**

52

**Aerospace & Defense**

0

**Appliances & Electrical**

0

**Automotive**

85

**Business Services**

145

**Chemicals**

13

**Distribution & Logistics**

480

**Film, Music & Entertainment**

10

**Food & Beverage**

1,109

**Healthcare & Medical Devices**

152

# TOP EMPLOYERS

<b>TOP COUNTY EMPLOYERS</b>	<b>ESTIMATED EMPLOYEES</b>	<b>CITY</b>
<b>Tipton County School District</b>	1,400	Covington
<b>Unilever Manufacturing (US), Inc.</b>	700	Covington
<b>Baptist Memorial Hospital</b>	499	Covington
<b>Jay-Ton Construction Company, Inc.</b>	465	Burlison
<b>Charms LP</b>	300	Covington
<b>Walmart Inc.</b>	275	Covington
<b>Tipton County Government</b>	252	Covington
<b>The Delfield Company</b>	200	Covington
<b>West Tennessee Detention Facility</b>	200	Mason
<b>Mueller Fittings Co.</b>	129	Covington

# TRANSPORTATION & LOGISTICS

## TRANSPORTATION

<b>Nearest Commercial Service Airport</b>	Memphis International
<b>Distance to Nearest Commercial Service Airport</b>	50
<b>Daily Flights At Nearest Commercial Service Airport</b>	160
<b>Nearest General Aviation Airport</b>	Covington Municipal
<b>Runway Length at Nearest General Aviation Airport</b>	5,004'
<b>Mean Travel Time to Work (Minutes)</b>	33.8
<b>Access of Interstate</b>	I-40 (6 miles)
<b>U.S. Highways</b>	51, 70, 79
<b>State Highways</b>	1, 3, 14, 54, 59, 178, 179, 206, 384
<b>Nearest Port (From County Seat)</b>	Memphis
<b>Railroads Serving County</b>	CSX, Illinois Central Railroad

### Sources:

Tennessee Department of Transportation

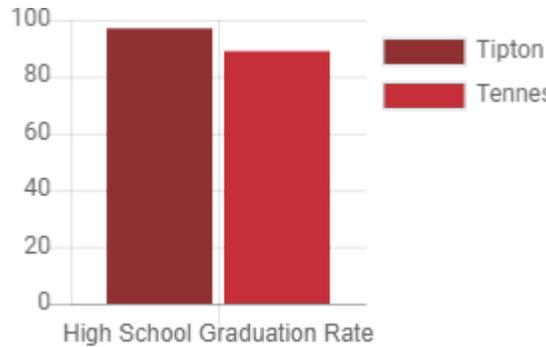
U.S. Census Bureau, 2016-2020 5-Year American Community Survey



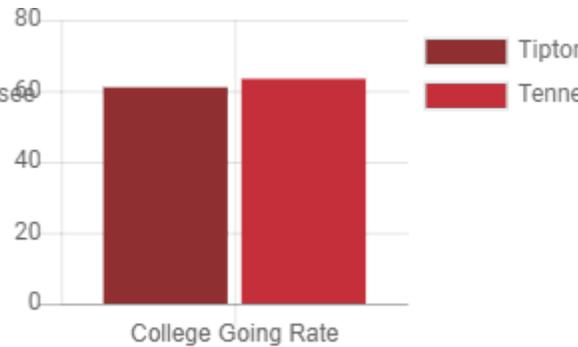
# EDUCATION

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

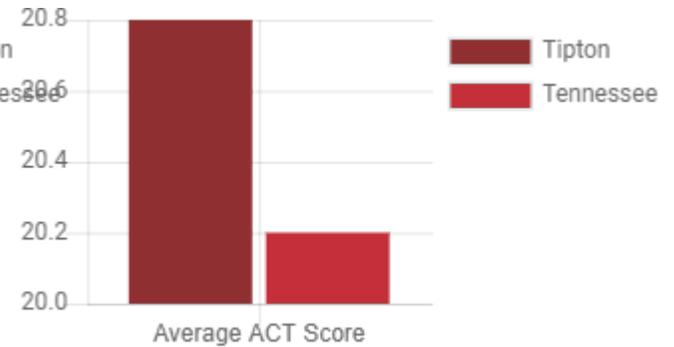
### HIGH SCHOOL GRADUATION RATE



### COLLEGE GOING RATE



### AVERAGE ACT SCORE



<b>TIPTON COUNTY SCHOOLS</b>	<b>ENROLLMENT</b>
<b>Elementary Schools</b>	4,837
<b>Middle Schools</b>	2,479
<b>High Schools</b>	3,490

<b>REGIONAL HIGHER EDUCATION INSTITUTIONS</b>	<b>CITY</b>	<b>ENROLLMENT</b>
<b>Tennessee College of Applied Technology-Covington</b>	Covington	388
<b>University of Memphis</b>	Memphis	21,453
<b>Southwest Tennessee Community College</b>	Memphis	8,472
<b>Christian Brothers University</b>	Memphis	2,138
<b>Rhodes College</b>	Memphis	2,029
<b>Tennessee College of Applied Technology-Memphis</b>	Memphis	1,652
<b>Baptist Memorial College of Health Sciences</b>	Memphis	1,076
<b>Le Moyne-Owen College</b>	Memphis	959
<b>Tennessee College of Applied Technology-Ripley</b>	Ripley	718
<b>Southern College of Optometry</b>	Memphis	530

**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

## NUMBER OF BEDS

## CITY

Baptist Memorial Hospital - Tipton	100	Covington
Le Bonheur Children's Hospital	1,593	Memphis
Methodist Healthcare - Memphis Hospitals	1,593	Memphis
Methodist Hospital - North	1,593	Memphis
Methodist Hospital-Germantown	1,593	Germantown
Methodist Hospital-South	1,593	Memphis
Baptist Memorial Hospital	927	Memphis
Baptist Memorial Hospital - Collierville	927	Collierville
Baptist Memorial Hospital for Women	927	Memphis

<b>Regional One Health</b>	625	Memphis
<b>Saint Francis Hospital</b>	479	Memphis
<b>Delta Medical Center</b>	223	Memphis
<b>Saint Francis Hospital - Bartlett</b>	196	Bartlett
<b>Healthsouth Rehabilitation Hospital of Memphis</b>	80	Memphis
<b>St. Jude Children's Research Hospital</b>	80	Memphis
<b>Healthsouth Rehabilitation Hospital-North</b>	50	Memphis
<b>Baptist Memorial Rehabilitation Hospital</b>	49	Germantown
<b>Select Specialty Hospital - Memphis</b>	39	Memphis
<b>Baptist Memorial Restorative Care Hospital</b>	30	Memphis
<b>Regional One Health Extended Care Hospital</b>	30	Memphis
<b>Lauderdale Community Hospital</b>	25	Ripley

**Sources:**

Tennessee Department of Health (2014)

Tennessee Bureau of Investigation (2014)

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

# CLIMATE

<b>CLIMATE</b>	
<b>Average High Temperature</b>	72.2°F
<b>Average Low Temperature</b>	50.9°F
<b>Average Annual Temperature</b>	61.5°F
<b>Annual Rainfall</b>	57.94"
<b>Elevation (at County Seat)</b>	310'
<b>Prevailing Winds</b>	South-Southwest

**Sources:**

National Oceanic and Atmospheric Administration (2022)

# COMMUNITY INFORMATION

<b>ATOKA</b>	
<b>Population (2020)</b>	9,241

<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$0.98
<b>Phone Number</b>	(901) 837-5300
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

## **BRIGHTON**

<b>Population (2020)</b>	2,928
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.25%
<b>City Property Tax Rate</b>	\$0.86
<b>Phone Number</b>	(901) 476-8661
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No

**Main Street Participant**

No

**BURLISON**

**Population (2019)**

348

**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 (2020)**

8,857

**Charter Type**

Private Act

**Local Option Sales Tax Rate**

2.75%

**City Property Tax Rate**

\$1.24

<b>Phone Number</b>	(901) 476-9613
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	Yes
<b>Main Street Participant</b>	No

**GARLAND**

<b>Population (2020)</b>	316
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.25%
<b>Phone Number</b>	(901) 476-7485
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

**GILT EDGE**

<b>Population (2020)</b>	436
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<b>Charter Type</b>	General Law Manager-Commission
<b>Local Option Sales Tax Rate</b>	2.25%
<b>Phone Number</b>	(901) 476-9402
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

<b>MASON</b>	
<b>Population (2019)</b>	1,242
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.25%
<b>City Property Tax Rate</b>	\$1.46
<b>Phone Number</b>	(901) 294-3525
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

**MUNFORD**

<b>Population (2020)</b>	6,034
<b>Charter Type</b>	Private Act
<b>Local Option Sales Tax Rate</b>	2.75%
<b>City Property Tax Rate</b>	\$1.17
<b>Phone Number</b>	(901) 837-5955
<b>Retire Tennessee Participant</b>	No
<b>Tennessee Downtowns Participant</b>	No
<b>Main Street Participant</b>	No

**ADDITIONAL COMMUNITY INFORMATION**

<b>ThreeStar Certified County</b>	Yes
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**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