



POPULATION & DEMOGRAPHICS

LOCATION	
Time Zone	Central Time Zone
Grand Division	West Tennessee
Area (Square Miles)	165.7
County Seat	Tiptonville
Metropolitan Area	West Tennessee nonmetropolitan area
ECD Region	Northwest

POPULATION		RACE (PERCENTAGE OF POPULATION)	
Population (2014)	7,680	White Alone	67.9%
Population (2019)	7,016	Black or African American, alone	29.1%
Population Change (2014-2019)	-8.6%	American Indian And Alaska Native, alone	0.2%
Population Forecast (2040)	6,945	Asian, alone	0.1%
Foreign Born Population	51	Native Hawaiian or Other Pacific Islander, alone	0.0%
Foreign Born Persons (Percentage of Population)	0.7%	Some Other Race, alone	1.1%
Language Other Than English Spoken At Home	1.9%	Two or More Races	1.5%
Civilian Veteran Population	414	Hispanic or Latino	2.2%

AGE (PERCENTAGE OF POPULATION)	MALE	FEMALE	TOTAL
Under 5 Years Old	2.6%	6.5%	4.1%
Under 18 Years Old	10.9%	22.0%	15.1%
18-64 Years Old	79.0%	54.8%	69.7%
65 Years and Over	10.1%	23.2%	15.2%
Median Age	37.4	45.9	40.2

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	PERCENT OF HOUSEHOLD
Households	2,145	Less Than \$10,000	13.3%
Homeownership Rate	57.3%	\$10,000 to \$14,999	11.8%
Persons Per Household	2.19	\$15,000 to \$24,999	15.0%
Living In Same House 1 Year & Over	79.3%	\$25,000 to \$34,999	9.9%
Median Home Value	\$74,500	\$35,000 to \$49,999	13.9%
Annual Home Sales	28	\$50,000 to \$74,999	12.4%
Median Sale Price of Homes Sold	\$75,000	\$75,000 to \$99,999	13.1%
Persons In Households With Income Below Poverty Level	26.9%	\$100,000 to \$149,999	4.9%
Total Personal Income	\$172,160,000	\$150,000 to \$199,999	2.9%
Personal Income Per Capita	\$23,230	\$200,000 or More	2.8%
County Median Wage	\$15.46	Median Household Income	\$34,966

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		SALES TAX	
Property Tax Rate (County)	\$2.85	State Sales Tax Rate	7.00%
State Property Tax	None	County Sales Tax Rate	2.75%
Assessment Ratio: Residential Property	25%	Local Sales Tax Collections (FY 2019)	\$730,339
Assessment Ratio: Farm Property	25%	Local Sales Tax Collections (FY 2020)	\$801,279
Assessment Ratio: Commercial/Industrial Property	40%	Local Sales Tax Collections Growth (FY 2019 - FY 2020)	9.7%
Assessment Ratio: Public Utility Property	55%		
Assessment Ratio: Business Personal Property	30%		
STATE TAX		STATE BOND RATINGS	
State Income Tax on Wages	None	Moody's	Aaa
State Income Tax: Interest from Bonds and Notes and Dividends from Stock	1% (Hall Income tax is fully repealed after January 1, 2021)	Standard & Poor's	AAA
Excise Tax (State)	6.5% of Tennessee taxable income	Fitch	AAA
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	\$1,393

Sources:

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

LABOR FORCE

LABOR FORCE ESTIMATES (2018)	TENNESSEE	LAKE	UNEMPLOYMENT RATE*	TENNESSEE	LAKE
Labor Force	3,242,754	1,828	2015	5.6%	8.5%
Employment	3,129,078	1,732	2016	4.7%	7.8%
Unemployment	113,676	95	2017	3.7%	5.6%
Unemployment Rate	3.5%	5.2%	2018	3.5%	5.2%

MONTHLY UNEMPLOYMENT RATE*	CURRENT 12 MONTHS AGO	
Tennessee	3.6%	3.3%
Lake	5.5%	4.8%

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	11	\$34,983
Construction	2	3	\$33,931
Manufacturing	35	1	\$47,182
Wholesale Trade	50	6	\$58,507
Retail Trade	143	16	\$25,800
Transportation and Warehousing	43	2	\$51,105
Information	1	1	\$43,929
Finance and Insurance	18	6	\$42,590
Real Estate and Rental and Leasing	18	5	\$15,241
Professional, Scientific, and Technical Services	8	4	\$81,359
Administrative, Support, Waste Management and Remediation	29	3	\$41,940
Health Care and Social Assistance	218	10	\$39,000
Arts, Entertainment, and Recreation	7	1	\$24,016
Accommodation and Food Services	128	12	\$17,319
Other Services (except Public Administration)	20	8	\$27,028
Government	1,304	24	\$48,337
Total	2,554	113	\$30,797

UNIQUE OCCUPATIONS*	EMPLOYMENT	LOCATION QUOTIENT*
Correctional Officers and Jailers	241	37.09
Civil Engineering Technicians	31	26.08
Probation Officers and Correctional Treatment Specialists	33	24.03
Farmers, Ranchers, and Other Agricultural Managers	124	18.07
Eligibility Interviewers, Government Programs	32	14.21

KEY CLUSTER	TOTAL EMPLOYMENT
Advanced Materials	0
Aerospace & Defense	0
Appliances & Electrical	0
Automotive	0
Business Services	10
Chemicals	0
Distribution & Logistics	168
Film, Music & Entertainment	0
Food & Beverage	0
Healthcare & Medical Devices	0

TOP EMPLOYERS

TOP COUNTY EMPLOYERS	ESTIMATED EMPLOYEES	CITY
Tennessee Department of Correction	500	Tiptonville
Lake County School District	149	Tiptonville
The Bridge at Ridgely	100	Ridgely
Reel Foot Manor Inc	80	Tiptonville
Lake County Government	75	Ridgely

TRANSPORTATION & LOGISTICS

TRANSPORTATION

Nearest Commercial Service Airport	McKellar Sipes (Jackson)
Distance to Nearest Commercial Service Airport	75
Daily Flights At Nearest Commercial Service Airport	7
Nearest General Aviation Airport	Reelfoot (Tiptonville)
Runway Length at Nearest General Aviation Airport	3,500'
Mean Travel Time to Work (Minutes)	18.6
Access of Interstate	I-69 (16 miles)
U.S. Highways	NONE
State Highways	21, 22, 78, 79, 181, 212, 213
Nearest Port (From County Seat)	Tiptonville (Cates Landing)
Railroads Serving County	TennKen Railroad

Sources:

Tennessee Department of Transportation

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

EDUCATION

GENERAL STATS	LAKE	TENNESSEE
Population Aged 25-64 With High School Degree Or Higher	76.80%	89.50%
Population Aged 25-64 With Associate's Degree Or Higher	11.50%	36.70%
Population Aged 25-64 With Bachelor's Degree Or Higher	7.60%	28.70%
High School Graduation Rate	91%	89%
College Going Rate	45.10%	63.40%
Average ACT Score	18.4	20.2

HIGH SCHOOL GRADUATION RATE

COLLEGE GOING RATE

AVERAGE ACT SCORE

LAKE COUNTY SCHOOLS	ENROLLMENT
Elementary Schools	381
High Schools	214

REGIONAL HIGHER EDUCATION INSTITUTIONS	CITY	ENROLLMENT
Dyersburg State Community College	Dyersburg	2,845
Tennessee College of Applied Technology-Newbern	Newbern	555

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		OVERWEIGHT & OBESITY PREVALENCE	
Number of Doctors	3	Adults*	37.5%
		Children** (Grade 8)	48.4%

REGIONAL HOSPITALS	NUMBER OF BEDS	CITY
West Tennessee Healthcare Dyersburg Hospital	225	Dyersburg
Baptist Memorial Hospital - Union City	137	Union City

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	68.1°F
Average Low Temperature	48.5°F
Average Annual Temperature	58.3°F
Annual Rainfall	47.70"
Elevation (at County Seat)	275'
Prevailing Winds	South-Southwest

Sources:

usclimatedata.com (2015)

COMMUNITY INFORMATION

RIDGELY	
Population (2013)	2,114
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$1.77
Phone Number	(731) 264-5182
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	No

TIPTONVILLE	
Population (2013)	4,425
Charter Type	Private Act
Local Option Sales Tax Rate	2.75%
City Property Tax Rate	\$1.88
Phone Number	(731) 253-9922
Retire Tennessee Participant	No
Tennessee Downtowns Participant	No
Main Street Participant	Yes

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