

DOVER

STEWART COUNTY

2021 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Dover
Year Incorporated	1805
Land Area in Square Miles (County)	459
Water Area in Square Miles (County)	34
Latitude	N36° 29.28'
Longitude	W87° 50.30'
Elevation	475'
Market Region	Nashville
Distance From Nashville	77 miles
Distance From Clarksville	18 miles
Time Zone	Central
City Website	www.dovertn.com
County Website	www.stewartcogov.com
Additional Incorporated Cities within the County	Cumberland City
Unincorporated Cities	Big Rock, Bumpus Mills, Indian Mound

POPULATION

	City	County
2010 (Census)	1,417	13,324
2020 Population	1,503	13,540
2020 Median Age	48.4	45.5
2025 Population Projection	1,545	13,705
Annual Growth Rate (2020-2025 Projected)	0.55%	0.24%

Source: ESRI

CLIMATE

Annual Average Temperature	58.0° F
Average High Temperature	68.4° F
Average Low Temperature	47.7° F
Annual Average Precipitation	52.69"
Annual Average Snowfall	5.3
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2020)		
• Rate per \$100 value	\$1.30	\$2.5488
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2019)	\$33,463,563	\$260,711,455
School Tax	0%	0%
Hotel-Motel Tax	0%	5%
Motor Vehicle Wheel Tax Rate		\$35.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIP

STATE

Sales Tax	
• 4% tax on food and food ingredients	
• 7% on all other tangible personal property unless specifically exempted	
Local Sales Tax Rate	
• 2.75%	
Local and State Sales Tax Collected (FY2020)	
• \$8,171,631	
Income Tax	
• Personal: 1% on Interest & Dividends for the 2020 tax year	
• Corporate Excise Tax: 6.5% of Tennessee taxable income	
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100	
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000	

Source: Tennessee Department of Revenue

EDUCATION

District Name	Stewart County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	4
Number of Classroom Teachers	129
Student to Teacher Ratio	16:1
Additional Staff	26
Total Number of Students	2,050
GRADES (2019-2020)	
Elementary	903
Middle	495
High School	652
Number of High School Graduates (2019-20)	174
Graduation Rate	97.8%
Educational Attainment with a Degree (Adults Age 25+)	24.2%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

Graduates 2017-2018

• Austin Peay State University	Clarksville	2,348
• Hussain College-Daymar College	Clarksville	242
• TN College of Applied Technology	Dickson	419

Source: National Center for Education Statistics

FastTrack Job Training

Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor and Aldermen
	Meets 2nd Monday at 6:00 p.m.
	Town Hall
County	Mayor and County Commissioners
	Meets 2nd Monday,
	Jan/Apr/Jul/Oct at 7:00 p.m.
	Stewart County Visitor Center

Fire Department

• Full-time fire fighters in city	0
• City volunteers	20
• Full-time fire fighters in county	0
• County volunteers	80
• Fire stations in city	1
• City fire trucks	4
• Fire stations in county	9
• County fire trucks	25

Law Enforcement

• Full-time police officers in city	4
• Full-time police officers in county & sheriff	23
• City patrol cars	5
• County patrol cars	23

	City	County
Insurance Rating	5	6
Zoning Regulations	Yes	No
Planning Commission	Yes	No
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Outlaw Field (Clarksville)
Location Identifier	CKV
Distance from City	32 miles
Runway Length	6,000 feet
Surface	Asphalt
Lighting	HIRL/N/VASI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Dover	86 miles

Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, WestJet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.

HIGHWAYS

U.S. Highways	79
State Highways	46, 149, 2334
Nearest Interstate	32 miles to I-24 and I-40

COMMON CARRIERS

Air Freight Companies	0
Motor Freight Companies	1
Terminal Facilities	0
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

RAILROADS SERVED BY

None

NAVIGABLE WATERWAYS

River	Tennessee & Cumberland Rivers
Channel Depth	50 feet; 20 feet
Nearest Port Facility	So. Pittsburgh, TN ; Clarksville
Miles from Port	50 and 47

COMMUNICATIONS

Newspapers	Stewart-Houston Times Clarksville Leaf Chronicle The Tennessean Stewart County Standard
Telephone Companies	AT&T
Radio Stations	WTPR-101.7; WCVQ-107.9
Television Networks	4 network + independent
Cable Service Available	Yes
Channels	25+
Provider	Mediacom
Internet Service Available	Yes
Provider	Mediacom, AT&T, HughesNet, Exede
Fiber Optics Available	Yes
Provider	AT&T

COMMUNITY FACILITIES *(countywide)*

Health Care

Doctors	5
Dentists	3
Hospitals	0
Beds	0
Clinics	4
Nursing Homes	1
Beds	88
Retirement Homes	1
Beds	28
Residential Care/ Assisted Living	0
Beds	0

Religious Organizations

Protestant	20
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	0
Latter Day Saints	0
Other	

Day Care Centers

Day Care Homes	4
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Recreation

Libraries	1
Parks	1
Golf Courses	0
(Public & Private)	
Swimming Pools	0
(Public & Private)	
Country Clubs	0
Theaters	0
Bowling Alleys	0

Hotels & Motels

Rooms	72
Bed & Breakfasts	1

Largest Meeting Room

Capacity	130
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Restaurants

	22
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Other

FINANCIAL INSTITUTIONS

Type of Institution	# of Institutions	# of Branches	Deposits
Commercial Banks	3	4	\$210,861,000
Savings Institutions	0	0	
Credit Unions	1	1	\$15,465,306
Total	4	5	

Countywide Combined Deposits \$226,326,306

(Deposits for June 30, 2020)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Clarksville	32
Heat Treating	Local	
Foundry	Clarksville	32
Heavy Hardware	Clarksville	32
Sheet Metal	Clarksville	32
Lubricants	Clarksville	32
Welding Supplies		
Abrasives		

SELECTED ECONOMIC INDICATORS

2019 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	5,540	116,342
Employment	5,292	111,764
Unemployment	248	4,578
Unemployment Rate	4.5%	4.3%

* Labor Market Area is defined as Benton, Henry, Houston, Montgomery and **Stewart** Counties in Tennessee.

2020 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture/Mining	1.3%
Construction	12.0%
Manufacturing	12.7%
Wholesale Trade	1.4%
Retail Trade	16.4%
Transportation/Utilities	8.8%
Information	0.5%
Finance/Insurance/Real Estate	2.6%
Services	35.5%
Public Administration	8.9%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2019)

Number of Units	17
Ann. Avg. Employment	658
Ann. Avg. Weekly Wage	\$759

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2020
Amount	\$23,232

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2020
Amount	\$47,528

Source: ESRI

AVERAGE HOME SALES

Year	2019
Number of Homes Sold	154
Average Cost	\$133,025
Median Home Value	\$137,431

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2018
Amount	\$76,583,106

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: None

Timber: Hardwoods and pine

AGRICULTURAL

Crops: Corn, tobacco, hay and soybeans

Livestock: Cattle

UTILITIES

<u>GAS</u>		<u>ELECTRICITY</u>	
Local Distributor	None	Source Company	Tennessee Valley Authority
Source Company	East Tennessee Gas Transmission	<u>LOCAL POWER COMPANY (City and County)</u>	
Fuel Oil Suppliers	6	Cumberland Electric Membership Corporation	
Suppliers of LP Gas	4		
<u>WATER</u>		General Manager	Chris Davis
Water Supplier	City of Dover	District Office	420 Spring Street
Phone	931.232.6592		Dover, Tennessee 37058
Website	www.dovertn.com	Phone	931.232.5153
Source	Cumberland River		(800) 987-CEMC (2362)
Capacity	1,000,000 GPD	Fax	931.221.4027
Current Consumption	325,000 GPD	Website	www.cemc.org
Storage Capacity	900,000 Gallons		
<u>SEWER</u>			
Sewer Provider	City of Dover		
Phone	931.232.5817		
Website	www.dovertn.com		
Type of Treatment	Sequential batch reactor		
Capacity	1,000,000 GPD		
Current Usage	200,000 GPD		
City Sewer Coverage	100%		
Storm Sewer Coverage	25%		
Solid Waste Disposal Type	Dumpster/Bi-County (City-household pickup)		

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Nashville Wire Products Corp.	Wire display racks	70	None	888.743.2680
GH Armor Systems	Tactical body armor	45	None	931.232.5341
Williams Cabinet & Woodworking	Cabinetry	19	None	931.232.5863
Milton Lumber Co.	Sawmill	15	None	931.232.6646
Swift Sawmill	Sawmill	9	None	931.232.8871
IMI South LLC	Septic tanks & ready-mixed concrete	3	None	931.232.7001

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director

Middle Tennessee Industrial
Development Association
2108 Westwood Avenue
Nashville, Tennessee 37212
Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

Robin Brandon, County Mayor

Stewart County Mayor's Office
Post Office Box 487
Dover, Tennessee 37058
Phone: 931.232.3100
Fax: 931.232.3111
rbrandon@stewartcogov.com
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Lesa Fitzhugh, City Mayor

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MIDDLE TENNESSEE INDUSTRIAL
DEVELOPMENT ASSOCIATION

MTIDA represents the Local Electric Power and Natural Gas Distributors
located in the 40 county region of Middle Tennessee.

The information contained herein
was obtained from sources we
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