

# WAVERLY HUMPHREYS COUNTY

2021 COMMUNITY DATA PROFILE



## QUICK FACTS

County Seat	Waverly
Year Incorporated	1838
Land Area in Square Miles (County)	531
Water Area in Square Miles (County)	26
Latitude	N36° 05.03'
Longitude	W87° 47.68"
Elevation	442'
Market Region	Nashville
Distance From Nashville	65 miles
Time Zone	Central
City Website	<a href="http://www.waverlytn.org">www.waverlytn.org</a>
County Website	<a href="http://www.humphreystn.com/">www.humphreystn.com/</a>
Additional Incorporated Cities within the County	New Johnsonville, McEwen
Unincorporated Cities	Hurricane Hills

## POPULATION

	City	County
2010 (Census)	4,105	18,538
2020 Population	3,842	18,714
2020 Median Age	43.3	44.3
2025 Population Projection	3,840	18,699
Annual Growth Rate (2020-2025 Projected)	-1.01%	-0.02%

Source: ESRI

## CLIMATE

Annual Average Temperature	57.1° F
Average High Temperature	70.0° F
Average Low Temperature	44.2° F
Annual Average Precipitation	56.11"
Annual Average Snowfall	0"
Prevailing Winds	Southwest
Mean Length of Freeze-Free Period (days)	180-220

## TAX STRUCTURE

LOCAL	City	County
<b>Property Taxes (2020)</b>		
• Rate per \$100 value	\$1.11	\$2.10
• Outside city limits		\$2.18
<b>Ratio of Assessment</b>		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
<b>Total Local Assessment (2019)</b>	\$67,847,125	\$481,582,812
<b>Hotel-Motel Tax</b>	0%	5%
<b>Motor Vehicle Tax Rate</b>		\$0.00

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

## STATE

<b>Sales Tax</b>
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
<b>Local Sales Tax Rate</b>
• 2.75%
<b>Local and State Sales Tax Collected (FY2020)</b>
• \$12,906,059
<b>Income Tax</b>
• <b>Personal:</b> 1% on Interest & Dividends for the 2020 tax year
• <b>Corporate Excise Tax:</b> 6.5% of Tennessee taxable income
• <b>Franchise Tax:</b> .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
• <b>Unemployment Tax:</b> New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue



## COMMUNITY FACILITIES

### Health Care

Doctors	13
Dentists	4
Hospitals	1
Beds	52
Clinics	4
Nursing Homes	2
Beds	166
Retirement Homes:	0
Beds	
Residential Care/ Assisted Living	1
Beds	36

### Religious Organizations

Protestant	15
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	0
Latter Day Saints	0
Other	

### Day Care Centers

2

### Day Care Homes

0

### Recreation

Libraries	1
Parks	2
Golf Courses (Public & Private)	1
Swimming Pools (Public & Private)	2
Country Clubs	1
Theaters	1
Bowling Alleys	0

### Hotels & Motels

Rooms	200
Bed & Breakfasts	1

### Largest Meeting Room

Capacity	150
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### Restaurants

13

### Other

Ball fields, museum, tennis courts, Kentucky Lake and Loretta Lynn's Ranch, city park with covered pavilion.

## FINANCIAL INSTITUTIONS

Type of Institution	# of Institutions	# of Branches	Deposits
Commercial Banks	4	5	\$210,406,000
Savings Institutions	1	3	\$148,793,000
Credit Unions	2	3	\$19,555,684
Total	7	11	

Countywide Combined Deposits \$378,754,684

(Deposits for June 30, 2020)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

## INDUSTRIAL SUPPORT SERVICES

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

## SELECTED ECONOMIC INDICATORS

### 2019 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	9,025	61,440
Employment	8,678	59,301
Unemployment	347	2,139
Unemployment Rate	3.8%	4.0%

\* Labor Market Area is defined as Benton, Dickson, Hickman, Houston, Humphreys and Perry Counties in Tennessee.

### 2020 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	1.2%
Construction	10.1%
Manufacturing	22.8%
Wholesale Trade	1.7%
Retail Trade	10.4%
Transportation/Utilities	8.5%
Information	0.4%
Finance/Insurance/Real Estate	3.4%
Services	37.0%
Public Administration	4.3%

Source: ESRI

### MANUFACTURING IN AREA (Annual Averages 2019)

Number of Units	28
Ann. Avg. Employment	1,471
Ann. Avg. Weekly Wage	\$1,652

Source: Tennessee Department of Labor and Workforce Development

### PER CAPITA PERSONAL INCOME

Year	2020
Amount	\$23,937

Source: ESRI

### MEDIAN HOUSEHOLD INCOME

Year	2020
Amount	\$44,762

Source: ESRI

### AVERAGE HOME SALES

Year	2019
Number of Homes Sold	191
Average Cost	\$149,105
Median Home Value	\$116,246

Source: Tennessee Housing Development Agency

### RETAIL SALES

Year	2019
Amount	\$266,577,866

Source: Tennessee Department of Revenue

## NATURAL RESOURCES

**Minerals:** Crushed stone, sand and gravel

**Timber:** Wood products

## AGRICULTURAL

**Crops:** Corn, soybeans, hay, wheat and tobacco

## UTILITIES

### **GAS**

Local Distributor	Humphreys County Utilities
Phone	931.296.3204
Website	<a href="http://www.humphreyscountygas.com/">www.humphreyscountygas.com/</a>
Source Company	Tennessee Gas Pipeline
Fuel Oil Suppliers	3
Suppliers of LP Gas	1

### **WATER**

Water Supplier	City of Waverly
Phone	931.296.1410
Website	<a href="http://www.waverlytn.org">www.waverlytn.org</a>
Source	Duck River and 3 wells
Capacity	2,500,000 GPD
Current Consumption	1,200,000 GPD
Storage Capacity	1,600,000 Gallons

### **SEWER**

Sewer Provider	City of Waverly
Phone	931.296.1410
Website	<a href="http://www.waverlytn.org">www.waverlytn.org</a>
Type of Treatment	Aerated Lagoon
Capacity	2,200,000 GPD
Current Usage	900,000 GPD
City Sewer Coverage	95%
Storm Sewer Coverage	5%
Solid Waste Disposal Type	Landfill

### **ELECTRICITY**

Source Company	Tennessee Valley Authority
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### **LOCAL POWER COMPANY (City and County)**

Meriwether Lewis Electric Cooperative

Chief Exec. Officer	Keith Carnahan
Address	P.O. Box 240 1625 Highway 100 Centerville, Tennessee 37033
Phone	931.729.3558
Emergency	800.482.6553
Fax	931.729.2267
Website	<a href="http://www.mlec.com">www.mlec.com</a>

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Matheson Tri-Gas	Gas for industrial use	125	None	931.296.3357
Dan Post Distribution Center	Boot distribution	47	None	931.296.4771
Central Sales & Service Inc.	Fabricated rubber & plastic	43	None	800.467.0568
Waverly Wood Products	Pallet lumber, crossties, grade lumber	38	None	931.296.1455
Mathias Metals	Fabricated metal products	20	None	931.296.1550
Magpro	Metal recycler	12	None	731.441.0490
Valley West Welding Co., Inc.	Custom metal fabricating	11	None	931.296.3741
Volunteer Ready Mix LLC	Ready-mixed concrete	11	None	931.296.5121
Langford Fence Co., Inc.	Vinyl fence fabricating	7	None	800.321.3313

### For information on industrial sites and available industrial buildings contact:

#### **Robert T. Bibb, Executive Director**

Middle TN Industrial Development Association  
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#### **Ted Moore, Executive Director**

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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.

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