



Population Growth & Economic Dynamics

A CASE STUDY FOR WILLIAMSON COUNTY, TN



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EXECUTIVE SUMMARY

The most rapidly growing county in the state of Tennessee and among the most prosperous counties in the entire nation, Williamson County has historically performed exceptionally well regarding population growth and economics. Considering recent data, indicators suggest the county will continue experiencing this growth. Therefore, it is important to understand the relationship between population and economic growth. Given the importance of the issue and the worthiness of understanding it for future endeavors, the Business and Economic Research Center (BERC) at Middle Tennessee State University, sponsored by Williamson County Association of Realtors, has composed this study to examine comprehensively the population growth and economic dynamics in Williamson County, TN.

Using data from a variety of sources, this study compiled, analyzed, and established benchmarks necessary in achieving the goal of the project, i.e., enabling validation of future decisions regarding the dynamics between population and economic growth. The study is organized into chapters that cover the following topics:

- Population Dynamics
- Workforce Dynamics
- Economic Growth
- Real Estate Market
- Local Government Revenues
- Local Government Expenditures
- Educational Dynamics
- Who Pays for the Growth?

Following these topics, we use a comparative approach to economic and population growth to delve deeper into an understanding of the apparent relationships between them.

Population Growth

- Williamson County recorded more than a 65% percent growth rate in the past 15 years, compared to Tennessee's growth rate of 16 percent for the same period.
- Population density in Williamson County increased from 151 people per square mile in 1992 to 389 in 2017 and is expected to grow to 541 in 2027.
- Net migration increased from 754 households in 1992 to 2,028 households in 2016.
- Net average adjusted household income of migrants was positive and significant, suggesting the county attracts wealthier individuals.
- In a 25-year period (1992 to 2017), the population of school-age children grew 139 percent in Williamson County, compared to about 20 percent for the state.

Workforce Dynamics

- Between 2007 and 2016, the civilian labor force grew nearly 27 percent in Williamson County, more than in any of the counties selected for this study.
- At 2.7 percent, Williamson County's unemployment rate is one of the two lowest of the counties covered in this study.
- Human capital formation in Williamson County is noteworthy. The percentage of the population holding a bachelor's degree or above in Williamson County is 57 percent. The next highest percentage in Tennessee is in Davidson County, 38 percent.

Economic Growth

- Employment growth in Williamson County increased 46 percent from 2007 to 2017.
- The per capita income in Williamson County has grown about 94 percent in the past 25 years.

- The sources of job growth exhibited in the analysis are fueled by regional (county-level) growth dynamics rather than sectoral or national growth trends.
- Regarding specialization, several sectors, including the management of companies, have a stronger presence in the region than in the nation as a whole.
- Over the years, the Williamson County economy has experienced more structural changes than the U.S. economy.

Real Estate Market

- Williamson County saw steady growth in the total number of building permits issued from 2012 to 2017.
- The county's homeownership rate is approximately 17 percentage points higher than that of the state.
- Williamson County has the largest per capita residential property assessment value of all counties covered in this assessment (in 2009 dollars).

Local Government Revenues

- Total county revenues reached \$664.3 million (in 2009 dollars) in 2015, recording a 430 percent growth from 1992.
- In 2015, tax revenues collected totaled \$320.4 million in Williamson County, an increase of about 290 percent from 1992.
- The share of intergovernmental revenue in total revenue decreased since 1992 from 25.5 percent to 19.6 percent in 2015.
- Williamson County property taxes in 2015 were \$210.3 million, an increase of 39 percent from 2010. No other county in our study experienced an increase greater than 15 percent from 2010 to 2015.

- While many counties saw a decline in per capita property tax revenue from 2010 to 2015, Williamson County had a 20 percent increase.
- The share of property tax revenue to total revenue in Williamson County dipped from 1992 to 2002 but has recently begun to increase from its 2010 figures.
- Overall, total revenue growth has been significantly higher than population growth in Williamson County.

Local Government Expenditures

- Total expenditures increased 426 percent from 1992 to 2015.
- Capital outlays totaled \$120 million in 2015, an increase of 58 percent from 2010 to 2015.
- Nearly 18 percent of total expenditures were for capital outlays in 2015, the highest share seen in the counties covered by this study.
- Almost half of the Williamson County government's total expenditures (47.4 percent) are for education.
- Williamson County's outstanding debt reached \$522.3 million in 2015, an increase of 255 percent from 1992.

Educational Dynamics

- Williamson County's population over 25 holding a bachelor's degree or above has climbed to nearly 57 percent, almost 19 percentage points above the next largest percentage of such degree holders (38 percent in Davidson County).
- The average ACT score of students in the Williamson County school system was 25.2 in 2016. The next two highest were Weakley County (21.3) and Knox County (21.1).

- The college readiness score for Williamson County students suggests close to half of graduating high school students are college-ready (45 percent). Only one other county (Knox) covered by this study scored above 20 percent.
- In 2015, the per capita educational expenditure at \$1,537 (in 2009 dollars) ranked highest among the largest Tennessee counties in this study.
- Williamson County receives an annual average of just under 40 percent of its intergovernmental educational funds through state transfer.

Does Population Growth Pay for Itself?

- In Williamson County, the total population grew by almost 140 percent between 1992 and 2015. Over the same period, county revenue increased 430 percent, while county expenditures increased 426 percent.
- Does population growth pay for itself? This study's simulation of 1,196 new households suggests that
 - (a) total state and local government receives about \$20 million in taxes and fees (in 2009 dollars) from these new households;
 - (b) on average, using the latest available data, the cost of these households to the county government is about \$10.6 million (in 2009 dollars);
 - (c) also, these households contribute \$34 million (in 2009 dollars) to the federal government; and
 - (d) on balance, this simulation suggests that new households pay for itself in Williamson County.

Chapter A. Introduction

A review of the data for Williamson County reveals the county has historically outperformed the state of Tennessee in major economic indicators. For example, as of January 2018, the unemployment rate in Williamson County was 2.5 percent, which was 1.3 percentage points lower than Tennessee's unemployment rate in the same month. Other historical indicators suggest similar trends.

- Williamson County's population has grown more than 70 percent since 2000, compared with 17 percent growth of Tennessee's population.
- Real GDP per capita has grown more than 55 percent in Williamson County, compared with about 17 percent growth in Tennessee since 2000.

Why is there so much discrepancy in growth dynamics between Williamson County and the state of Tennessee? There may be multiple factors contributing to this difference. A review of the literature suggests that significant drivers of population growth in a region include employment opportunities, amenities, and relative wages.

What, then, is the relationship between population growth and economic welfare in a region? Economic literature does not provide a clear answer but suggests that contextual indicators may factor in the direction of the relationship. In this study, the Business and Economic Research Center (BERC) at Middle Tennessee State University provides a comprehensive analysis of population growth and economic dynamics in Williamson County, Tennessee. This analysis addresses the following primary research questions:

- What is the relationship between economic growth and population growth?
- What is the relationship between population growth and local government finances?
- Where does Williamson County rank among Tennessee counties regarding local government finances by source of revenue and type of expenditure?

- How is population growth financed in Williamson County compared with other counties in Tennessee?

The remainder of this report is organized as follows. Chapter B presents a brief literature review, study methodology, and data sources as well as the econometric models used to analyze the relationship between population growth and economic growth across the selected counties. Chapter C focuses on the population side of the growth equation. In this chapter, the major indicators discussed include population growth from historical and comparative perspectives; net migration, one component of population growth; net adjusted gross income of population inflows and outflows; growth of school-age children (under 18); growth of dependent population; and population density over the years. The population indicators discussed in this chapter have important implications for growth in local government finances including both revenues and expenditures.

Chapter D touches on the critical component of any economic development initiative: workforce dynamics. In this context, the present study provides a brief historical perspective on the quantity and quality of the available workforce in Williamson County. Human capital formation from a historical perspective will shed light on overall population and economic growth dynamics in Williamson County.

Chapter E puts the county's economy under a microscope. It begins with overall employment and per capita income growth as well as average household income growth from historical and comparative perspectives. The study then breaks down the sources of growth by analyzing historical employment data by industry. Understanding the source of growth helps to determine whether and how the county demonstrates unique growth dynamics compared with the U.S. or Tennessee. This chapter also explores structural change, local specialization of industries, and economic diversity.

Any analysis of population and economic growth as well as local government finances should carefully capture housing market dynamics. Chapter F begins with total housing sales and explores the housing value index, total residential and commercial property assessment (real),

and real estate transfer and mortgage taxes collected in the county. The purpose of this chapter is to demonstrate the value of real property from which a significant portion of the government finances is extracted.

After a thorough assessment of the various growth dynamics, Chapter G answers the following critical questions. How does county government revenue grow over time, given the county's population and economic growth dynamics? Is the county government's revenue growth rate faster than population and economic growth rates? What are significant components of county revenue, and how do they behave over time and across regions? A major highlight of this section is a study of property tax and its growth over the years.

Chapter H looks at the other side of the county finance equation and deals with county government spending in comparative and historical contexts. The emphasis is on top spending categories only. Chapter I isolates the major spending category for county government: education. In addition to looking at educational spending indicators, this chapter briefly highlights educational achievement in the county from historical and comparative perspectives.

Chapter J discusses the cumulative results of the study's findings framed as responses to the following questions: who pays for growth, what is the extent of growth financing through debt, and what are the patterns of county spending and revenues? Chapter K carries this discussion further by analyzing population and economic growth dynamics among the counties that show some similarities to Williamson County.

Finally, Chapter L offers a brief conclusion to the study.

Chapter B. Literature Review, Data Sources, and Study Methodology

Population growth and economic growth are undisputedly connected, but the economic literature does not provide a clear answer to the question of whether population growth leads to economic growth or vice versa. As is evident in the literature review that follows, the attribution of causality can vary according to the contextual indicators examined. The Business and Economic Research Center (BERC) at Middle Tennessee State University has identified significant interconnected indicators in carrying out a comprehensive analysis of population growth and economic dynamics in Williamson County, Tennessee. This analysis will address the following major research questions:

- What is the relationship between economic growth and population growth?
- What is the relationship between population growth and local government finances?
- Where does Williamson County rank among Tennessee counties in terms of local government finances, by sources of revenue and types of expenditures?
- How does Williamson County finance population growth, and how does this compare to other counties in Tennessee?

The literature review will focus on three primary areas of investigation. The first is an examination of population demographics and their impact. Second, we will review studies that examined the fiscal and economic growth associated with population growth. Finally, we will focus on how the housing market in a region of study interconnects with factors in the first two areas, i.e., population demographics, impact of demographics, fiscal growth, and economic growth in the region of study.

B.1. Population Growth

Middle Tennessee has long been a region of greater-than-average population growth. Much of this growth has been concentrated in and around the Nashville Metropolitan Statistical Area (MSA). This population growth and diversity of Nashville and surrounding counties combined with the nature of local industries allowed the region to weather the Great Recession (Harper 2013). Many of the counties surrounding Nashville have strong non-basic, service-producing sectors, which are “less vulnerable to business cycles” (Harper 2013). In fact, professional business services including finance, information services, insurance, and real estate drove 267 of the 382 MSA increases in gross domestic product in 2016 (Rodriguez and Panek 2017).

In the Nashville MSA between 1990 and 2010, the employment ratio increased by 42 percent (Harper 2013). It is estimated that the employment ratio will grow by 80 percent in the greater Nashville area with the lion's share of the growth in Davidson County, an estimated increase of 37.8 percent. According to economic predictions, middle Tennessee will create more than 300,000 new jobs by 2040. Population increasing in tandem with a growing number of jobs represents a pattern of interdependence between the two factors. The relationship seems positive, as the alternative would be an increase in population without new job creation.

Along with positive employment trends, there are changes in both population size and composition in the areas surrounding Nashville. According to predictions by the U.S. Economic Development Administration's Comprehensive Economic Development Strategy (CEDS), Davidson, Rutherford, and Williamson counties will soon be among the top five of Tennessee's most populated counties. Williamson has the highest growth rate: its population was 184,035 in 2010 and is expected to grow to 488,000 by 2040, a 165 percent increase. Residents 65 years and older represent 11 percent of the county's population, and forecasts predict this percentage will continue to increase. Additionally, Hispanic residents represent about nine percent of the population, a proportion that is estimated to increase to 20 percent by 2040. With changes in population demographics, Williamson County faces new governmental questions and challenges. How do local governments react to population changes? How do they best utilize taxes to encourage continued economic growth?

Population Growth and Local Government Finances

Population growth brings two essential changes to local government finances, namely more tax dollars and more public expenditures. The ratio of taxes to expenditures depends on the structure of the population's growth and demographics. Ladd (1994) outlines two scenarios whereby new residents are added to a population. In one model, the new residents are identical to the current residents regarding levels of education, income, etc. The outcome of this model shows only an increase in public expenditure due to additional people demanding public services. However, in the second model, the new residents are different demographically from the current population. In this case, regarding public services, there is an increase in both level and types of demands, leading to greater increases in public spending. Understanding the makeup of both economic migrants to the area and the current population is necessary for an

understanding of how local governments must adapt to promote the most efficient levels of economic growth and development.

According to a report by Greenwood et al. (2003), a pattern exists connecting rapid population growth and intensive development. Higher levels of population density result. The authors assert that infrastructure investments for police and fire services generally rise significantly in real per capita figures as a result of population growth. However, they note, denser development can lead to lower external costs as more people shift into accessing the same utilities and services without the cost necessary for building new infrastructure (Greenwood et al. 2003). This leads to a “growth dividend,” a term that refers to the situation when a local government can continue to provide the same level and quality of services while spending less per person. Unfortunately, in the Greenwood et al. study, the quality indicators were difficult to prove due to a lack of evidence across time. Nonetheless, the report suggests that cost efficiencies for local governments can be attained through density of development (Greenwood et al. 2003). Therefore, while Ladd (1994) proposes that costs increase with increases in diversity of the population, Greenwood et al. (2003) point out that higher population density may lead to a decrease in public expenditures, such as for safety and utilities.

In light of the findings of the case studies referenced above, the logical next challenge regarding local government expenditures is to understand what factors determine the allocation of public resources. Several empirical studies have sought to address this question. BERC found particularly relevant to the current study work done by Borcheding and Deacon (1972) and Bergstrom and Goodman (1973), which primarily consider municipal and local government spending within developed countries. Their findings were included in a summary of related public finance literature by Gebremariam and Gebremedhin (2006), who determined local government spending is generally driven by the preferences of local voters and taxpayers and by the local fiscal structure. The authors also found that the impact of voter and taxpayer preferences vary considerably by sector, affecting both the composition and total amount of local expenditures. Further findings from the same reports show that income elasticity of local public expenditures is positive and significant, whereas estimates of tax-price elasticity are negative and significant. Furthermore, population density and per capita income taxes have positive and significant effects on local public expenditure per capita. The effects of population size, density, and demographics vary when it comes to types of local expenditures.

For example, an increase in the proportion of the elderly in a community is likely to lead to an increase in spending on health, Social Security, etc. (Gebremariam and Gebremedhin 2006). Based on U.S. local government data, this study also asserts there is empirical evidence to support the presence of a spatial relationship in local expenditure decisions. Specifically, local governments tend to reference neighboring counties' spending when making their own spending decisions.

In a report by Boex and Edwards (2014) focusing on differential impacts between transfers and OSRs (own source revenue), one common finding was that increases in transfers tend to lead to increases in local expenditures, although the size of the impact is usually less than directly proportional. The transfers are generally greater than the resulting local expenditures. In addition, this study found that increases in one particular local tax did not generally result in major increases across types of expenditures. Rather, a majority of the resources resulting from the particular increased tax was generally spent on large projects such as road infrastructure. Boex and Edwards (2014) indicate it is possible to engage in locally funded redistribution policies, but only under the agreement of a local social contract or to the degree that wealthier urban taxpayers cannot avoid an additional tax burden.

Population Growth and Economic Growth

To further expand on public demand for public services, in the Tiebout (1956) model an individual resident has the opportunity and desire to migrate to a given city or to elect particular city officials when the move or the vote will best provide that resident's preferred "tax-service" bundle. This means that individuals use information about taxes and public services along with their personal preferences in making decisions about both where to live and where to work. Tiebout's model of individual choice is supported by Paulson et al. (2008), who find, concerning state income taxes, that higher levels of marginal tax rates actually have significant negative effects on economic growth. Creating an attractive city or local government geography, based on taxes and amenities, is therefore integral to population inflows. Attraction to cities, counties, and regions also involves economic opportunities, which result from economic growth. Therefore, taxes, public services, and economic opportunities provide the catalyst for increases in economic migration.

Economic opportunities are necessary to attract residents who will in turn promote economic growth where they live. According to Pillay (2011), there is a close relation between economic development and levels of knowledge in the community population. On a country level of analysis, Knowledge Economy Index (KEI) benchmark numbers show that the correlation between education level and economic development is 67 percent, where lower-scoring countries have lower levels of economic development (Pillay 2011). Pillay's findings on an aggregate country level show that population makeup matters with respect to levels of education and economic growth. In another example, examining other factors of economic growth, Bartik (2009) found that increasing quality and quantity of both labor demand and supply caused the state of Wisconsin to experience increased economic development. This suggests that economic development is driven in part by increases in quantity and quality of the labor force.

B.2. Economic Growth and Business Climate

Economic development and opportunities take various forms, many stemming from job creation. Following Bartik's (2009) assessment that labor demand underpins economic development as well as labor supply, Tennessee saw private sector employment growth of 2.67 percent in 2016, which is the "highest rate of growth in the nation, and surpasses national growth of 1.79 percent" (Scott et al. 2017). Showing the same pattern of positive growth, Williamson County in 2016 had "the fifth largest percent increase in private sector jobs in Tennessee," the lowest unemployment rate, and the highest median household income (Scott et al. 2017). Across the state, the negative correlation between unemployment rates and private sector growth holds as does the negative correlation between unemployment rates and median household income. This means the growth associated with Tennessee and Williamson County is a strong and pervasive force, increasing median incomes as well as decreasing unemployment rates.

The increased number of private-sector jobs is indicative of both expansion of existing firms and the creation/location of new firms in both Williamson County and the state of Tennessee. Scott et al. (2017) point to expansions of large businesses such as FedEx and Bridgestone. However, Gebremariam and Gebremedhin (2006) point to fostering the development of small businesses as a time-honored means for local governments to increase economic growth and, consequently, economic migrants. While goods-based markets use transportation to reach

markets, service-based companies, which have a large hold in Nashville, can succeed only in markets where preferences are diverse enough to sustain them (Gebremariam and Gebremedhin 2006). This means that as population and median income increase, the number of companies that provide specialized services will increase, supplying the economy with private-sector jobs. The high level of Williamson County's median household income may support the trend of increased service specialization. Looking into the increases in the numbers of businesses in this area will serve to explain further what drives the increases in private-sector jobs.

Examining the makeup of job creation, a Tennessee Department of Labor and Workforce report from 2016 shows that nonfarm employment in Tennessee increased 2.5 percent from 2014 to 2015, adding 69,700 net new jobs. Specifically, private service jobs increased by 2.8 percent, and goods-producing jobs grew by 3.4 percent, which was the highest growth in Tennessee. According to the report, Computer and Mathematical Occupations (3.1 percent), Construction and Extraction Occupations (2.6 percent), Business and Financial Operations Occupations (2.4 percent), Healthcare Support Occupations (2.4 percent), and Healthcare Practitioners and Technical Occupations (2.1 percent) were the most significant and fastest-growing occupations from 2015 to 2016. Overall, the state of Tennessee experienced a one percent increase in population from 2015 to 2016. Other significant figures included an increase in total labor force, decreasing unemployment rates, an average annual wage increase, a median wage increase, and per capita income increase. As long as employment indicators such as these continue to indicate a thriving labor environment, it is expected that economic migrants will come to Tennessee in search of economic opportunities, thus affecting regional dynamics such as the housing market.

B.3. Housing

The housing market plays an integral role in economic development, as available and affordable housing represents the main factor for individuals' decisions to move into or out of regions. From a historical perspective of urban development since 1980, Frey (2012) notes that in many urban areas the housing and job markets stabilized first and booming economic growth followed. As Frey (2012) observed, housing markets can be an indicator of future economic growth. Housing construction is also a result of economic growth, as growth induces more economic migrants who demand housing.

Housing additionally plays an important role for local governments in the form of property taxation. Increases in home-owning populations leads to increased tax revenues—an important outcome of increased in-migration and demand for housing. Housing is such an important factor for governments on every level that they often become involved in housing market operations. For example, the Tennessee Housing Development Association (THDA) assisted development by providing fixed-rate mortgage loans in the state for people with low and moderate income (Arik 2017). In 2017, TDHA actively contributed to \$1.1 billion in construction, real estate, and finance (Arik 2017).

Williamson County, in the context of high population and economic growth, is vital both to the economic growth of the middle Tennessee region and to the growth of the state. However, in the face of its unprecedented growth, the county's local governments face important fiscal and policy questions. The following analyses will provide a fuller understanding of the factors involved in and composition of growth in Williamson County, useful information to those who will frame the answers to those fiscal and policy questions.

B.4. Data Sources

This study uses a variety of data sources to capture the various socioeconomic dynamics. To create consistent data series across reference units, such as local government revenues and expenditures, the study relies on single-source data. The list below includes the major data sources:

- Bureau of Economic Analysis (www.bea.gov)
- Bureau of Labor Statistics (www.bls.gov)
- Census Bureau (www.census.gov)
- Tennessee Department of Education
- Tennessee Comptroller of Treasury
- Internal Revenue Services (www.irs.gov)
- Woods and Poole, subscription data services
- Tennessee Housing Development Agency
- Census Bureau, Local Government Finances

B.5. Methodology

To capture growth dynamics in Williamson County, this study uses various methods across topics and chapters. Details of these methods are fully explained in the related chapters. This section briefly highlights the basic approaches:

- Growth dynamics in Williamson County are captured across several dimensions, such as population, employment, and local government, rather than providing a narrow perspective.
- To assess the trend and for comparison, the study uses about 25 large Tennessee counties consistently across data categories. Comparison tables are presented in the appendix. Throughout the report, a narrow sample of large counties is used for comparison.
- All monetary figures are inflation-adjusted (in 2009 dollars) real dollars.
- To assess economic growth dynamics, the study uses such tools as the Shift-Share Analysis, Location Quotient, Structural Change and Similarity Indices, and Diversity Index. These tools are explained in the related chapters.
- To compare different data categories, the study uses a baseline year (1992) and sets the value of each indicator for 1992 to 100. This allows us to compare different types of data on the same X-Y plane.

(6) In order to answer the question of whether population growth pays for itself, this study uses the IMPLANpro model developed for Williamson County to assess the impact of the net increase in the number of households in Williamson County.

(7) Finally, this study identifies 13 similar high-growth driver counties across the U.S. and looks at the relationship between population and economic growth variables. In this section, for a consistent perspective, only non-educational local finance data are used. Time-series cross-sectional panel data are used to measure the relationships among different variables.

Chapter C. Population Dynamics in Williamson County

Both quantity and quality of population dynamics are at the heart of regional economic and fiscal policies. Depending on local issues, different aspects of the population as a revenue generator, labor force, or consumer base emerge as critical. Because of their pivotal role in regional economics and finances, both growth and decline of population and their various components may have significant regional implications.

What is the population growth pattern in Williamson County? How has population density in Williamson County changed relative to other counties in Tennessee? What role does migration play in population growth in the county? Who migrates to Williamson County, the wealthy or the disadvantaged? How has the dependent population (under age 18 and over age 65) grown over the years? What is the implication for local government finances of these population dynamics? This chapter explores these critical questions.

C.1. Population Growth

Local government finances are closely tied to the number and density of population in a region. On one hand, a growing population generates revenues for local governments through household spending patterns and other local economic activities; on the other hand, a growing population increases pressure on government resources, such as educational expenditure, physical infrastructure needs, and police and fire protection. The ideal situation, and the one many local stakeholders expect, is a balance between local revenues generated by and local expenditures associated with the growing population. However, in many cases, this balance may not be easy to achieve.

How has the population evolved in Williamson County? As the table that follows shows, Williamson County has experienced phenomenal population growth over the past 25 years, nearly 157 percent. Rutherford County experienced the closest growth with a high rate of 143 percent. In contrast, in about the same period, the state of Tennessee recorded only about 33 percent population growth. Over the past 15 years, a similar trend is visible. Williamson County recorded nearly 70 percent growth, significantly higher than Tennessee's 16 percent growth for the same period.

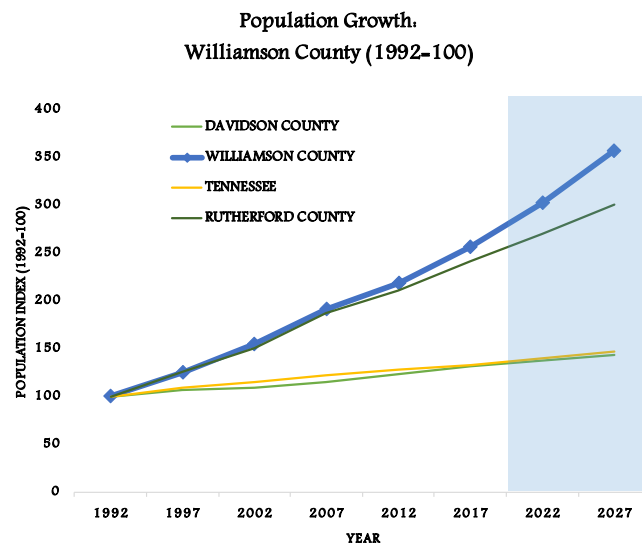
To present growth from a historical perspective, the graph that follows shows the population index for the selected regions. To create the index, each region's population in 1992 is set to 100. Among the major counties, only Rutherford seems to be enjoying a hyper-growth rate similar to that of Williamson.

Is this growth trend likely to continue? According to population projections, the Williamson County population is expected to grow from 226,437 in 2017 to 315,525 in 2027, a rate of nearly 40 percent. In the same period, Tennessee's population is expected to grow only about 11 percent. What does this mean for the county's resources? Although population growth creates revenue, high growth rates may also increase pressure on the existing provision of goods and services. We will address this issue in more detail in the following sections.

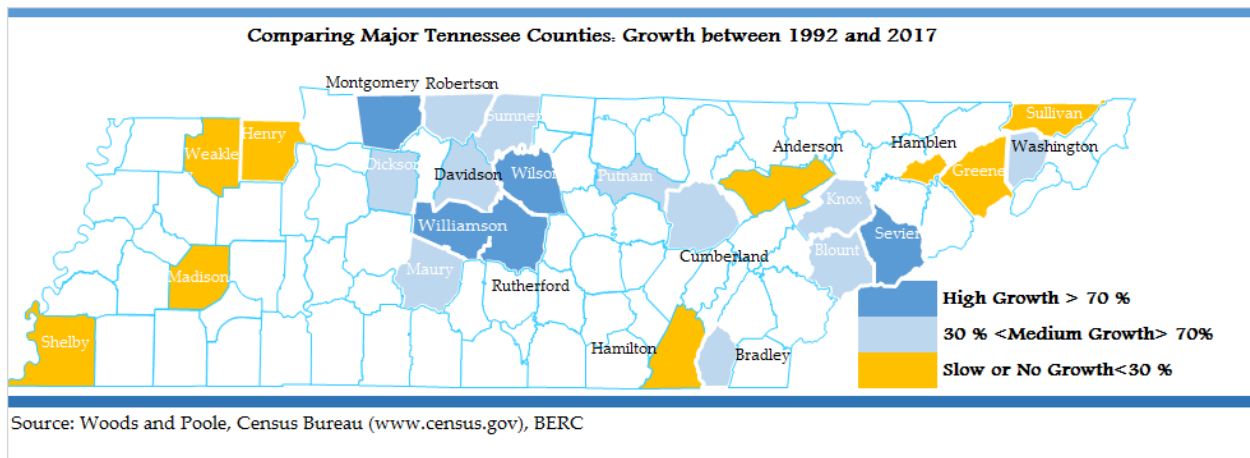
Population Snapshot

Population Growth Selected Years and Forecast (1992-2027)					
Counties	2017	Growth 1992- 2017	Growth 2002- 2017	Growth 2017- 2027	2027
		2017	2017	2027	
DAVIDSON	690,498	31.48%	20.25%	9.55%	756,470
HAMILTON	359,447	23.55%	15.25%	5.21%	378,165
KNOX	460,674	31.68%	18.29%	11.04%	511,548
MADISON	98,080	20.74%	4.90%	4.63%	102,621
MONTGOMERY	199,613	84.90%	44.54%	22.01%	243,551
RUTHERFORD	314,869	142.57%	60.22%	24.00%	390,431
SHELBY	938,219	10.85%	3.94%	4.21%	977,730
WASHINGTON	128,646	34.91%	17.46%	10.50%	142,158
WEAKLEY	33,543	3.93%	-2.61%	1.34%	33,994
WILLIAMSON	226,437	156.58%	65.34%	39.34%	315,525
WILSON	136,172	91.56%	46.37%	29.03%	175,703
Tennessee	6,714,624	32.97%	15.85%	10.66%	7,430,521
United States	325,888,129	27.04%	13.30%	9.68%	357,430,460

Source: Woods and Poole, Census Bureau (www.census.gov), BERC



Finally, the map that follows shows major Tennessee counties' growth rates for the past 25 years. Williamson, Rutherford, Montgomery, Wilson, and Sevier counties have experienced exceptional population growth, each recording a growth rate of more than 70 percent.



C.2. Population Density

According to research on local government finances, population density is closely related to the cost of providing local services. As population density increases, the marginal cost of delivering services starts declining. However, many factors affect the extent of decline in marginal cost. In this chapter, we will explore the trend in population density across the selected counties and then compare total local government spending with population density.

Population density here refers to the number of people per square mile. As presented in the following table, population density in Williamson County increased from 151 in 1992 to 389 in 2017. It is expected to increase to 541 by 2027. Since the denominator (county land area) is unchanging over time, the growth in density mirrors the growth in population.

Population Density (1992–2027), Selected Years and Forecast								
Counties	1992	1997	2002	2007	2012	2017	2022	2027
DAVIDSON	1,046	1,125	1,143	1,205	1,292	1,375	1,441	1,506
HAMILTON	536	562	575	599	637	663	680	697
KNOX	688	741	766	824	867	906	955	1,006
MADISON	146	158	168	174	177	176	180	184
MONTGOMERY	200	235	256	298	344	370	409	452
RUTHERFORD	210	265	317	394	443	509	567	631
SHELBY	1,121	1,167	1,196	1,220	1,244	1,243	1,270	1,295
WASHINGTON	292	319	336	361	383	394	415	436
WEAKLEY	56	59	59	59	60	58	58	59
WILLIAMSON	151	190	235	291	331	389	459	541
WILSON	125	144	163	187	209	239	271	308

Source: Woods and Poole, Census Bureau (www.census.gov), BERC

C.3. Components of Population Growth: Net Migration

Over the years, Williamson County's population has grown dramatically. What is the source of this growth? What role does migration play? A review of net household migration (household inflow minus household outflow) shows the county has been attracting a significant number of additional residents every year. Compared with all major counties in Tennessee, net migration has increased from 754 households in 1992 to 2,028 in 2016. What motivates migration? The primary reasons are economic opportunities and local amenities. When those two factors are present in a single location, it is likely the location will experience an inflow of people. More than all other major counties, Williamson County continues to attract people who are looking for both economic opportunities and quality of life.

Household Dynamics: Net Migration (1992-2016)				
Counties	1992	2002	2012	2016
DAVIDSON	1,874	-789	909	335
HAMILTON	741	-211	430	1,429
KNOX	1,726	1,276	311	870
MADISON	350	-38	-184	-105
MONTGOMERY	719	549	-343	-6
RUTHERFORD	1,609	1,769	981	1,909
SHELBY	-579	-1,559	-3,617	-2,668
WASHINGTON	458	229	-87	297
WEAKLEY	34	-63	-125	-181
WILLIAMSON	754	878	1,556	2,028
WILSON	493	449	968	1,235

Source: Internal Revenue Service (www.irs.gov) and BERC

C.4. Components of Population Growth: Average Household Income—Outflow versus Inflow

A concept related to net migration is average household income of households migrating to and from a county. Who are the people moving to and from a county? If the net adjusted gross income is positive, the county is attracting more spending power to the county, which has implications for local government revenues.

A review of net adjusted household gross income shows that Williamson County is uniquely positioned in attracting a significant amount of resources to the county. In 1992, the net gross household income was about \$78 million. In 2016, a total of \$368 million (in current dollars) was added to the resource basis of the county. Williamson is consistently performing better than the other major counties in Tennessee. For example, Shelby is losing more high-income families than it attracts. Davidson presents a mixed result, as its net adjusted gross income is negative in some years.

Net Adjusted Gross Income Due to Migration (1992–2016)				
Counties	1992	2002	2012	2016
DAVIDSON	\$11,296,000	-\$112,839,000	-\$64,619,000	\$232,747,000
HAMILTON	\$19,082,000	-\$6,994,000	\$65,109,000	\$99,970,000
KNOX	\$58,390,000	\$61,470,000	\$58,014,000	\$36,110,000
MADISON	\$12,163,000	-\$2,730,000	-\$6,191,000	-\$11,404,000
MONTGOMERY	\$15,234,000	\$8,633,000	-\$24,500,000	-\$38,592,000
RUTHERFORD	\$49,730,000	\$59,234,000	\$49,207,000	\$107,382,000
SHELBY	-\$58,290,000	-\$145,555,000	-\$296,357,000	-\$271,735,000
WASHINGTON	\$11,300,000	\$19,373,000	-\$903,000	\$23,046,000
WEAKLEY	\$688,000	-\$272,000	-\$5,455,000	-\$7,539,000
WILLIAMSON	\$78,727,000	\$109,933,000	\$165,457,000	\$367,515,000
WILSON	\$18,839,000	\$39,544,000	\$69,332,000	\$96,939,000

Source: IRS and BERC

C.5. Components of Population Growth: Number of School-Age Children (Under 18)

One of the primary drivers of local government spending is education. The number of school-age children (under 18) is one of the best ways to predict the future cost of educational resources in a county. In this section, we review the trend in the number of school-age children across the major counties in Tennessee.

As presented in the following table, the number of school-age children in Williamson County has grown faster than in any other major county in Tennessee. The growth rate for a 25-year period (1992–2017) was 139 percent in Williamson County, while it was about 20 percent for the state of Tennessee. For the past 15 years, the growth rate was 54 percent in Williamson County versus seven percent in the state. The data in recent years (see appendix) shows Williamson County is growing by nearly 1,000 per year in this age category. This growth suggests the county must add a minimum of one new school every year. The average national median cost of constructing a high school was approximately \$45 million in 2013 (<http://www.ncef.org>).

Population Under 18 Years Old (1992–2027)					
Counties	2017	Growth (1992–2017)	Growth (2002–2017)	Growth (2017–2027)	2027
DAVIDSON	149,419	24.71%	17.67%	22.58%	183,157
HAMILTON	75,823	8.29%	6.54%	9.58%	83,087
KNOX	97,509	24.16%	13.22%	14.57%	111,720
MADISON	22,290	4.87%	–6.13%	6.99%	23,847
MONTGOMERY	54,034	83.89%	38.12%	30.05%	70,270
RUTHERFORD	77,597	123.26%	49.91%	17.81%	91,417
SHELBY	236,631	0.66%	–6.51%	6.37%	251,698
WASHINGTON	24,837	19.92%	7.77%	11.81%	27,771
WEAKLEY	6,583	–6.37%	–11.14%	9.27%	7,193
WILLIAMSON	61,415	138.53%	54.06%	15.22%	70,761
WILSON	32,372	67.45%	33.00%	23.23%	39,893
Tennessee	1,510,087	19.90%	6.73%	10.66%	1,670,995
United States	73,885,333	11.09%	1.30%	8.30%	80,017,208

Source: Woods and Poole, Census Bureau (www.census.gov), BERC

Across the selected counties in Tennessee, what percentage of the total population is under 18? The table below shows Williamson County's share of school-age population is the highest among the selected counties, five percentage points higher than Tennessee's, and nearly six percentage points higher than Davidson County's for 2017. This high percentage share of school-age population is not new for Williamson County, which has had a historically high percentage of population under 18.

Percent of Population Under 18 Years Old (1992–2027)										
Counties	1992	1997	2002	2007	2012	2015	2016	2017	2022	2027
DAVIDSON	22.81%	22.38%	22.11%	22.00%	21.69%	21.46%	21.33%	21.64%	23.24%	24.21%
HAMILTON	24.07%	23.52%	22.82%	22.03%	21.29%	21.11%	21.03%	21.09%	21.63%	21.97%
KNOX	22.45%	22.38%	22.11%	21.97%	21.59%	21.30%	21.22%	21.17%	21.38%	21.84%
MADISON	26.16%	25.97%	25.39%	24.81%	23.38%	22.95%	22.85%	22.73%	22.87%	23.24%
MONTGOMERY	27.22%	28.17%	28.33%	27.88%	27.42%	27.01%	26.88%	27.07%	28.20%	28.85%
RUTHERFORD	26.78%	26.62%	26.34%	26.42%	25.60%	25.00%	24.90%	24.64%	23.78%	23.41%
SHELBY	27.78%	28.16%	28.04%	27.25%	25.76%	25.38%	25.23%	25.22%	25.55%	25.74%
WASHINGTON	21.72%	21.47%	21.04%	20.68%	19.87%	19.59%	19.37%	19.31%	19.20%	19.54%
WEAKLEY	21.79%	21.70%	21.51%	20.16%	19.74%	19.62%	19.56%	19.63%	20.17%	21.16%
WILLIAMSON	29.17%	29.29%	29.11%	29.20%	28.60%	27.93%	27.63%	27.12%	24.49%	22.43%
WILSON	27.19%	26.51%	26.16%	25.49%	24.45%	23.99%	23.95%	23.77%	23.04%	22.70%
Tennessee	24.94%	24.71%	24.41%	24.01%	23.11%	22.71%	22.58%	22.49%	22.43%	22.49%
United States	25.93%	26.01%	25.36%	24.57%	23.47%	22.94%	22.79%	22.67%	22.47%	22.39%

Source: Woods and Poole, Census Bureau (www.census.gov), BERC

C.6. Components of Population Growth: Number of Population over 65

At the other end of the population spectrum is the old-age dependent population. Although a considerable number of people over the age of 65 are still in the workforce, they nevertheless represent an age group that is termed *dependent*. The significant presence of this group in a region may be considered either a revenue generator or a cost element.

Population Over 65 Years Old					
Counties	2017	Growth (1992–2017)	Growth (2002–2017)	Growth (2017–2027)	2027
DAVIDSON	80,290	31.61%	27.78%	23.56%	99,205
HAMILTON	61,356	55.12%	42.41%	26.96%	77,899
KNOX	71,175	60.50%	45.42%	32.94%	94,617
MADISON	16,080	47.48%	41.46%	26.81%	20,391
MONTGOMERY	18,237	121.92%	65.27%	40.99%	25,713
RUTHERFORD	32,631	204.79%	121.78%	55.36%	50,694
SHELBY	120,181	35.05%	35.54%	26.29%	151,778
WASHINGTON	23,105	72.03%	51.17%	27.74%	29,514
WEAKLEY	6,079	17.31%	23.71%	13.93%	6,926
WILLIAMSON	29,642	308.86%	170.36%	110.69%	62,453
WILSON	21,375	206.19%	132.79%	63.71%	34,992
Tennessee	1,080,067	68.27%	50.52%	33.29%	1,439,668
United States	50,857,393	57.17%	43.17%	35.67%	69,000,340

Source: Woods and Poole, Census Bureau (www.census.gov), BERC

Similar to the young dependent population, Williamson County's elderly dependent population increased nearly 310 percent in the past 25 years, nearly 170 percent in the past 15 years, and is expected to grow 110 percent between 2017 and 2027. Compared with other counties in Tennessee, these growth figures are significantly larger. What do these figures imply for county revenues and expenditures? The presence of a significant old-age dependent population may

increase pressure on the county's welfare, healthcare, pension, and recreational spending. Furthermore, the working-age population may be taxed more to cover increased costs for the retired population.

To better understand the dynamics of the old-age population, we need to look at its share of the total population. The percentage of those over 65 in the total population of Williamson County is relatively smaller than that of other major counties in Tennessee. Although the number of people over 65 has grown dramatically over the years, that number represents a significantly smaller portion of the total county population in Williamson County than in several other major counties.

Counties	Percent of Population over 65 Years Old									
	1992	1997	2002	2007	2012	2015	2016	2017	2022	2027
DAVIDSON	11.62%	11.28%	10.94%	10.44%	10.68%	11.25%	11.45%	11.63%	12.61%	13.11%
HAMILTON	13.60%	13.80%	13.81%	14.18%	15.23%	16.39%	16.71%	17.07%	19.10%	20.60%
KNOX	12.68%	12.67%	12.57%	12.64%	13.72%	14.80%	15.15%	15.45%	17.09%	18.50%
MADISON	13.42%	12.80%	12.16%	12.46%	13.97%	15.50%	16.09%	16.39%	18.37%	19.87%
MONTGOMERY	7.61%	7.61%	7.99%	7.97%	8.11%	8.80%	9.06%	9.14%	9.84%	10.56%
RUTHERFORD	8.25%	7.74%	7.49%	7.85%	8.94%	9.82%	10.09%	10.36%	11.81%	12.98%
SHELBY	10.51%	10.23%	9.82%	9.87%	10.78%	12.09%	12.53%	12.81%	14.41%	15.52%
WASHINGTON	14.08%	13.90%	13.95%	14.48%	15.99%	17.37%	17.64%	17.96%	19.40%	20.76%
WEAKLEY	16.06%	15.21%	14.27%	14.82%	16.23%	17.57%	17.87%	18.12%	19.25%	20.37%
WILLIAMSON	8.22%	8.12%	8.01%	9.00%	10.64%	12.07%	12.47%	13.09%	16.47%	19.79%
WILSON	9.82%	9.82%	9.87%	11.04%	13.47%	14.92%	15.20%	15.70%	17.89%	19.92%
Tennessee	12.71%	12.51%	12.38%	12.84%	14.23%	15.41%	15.74%	16.09%	17.88%	19.38%
United States	12.61%	12.62%	12.35%	12.56%	13.74%	14.88%	15.24%	15.61%	17.54%	19.30%

Source: Woods and Poole, Census Bureau (www.census.gov), BERC

C.7. Critical Assessment

The population in Williamson County has grown dramatically over the past 25 years.

Compared with other large counties in Tennessee, the growth is simply phenomenal. What are the implications of population growth on county revenues and expenditures? Population growth means:

- Increased pressure on county resources to meet the demand for services
- Additional capital spending for K-12 education

- More spending on non-capital school activities
- Increased economic activity and associated tax revenues
- Increased demand for real estate and increasing property tax revenues

In the following chapters, we will further explore how these population growth dynamics are translated into increased economic activity and local government finances.

Chapter D. Workforce Dynamics in Williamson County

Healthy workforce dynamics are essential for a county to grow and manage local government finances. In this chapter, we will briefly cover the following indicators: labor force, unemployment rate, and human capital formation.

D.1. Labor Force in Historical Perspective

Availability of labor force for increasing economic activity is one of the indicators used to attract businesses to a region. As emphasized in the population chapter, Williamson County is a population magnet. The growth rate of the civilian labor force suggests the county is an attractive location for economic migrants. Between 2007 and 2016, the civilian labor force grew nearly 27 percent, more than in all the counties selected for this study. In the same period, Madison, Shelby, and Washington counties recorded a negative growth rate in their civilian labor force. Overall, the civilian labor force suggests healthy labor market dynamics in the county.

Civilian Labor Force (2007–2016)							
Counties	2007	2012	2015	2016	Growth 2007–2016	Growth 2012–2016	Growth 2015–2016
DAVIDSON	325,360	353,390	364,540	377,210	15.94%	6.74%	3.48%
HAMILTON	168,790	171,030	167,500	171,580	1.65%	0.32%	2.44%
KNOX	229,800	230,960	228,660	233,350	1.54%	1.03%	2.05%
MADISON	49,020	48,530	46,580	47,680	-2.73%	-1.75%	2.36%
MONTGOMERY	68,880	78,040	78,670	79,420	15.30%	1.77%	0.95%
RUTHERFORD	130,630	145,170	155,760	161,300	23.48%	11.11%	3.56%
SHELBY	446,770	446,130	430,450	435,630	-2.49%	-2.35%	1.20%
WASHINGTON	61,600	60,300	57,900	58,470	-5.08%	-3.03%	0.98%
WEAKLEY	15,730	16,950	15,610	15,770	0.25%	-6.96%	1.02%
WILLIAMSON	88,210	99,010	107,710	111,590	26.50%	12.71%	3.60%
WILSON	57,490	60,690	64,690	67,000	16.54%	10.40%	3.57%
TENNESSEE	3,063,680	3,100,680	3,070,950	3,135,100	2.33%	1.11%	2.09%

Source: BERC, Woods and Poole, and BLS

D.2. Unemployment Rate

How strong is the job market in Williamson County? Are those residents seeking employment able to find it? The county unemployment rate is lower than in any of the comparison counties, as seen in the table below. An unemployment rate of 2.7 percent in 2017 suggests the labor market is extremely tight even though the civilian labor force has grown significantly over the years.

Unemployment Rate (1990–2017) (In Percent)									
COUNTY NAME	1992	1997	2002	2007	2012	2014	2015	2016	2017
DAVIDSON	4.8	3.3	4.3	3.8	6.2	5.0	4.4	3.6	2.7
HAMILTON	5.6	4.8	4.3	3.9	6.9	6.2	5.3	4.6	3.6
KNOX	4.6	3.5	3.6	3.4	6.1	5.4	4.7	4.0	3.2
MADISON	6.0	4.7	5.2	7.5	9.4	6.3	5.6	4.6	3.3
MONTGOMERY	6.2	4.5	5.1	4.7	7.6	6.6	5.8	5.1	4.1
RUTHERFORD	4.8	3.7	4.1	3.7	6.5	5.2	4.5	3.7	2.9
SHELBY	5.8	4.6	5.2	5.1	8.6	7.6	6.4	5.3	4.3
WASHINGTON	5.4	4.1	5.3	4.0	7.1	6.3	5.6	4.8	3.8
WEAKLEY	4.5	5.9	6.2	6.5	10.9	8.5	6.8	5.8	4.9
WILLIAMSON	3.8	2.1	3.4	3.7	5.0	4.5	4.0	3.4	2.7
WILSON	5.2	3.8	4.2	4.0	6.4	5.3	4.6	3.8	2.9
Tennessee	6.5	5.3	5.2	4.7	7.8	6.6	5.6	4.7	3.7
United States	7.5	4.9	5.8	4.6	8.1	6.2	5.3	4.9	4.4

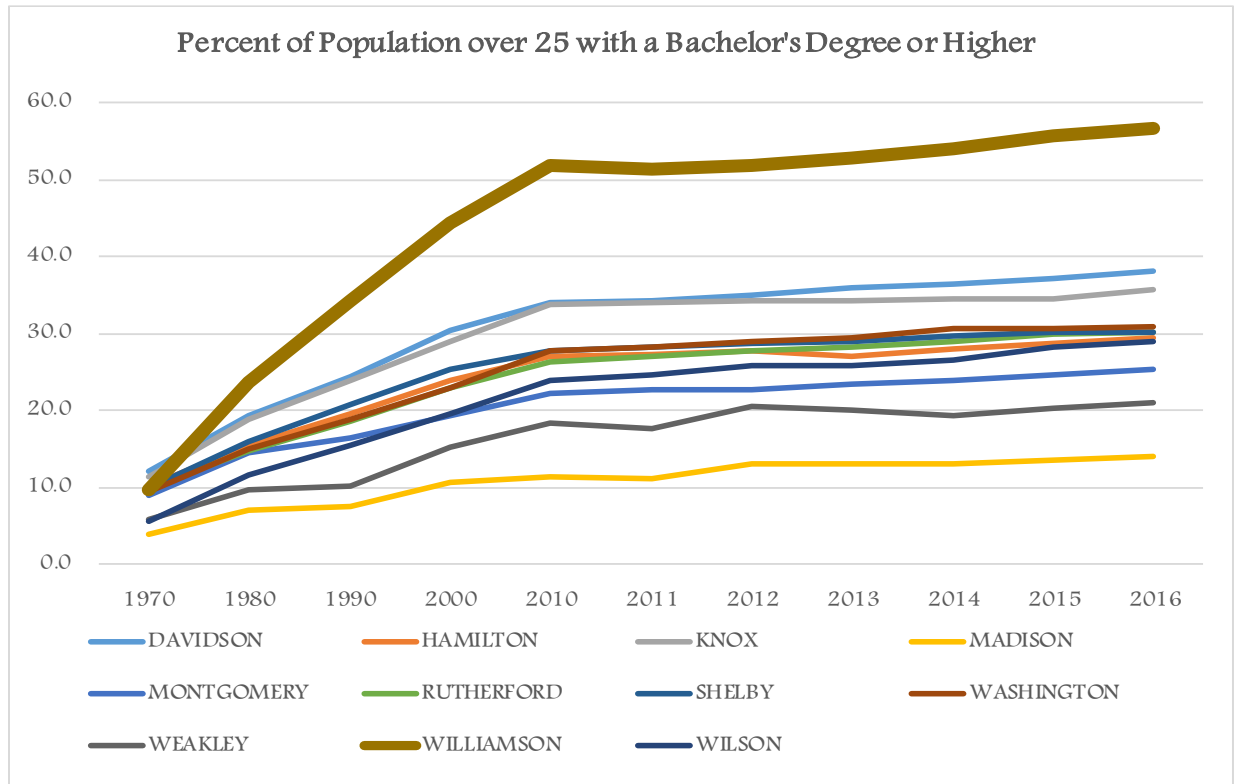
Source: BERC and BLS

D.3. Educational Attainment Level

In this section, we look briefly at human capital formation in Williamson County. The table and graph that follow demonstrate that human capital formation in terms of educational attainment in Williamson County is simply unmatched by any other county in Tennessee. It is interesting to note that Williamson County and other large Tennessee counties started almost at the same level in 1970 with 9.8 percent of the population holding a bachelor's degree or higher. In 2016, the percent of the population holding a bachelor's degree or higher in Williamson County increased to nearly 57 percent. In second place was Davidson County, 19 percentage points lower with 38 percent.

Percent of Population over 25 with a Bachelor's Degree or Higher (1970-2016)											
County Name	1970	1980	1990	2000	2010	2011	2012	2013	2014	2015	2016
DAVIDSON	12.1	19.5	24.4	30.5	34.1	34.4	35.0	36.0	36.5	37.3	38.2
HAMILTON	10.2	15.5	19.7	23.9	27.0	27.4	27.8	27.2	28.1	28.7	29.6
KNOX	11.4	18.8	23.9	29.0	33.8	34.0	34.2	34.4	34.5	34.6	35.7
MADISON	4.0	7.2	7.7	10.6	11.5	11.2	13.2	13.1	13.2	13.5	14.1
MONTGOMERY	9.1	14.5	16.5	19.3	22.2	22.7	22.7	23.5	24.0	24.7	25.3
RUTHERFORD	9.9	14.8	18.7	22.9	26.3	27.0	27.9	28.3	28.9	30.1	30.2
SHELBY	9.9	15.9	20.8	25.3	27.8	28.3	28.7	29.0	29.8	30.3	30.2
WASHINGTON	9.4	15.0	18.9	22.9	27.9	28.2	28.9	29.4	30.8	30.6	30.9
WEAKLEY	5.9	9.8	10.3	15.3	18.4	17.8	20.5	20.2	19.5	20.4	21.1
WILLIAMSON	9.8	23.6	34.2	44.4	51.8	51.5	52.0	52.8	54.1	55.7	56.6
WILSON	5.6	11.7	15.6	19.6	24.0	24.7	25.9	26.0	26.7	28.3	28.9

Source: Census Bureau and BERC



D.4. Critical Assessment

Williamson County has healthy workforce dynamics, and its human capital formation is unequalled by any of the reference counties. The only issue is that the tight labor market may cause difficulty in hiring for certain sectors.

Chapter E. Overall Economic Growth

How has Williamson County grown over the years? What does economic growth look like in Williamson County compared with other large counties in Tennessee? What is the source of economic growth or decline in the county? Has there been a structural change in the economy? How diverse is the county's economy? This chapter will assess economic growth through these different lenses.

E.1. Employment Growth

Has employment grown in Williamson County? If yes, how does the growth compare with other large counties in Tennessee? The table below presents dynamics in growth in total jobs in the county. As of 2017, Williamson County had about 193,500 jobs. Since 1992, total employment grew by 314 percent in Williamson County.

Total Employment									
Counties	1992	2002	2007	2017	Growth (1992-2017)	Growth (2002-2017)	Growth (2007-2017)	2022	2027
DAVIDSON	418,729	510,464	541,026	636,596	52.03%	24.71%	17.66%	691,313	746,359
HAMILTON	193,988	232,315	247,895	262,649	35.39%	13.06%	5.95%	278,150	291,366
KNOX	223,246	270,747	300,375	324,463	45.34%	19.84%	8.02%	350,491	375,038
MADISON	52,374	65,415	69,984	74,679	42.59%	14.16%	6.71%	79,295	83,400
MONTGOMERY	37,466	56,827	63,582	76,314	103.69%	34.29%	20.02%	85,676	94,977
RUTHERFORD	71,365	108,831	140,170	168,306	135.84%	54.65%	20.07%	187,476	206,737
SHELBY	529,353	619,412	652,306	679,356	28.34%	9.68%	4.15%	721,525	761,263
WASHINGTON	62,273	73,653	81,568	82,698	32.80%	12.28%	1.39%	90,224	97,380
WEAKLEY	16,110	17,095	16,445	16,490	2.36%	-3.54%	0.27%	16,962	17,280
WILLIAMSON	46,751	95,684	132,431	193,473	313.84%	102.20%	46.09%	226,853	262,180
WILSON	28,948	43,622	54,405	66,349	129.20%	52.10%	21.95%	75,849	85,919
Tennessee	2,837,283	3,409,207	3,708,674	4,042,071	42.46%	18.56%	8.99%	4,361,152	4,664,651
United States	138,167,200	165,159,164	179,885,716	198,989,688	44.02%	20.48%	10.62%	214,599,006	229,158,435

Source: BERC, BEA, Woods and Poole

The growth rate in Williamson County over the last 25 years is not matched by any other large county. In the same period, for example, Rutherford County experienced a 136 percent growth rate. That rate is the closest to the Williamson County rate. Over the last 15 years, there is a

similar pattern: 102 percent growth rate in Williamson County and about 55 percent in Rutherford County. By all measures and across all periods, Williamson County outperformed all large counties in Tennessee. It is important to note that “total employment” refers to the total jobs available in the county.

E.2. Per Capita Income Growth

Does the county’s phenomenal job growth translate into increased per capita income? How? The following table presents inflation-adjusted per capita income over the years across the large counties in Tennessee. In 1992, Williamson County’s per capita income was 1.25 times larger than the second largest per capita income in Davidson County. In 2017, the gap widened between per capita incomes in these two counties: Williamson County’s per capita income is 1.43 times larger than the per capita income in Davidson County.

Counties	Per Capita Income (in 2009 dollars)								
	1992	2002	2012	2017	Growth (1992–2017)	Growth (2002–2017)	Growth (2012–2017)		
DAVIDSON	\$31,812	\$43,683	\$44,976	\$54,142	70.19%	23.94%	20.38%	\$58,602	\$63,172
HAMILTON	\$29,450	\$35,894	\$41,700	\$43,412	47.41%	20.95%	4.11%	\$46,578	\$49,562
KNOX	\$28,765	\$34,863	\$39,279	\$42,989	49.45%	23.31%	9.45%	\$45,676	\$48,139
MADISON	\$25,204	\$29,455	\$33,911	\$36,925	46.50%	25.36%	8.89%	\$39,645	\$42,114
MONTGOMERY	\$26,111	\$31,155	\$36,925	\$36,011	37.92%	15.59%	–2.48%	\$38,371	\$40,450
RUTHERFORD	\$26,559	\$30,690	\$32,468	\$35,693	34.39%	16.30%	9.93%	\$37,075	\$38,149
SHELBY	\$29,443	\$39,766	\$40,402	\$43,066	46.27%	8.30%	6.59%	\$46,227	\$49,276
WASHINGTON	\$25,579	\$30,138	\$34,988	\$36,679	43.39%	21.70%	4.83%	\$39,615	\$42,378
WEAKLEY	\$21,900	\$25,803	\$28,773	\$30,530	39.41%	18.32%	6.11%	\$32,862	\$35,003
WILLIAMSON	\$39,796	\$50,738	\$72,636	\$77,107	93.76%	51.97%	6.16%	\$80,939	\$83,832
WILSON	\$27,162	\$34,673	\$37,436	\$40,060	47.49%	15.54%	7.01%	\$41,730	\$43,103
Tennessee	\$26,106	\$32,711	\$36,541	\$39,781	52.38%	21.61%	8.87%	\$42,601	\$45,191
United States	\$29,457	\$37,049	\$41,728	\$45,335	53.90%	22.36%	8.64%	\$48,500	\$51,342

Source: BERC, Woods and Poole, and BEA

Over the last 25 years, per capita income in Williamson County has grown by about 94 percent, the most significant growth among the large counties. The county achieved a similar growth rate between 2002 and 2017, raising the per capita income by 52 percent. In the last five years, even though many

other large counties have experienced a greater increase in per capita income than Williamson County, the per capita income gap between Williamson County and the closest follower is still expected to be 1.38 times in 2022.

E.3. Components of Economic Growth: Shift-Share Assessment

The review of both employment and per capita income shows that Williamson County has experienced dramatic growth over the years. What are the sources of this economic growth? To identify the sources of growth, this section will employ Shift-Share Analysis to break down sectoral employment growth by two periods: (1) 1992 to 2017, and (2) 2002 to 2017. When we look at the sectoral employment growth rates in Williamson County, we observe that almost all sectors, with the exception of manufacturing and farming, tripled in size over the last 25 years.

Employment by Sector							
Williamson County	1992	2002	2012	2017	Growth (1992-2017)	Growth (2002-2017)	Growth (2012-2017)
TOTAL EMPLOYMENT	46,751	95,684	149,486	193,473	313.84%	102.20%	29.43%
FARM EMPLOYMENT	1,895	1,883	1,258	1,249	-34.09%	-33.67%	-0.72%
FORESTRY, FISHING, RELATED ACTIVITIES and OTHER EMPLOYMENT	161	229	299	357	121.74%	55.90%	19.40%
MINING EMPLOYMENT	171	202	461	506	195.91%	150.50%	9.76%
UTILITIES EMPLOYMENT	90	218	167	177	96.67%	-18.81%	5.99%
CONSTRUCTION EMPLOYMENT	3,150	6,249	7,106	9,550	203.17%	52.82%	34.39%
MANUFACTURING EMPLOYMENT	3,770	3,789	3,230	3,574	-5.20%	-5.67%	10.65%
WHOLESALE TRADE EMPLOYMENT	1,590	2,660	3,431	5,474	244.28%	105.79%	59.55%
RETAIL TRADE EMPLOYMENT	5,933	10,953	17,823	20,804	250.65%	89.94%	16.73%
TRANSPORTATION and WAREHOUSING EMPLOYMENT	333	982	1,720	2,395	619.22%	143.89%	39.24%
INFORMATION EMPLOYMENT	2,027	3,245	3,257	5,401	166.45%	66.44%	65.83%
FINANCE and INSURANCE EMPLOYMENT	3,397	10,508	15,671	18,646	448.90%	77.45%	18.98%
REAL ESTATE and RENTAL and LEASE EMPLOYMENT	1,595	4,777	8,856	12,524	685.20%	162.17%	41.42%
PROFESSIONAL and TECHNICAL SERVICES EMPLOYMENT	4,670	10,760	18,941	24,431	423.15%	127.05%	28.98%
MANAGEMENT of COMPANIES and ENTERPRISES EMPLOYMENT	428	866	5,723	10,549	2364.72%	1118.13%	84.33%
ADMINISTRATIVE and WASTE SERVICES EMPLOYMENT	2,132	5,071	9,624	14,430	576.83%	184.56%	49.94%
EDUCATIONAL SERVICES EMPLOYMENT	424	1,236	2,949	3,551	737.50%	187.30%	20.41%
HEALTH CARE and SOCIAL ASSISTANCE EMPLOYMENT	3,077	6,721	12,457	16,873	448.36%	151.05%	35.45%
ARTS, ENTERTAINMENT, and RECREATION EMPLOYMENT	2,065	4,311	6,167	7,068	242.28%	63.95%	14.61%
ACCOMMODATION and FOOD SERVICES EMPLOYMENT	3,146	7,269	11,290	13,373	325.08%	83.97%	18.45%
OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION EMPLOYMENT	3,056	6,374	8,233	9,977	226.47%	56.53%	21.18%
FEDERAL CIVILIAN GOVERNMENT EMPLOYMENT	240	325	374	879	266.25%	170.46%	135.03%
FEDERAL MILITARY EMPLOYMENT	484	523	634	649	34.09%	24.09%	2.37%
STATE and LOCAL GOVERNMENT EMPLOYMENT	2,917	6,533	9,815	11,036	278.33%	68.93%	12.44%

Source: Woods and Poole, BERC

The specification for the component of the Shift-Share Analysis is as follows:

NE (National Effect) for 1992–2017 for Sector A = (Employment in Sector A in the County in 1992) X [(Total U.S. Employment in 2017/Total U.S. Employment in 1992) – 1]

IM (Industry Mix Effect) for 1992–2017 for Sector A = (Employment in Sector A in the County in 1992) X [(U.S. Employment in Sector A in 2017/U.S. Employment in Sector A in 1992) – (Total U.S. Employment in 2017/Total U.S. Employment in 1992)]

RE (Regional Effect) for 1992–2017 for Sector A = (Employment in Sector A in the County in 1992) X [(Employment in Sector A in the County in 2017/ Employment in Sector A in the County in 1992) – (Employment in Sector A in the U.S. in 2017/Employment in Sector A in the U.S. in 1992)]

TE (Total Effect) for 1992–2017 for Sector A = (NE + IM + RE), or (Employment in Sector A in the County in 2017 – Employment in Sector A in the County in 1992)

Shift-Share Analysis shows that employment growth in Williamson County is primarily driven by the local strength of the sector rather than national impact or industry mix impact. The table below presents three periods that trace the job growth in the county: 1992–2017, 2002–2017, and 2012–2017. For each period, the analysis shows that the sources of job growth are the regional (county-level) dynamics rather than sectoral and national growth trends.

For example, between 2012 and 2017, management of companies and enterprises sector recorded a gain of 4,826 jobs in the county. Of these, 636 jobs were due to the national effect; 322 jobs were due to industry mix effect; and 3867 jobs due to county-specific factors. From the data presented in the table, it is easy to observe the strength of the county-specific factors in promoting the strong job growth across the various industrial sectors.

Source of Sectoral Growth: Shift-Share Analysis												
Source of Sectoral Growth: Shift-Share Analysis	1992–2017				2002–2017				2012–2017			
Williamson County	NE1992	IM1992	RE1992	TE1992	NE2002	IM2002	RE2002	TE2002	NE2012	IM2012	RE2012	TE2012
FARM EMPLOYMENT	834	-1,065	-415	-646	386	-527	-493	-634	140	-110	-39	-9
FORESTRY, FISHING, RELATED ACTIVITIES and OTHER EMPLOYMENT	71	-9	134	196	47	0	81	128	33	6	19	58
MINING EMPLOYMENT	75	54	205	335	41	142	120	304	51	-87	81	45
UTILITIES EMPLOYMENT	40	-27	75	87	45	-37	-48	-41	19	-7	-2	10
CONSTRUCTION EMPLOYMENT	1,387	252	4,761	6,400	1,280	-708	2,729	3,301	790	496	1,158	2,444
MANUFACTURING EMPLOYMENT	1,660	-2,488	632	-196	776	-1,296	304	-215	359	-106	91	344
WHOLESALE TRADE EMPLOYMENT	700	-235	3,419	3,884	545	-101	2,370	2,814	381	101	1,561	2,043
RETAIL TRADE EMPLOYMENT	2,612	-955	13,214	14,871	2,244	-938	8,546	9,851	1,981	261	738	2,981
TRANSPORTATION and WAREHOUSING EMPLOYMENT	147	49	1,866	2,062	201	101	1,111	1,413	191	140	344	675
INFORMATION EMPLOYMENT	892	-704	3,185	3,374	665	-959	2,450	2,156	362	-208	1,990	2,144
FINANCE and INSURANCE EMPLOYMENT	1,495	477	13,277	15,249	2,152	947	5,038	8,138	1,742	-955	2,188	2,975
REAL ESTATE and RENTAL and LEASE EMPLOYMENT	702	1,221	9,006	10,929	979	2,316	4,453	7,747	984	968	1,716	3,668
PROFESSIONAL and TECHNICAL SERVICES EMPLOYMENT	2,056	2,172	15,533	19,761	2,204	1,749	9,718	13,671	2,106	508	2,877	5,490
MANAGEMENT of COMPANIES and ENTERPRISES EMPLOYMENT	188	142	9,791	10,121	177	174	9,332	9,683	636	322	3,867	4,826
ADMINISTRATIVE and WASTE SERVICES EMPLOYMENT	939	523	10,836	12,298	1,039	240	8,080	9,359	1,070	-189	3,926	4,806
EDUCATIONAL SERVICES EMPLOYMENT	187	331	2,610	3,127	253	379	1,683	2,315	328	106	168	602
HEALTH CARE and SOCIAL ASSISTANCE EMPLOYMENT	1,355	1,487	10,955	13,796	1,377	1,541	7,234	10,152	1,385	122	2,909	4,416
ARTS, ENTERTAINMENT, and RECREATION EMPLOYMENT	909	877	3,217	5,003	883	593	1,281	2,757	686	-63	279	901
ACCOMMODATION and FOOD SERVICES EMPLOYMENT	1,385	1,158	7,684	10,227	1,489	1,288	3,327	6,104	1,255	910	-82	2,083
OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION EMPLOYMENT	1,345	642	4,933	6,921	1,306	142	2,156	3,603	915	13	816	1,744
FEDERAL CIVILIAN GOVERNMENT EMPLOYMENT	106	-125	658	639	67	-61	549	554	42	-43	507	505
FEDERAL MILITARY EMPLOYMENT	213	-341	293	165	107	-149	168	126	70	-110	54	15
STATE and LOCAL GOVERNMENT EMPLOYMENT	1,284	-536	7,371	8,119	1,338	-968	4,133	4,503	1,091	-796	926	1,221

Source: BERC Calculations

Note: NE = Jobs Change Due to Factors; IM = Change Due to Industry Mix Effect; RE = Change Due to Regional Effect; and TE = Total Change in Jobs

E.4. Economic Growth and Industry Specialization (Location Quotient)

Although the Shift-Share Analysis gives us important information about the sources of growth, it does not indicate the level of competitiveness of each sector. To measure that level of competitiveness, we employ the location quotient method to estimate the level of specialization of each sector relative to the U.S. economy. The specification of the location quotient is as follows: Location Quotient (LQ) = Share of Industry in the County Economy/Share of Industry in the U.S. Economy. If the LQ for Sector A is higher than 1 ($LQ > 1$), that means Sector A is much more competitive in the county than it is nationally. The county is exporting goods and services associated with sector A. If the LQ is less than 1 ($LQ < 1$), Sector A is less developed in the county. The county is importing goods and services associated with that sector. If the $LQ = 1$, then Sector A is as competitive in the county as in the nation.

Employment Specialization Ratios (LQ) by Sector and Year						
Williamson County	LQ 1992	LQ 1997	LQ 2002	LQ 2007	LQ 2012	LQ 2017
FARM EMPLOYMENT	1.83	1.37	1.12	0.78	0.57	0.48
FORESTRY, FISHING, RELATED ACTIVITIES and OTHER EMPLOYMENT	0.66	0.68	0.48	0.36	0.41	0.37
MINING EMPLOYMENT	0.62	0.51	0.47	0.38	0.36	0.36
UTILITIES EMPLOYMENT	0.49	0.49	0.63	0.52	0.35	0.29
CONSTRUCTION EMPLOYMENT	1.34	1.25	1.11	1.15	0.95	0.93
MANUFACTURING EMPLOYMENT	0.64	0.51	0.42	0.36	0.31	0.27
WHOLESALE TRADE EMPLOYMENT	0.85	0.64	0.75	0.75	0.66	0.79
RETAIL TRADE EMPLOYMENT	1.10	1.00	1.04	1.19	1.18	1.05
TRANSPORTATION and WAREHOUSING EMPLOYMENT	0.22	0.22	0.32	0.29	0.35	0.35
INFORMATION EMPLOYMENT	1.94	1.76	1.51	1.23	1.21	1.64
FINANCE and INSURANCE EMPLOYMENT	1.56	2.52	2.31	1.96	1.93	1.88
REAL ESTATE and RENTAL and LEASE EMPLOYMENT	1.08	1.73	1.45	1.48	1.35	1.34
PROFESSIONAL and TECHNICAL SERVICES EMPLOYMENT	1.89	1.75	1.83	1.75	1.86	1.81
MANAGEMENT of COMPANIES and ENTERPRISES EMPLOYMENT	0.88	0.82	0.83	2.05	3.14	4.26
ADMINISTRATIVE and WASTE SERVICES EMPLOYMENT	0.88	0.81	0.91	0.95	1.04	1.23
EDUCATIONAL SERVICES EMPLOYMENT	0.58	0.55	0.67	0.76	0.84	0.76
HEALTH CARE and SOCIAL ASSISTANCE EMPLOYMENT	0.78	0.73	0.74	0.86	0.74	0.77
ARTS, ENTERTAINMENT, and RECREATION EMPLOYMENT	2.60	2.38	2.28	2.06	1.86	1.66
ACCOMMODATION and FOOD SERVICES EMPLOYMENT	1.11	1.02	1.15	0.96	1.07	0.91
OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION EMPLOYMENT	1.29	1.20	1.16	1.01	0.95	0.89
FEDERAL CIVILIAN GOVERNMENT EMPLOYMENT	0.23	0.20	0.20	0.18	0.16	0.32
FEDERAL MILITARY EMPLOYMENT	0.55	0.47	0.43	0.38	0.37	0.35
STATE and LOCAL GOVERNMENT EMPLOYMENT	0.55	0.61	0.60	0.58	0.61	0.57

Source: BERC calculations

As highlighted in the table above, especially since 2007, Williamson County has become a headquarter capital in the United States. Management of Companies and Enterprises sector employment is 4.26 times more concentrated in the county compared with the U.S. economy. Over time, some of the major sectors within the retail trade started losing ground while professional services, information, and finance and insurance sectors maintained their competitive advantages compared with the U.S. economy.

E.5. Structural Change in the County Economy

Location quotient analysis suggests that some industries lost their appeal in the county over time. Has there been a structural change in the county's economy? To explore that, we compared two periods: 1997 to 2007 and 2007 to 2017. This chapter also looks briefly at the similarity index between the county's and the U.S. economy.

The table below suggests that the Williamson County economy experienced a certain degree of structural change between 1992 and 2007 and again between 2007 and 2017. The structural change in Williamson County was larger than the structural change in the U.S. economy during the same period.

The result of the analysis of similarities between the county economy and the U.S. economy shows that they are not similar to each other. Over the years, these two economies maintained their differences as the index value remains around 40. An index value of "0" suggests similar economic structures.

$$SCI = \frac{1}{2} * [\text{sum} (|X(i,t) - X(i, t-1)|)]$$

$$KSI = \text{sum}[|X(i, R) - X(i, N)|]$$

Structural Change and Similarities			
	1997-2007	2007-2017	
SCI (Williamson)	10.23	7.69	
SCI (U.S.)	6.60	4.38	
	1997	2007	2017
KSI (County-U.S.)	42.28	37.03	40.17

Source: BERC

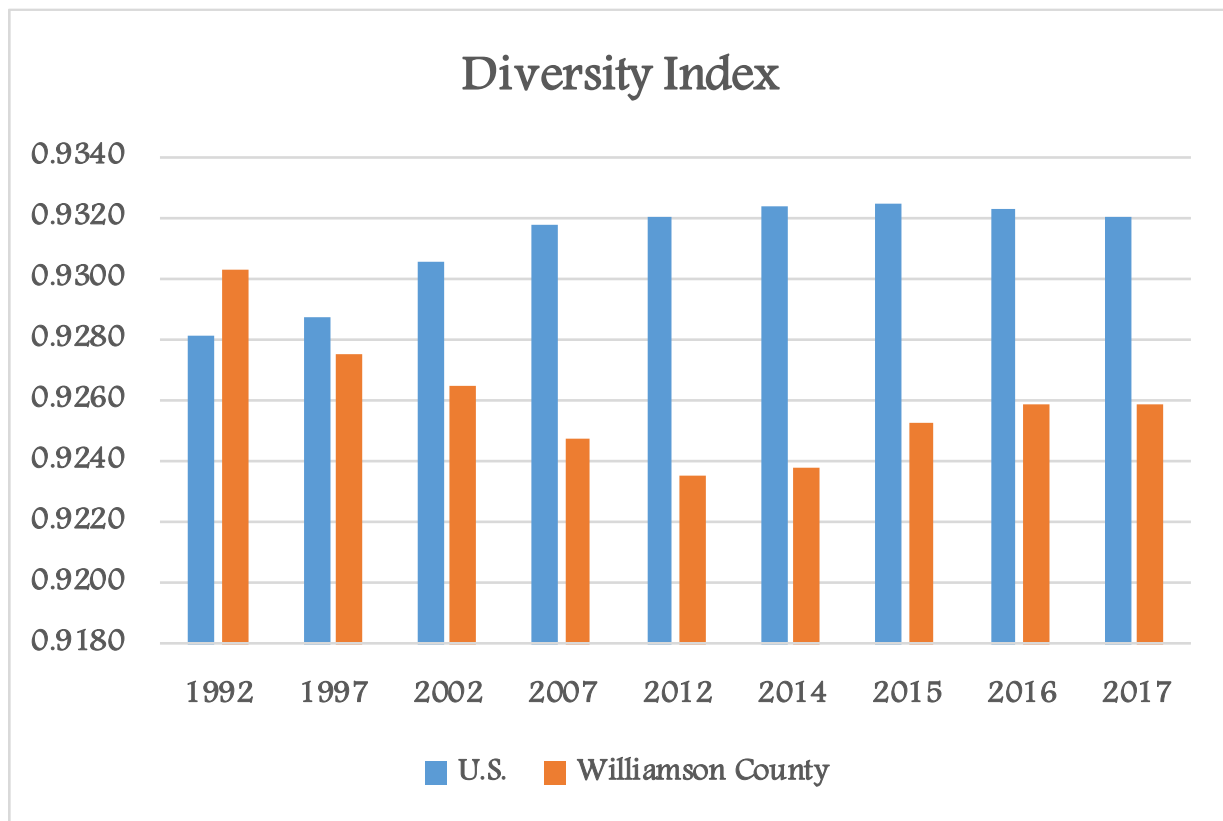
SCI = Structural Change Index

KSI = Similarities Index

E.6. Economic Growth and Economic Diversity–Historical and Cross-Sectional Perspectives

Finally, we look briefly at the economic diversity of the county economy. To measure the diversity, we will employ an analytical tool formulated as $Diversity\ Index = 1 - \sum (employment\ share\ of\ each\ industry)^2$. Level of the industry diversification provides insights into the growth performance of a region. A diversity score of “0” suggests a none-diversified economy, while a score of “1” suggests a fully diversified economy.

The chart below shows that both the U.S. and the county economies are very diversified. However, over the years, while the U.S. economy became increasingly diversified, Williamson County become slightly less diversified, then bounced back to a certain extent, but never caught up with the U.S. economy on the diversity index.



E.7. Critical Assessment

This chapter assessed the state of the county economy from a historical perspective. Based on the assessments, we can draw the following conclusions.

- Williamson County has experienced unprecedented employment and income growth in the last 25 years.
- Employment growth in the county is driven primarily by regional factors rather than industry or national conditions.
- Although the county has seen a relative loss in strength in agriculture and retail sectors over time, it has become a business headquarter capital in the U.S. as the management of companies and enterprises sector is currently four times more concentrated in the county than in the nation.
- Although not substantial, the county economy experienced some structural changes over the years. Regarding the similarities with the U.S. economy, a certain degree of dissimilarity exists between two the economies as the index value hovers around 40 out of 200 (completely dissimilar).
- The county economy is highly diversified. However, it is not as diverse as the U.S. economy.

Chapter F. Real Estate Market

This chapter reviews some of the critical variables associated with the status of the real estate market in Williamson County. The economic and demographic vibrancy of the county is directly associated with the real estate market. The fiscal health of local government, in general, is tied to the availability and growth of the taxable base, which includes the real estate aggregates in a county. In this context, we briefly review several indicators from historical and cross-sectional comparative perspectives.

F.1. Housing Permits and Homeownership Rates

What is the trend in county housing permits? As one of the critical leading indicators, housing permits tell us about the state of economic activity in a region. If new housing permits increase over time, this suggests the county economy is expanding. The table below presents the state of housing starts across counties and over time. Housing permits in Williamson County started increasing around 2012 and were continuing to grow as of 2017.

Housing Permits by Year and County									
Counties	1992	1997	2002	2007	2012	2014	2015	2016	2017
DAVIDSON	1,899	2,320	2,979	3,373	1,384	2,669	3,896	3,924	6,410
HAMILTON	1,241	1,437	1,545	1,435	972	983	1,219	1,351	2,133
KNOX	2,683	2,417	2,619	2,661	928	1,246	1,488	1,597	2,798
MADISON	19	27	18	24	17	9	3	5	6
MONTGOMERY	1,396	1,194	1,278	1,507	1,373	1,266	1,116	1,307	1,716
RUTHERFORD	1,673	2,214	2,958	2,844	1,317	1,803	2,099	2,448	3,569
SHELBY	4,601	3,844	4,184	2,355	1,220	946	1,003	1,109	1,692
WASHINGTON	294	401	646	691	305	416	458	310	574
WEAKLEY	50	140	106	75	36	33	23	37	41
WILLIAMSON	1,083	1,608	1,554	1,039	1,060	1,585	1,965	2,004	2,859
WILSON	527	912	926	1,246	747	959	962	1,209	2,236

Source: Census Bureau and BERC

As the demand for new housing increases with economic expansion and population growth, an increase in the homeownership rate provides stable communities and wealth accumulation for community members. Williamson County has one of the highest county homeownership rates in Tennessee. Although the homeownership rate declined slightly from 85.80 percent in 2009 to 83.36 percent in 2016, it remains about 17 percentage points higher than the homeownership rate for the state of Tennessee.

Counties	Homeownership Rate							
	2009	2010	2011	2012	2013	2014	2015	2016
DAVIDSON	61.52	60.00	59.15	57.88	56.72	55.74	55.60	55.59
HAMILTON	69.85	68.29	68.06	67.36	66.51	65.88	66.03	66.16
KNOX	71.38	71.57	70.85	69.95	69.22	67.97	66.99	66.53
MADISON	69.06	68.39	67.18	67.76	66.56	65.02	64.24	63.35
MONTGOMERY	66.80	66.60	65.25	64.57	62.84	62.31	61.06	61.10
RUTHERFORD	71.81	71.11	70.78	69.70	69.58	68.42	67.98	66.81
SHELBY	63.55	62.99	62.10	61.03	59.93	58.63	57.84	56.47
WASHINGTON	71.50	70.25	68.98	69.47	68.70	69.45	69.05	68.39
WEAKLY	69.10	66.90	66.60	66.04	66.90	67.23	69.76	68.98
WILLIAMSON	85.80	85.51	84.83	84.35	84.00	83.76	84.12	83.36
WILSON	83.33	83.46	82.56	81.10	80.56	79.52	79.14	78.22
Tennessee	71.1	71	69.3	67.9	66.8	66.7	66.5	66.4

Source: Census Bureau (www.census.gov) and BERC

F.2. New and Existing Home Sales and Values from a Historical Perspective

What observations can be made regarding the sales volume of new and existing homes and their median values in Williamson County? Historical data indicate a vibrant real estate market across Tennessee regarding the number of new and existing home sales. Williamson County had 3,907 home sales in 2012. This number reached 5,830 in 2016 at a growth rate of nearly 50 percent in a short period.

All Home Sales, Volume (1992–2016)								
Counties	1992	1997	2002	2007	2012	2014	2015	2016
DAVIDSON	7,384	9,638	10,185	12,979	6,876	10,867	13,341	13,599
HAMILTON	3,352	3,909	4,402	4,664	3,683	4,459	5,104	6,010
KNOX	6,369	4,840	5,376	2,916	4,371	5,995	7,564	8,038
MADISON	560	1,443	1,451	1,608	931	1,118	1,140	1,305
MONTGOMERY	2,298	2,317	2,618	4,523	3,005	2,471	2,938	3,613
RUTHERFORD	2,146	3,989	4,901	7,098	2,844	4,317	6,664	7,507
SHELBY	11,655	13,482	11,400	8,421	5,477	6,640	7,622	8,692
WASHINGTON	1,250	1,432	1,482	2,125	1,231	1,452	1,690	1,915
WEAKLEY	235	248	309	349	217	230	254	270
WILLIAMSON	2,037	3,335	4,062	3,908	3,907	5,160	5,791	5,830
WILSON	921	1,502	1,685	2,320	1,541	2,414	2,505	2,563
Tennessee	59,853	73,471	76,317	88,385	54,610	73,327	87,723	96,876

Source: THDA, BERC, and Comptroller's Office, TN

How does the median price compare with other counties? The table that follows shows inflation-adjusted median prices across counties. The median home price in Williamson County is almost twice that of Davidson County.

All Home Sales: Median Price (1992–2016)								
Counties	1992	1997	2002	2007	2012	2014	2015	2016
DAVIDSON	\$111,898	\$131,103	\$153,599	\$177,648	\$171,502	\$187,212	\$202,775	\$224,075
HAMILTON	\$100,008	\$107,782	\$130,425	\$142,634	\$163,964	\$160,823	\$166,239	\$171,497
KNOX	\$100,708	\$122,279	\$128,160	\$192,478	\$164,906	\$160,228	\$155,278	\$162,562
MADISON	\$70,329	\$102,109	\$108,882	\$129,194	\$117,790	\$109,933	\$114,084	\$117,340
MONTGOMERY	\$89,973	\$100,722	\$109,784	\$139,029	\$150,771	\$144,746	\$153,451	\$157,507
RUTHERFORD	\$102,631	\$123,413	\$138,577	\$156,536	\$153,127	\$149,326	\$166,467	\$179,621
SHELBY	\$110,794	\$122,279	\$142,070	\$163,642	\$159,516	\$157,837	\$163,499	\$169,241
WASHINGTON	\$88,119	\$110,870	\$124,603	\$148,298	\$149,829	\$143,097	\$143,404	\$147,307
WEAKLEY	\$46,158	\$69,333	\$72,200	\$77,238	\$81,888	\$80,618	\$74,670	\$80,333
WILLIAMSON	\$187,428	\$232,081	\$256,076	\$347,405	\$315,582	\$339,161	\$356,226	\$378,196
WILSON	\$118,158	\$156,315	\$164,545	\$215,753	\$194,118	\$214,370	\$220,130	\$230,122
Tennessee	\$94,959	\$113,328	\$132,754	\$153,447	\$150,771	\$152,075	\$159,845	\$166,984

Source: THDA, BERC, and Comptroller's Office, TN

F.3. Value of Assessed Property from a Historical Perspective

Total assessed real property values (both residential and commercial) are the basis for property tax collections in the county. To present a comparative perspective, all values are inflation-adjusted and on a per capita basis. From a historical perspective, Williamson County has by far the largest per capita residential property assessment value. All values in these tables are in 2009 dollars.

Counties	Assessed Value of Residential Property					
	2002	2007	2012	2015	2016	2017
DAVIDSON	11,716	13,436	14,001	13,348	13,379	18,010
HAMILTON	10,069	11,957	12,783	12,419	12,343	13,336
KNOX	10,780	12,421	13,481	13,125	13,055	14,005
MADISON	7,718	8,452	8,612	8,367	8,337	8,266
MONTGOMERY	6,771	8,717	9,395	10,009	10,090	9,998
RUTHERFORD	10,028	11,728	11,122	10,706	10,677	10,694
SHELBY	9,799	11,022	10,394	9,173	9,142	9,863
WASHINGTON	9,512	11,052	13,392	12,473	12,328	12,046
WEAKLEY	5,115	5,069	5,484	5,465	5,507	5,484
WILLIAMSON	20,516	26,249	25,788	25,494	30,339	30,317
WILSON	11,824	14,467	14,421	13,994	16,187	16,073
Tennessee	9,396	11,227	11,742	11,229	11,428	12,131

Source: BERC and Comptroller's Office, TN

As presented in the table below, industrial and commercial real estate assessment value in Williamson County is the second highest in Tennessee on a per capita basis.

Industrial and Commercial Real Estate Assessment Value						
Counties	2002	2007	2012	2015	2016	2017
DAVIDSON	11,813	11,053	11,008	11,782	11,947	18,795
HAMILTON	7,016	7,543	7,668	7,837	7,827	8,913
KNOX	6,136	6,201	7,118	7,496	7,440	8,351
MADISON	5,700	6,125	6,929	7,143	7,110	7,141
MONTGOMERY	3,845	4,684	5,055	5,070	5,055	4,995
RUTHERFORD	5,710	5,815	6,421	6,856	6,867	6,959
SHELBY	6,716	6,114	5,581	5,543	5,547	6,271
WASHINGTON	5,079	5,510	6,447	6,326	6,331	6,409
WEAKLEY	2,913	2,825	2,957	3,165	3,185	3,157
WILLIAMSON	9,252	9,526	11,070	10,939	13,982	13,770
WILSON	4,349	5,658	6,407	6,111	6,939	7,041
Tennessee	5,426	5,567	5,838	5,996	6,167	7,110

Source: BERC and Comptroller's Office, TN

F.4. Critical Assessment

Real estate market indicators closely follow the trend reflected thus far in the examination of economic and population growth in Williamson County. There is a healthy real estate market with a significantly higher assessed value of residential and commercial real property than in most counties in Tennessee. A brief review of real estate market indicators leads to the following notable observations.

- Housing permits are increasing.
- The homeownership rate in Williamson County is higher than in any other Tennessee county.
- The number of existing and new home sales is significant.
- Williamson County has significantly higher median home prices for existing and new homes (inflation-adjusted prices).
- In Williamson County, on per capita basis, there is a significant total assessed value of real property.

Chapter G. Local Government Revenues

How does the county finance its operations? What are the sources of local government revenue? How does local government revenue grow over time? In this chapter, we will approach these questions using a consistent database that captures the dynamics of local government revenues. All monetary values are inflation-adjusted 2009 dollars. Most of the indicators analyzed in this chapter cover the period 1992–2015. Although recent data about county revenues are available through county audit reports in the comptroller’s office, we decided to use a single source of data for the analysis to maintain consistency. For each data category, four sets of figures are presented: inflation-adjusted total values, inflation-adjusted per capita values, percent share of the variable in total revenues, and revenue growth rates comparing three periods (1992–2015, 2002–2015, and 2010–2015) along with corresponding population growth rates.

This chapter will cover the following data categories: total county revenues, total revenues from own sources, total taxes, total intergovernmental revenues, total charges and miscellaneous revenues, property taxes, and state intergovernmental revenues. Snapshot tables covering several periods and the 11 largest counties are included. An appendix provides a full perspective on most indicators included in the study.

G.1. Total Revenues from a Historical Perspective

What does total county revenue include? In this chapter, major categories of county revenue are intergovernmental revenues, taxes, total charges and miscellaneous revenues, and revenues of all major component units such as education.

In 2015, inflation-adjusted total revenues of the Williamson County government were \$664.3 million, an increase of 430 percent from \$125.3 million in 1992. In that period, Williamson County's growth rate of total revenues is the largest among the 11 largest counties in Tennessee, while its population increased about 140 percent.

When we shorten the period, we still see tremendous growth in county revenues. There was revenue growth of 68 percent between 2002 and 2015 and about 28 percent between 2010 and 2015. In the corresponding periods, the county population increased 55 percent, and 15 percent, respectively.

Counties	Total Revenues (in 2009 dollars)				Growth - Revenues			Growth - Population		
	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$2,288,654,993	\$2,847,826,442	\$3,625,884,136	\$3,720,978,984	62.58%	30.66%	2.62%	29.16%	18.13%	8.00%
HAMILTON	\$652,614,206	\$1,004,754,696	\$1,171,770,632	\$1,273,571,670	95.15%	26.75%	8.69%	21.55%	13.37%	4.82%
KNOX	\$420,577,951	\$665,765,724	\$738,766,195	\$822,058,622	95.46%	23.48%	11.27%	29.05%	15.92%	4.25%
MADISON	\$299,136,991	\$607,195,510	\$757,591,021	\$789,526,950	163.93%	30.03%	4.22%	20.16%	4.39%	-0.66%
MONTGOMERY	\$199,955,241	\$238,834,092	\$328,595,319	\$443,484,258	121.79%	85.69%	34.96%	79.05%	39.97%	11.59%
RUTHERFORD	\$150,074,132	\$278,354,081	\$455,460,242	\$526,053,836	250.53%	88.99%	15.50%	129.90%	51.86%	13.14%
SHELBY	\$1,281,661,399	\$1,806,291,850	\$2,052,741,189	\$2,482,936,766	93.73%	37.46%	20.96%	10.61%	3.71%	0.81%
WASHINGTON	\$78,752,063	\$116,221,630	\$148,055,640	\$136,399,010	73.20%	17.36%	-7.87%	32.51%	15.37%	2.38%
WEAKLEY	\$65,132,738	\$92,280,461	\$103,583,760	\$98,939,542	51.90%	7.22%	-4.48%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$125,260,861	\$394,670,036	\$520,130,247	\$664,304,309	430.34%	68.32%	27.72%	139.85%	54.56%	14.95%
WILSON	\$70,515,008	\$149,024,723	\$188,874,898	\$218,109,992	209.31%	46.36%	15.48%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

How does total revenue per capita grow over time? In 1992, total revenue per capita was \$1,419 (in 2009 dollars). In real dollars, total revenue per capita rose to \$3,138 in 2015, an increase of 121 percent from 1992. In subsequent periods, the per capita growth rate in Williamson County was 8.9 percent between 2002 and 2015 and 11.11 percent between 2010 and 2015. From a comparative perspective, Davidson, Washington, and Weakley counties experienced a decline in per capita local government revenue between 2010 and 2015.

Per Capita Total County Revenues (in 2009 dollars)					Growth – Revenues (Per Capita)			Growth – Population		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$4,358	\$4,960	\$5,773	\$5,486	25.88%	10.61%	-4.98%	29.16%	18.13%	8.00%
HAMILTON	\$2,243	\$3,222	\$3,474	\$3,602	60.56%	11.80%	3.69%	21.55%	13.37%	4.82%
KNOX	\$1,202	\$1,710	\$1,706	\$1,821	51.46%	6.52%	6.74%	29.05%	15.92%	4.25%
MADISON	\$3,682	\$6,494	\$7,710	\$8,089	119.66%	24.56%	4.91%	20.16%	4.39%	-0.66%
MONTGOMERY	\$1,852	\$1,729	\$1,897	\$2,294	23.87%	32.66%	20.95%	79.05%	39.97%	11.59%
RUTHERFORD	\$1,156	\$1,416	\$1,727	\$1,763	52.47%	24.45%	2.09%	129.90%	51.86%	13.14%
SHELBY	\$1,514	\$2,001	\$2,210	\$2,652	75.15%	32.54%	19.99%	10.61%	3.71%	0.81%
WASHINGTON	\$826	\$1,061	\$1,200	\$1,079	30.71%	1.73%	-10.01%	32.51%	15.37%	2.38%
WEAKLEY	\$2,018	\$2,679	\$2,957	\$2,925	44.91%	9.16%	-1.11%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$1,419	\$2,882	\$2,825	\$3,138	121.11%	8.90%	11.11%	139.85%	54.56%	14.95%
WILSON	\$992	\$1,602	\$1,647	\$1,694	70.75%	5.74%	2.83%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

G.2. Sources of Revenue

Revenue from its own sources. How much revenue does the county generate from its own sources? In 2015, the inflation-adjusted revenues from its own sources for Williamson County were \$534 million, reflecting growth of about 473 percent from 1992. In later periods, revenues from its own sources continued to increase. For example, the county experienced 70 percent revenue growth between 2002 and 2015 and 32 percent growth between 2010 and 2015. Among the 11 largest counties in Tennessee, Williamson County had the second-highest revenue growth from its own sources between 2010 and 2015.

Total Revenues from Own Sources (in 2009 dollars)				Growth – Revenues Own				Growth – Population		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$1,927,585,532	\$2,151,002,062	\$3,106,303,799	\$3,193,915,840	65.70%	48.49%	2.82%	29.16%	18.13%	8.00%
HAMILTON	\$562,580,077	\$811,657,914	\$937,997,895	\$904,633,681	60.80%	11.46%	-3.56%	21.55%	13.37%	4.82%
KNOX	\$271,747,280	\$470,678,793	\$482,346,807	\$555,459,852	104.40%	18.01%	15.16%	29.05%	15.92%	4.25%
MADISON	\$254,670,322	\$535,198,491	\$673,246,240	\$717,416,721	181.70%	34.05%	6.56%	20.16%	4.39%	-0.66%
MONTGOMERY	\$147,150,810	\$135,486,125	\$171,876,875	\$231,445,639	57.28%	70.83%	34.66%	79.05%	39.97%	11.59%
RUTHERFORD	\$102,807,229	\$174,563,600	\$277,170,374	\$327,190,106	218.26%	87.43%	18.05%	129.90%	51.86%	13.14%
SHELBY	\$1,046,250,035	\$1,470,706,742	\$1,654,605,374	\$1,559,439,538	49.05%	6.03%	-5.75%	10.61%	3.71%	0.81%
WASHINGTON	\$55,601,869	\$74,872,195	\$93,160,064	\$91,141,842	63.92%	21.73%	-2.17%	32.51%	15.37%	2.38%
WEAKLEY	\$49,206,926	\$62,527,220	\$69,688,056	\$68,996,447	40.22%	10.35%	-0.99%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$93,273,561	\$315,184,051	\$404,576,353	\$534,085,367	472.60%	69.45%	32.01%	139.85%	54.56%	14.95%
WILSON	\$45,255,546	\$101,535,989	\$117,055,080	\$138,413,971	205.85%	36.32%	18.25%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

What is the per capita revenue from its own sources, and how did it grow over time? In 1992, Williamson County’s average per capita revenue from its own sources was \$1,057, which increased to \$2,523 in 2015. The figures in the next table are inflation-adjusted in 2009 dollars.

Per Capita Total Revenues from Own Sources (in 2009 dollars)					Growth – Revenue Own (PC)			Growth – Population		
Counties	1992	2002	2010	2015	1992–2015	2002–2015	2010–2015	1992–2015	2002–2015	2010–2015
DAVIDSON	\$3,670	\$3,746	\$4,946	\$4,709	28.28%	25.70%	–4.80%	29.16%	18.13%	8.00%
HAMILTON	\$1,934	\$2,602	\$2,781	\$2,558	32.30%	–1.69%	–8.00%	21.55%	13.37%	4.82%
KNOX	\$777	\$1,209	\$1,114	\$1,230	58.40%	1.80%	10.47%	29.05%	15.92%	4.25%
MADISON	\$3,135	\$5,724	\$6,852	\$7,350	134.45%	28.41%	7.27%	20.16%	4.39%	–0.66%
MONTGOMERY	\$1,363	\$981	\$992	\$1,197	–12.15%	22.05%	20.67%	79.05%	39.97%	11.59%
RUTHERFORD	\$792	\$888	\$1,051	\$1,096	38.43%	23.43%	4.34%	129.90%	51.86%	13.14%
SHELBY	\$1,236	\$1,629	\$1,782	\$1,666	34.76%	2.24%	–6.50%	10.61%	3.71%	0.81%
WASHINGTON	\$583	\$684	\$755	\$721	23.71%	5.52%	–4.44%	32.51%	15.37%	2.38%
WEAKLEY	\$1,525	\$1,815	\$1,990	\$2,039	33.76%	12.34%	2.51%	4.82%	–1.78%	–3.41%
WILLIAMSON	\$1,057	\$2,301	\$2,197	\$2,523	138.73%	9.64%	14.84%	139.85%	54.56%	14.95%
WILSON	\$637	\$1,091	\$1,021	\$1,075	68.84%	–1.51%	5.30%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

What is the share of revenues from own sources in total county revenue? In 1992, inflation-adjusted revenues from own sources constituted about 75 percent of total Williamson County revenues. Over time the share of revenues from own sources increased to nearly 81 percent in 2015.

Share of Total Revenues from Own Sources in Total Revenues				
Counties	1992	2002	2010	2015
DAVIDSON	84.2%	75.5%	85.7%	85.8%
HAMILTON	86.2%	80.8%	80.0%	71.0%
KNOX	64.6%	70.7%	65.3%	67.6%
MADISON	85.1%	88.1%	88.9%	90.9%
MONTGOMERY	73.6%	56.7%	52.3%	52.2%
RUTHERFORD	68.5%	62.7%	60.9%	62.2%
SHELBY	81.6%	81.4%	80.6%	62.8%
WASHINGTON	70.6%	64.4%	62.9%	66.8%
WEAKLEY	75.5%	67.8%	67.3%	69.7%
WILLIAMSON	74.5%	79.9%	77.8%	80.4%
WILSON	64.2%	68.1%	62.0%	63.5%

Source: BERC and Census Bureau, Local Government Finances

Revenues from total taxes. Local tax revenues make up an important part of total local government revenues. In 2015, total tax revenues collected in Williamson County were \$320.4 million, a growth of about 290 percent from 1992. The growth of inflation-adjusted tax revenues continued to grow by 74 percent between 2002 and 2015 and by 38 percent between 2010 and 2015. The increase of tax revenues between 2010 and 2015 was the highest among the 11 largest counties in Tennessee.

Total taxes per capita increased from \$932 in 1992 to \$1,514 in 2015. For this period, the growth of total taxes per capita was 62 percent. From 2010 to 2015, the growth was nearly 20 percent.

Per Capita Total Taxes (in 2009 dollars)					Growth - Total Taxes (PC)			Growth - Population		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$1,275	\$1,385	\$1,833	\$1,991	56.15%	43.77%	8.62%	29.16%	18.13%	8.00%
HAMILTON	\$506	\$779	\$946	\$899	77.83%	15.38%	-4.95%	21.55%	13.37%	4.82%
KNOX	\$650	\$1,065	\$988	\$998	53.48%	-6.25%	1.01%	29.05%	15.92%	4.25%
MADISON	\$708	\$1,038	\$912	\$996	40.71%	-4.05%	9.14%	20.16%	4.39%	-0.66%
MONTGOMERY	\$563	\$731	\$821	\$838	49.06%	14.67%	2.19%	79.05%	39.97%	11.59%
RUTHERFORD	\$660	\$657	\$860	\$864	30.78%	31.38%	0.50%	129.90%	51.86%	13.14%
SHELBY	\$689	\$1,159	\$1,187	\$1,158	68.09%	-0.08%	-2.44%	10.61%	3.71%	0.81%
WASHINGTON	\$526	\$576	\$660	\$631	20.05%	9.66%	-4.39%	32.51%	15.37%	2.38%
WEAKLEY	\$407	\$559	\$484	\$530	30.24%	-5.25%	9.37%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$932	\$1,342	\$1,262	\$1,514	62.37%	12.83%	19.94%	139.85%	54.56%	14.95%
WILSON	\$525	\$798	\$866	\$903	71.91%	13.06%	4.28%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Finally, a look at the share of total taxes in total county revenues indicates that it decreased from 65.7 percent in 1992 to 44.7 percent in 2010. It started growing again in 2015, reaching 48.2 percent.

Counties	Total Taxes (in 2009 dollars)				Growth - Total Taxes			Growth - Population		
	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$669,624,025	\$795,232,495	\$1,151,261,645	\$1,350,573,159	101.69%	69.83%	17.31%	29.16%	18.13%	8.00%
HAMILTON	\$147,113,044	\$243,085,720	\$319,137,655	\$317,974,809	116.14%	30.81%	-0.36%	21.55%	13.37%	4.82%
KNOX	\$227,501,609	\$414,616,934	\$427,917,523	\$450,577,726	98.05%	8.67%	5.30%	29.05%	15.92%	4.25%
MADISON	\$57,477,551	\$97,014,195	\$89,633,361	\$97,175,766	69.07%	0.17%	8.41%	20.16%	4.39%	-0.66%
MONTGOMERY	\$60,726,774	\$100,979,353	\$142,129,598	\$162,076,525	166.89%	60.50%	14.03%	79.05%	39.97%	11.59%
RUTHERFORD	\$85,734,467	\$129,205,920	\$226,717,362	\$257,773,495	200.66%	99.51%	13.70%	129.90%	51.86%	13.14%
SHELBY	\$583,106,275	\$1,046,220,582	\$1,102,352,120	\$1,084,136,060	85.92%	3.62%	-1.65%	10.61%	3.71%	0.81%
WASHINGTON	\$50,131,480	\$63,037,276	\$81,473,247	\$79,747,171	59.08%	26.51%	-2.12%	32.51%	15.37%	2.38%
WEAKLEY	\$13,125,577	\$19,254,015	\$16,963,592	\$17,919,091	36.52%	-6.93%	5.63%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$82,281,031	\$183,748,093	\$232,411,242	\$320,436,423	289.44%	74.39%	37.87%	139.85%	54.56%	14.95%
WILSON	\$37,324,810	\$74,270,143	\$99,258,261	\$116,231,127	211.40%	56.50%	17.10%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Share of Total Taxes in Total Revenues				
Counties	1992	2002	2010	2015
DAVIDSON	29.3%	27.9%	31.8%	36.3%
HAMILTON	22.5%	24.2%	27.2%	25.0%
KNOX	54.1%	62.3%	57.9%	54.8%
MADISON	19.2%	16.0%	11.8%	12.3%
MONTGOMERY	30.4%	42.3%	43.3%	36.5%
RUTHERFORD	57.1%	46.4%	49.8%	49.0%
SHELBY	45.5%	57.9%	53.7%	43.7%
WASHINGTON	63.7%	54.2%	55.0%	58.5%
WEAKLEY	20.2%	20.9%	16.4%	18.1%
WILLIAMSON	65.7%	46.6%	44.7%	48.2%
WILSON	52.9%	49.8%	52.6%	53.3%

Source: BERC and Census Bureau, Local Government Finances

Total intergovernmental revenues. What is the trend in total intergovernmental revenues? In 1992, total intergovernmental revenues were about \$32 million, increasing over time by 307 percent and reaching \$130 million in 2015. In the period between 2010 and 2015, the growth rate was 13 percent.

Total Intergovernmental Revenues (in 2009 dollars)					Growth - IGR			Growth - Population		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$361,069,460	\$696,824,380	\$519,580,337	\$527,063,144	45.97%	-24.36%	1.44%	29.16%	18.13%	8.00%
HAMILTON	\$90,034,129	\$193,096,783	\$233,772,737	\$368,937,989	309.78%	91.06%	57.82%	21.55%	13.37%	4.82%
KNOX	\$148,830,671	\$195,086,931	\$256,419,388	\$266,598,771	79.13%	36.66%	3.97%	29.05%	15.92%	4.25%
MADISON	\$44,466,669	\$71,997,019	\$84,344,781	\$72,110,229	62.17%	0.16%	-14.51%	20.16%	4.39%	-0.66%
MONTGOMERY	\$52,804,431	\$103,347,967	\$156,718,444	\$212,038,619	301.55%	105.17%	35.30%	79.05%	39.97%	11.59%
RUTHERFORD	\$47,266,904	\$103,790,481	\$178,289,869	\$198,863,730	320.73%	91.60%	11.54%	129.90%	51.86%	13.14%
SHELBY	\$235,411,363	\$335,585,108	\$398,135,815	\$923,497,228	292.29%	175.19%	131.96%	10.61%	3.71%	0.81%
WASHINGTON	\$23,150,194	\$41,349,435	\$54,895,576	\$45,257,168	95.49%	9.45%	-17.56%	32.51%	15.37%	2.38%
WEAKLEY	\$15,925,812	\$29,753,240	\$33,895,704	\$29,943,095	88.02%	0.64%	-11.66%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$31,987,300	\$79,485,985	\$115,555,894	\$130,218,942	307.10%	63.83%	12.69%	139.85%	54.56%	14.95%
WILSON	\$25,259,462	\$47,488,733	\$71,819,818	\$79,696,020	215.51%	67.82%	10.97%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Per capita intergovernmental revenue increased from \$362 in 1992 to \$615 in 2015, an increase of 70 percent. Between 2010 and 2015, per capita intergovernmental revenue decreased about two percent.

Per Capita Total Intergovernmental Revenues (in 2009 dollars)					Growth - IGR (PC)			Growth - Population		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$688	\$1,214	\$827	\$777	13.02%	-35.97%	-6.07%	29.16%	18.13%	8.00%
HAMILTON	\$309	\$619	\$693	\$1,043	237.14%	68.52%	50.56%	21.55%	13.37%	4.82%
KNOX	\$425	\$501	\$592	\$591	38.81%	17.89%	-0.27%	29.05%	15.92%	4.25%
MADISON	\$547	\$770	\$858	\$739	34.96%	-4.06%	-13.94%	20.16%	4.39%	-0.66%
MONTGOMERY	\$489	\$748	\$905	\$1,097	124.27%	46.58%	21.25%	79.05%	39.97%	11.59%
RUTHERFORD	\$364	\$528	\$676	\$666	83.00%	26.17%	-1.41%	129.90%	51.86%	13.14%
SHELBY	\$278	\$372	\$429	\$987	254.67%	165.34%	130.10%	10.61%	3.71%	0.81%
WASHINGTON	\$243	\$378	\$445	\$358	47.54%	-5.13%	-19.47%	32.51%	15.37%	2.38%
WEAKLEY	\$493	\$864	\$968	\$885	79.36%	2.46%	-8.54%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$362	\$580	\$628	\$615	69.73%	6.00%	-1.97%	139.85%	54.56%	14.95%
WILSON	\$355	\$510	\$626	\$619	74.17%	21.24%	-1.18%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

What about the share of intergovernmental revenue in total revenues? In 1992, about 26 percent of total revenues were intergovernmental revenues. This share declined to 19.6 percent in 2015.

Share of Intergovernmental Revenues in Total Revenues				
Counties	1992	2002	2010	2015
DAVIDSON	15.8%	24.5%	14.3%	14.2%
HAMILTON	13.8%	19.2%	20.0%	29.0%
KNOX	35.4%	29.3%	34.7%	32.4%
MADISON	14.9%	11.9%	11.1%	9.1%
MONTGOMERY	26.4%	43.3%	47.7%	47.8%
RUTHERFORD	31.5%	37.3%	39.1%	37.8%
SHELBY	18.4%	18.6%	19.4%	37.2%
WASHINGTON	29.4%	35.6%	37.1%	33.2%
WEAKLEY	24.5%	32.2%	32.7%	30.3%
WILLIAMSON	25.5%	20.1%	22.2%	19.6%
WILSON	35.8%	31.9%	38.0%	36.5%

Source: BERC and Census Bureau, Local Government Finances

Per capita intergovernmental state revenue. Because state intergovernmental revenue makes up a substantial portion of total intergovernmental revenue, we look only at per capita state intergovernmental revenue in this section. Similar to our discussion in previous chapters, per capita state intergovernmental revenue increased about 71 percent between 1992 and 2015, reaching \$604. However, between 2010 and 2015, it declined by 2.6 percent.

Per Capita Total State IGR (in 2009 dollars)					Growth – State IGR (PC)			Growth – Population		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$652	\$702	\$799	\$739	13.41%	5.36%	-7.52%	29.16%	18.13%	8.00%
HAMILTON	\$232	\$498	\$613	\$1,021	339.44%	104.96%	66.57%	21.55%	13.37%	4.82%
KNOX	\$398	\$469	\$542	\$560	40.70%	19.33%	3.32%	29.05%	15.92%	4.25%
MADISON	\$520	\$724	\$803	\$700	34.53%	-3.30%	-12.89%	20.16%	4.39%	-0.66%
MONTGOMERY	\$470	\$708	\$862	\$1,032	119.45%	45.71%	19.78%	79.05%	39.97%	11.59%
RUTHERFORD	\$360	\$519	\$668	\$651	80.76%	25.57%	-2.59%	129.90%	51.86%	13.14%
SHELBY	\$237	\$328	\$364	\$926	290.69%	182.52%	154.52%	10.61%	3.71%	0.81%
WASHINGTON	\$205	\$347	\$325	\$337	64.13%	-2.83%	3.61%	32.51%	15.37%	2.38%
WEAKLEY	\$479	\$840	\$931	\$869	81.42%	3.41%	-6.72%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$354	\$571	\$620	\$604	70.67%	5.91%	-2.59%	139.85%	54.56%	14.95%
WILSON	\$353	\$509	\$616	\$589	66.99%	15.72%	-4.35%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Total charges and miscellaneous revenues. Finally, in this section, we briefly highlight the trend in a significant revenue source in recent years: charges and miscellaneous revenues. Per capita charges and miscellaneous revenues totaled \$125 in 1992. This figure grew dramatically to \$1,009 in 2015, a 710 percent increase. Between 2010 and 2015, the growth rate was about 8 percent.

Per Capita Total Charges and Misc. Revenues					Growth – Charges & Misc. (PC)			Growth – Population		
(in 2009 dollars)										
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$673	\$872	\$731	\$703	4.51%	-19.41%	-3.81%	29.16%	18.13%	8.00%
HAMILTON	\$1,427	\$1,823	\$1,834	\$1,650	15.65%	-9.48%	-10.01%	21.55%	13.37%	4.82%
KNOX	\$126	\$144	\$126	\$198	56.51%	37.51%	57.50%	29.05%	15.92%	4.25%
MADISON	\$2,427	\$4,686	\$5,940	\$6,277	158.57%	33.93%	5.67%	20.16%	4.39%	-0.66%
MONTGOMERY	\$801	\$250	\$172	\$359	-55.17%	43.63%	108.97%	79.05%	39.97%	11.59%
RUTHERFORD	\$132	\$231	\$191	\$233	76.85%	0.78%	21.61%	129.90%	51.86%	13.14%
SHELBY	\$491	\$489	\$460	\$483	-1.60%	-1.24%	4.98%	10.61%	3.71%	0.81%
WASHINGTON	\$57	\$108	\$95	\$90	57.20%	-16.54%	-4.76%	32.51%	15.37%	2.38%
WEAKLEY	\$59	\$216	\$335	\$293	395.96%	35.90%	-12.55%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$125	\$960	\$935	\$1,009	710.33%	5.17%	7.96%	139.85%	54.56%	14.95%
WILSON	\$112	\$293	\$155	\$172	54.41%	-41.22%	11.19%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

G.3. Property Taxes from a Historical and Cross-Sectional Perspective

Among local taxes, property tax has a special place, as many local government functions are financed by locally generated taxes. Williamson County has a solid property tax base per capita. In this section, we look at revenue generated from property taxes and how its share has evolved over the years.

In 2015, Williamson County's revenue from property taxes was \$210.3 million, an increase of 285 percent from \$54.7 million in 1992. Between 2002 and 2015, the county saw 84 percent growth, and between 2010 and 2015, 39 percent. No other county in our sample list experienced a growth rate of more than 15 percent between 2010 and 2015.

Counties	Property Tax (in 2009 dollars)				Growth - Property Tax			Growth - Population		
	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$368,316,222	\$686,035,192	\$779,987,802	\$848,362,730	130.34%	23.66%	8.77%	29.16%	18.13%	8.00%
HAMILTON	\$95,949,310	\$179,223,970	\$241,539,355	\$242,016,423	152.23%	35.04%	0.20%	21.55%	13.37%	4.82%
KNOX	\$126,170,028	\$240,630,932	\$239,009,178	\$241,226,332	91.19%	0.25%	0.93%	29.05%	15.92%	4.25%
MADISON	\$25,073,433	\$39,757,549	\$42,179,768	\$45,944,959	83.24%	15.56%	8.93%	20.16%	4.39%	-0.66%
MONTGOMERY	\$32,653,090	\$55,920,953	\$83,680,757	\$96,420,383	195.29%	72.42%	15.22%	79.05%	39.97%	11.59%
RUTHERFORD	\$52,994,657	\$80,343,065	\$132,312,868	\$137,466,775	159.40%	71.10%	3.90%	129.90%	51.86%	13.14%
SHELBY	\$312,715,752	\$619,892,167	\$724,701,681	\$721,722,491	130.79%	16.43%	-0.41%	10.61%	3.71%	0.81%
WASHINGTON	\$24,960,137	\$29,844,072	\$46,298,683	\$43,542,715	74.45%	45.90%	-5.95%	32.51%	15.37%	2.38%
WEAKLEY	\$7,582,454	\$10,389,762	\$9,476,356	\$10,602,753	39.83%	2.05%	11.89%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$54,663,328	\$114,472,535	\$151,785,978	\$210,315,032	284.75%	83.73%	38.56%	139.85%	54.56%	14.95%
WILSON	\$29,557,725	\$48,449,454	\$64,631,639	\$68,883,185	133.05%	42.18%	6.58%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Per capita property tax revenue increased from \$619 in 1992 to \$994 in 2015, an increase of 60.4 percent. While many counties in our reference list experienced a decline in per capita property tax revenues between 2010 and 2015, Williamson County recorded a 20 percent increase, suggesting a shift from other revenues to property taxes and charges and miscellaneous revenues.

Per Capita Property Tax (in 2009 dollars)					Growth - Property Tax (PC)			Growth - Poulation		
Counties	1992	2002	2010	2015	1992-2015	2002-2015	2010-2015	1992-2015	2002-2015	2010-2015
DAVIDSON	\$701	\$1,195	\$1,242	\$1,251	78.33%	4.68%	0.71%	29.16%	18.13%	8.00%
HAMILTON	\$330	\$575	\$716	\$684	107.52%	19.11%	-4.41%	21.55%	13.37%	4.82%
KNOX	\$361	\$618	\$552	\$534	48.16%	-13.52%	-3.18%	29.05%	15.92%	4.25%
MADISON	\$309	\$425	\$429	\$471	52.50%	10.70%	9.65%	20.16%	4.39%	-0.66%
MONTGOMERY	\$302	\$405	\$483	\$499	64.92%	23.19%	3.26%	79.05%	39.97%	11.59%
RUTHERFORD	\$408	\$409	\$502	\$461	12.83%	12.67%	-8.17%	129.90%	51.86%	13.14%
SHELBY	\$369	\$687	\$780	\$771	108.66%	12.26%	-1.21%	10.61%	3.71%	0.81%
WASHINGTON	\$262	\$272	\$375	\$345	31.65%	26.47%	-8.14%	32.51%	15.37%	2.38%
WEAKLEY	\$235	\$302	\$271	\$313	33.40%	3.90%	15.84%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$619	\$836	\$824	\$994	60.41%	18.87%	20.54%	139.85%	54.56%	14.95%
WILSON	\$416	\$521	\$564	\$535	28.65%	2.72%	-5.09%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Finally, the share of property tax revenues in total revenues declined from 43.6 percent to 29 percent from 1992 to 2002 but started increasing again in recent years, reaching nearly 32 percent in 2015.

Share of Property Tax in Total Revenues				
Counties	1992	2002	2010	2015
DAVIDSON	16.1%	24.1%	21.5%	22.8%
HAMILTON	14.7%	17.8%	20.6%	19.0%
KNOX	30.0%	36.1%	32.4%	29.3%
MADISON	8.4%	6.5%	5.6%	5.8%
MONTGOMERY	16.3%	23.4%	25.5%	21.7%
RUTHERFORD	35.3%	28.9%	29.1%	26.1%
SHELBY	24.4%	34.3%	35.3%	29.1%
WASHINGTON	31.7%	25.7%	31.3%	31.9%
WEAKLEY	11.6%	11.3%	9.1%	10.7%
WILLIAMSON	43.6%	29.0%	29.2%	31.7%
WILSON	41.9%	32.5%	34.2%	31.6%

Source: BERC and Census Bureau, Local Government Finances

G.4. Critical Assessment

An analysis of local government revenues shows that inflation-adjusted total revenues increased dramatically between 1992 and 2015. The increase in total revenues was about four times higher than the population growth in the same period. When we look at inflation-adjusted total revenues, we still see sizable growth in total revenues. Putting all revenue sources in context, we can draw several conclusions about the state of total local revenues in Williamson County:

- Overall revenue growth in the county has been consistently higher than in the largest counties in Tennessee.
- The share of intergovernmental revenue is decreasing even as total revenues increase in the county.
- Including taxes in the equation, the county is relying more on its resources suggesting that more shift in revenue sources is likely to happen.

Chapter H. Local Government Expenditures

This chapter deals with the trend in local government expenditures. Since many of the findings will mirror issues on the revenue side, we will include a few tables in each segment. We covered educational expenditures under a separate chapter.

H.1. Total Expenditures from a Historical Perspective

Total expenditures increased dramatically between 1992 and 2015, by 426 percent.

Counties	Total Expenditures (in 2009 dollars)				Growth - Total Expenditure			Growth - Population		
	1992	2002	2010	2015	1992- 2015	2002- 2015	2010- 2015	1992- 2015	2002- 2015	2010- 2015
DAVIDSON	\$2,133,199,989	\$2,996,621,756	\$3,607,986,976	\$3,865,835,169	81.22%	29.01%	7.15%	29.16%	18.13%	8.00%
HAMILTON	\$611,940,862	\$928,581,743	\$1,115,982,805	\$1,174,549,009	91.94%	26.49%	5.25%	21.55%	13.37%	4.82%
KNOX	\$471,947,296	\$681,979,202	\$760,675,042	\$815,275,710	72.75%	19.55%	7.18%	29.05%	15.92%	4.25%
MADISON	\$330,087,840	\$572,656,132	\$719,569,516	\$736,557,028	123.14%	28.62%	2.36%	20.16%	4.39%	-0.66%
MONTGOMERY	\$193,435,813	\$277,918,554	\$359,167,954	\$502,646,121	159.85%	80.86%	39.95%	79.05%	39.97%	11.59%
RUTHERFORD	\$166,170,588	\$331,377,732	\$467,117,547	\$512,915,483	208.67%	54.78%	9.80%	129.90%	51.86%	13.14%
SHELBY	\$1,177,465,242	\$1,965,127,573	\$1,866,465,329	\$2,388,984,391	102.89%	21.57%	28.00%	10.61%	3.71%	0.81%
WASHINGTON	\$68,416,930	\$107,277,025	\$153,535,065	\$134,158,438	96.09%	25.06%	-12.62%	32.51%	15.37%	2.38%
WEAKLEY	\$65,969,172	\$88,335,100	\$102,989,582	\$100,635,727	52.55%	13.92%	-2.29%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$130,514,449	\$413,114,716	\$556,412,502	\$686,513,642	426.01%	66.18%	23.38%	139.85%	54.56%	14.95%
WILSON	\$71,685,736	\$138,780,525	\$204,134,654	\$223,332,816	211.54%	60.93%	9.40%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Per capita expenditure decreased slightly between 2010 and 2015 to \$2,962.

Total Expenditures Per Capita (in 2009 dollars)					Growth – Total Exp. (PC)			Growth – Population		
Counties	1992	2002	2010	2015	1992– 2015	2002– 2015	2010– 2015	1992– 2015	2002– 2015	2010– 2015
DAVIDSON	\$5,681	\$6,077	\$5,651	\$5,206	-8.38%	-14.34%	-7.88%	29.16%	18.13%	8.00%
HAMILTON	\$2,942	\$3,467	\$3,254	\$3,034	3.12%	-12.49%	-6.77%	21.55%	13.37%	4.82%
KNOX	\$1,887	\$2,039	\$1,728	\$1,650	-12.58%	-19.11%	-4.54%	29.05%	15.92%	4.25%
MADISON	\$5,684	\$7,132	\$7,204	\$6,893	21.27%	-3.36%	-4.33%	20.16%	4.39%	-0.66%
MONTGOMERY	\$2,506	\$2,344	\$2,040	\$2,375	-5.23%	1.35%	16.45%	79.05%	39.97%	11.59%
RUTHERFORD	\$1,791	\$1,964	\$1,742	\$1,570	-12.32%	-20.05%	-9.88%	129.90%	51.86%	13.14%
SHELBY	\$1,946	\$2,535	\$1,977	\$2,331	19.79%	-8.06%	17.89%	10.61%	3.71%	0.81%
WASHINGTON	\$1,004	\$1,141	\$1,224	\$970	-3.36%	-14.97%	-20.75%	32.51%	15.37%	2.38%
WEAKLEY	\$2,859	\$2,987	\$2,892	\$2,717	-4.97%	-9.02%	-6.06%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$2,069	\$3,513	\$2,972	\$2,962	43.21%	-15.67%	-0.34%	139.85%	54.56%	14.95%
WILSON	\$1,410	\$1,737	\$1,751	\$1,584	12.31%	-8.81%	-9.54%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Capital outlays. Total capital outlays in 2015 were \$120 million, an increase of 458 percent from 1992. While many counties' capital outlays have declined dramatically, in Williamson County growth is positive and substantial.

Total Capital Outlays (in 2009 dollars)					Growth –Capital Outlays			Growth – Population		
Counties	1992	2002	2010	2015	1992– 2015	2002– 2015	2010– 2015	1992– 2015	2002– 2015	2010– 2015
DAVIDSON	\$170,654,880	\$203,699,650	\$276,530,944	\$549,641,490	222.08%	169.83%	98.76%	29.16%	18.13%	8.00%
HAMILTON	\$31,549,501	\$32,178,915	\$51,373,791	\$32,307,889	2.40%	0.40%	-37.11%	21.55%	13.37%	4.82%
KNOX	\$74,723,753	\$57,417,349	\$45,525,464	\$46,766,106	-37.41%	-18.55%	2.73%	29.05%	15.92%	4.25%
MADISON	\$66,232,131	\$60,027,017	\$56,947,655	\$24,076,324	-63.65%	-59.89%	-57.72%	20.16%	4.39%	-0.66%
MONTGOMERY	\$18,179,148	\$66,846,389	\$46,069,472	\$43,511,660	139.35%	-34.91%	-5.55%	79.05%	39.97%	11.59%
RUTHERFORD	\$25,758,805	\$57,566,406	\$48,347,811	\$25,306,674	-1.76%	-56.04%	-47.66%	129.90%	51.86%	13.14%
SHELBY	\$97,248,720	\$274,096,631	\$39,701,730	\$86,168,376	-11.39%	-68.56%	117.04%	10.61%	3.71%	0.81%
WASHINGTON	\$2,931,715	\$2,721,461	\$7,161,618	\$2,322,777	-20.77%	-14.65%	-67.57%	32.51%	15.37%	2.38%
WEAKLEY	\$4,149,999	\$6,987,062	\$6,249,693	\$5,954,458	43.48%	-14.78%	-4.72%	4.82%	-1.78%	-3.41%
WILLIAMSON	\$21,551,459	\$69,957,961	\$76,019,399	\$120,333,209	458.35%	72.01%	58.29%	139.85%	54.56%	14.95%
WILSON	\$6,092,819	\$12,200,575	\$29,629,229	\$18,626,063	205.71%	52.67%	-37.14%	81.15%	38.42%	12.30%

Source: BERC and Census Bureau, Local Government Finances

Total per capita capital outlays increased from \$244 in 1992 to \$568 in 2015.

Total Capital Outlays Per Capita (in 2009 dollars)				
Counties	1992	2002	2010	2015
DAVIDSON	\$325	\$355	\$440	\$810
HAMILTON	\$108	\$103	\$152	\$91
KNOX	\$214	\$147	\$105	\$104
MADISON	\$815	\$642	\$580	\$247
MONTGOMERY	\$168	\$484	\$266	\$225
RUTHERFORD	\$198	\$293	\$183	\$85
SHELBY	\$115	\$304	\$43	\$92
WASHINGTON	\$31	\$25	\$58	\$18
WEAKLEY	\$129	\$203	\$178	\$176
WILLIAMSON	\$244	\$511	\$413	\$568
WILSON	\$86	\$131	\$258	\$145

Source: BERC and Census Bureau, Local Government Finances

Nearly 18 percent of Williamson County's total expenditures went to capital outlays in 2015.

Share of Total Capital Outlays in Total Expenditure				
Counties	1992	2002	2010	2015
DAVIDSON	8.0%	6.8%	7.7%	14.2%
HAMILTON	5.2%	3.5%	4.6%	2.8%
KNOX	15.8%	8.4%	6.0%	5.7%
MADISON	20.1%	10.5%	7.9%	3.3%
MONTGOMERY	9.4%	24.1%	12.8%	8.7%
RUTHERFORD	15.5%	17.4%	10.4%	4.9%
SHELBY	8.3%	13.9%	2.1%	3.6%
WASHINGTON	4.3%	2.5%	4.7%	1.7%
WEAKLEY	6.3%	7.9%	6.1%	5.9%
WILLIAMSON	16.5%	16.9%	13.7%	17.5%
WILSON	8.5%	8.8%	14.5%	8.3%

Source: BERC and Census Bureau, Local Government Finances

Total wages and salaries. Total share of wages and salaries in total expenditures was 28 percent in 2015.

Share of Total Salaries and Wages in Total Expenditures				
Counties	1992	2002	2010	2015
DAVIDSON	30.4%	22.4%	14.1%	24.6%
HAMILTON	44.8%	52.4%	47.1%	44.6%
KNOX	45.7%	47.7%	47.9%	45.8%
MADISON	41.0%	45.4%	45.1%	44.7%
MONTGOMERY	41.3%	40.7%	46.2%	29.7%
RUTHERFORD	41.3%	41.4%	42.9%	42.8%
SHELBY	36.1%	21.2%	18.1%	26.4%
WASHINGTON	44.0%	44.2%	35.8%	27.6%
WEAKLEY	31.4%	31.4%	24.8%	19.0%
WILLIAMSON	37.0%	29.3%	38.0%	28.0%
WILSON	40.0%	38.7%	42.0%	30.8%

Source: BERC and Census Bureau, Local Government Finances

Educational expenditure. Educational spending represents nearly 50 percent of the county government's total expenditures.

Share of Total Educational Expenditure in Total Expenditures				
Counties	1992	2002	2010	2015
DAVIDSON	17.8%	21.9%	21.9%	23.5%
HAMILTON	21.8%	34.9%	32.4%	31.9%
KNOX	57.1%	59.3%	59.1%	60.7%
MADISON	30.0%	20.8%	16.7%	14.2%
MONTGOMERY	42.1%	62.2%	70.2%	49.5%
RUTHERFORD	66.5%	66.2%	63.9%	63.3%
SHELBY	22.0%	30.8%	40.1%	50.2%
WASHINGTON	54.7%	48.0%	45.9%	48.7%
WEAKLEY	30.8%	34.7%	34.4%	34.6%
WILLIAMSON	62.7%	48.6%	51.5%	47.4%
WILSON	60.1%	61.4%	63.1%	61.8%

Source: BERC and Census Bureau, Local Government Finances

Police protection. Finally, police protection increased dramatically over the years, representing 3.1 percent of total spending in Williamson County in 2015.

Share in Total Expenditures: Police Protection				
Counties	1992	2002	2010	2015
DAVIDSON	4.2%	4.5%	4.8%	5.1%
HAMILTON	2.2%	2.7%	1.4%	1.5%
KNOX	2.6%	3.4%	5.4%	7.7%
MADISON	0.7%	0.7%	0.9%	1.0%
MONTGOMERY	1.4%	1.7%	2.4%	2.1%
RUTHERFORD	2.1%	3.3%	3.8%	4.3%
SHELBY	2.4%	3.7%	8.0%	6.1%
WASHINGTON	2.5%	4.3%	4.0%	4.6%
WEAKLEY	1.0%	1.5%	1.8%	1.8%
WILLIAMSON	2.2%	1.1%	1.3%	3.1%
WILSON	3.7%	3.9%	4.8%	4.0%

Source: BERC and Census Bureau, Local Government Finances

H.2. Outstanding Debt

Williamson County's outstanding debt has grown substantially over the years. In 2015, total inflation-adjusted outstanding debt was \$522.3 million, an increase of four percent from 2010 and 255 percent from 1992.

Total Debt Outstanding (in 2009 dollars)				
Counties	1992	1997	2010	2015
DAVIDSON	\$3,099,433,520	\$3,190,084,195	\$4,411,117,234	\$11,669,662,319
HAMILTON	\$773,862,142	\$728,890,338	\$491,855,627	\$519,931,312
KNOX	\$275,618,933	\$294,891,293	\$603,987,094	\$582,132,060
MADISON	\$156,029,877	\$163,949,088	\$365,825,898	\$298,554,087
MONTGOMERY	\$135,844,966	\$139,004,111	\$419,259,638	\$3,142,027,385
RUTHERFORD	\$139,608,918	\$199,863,752	\$401,536,600	\$349,153,735
SHELBY	\$1,432,601,338	\$1,524,141,465	\$2,149,178,087	\$1,373,936,117
WASHINGTON	\$18,982,012	\$35,470,986	\$156,519,729	\$131,159,745
WEAKLEY	\$6,285,842	\$38,312,392	\$24,896,461	\$0
WILLIAMSON	\$147,027,723	\$185,675,358	\$502,751,518	\$522,286,972
WILSON	\$59,446,947	\$68,572,194	\$171,580,770	\$187,822,545

Source: Census Bureau, Local Government Finances

Outstanding debt per capita in 2015 was \$2,467, a significant increase from \$1,666 in 1992.

Total Per Capita Debt Outstanding (in 2009 dollars)				
Counties	1992	1997	2010	2015
DAVIDSON	\$5,902	\$5,556	\$7,023	\$17,204
HAMILTON	\$2,660	\$2,337	\$1,458	\$1,470
KNOX	\$788	\$757	\$1,395	\$1,289
MADISON	\$1,921	\$1,753	\$3,723	\$3,059
MONTGOMERY	\$1,258	\$1,007	\$2,420	\$16,255
RUTHERFORD	\$1,076	\$1,017	\$1,522	\$1,170
SHELBY	\$1,693	\$1,689	\$2,314	\$1,468
WASHINGTON	\$199	\$324	\$1,268	\$1,038
WEAKLEY	\$195	\$1,112	\$711	\$0
WILLIAMSON	\$1,666	\$1,356	\$2,730	\$2,467
WILSON	\$836	\$737	\$1,496	\$1,459

Source: Census Bureau, Local Government Finances

H.3. Critical Assessment

Total expenditures in Williamson County increased substantially over time, mirroring developments on the revenue side. The substantial increase in capital outlays is the driving force for the increased expenditures. Notably, high pressure on community resources due to population growth is likely to continue.

Chapter I. Educational Dynamics and Economic Growth

The K–12 public education is a critical part of county government finances in Tennessee. A sizable portion of local capital and operating expenditures go directly to the education system. Although supporting the local education system requires a significant percentage of county resources, the quality of education in a county can be an amenity that affects the relocation decision of many businesses. This chapter looks briefly at the dynamics of the public education system in Williamson County. To do that, we first review the educational achievement variables and then consider educational spending in the county. It is important to note that we are covering only educational expenditures associated with county government. We do not include Franklin Special School District spending as part of county education spending.

I.1. Educational Achievement

How does the county school system rank in terms of success factors? Before we specifically analyze student achievement indicators, we would like to emphasize and reiterate what we mentioned in the workforce dynamics discussion, highlighting the significant improvement the county has made in the area of human capital formation. In 1970, Williamson County's educational attainment level was similar to the other large counties' educational attainment levels: 9.8 percent of the population over 25 held a bachelor's degree or above. However, in the years that followed, the scenario changed dramatically. By 2016, the population with a bachelor's degree or above had jumped to nearly 57 percent. The gap between Williamson County and Davidson County, with the second-largest percentage of college degree holders in Tennessee, has grown to almost 19 percentage points. This is an important accomplishment for the county.

Percent of Population over 25 with a Bachelor's Degree or Higher (1970–2016)											
County Name	1970	1980	1990	2000	2010	2011	2012	2013	2014	2015	2016
DAVIDSON	12.1	19.5	24.4	30.5	34.1	34.4	35.0	36.0	36.5	37.3	38.2
HAMILTON	10.2	15.5	19.7	23.9	27.0	27.4	27.8	27.2	28.1	28.7	29.6
KNOX	11.4	18.8	23.9	29.0	33.8	34.0	34.2	34.4	34.5	34.6	35.7
MADISON	4.0	7.2	7.7	10.6	11.5	11.2	13.2	13.1	13.2	13.5	14.1
MONTGOMERY	9.1	14.5	16.5	19.3	22.2	22.7	22.7	23.5	24.0	24.7	25.3
RUTHERFORD	9.9	14.8	18.7	22.9	26.3	27.0	27.9	28.3	28.9	30.1	30.2
SHELBY	9.9	15.9	20.8	25.3	27.8	28.3	28.7	29.0	29.8	30.3	30.2
WASHINGTON	9.4	15.0	18.9	22.9	27.9	28.2	28.9	29.4	30.8	30.6	30.9
WEAKLEY	5.9	9.8	10.3	15.3	18.4	17.8	20.5	20.2	19.5	20.4	21.1
WILLIAMSON	9.8	23.6	34.2	44.4	51.8	51.5	52.0	52.8	54.1	55.7	56.6
WILSON	5.6	11.7	15.6	19.6	24.0	24.7	25.9	26.0	26.7	28.3	28.9

Source: Census Bureau and BERC

One of the educational metrics widely used to measure the success of school systems is the average ACT score. The importance of this metric is that it is third-party-verified and can be used for comparison across school systems in the United States. Among average ACT scores for the selected Tennessee counties between 2012 and 2016, Williamson County outperforms any other county in Tennessee with an average composite ACT score of 25.2 in 2016.

A related metric to the average ACT composite score is the percent of college readiness by county. According to 2015 data, almost half of the graduating students in the Williamson County school system were college-ready. No other county in the study group comes close to attaining this figure. In fact, the county with the second-highest college readiness rate was Knox County in 2015, with a 24 percent college readiness rate, a 21-percentage-point difference.

Counties	Average ACT Scores				
	2012	2013	2014	2015	2016
DAVIDSON	18.4	18.3	18.4	18.7	19.0
HAMILTON	18.8	18.9	19.0	18.9	19.9
KNOX	20.6	20.4	20.4	20.7	21.1
MADISON	17.7	17.8	17.8	17.3	17.9
MONTGOMERY	19.4	19.8	19.6	19.4	20.2
RUTHERFORD	19.8	19.9	20.1	19.9	20.8
SHELBY	20.8	20.9	17.7	16.9	17.8
WASHINGTON	19.9	19.7	20.2	20.2	20.6
WEAKLEY	20.1	20.1	20.3	19.7	21.3
WILLIAMSON	23.1	23.7	23.5	23.8	25.2
WILSON	19.9	20.2	19.7	20.0	21.0

Source: Tennessee Department of Education and BERC

College Readiness Score				
Counties	2012	2013	2014	2015
DAVIDSON	10.10%	11.00%	12.00%	14.00%
HAMILTON	11.70%	13.00%	14.00%	15.00%
KNOX	19.20%	21.00%	23.00%	24.00%
MADISON	6.60%	6.00%	8.00%	9.00%
MONTGOMERY	12.30%	18.00%	17.00%	17.00%
RUTHERFORD	15.30%	18.00%	19.00%	19.00%
SHELBY	20.40%	0.00%	11.00%	7.00%
WASHINGTON	12.30%	17.00%	15.00%	14.00%
WEAKLEY	17.50%	12.00%	20.00%	17.00%
WILLIAMSON	34.40%	40.00%	41.00%	45.00%
WILSON	12.90%	18.00%	16.00%	19.00%

Source: SCORE (tnScore.org), BERC, and TN Department of Education

A review of these externally validated metrics is quite revealing. Williamson County has a very successful K–12 education system. However, success often comes with an associated cost. How much does Williamson County spend on K–12 education?

I.2. Educational Spending

In 2016, nearly 37,000 students enrolled in Williamson County’s K–12 school system. If the current population growth rate holds, we expect this number to increase every year at least by 1,000. What does it take to create a successful school system while accommodating a considerably high annual growth rate in student population?

In this section, we will review total educational spending (in 2009 dollars) and growth rate, per capita educational spending, the share of educational expenditure in total county spending, per capita state educational transfers, and percentage of state intergovernmental educational transfers in total educational spending. To present a consistent assessment of county educational expenditures, this study relies heavily on a single data source: the Census Bureau’s

local government finances survey. Using a consistent government source will help us measure the variable of interest accurately over time and across reference points.

In 2015, Williamson County spent \$315.32 million (in 2009 dollars) for the K–12 education system. As previously mentioned, this spending does not include spending for the Franklin Special District. Over 23 years (1992–2015), the county’s spending on education increased by 298 percent, while in the same period, the county’s population grew by 140 percent. For a comparative perspective on the growth dynamics involving several periods and counties, we can review the figures in the following table.

Total Educational Expenditure (in 2009 dollars)		Educational Spending				Population		
Counties	1992	Growth (1992–2015)	Growth (2002–2015)	Growth (2007–2015)	2015	Growth (1992–2015)	Growth (2002–2015)	Growth (2007–2015)
DAVIDSON COUNTY	\$379,182,869	139.6%	38.3%	28.6%	\$908,547,602	29.2%	18.1%	12.1%
HAMILTON COUNTY	\$133,607,016	180.8%	15.9%	7.3%	\$375,227,665	21.5%	13.4%	8.9%
KNOX COUNTY	\$269,292,528	83.9%	22.4%	9.1%	\$495,259,452	29.0%	15.9%	7.7%
MADISON COUNTY	\$98,949,562	5.5%	–12.4%	–9.1%	\$104,343,219	20.2%	4.4%	0.6%
MONTGOMERY COUNTY	\$81,371,863	205.9%	43.9%	24.5%	\$248,897,982	79.0%	40.0%	20.3%
RUTHERFORD COUNTY	\$110,438,638	194.0%	48.1%	21.6%	\$324,692,869	129.9%	51.9%	22.3%
SHELBY COUNTY	\$259,598,008	361.7%	97.9%	39.7%	\$1,198,449,960	10.6%	3.7%	1.6%
WASHINGTON COUNTY	\$37,431,113	74.4%	26.8%	5.4%	\$65,290,781	32.5%	15.4%	7.2%
WEAKLEY COUNTY	\$20,317,789	71.4%	13.7%	3.4%	\$34,815,173	4.8%	–1.8%	–1.2%
WILLIAMSON COUNTY	\$81,822,251	297.6%	62.1%	26.5%	\$325,315,808	139.9%	54.6%	24.9%
WILSON COUNTY	\$43,115,506	220.3%	62.0%	11.0%	\$138,100,675	81.1%	38.4%	20.6%

Source: Census Bureau and BERC

In 2015, Williamson County's per capita educational expenditure was \$1,537 (in 2009 dollars), placing it first among the largest counties in Tennessee. On average, from 1992 to 2015, Williamson County ranked ahead of the other large counties in per capita educational spending.

Per Capita Educational Expenditure (in 2009 dollars)									
Counties	1992	1997	2002	2007	2012	2013	2014	2015	Rank
DAVIDSON COUNTY	\$722	\$985	\$1,144	\$1,168	\$1,226	\$1,194	\$1,282	\$1,339	2
HAMILTON COUNTY	\$459	\$480	\$1,038	\$1,076	\$1,049	\$1,050	\$1,068	\$1,061	9
KNOX COUNTY	\$770	\$1,048	\$1,039	\$1,083	\$1,054	\$1,100	\$1,133	\$1,097	5
MADISON COUNTY	\$1,218	\$1,059	\$1,273	\$1,184	\$1,168	\$1,139	\$1,109	\$1,069	8
MONTGOMERY COUNTY	\$754	\$1,187	\$1,252	\$1,245	\$1,391	\$1,412	\$1,341	\$1,288	3
RUTHERFORD COUNTY	\$851	\$768	\$1,116	\$1,095	\$1,215	\$1,076	\$1,132	\$1,088	6
SHELBY COUNTY	\$307	\$323	\$671	\$931	\$858	\$807	\$1,419	\$1,280	4
WASHINGTON COUNTY	\$393	\$509	\$470	\$526	\$543	\$529	\$523	\$517	11
WEAKLEY COUNTY	\$630	\$805	\$889	\$983	\$1,015	\$1,001	\$982	\$1,029	10
WILLIAMSON COUNTY	\$927	\$1,090	\$1,466	\$1,517	\$1,401	\$1,374	\$1,391	\$1,537	1
WILSON COUNTY	\$607	\$757	\$916	\$1,165	\$1,194	\$1,509	\$973	\$1,072	7

Source: Census Bureau and BERC

In Williamson County, the educational share of total county spending has remained around 50 percent since 1997. In 1992, the educational share was about 63 percent. The percentage of education spending in total county government spending significantly varies across counties. One reason for the wide variation is the inclusion of a variety of component units in government expenditures and revenues.

Counties	Share of Educational Expenditure in Total County Expenditure										
	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
DAVIDSON COUNTY	17.78%	20.30%	21.92%	20.28%	20.97%	21.87%	20.88%	21.28%	22.09%	22.81%	23.50%
HAMILTON COUNTY	21.83%	19.48%	34.87%	34.04%	31.88%	32.41%	32.96%	32.34%	31.31%	32.20%	31.95%
KNOX COUNTY	57.06%	65.05%	59.32%	57.46%	58.98%	59.10%	59.62%	61.84%	64.51%	62.90%	60.75%
MADISON COUNTY	29.98%	21.66%	20.79%	13.51%	14.87%	16.69%	20.32%	15.85%	15.58%	16.24%	14.17%
MONTGOMERY COUNTY	42.07%	51.87%	62.22%	67.28%	69.49%	70.18%	70.06%	71.62%	71.20%	67.40%	49.52%
RUTHERFORD COUNTY	66.46%	54.87%	66.16%	60.86%	63.02%	63.91%	64.34%	65.85%	63.34%	64.55%	63.30%
SHELBY COUNTY	22.05%	22.65%	30.82%	44.12%	43.39%	40.14%	41.90%	42.71%	41.07%	54.12%	50.17%
WASHINGTON COUNTY	54.71%	55.87%	48.02%	45.39%	48.64%	45.94%	46.77%	48.08%	46.13%	48.59%	48.67%
WEAKLEY COUNTY	30.80%	34.83%	34.67%	34.90%	32.05%	34.41%	32.89%	34.25%	33.45%	33.73%	34.60%
WILLIAMSON COUNTY	62.69%	47.41%	48.58%	48.62%	48.88%	51.47%	49.36%	48.38%	48.32%	47.69%	47.39%
WILSON COUNTY	60.15%	61.58%	61.41%	61.60%	63.75%	63.06%	64.16%	63.07%	70.72%	61.48%	61.84%

Source: Census Bureau and BERC

How much of this educational spending is a transfer from the state government? The following table presents the state transfer for education across the selected counties and over several periods. In 2015, total state transfer for education was \$118.6 million (in 2009 dollars). Regarding the per capita state transfer, in 2015 Williamson County received \$560, which ranks it sixth among the 11 counties on the list. The highest per capita state educational transfer recipients include Montgomery, Weakley, and Shelby counties with \$771, \$722, and \$694, respectively.

Counties	State IGR Education (in 2009 dollars)					Growth		
	1992	2002	2007	2012	2015	1992-2015	2002-2015	2007-2015
DAVIDSON	\$153,133,130	\$221,493,368	\$265,513,584	\$336,154,955	\$346,711,302	126.41%	56.53%	30.58%
HAMILTON	\$44,353,372	\$133,367,881	\$146,009,351	\$172,224,159	\$171,550,315	286.78%	28.63%	17.49%
KNOX	\$114,237,558	\$156,872,358	\$175,559,721	\$219,096,126	\$219,312,027	91.98%	39.80%	24.92%
MADISON	\$33,467,144	\$53,565,149	\$57,810,344	\$63,222,171	\$59,806,724	78.70%	11.65%	3.45%
MONTGOMERY	\$39,165,524	\$88,901,052	\$117,895,615	\$148,153,523	\$148,950,046	280.31%	67.55%	26.34%
RUTHERFORD	\$38,085,713	\$91,271,995	\$131,423,658	\$175,073,737	\$181,843,425	377.46%	99.23%	38.36%
SHELBY	\$84,861,667	\$152,694,095	\$172,980,989	\$211,758,276	\$649,626,876	665.51%	325.44%	275.55%
WASHINGTON	\$15,145,327	\$30,109,580	\$34,592,490	\$38,469,295	\$35,637,234	135.30%	18.36%	3.02%
WEAKLEY	\$11,889,110	\$20,861,039	\$24,615,353	\$26,976,753	\$24,441,684	105.58%	17.16%	-0.71%
WILLIAMSON	\$23,863,541	\$69,270,900	\$89,436,881	\$108,055,899	\$118,610,535	397.04%	71.23%	32.62%
WILSON	\$19,847,819	\$41,964,296	\$53,712,591	\$65,480,913	\$68,572,629	245.49%	63.41%	27.67%

Source: Census Bureau and BERC

Counties	Per Capita State IGR Education (in 2009 dollars)											Rank
	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	
DAVIDSON COUNTY	\$292	\$370	\$386	\$439	\$463	\$491	\$537	\$518	\$517	\$523	\$511	8
HAMILTON COUNTY	\$152	\$213	\$428	\$450	\$475	\$484	\$512	\$498	\$493	\$500	\$485	10
KNOX COUNTY	\$327	\$384	\$403	\$419	\$431	\$454	\$424	\$497	\$497	\$482	\$486	9
MADISON COUNTY	\$412	\$531	\$573	\$596	\$639	\$669	\$699	\$642	\$619	\$617	\$613	4
MONTGOMERY COUNTY	\$363	\$576	\$644	\$734	\$805	\$807	\$839	\$800	\$777	\$800	\$771	1
RUTHERFORD COUNTY	\$293	\$453	\$464	\$539	\$609	\$630	\$664	\$638	\$631	\$643	\$609	5
SHELBY COUNTY	\$100	\$154	\$169	\$188	\$206	\$221	\$222	\$226	\$217	\$825	\$694	3
WASHINGTON COUNTY	\$159	\$259	\$275	\$294	\$256	\$251	\$256	\$308	\$291	\$291	\$282	11
WEAKLEY COUNTY	\$368	\$544	\$606	\$719	\$774	\$799	\$777	\$780	\$755	\$744	\$722	2
WILLIAMSON COUNTY	\$270	\$435	\$506	\$528	\$567	\$569	\$793	\$560	\$555	\$715	\$560	6
WILSON COUNTY	\$279	\$439	\$451	\$503	\$536	\$554	\$576	\$550	\$542	\$541	\$533	7

Source: Census Bureau and BERC

What is the share of state intergovernmental revenue (IGR) educational transfers in total county educational spending? In 2015, about 37 percent of total county educational spending was through IGR educational transfer. Historically, Williamson County receives, on average, a little less than 40 percent of county educational spending through state IGR educational transfer. In 2015, Williamson County's state IGR education transfer share was the lowest among the 11 largest counties in Tennessee.

Counties	Share of State IGR Education in Total County Educational Spending											Annual Average
	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	
DAVIDSON COUNTY	40.39%	37.53%	33.72%	37.57%	37.32%	39.10%	42.75%	42.24%	43.29%	40.79%	38.16%	39.35%
HAMILTON COUNTY	33.20%	44.36%	41.18%	41.77%	43.20%	45.18%	48.16%	47.47%	46.93%	46.87%	45.72%	44.00%
KNOX COUNTY	42.42%	36.63%	38.78%	38.67%	40.90%	43.76%	41.91%	47.15%	45.18%	42.55%	44.28%	42.02%
MADISON COUNTY	33.82%	50.13%	44.99%	50.35%	54.28%	54.73%	46.87%	54.94%	54.33%	55.58%	57.32%	50.67%
MONTGOMERY COUNTY	48.13%	48.49%	51.41%	58.97%	48.53%	55.49%	60.78%	57.48%	55.04%	59.69%	59.84%	54.90%
RUTHERFORD COUNTY	34.49%	58.97%	41.63%	49.22%	52.08%	55.67%	60.58%	52.50%	58.68%	56.84%	56.00%	52.42%
SHELBY COUNTY	32.69%	47.64%	25.21%	20.16%	21.47%	27.41%	26.32%	26.28%	26.84%	58.16%	54.21%	33.31%
WASHINGTON COUNTY	40.46%	50.95%	58.45%	55.82%	37.54%	43.86%	46.54%	56.75%	55.04%	55.55%	54.58%	50.50%
WEAKLEY COUNTY	58.52%	67.53%	68.12%	73.08%	76.09%	78.97%	78.62%	76.85%	75.44%	75.82%	70.20%	72.66%
WILLIAMSON COUNTY	29.17%	39.89%	34.51%	34.78%	36.73%	36.57%	53.97%	39.95%	40.37%	51.38%	36.46%	39.43%
WILSON COUNTY	46.03%	58.04%	49.24%	43.18%	44.11%	49.39%	49.31%	46.05%	35.91%	55.60%	49.65%	47.86%

Source: Census Bureau and BERC

What is the relationship between educational spending and total property tax revenues in Williamson County? According to county finance data, in Williamson County, the share of educational expenditure in property tax revenues declined from 66.81 percent in 1992 to 47.26 percent in 2007. It increased to 64.65 percent in 2015. If this trend continues, local officials will continue to feel pressure to reallocate resources or raise property tax rates to fund the educational system adequately.

Educational Expenditure as Percent of Total Property Tax (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
DAVIDSON COUNTY	97.13%	82.33%	104.43%	111.11%	100.54%	98.83%	94.07%	93.29%	105.52%	97.45%	93.38%
HAMILTON COUNTY	71.81%	96.05%	55.34%	59.59%	65.82%	66.78%	66.05%	66.51%	65.45%	61.90%	64.50%
KNOX COUNTY	46.85%	44.81%	59.48%	50.70%	52.84%	53.17%	55.35%	50.85%	49.05%	47.04%	48.71%
MADISON COUNTY	25.34%	35.28%	33.39%	35.60%	35.43%	35.12%	28.27%	40.90%	41.34%	41.29%	44.03%
MONTGOMERY COUNTY	40.13%	27.40%	32.34%	37.39%	27.75%	33.20%	34.47%	35.63%	35.52%	37.14%	38.74%
RUTHERFORD COUNTY	47.99%	53.07%	36.65%	39.00%	39.67%	44.32%	44.80%	39.10%	42.94%	41.28%	42.34%
SHELBY COUNTY	120.46%	123.66%	102.34%	80.84%	78.12%	96.74%	92.41%	85.54%	91.12%	54.08%	60.22%
WASHINGTON COUNTY	66.68%	50.62%	57.94%	57.20%	54.81%	65.64%	67.29%	66.76%	65.97%	64.28%	66.69%
WEAKLEY COUNTY	37.32%	29.39%	33.93%	28.17%	26.67%	26.74%	26.76%	25.91%	31.18%	30.90%	30.45%
WILLIAMSON COUNTY	66.81%	68.30%	57.03%	47.26%	52.12%	53.00%	54.63%	60.36%	59.83%	58.14%	64.65%
WILSON COUNTY	68.55%	47.19%	56.85%	42.81%	46.15%	50.21%	48.00%	45.84%	37.05%	55.17%	49.88%

Source: BERC and Census Bureau, Local Government Finances

I.3. Critical Assessment

Williamson County achieved a crucial milestone regarding human capital formation. It takes decades for some counties to move one percentage point higher in college-level educational attainment. Williamson County is already enjoying one of the best possible outcomes in this area.

Regarding high school achievement rates and college readiness, Williamson County is unequaled among the reference Tennessee counties. However, sustaining this level of achievement comes at the cost of increased investment in the county education system. As pointed out in the population dynamics discussion, the county's school-age population is

growing by 1,000 annually. This growth puts pressure on county officials to allocate capital spending for more schools and teachers. The median building cost of a high school accommodating 600 students was about \$45 million in 2013.

In real dollars, educational spending has increased dramatically over the years in Williamson County. Between 1992 and 2015, educational spending grew by nearly 300 percent while the population growth rate during the same period was 140 percent. One of the best indicators for comparison in educational spending is per capita spending. Williamson County consistently ranks first among the 11 largest counties in Tennessee in per capita educational spending.

The share of state IGR education transfer has been around 40 percent of total education expenditure in Williamson County. In 2015, the Williamson County share percentage was the lowest among the 11 largest counties. Furthermore, some counties' state IGR education transfer shares have increased substantially in recent years. If this trend continues, Williamson County will likely have to rely on other sources to finance educational expenditures.

In fact, the share of educational expenditures in total property tax revenues increased dramatically to 65 percent in 2015. Considering the historical data, this seems to be a continuing trend for Williamson County.

Chapter J. Does Population Growth Pay for Itself?

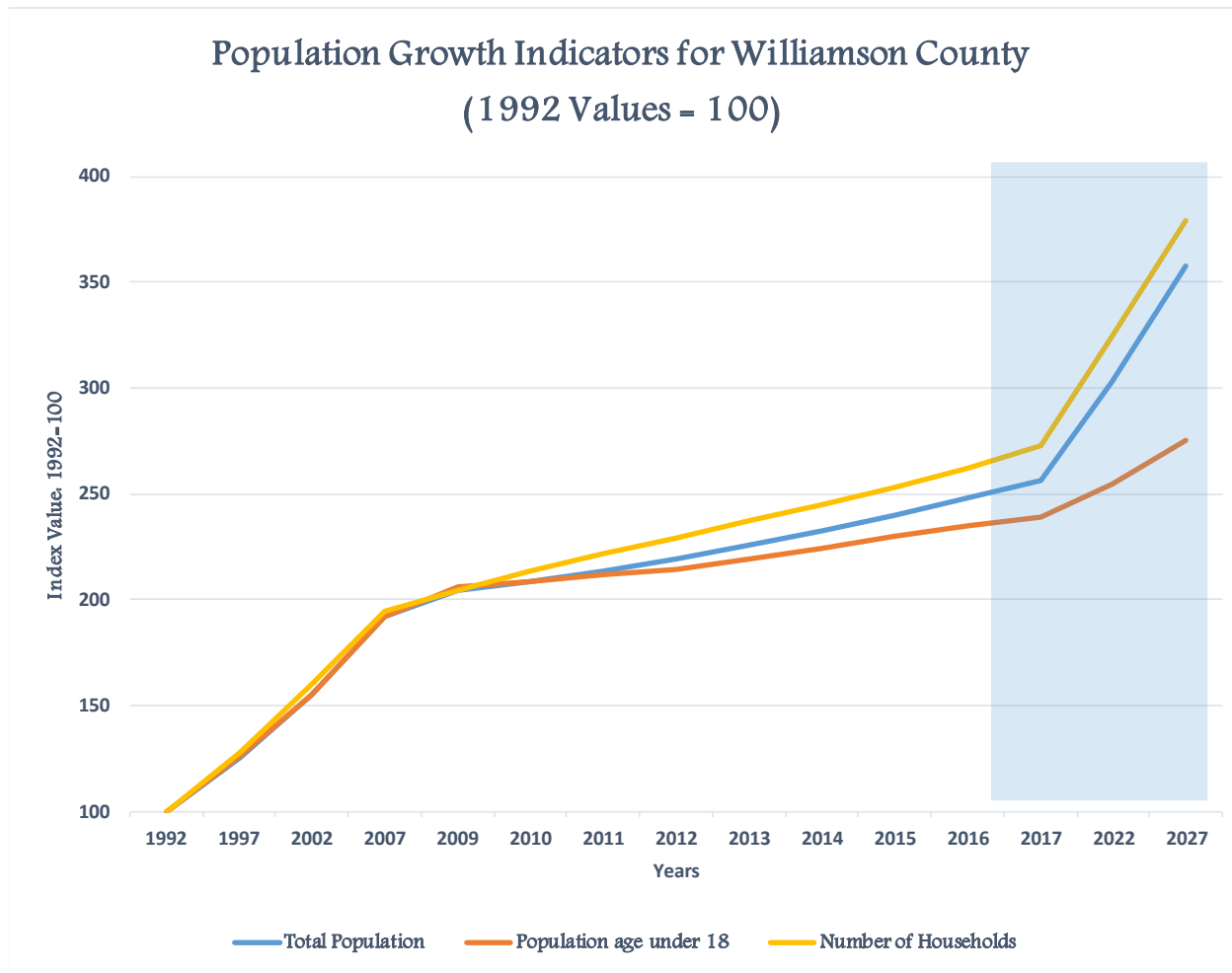
An Assessment of 1,196 New Households in Williamson County

After a complete review of demographic, economic, and fiscal indicators from a historical and comparative perspective, this chapter focuses entirely on Williamson County. The goal of this chapter is to answer the question of whether population growth pays for itself. In order to assess that, this chapter is organized as follows: historical population trend and growth rates in Williamson County, historical income trend and growth rates Williamson County, historical government revenue trend and growth rates versus population growth rates, historical government expenditures and growth rates versus population growth rates, long-term outstanding growth rates versus population growth rates, and a county simulation assessing the fiscal impact of 1,196 new households (5-Year Average of Net Household Migrations) using the IMPLANpro model created for Williamson County.

J.1. Population Dynamics

To assess population and fiscal dynamics, this study used 2015 as a benchmark date for various comparison and growth rates. In Williamson County, the total population grew by nearly 140 percent between 1992 and 2015. In the period between 2010 and 2015, growth was almost 15 percent. In the same periods, the number of households increased by 153 and 19 percent, respectively. Among the fastest-growing is population age 65 and over between 1992 and 2015. This segment of the population is also projected to grow significantly between 2015 and 2027, by 144 percent.

The chart below shows the trend in population dynamics. The chart is organized as follows: the 1992 value of each indicator is set to 100. This will allow us to compare different indicators.



Source: Woods and Poole, Census Bureau, BERC

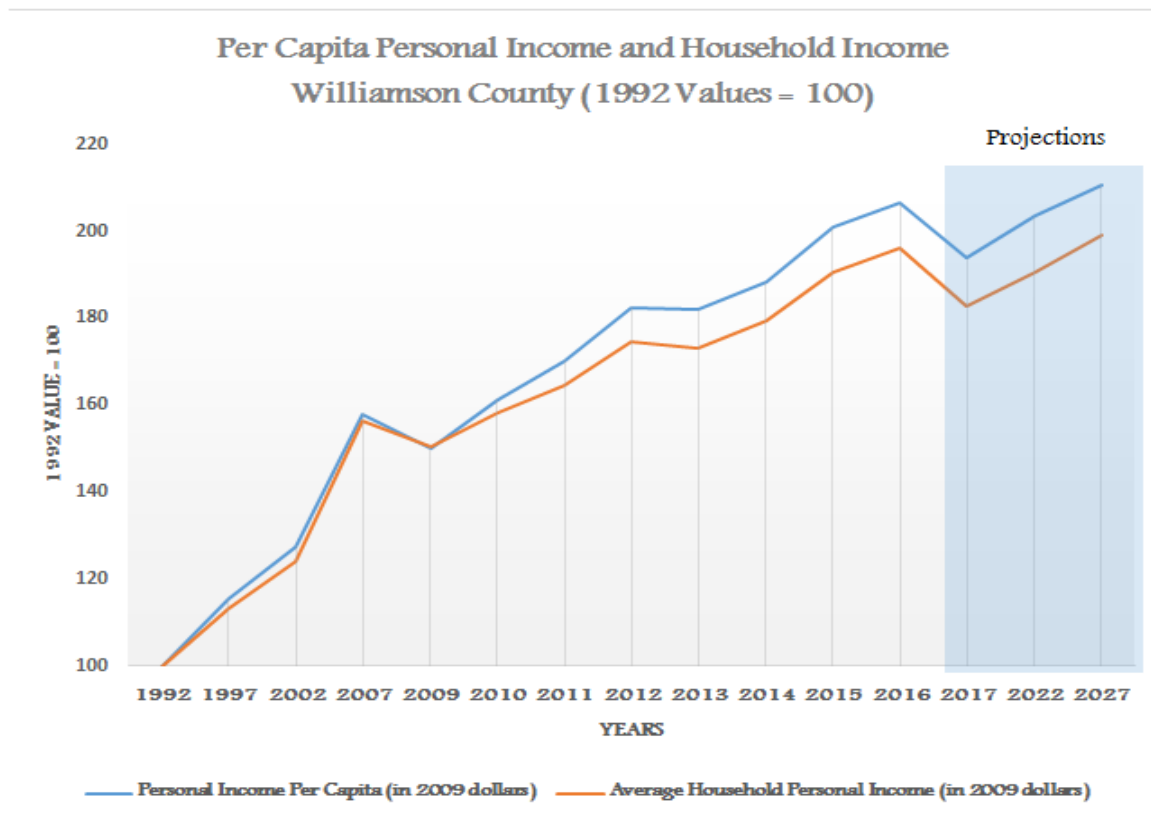
J.2. Income Dynamics

Per capita personal income was about \$80,000 in 2015, an increase of about 100 percent from 1992. In the same period, average household income increased about 91 percent, reaching \$217,253 in 2015. The projections suggest that per capita income and household income will increase by about five percent between 2015 and 2027.

Income Growth	2015	1992-2015	2002-2015	2010-2015	2015-2027
Personal Income (Per Capita)	\$79,928	100.84%	57.53%	24.54%	4.88%
Average Household Income	\$217,253	90.73%	53.69%	20.48%	4.47%

Source: Woods and Poole, BERC

The chart below presents the trend: after 2010, personal income has grown faster than average household income.



Source: Woods and Poole, Census Bureau, BERC

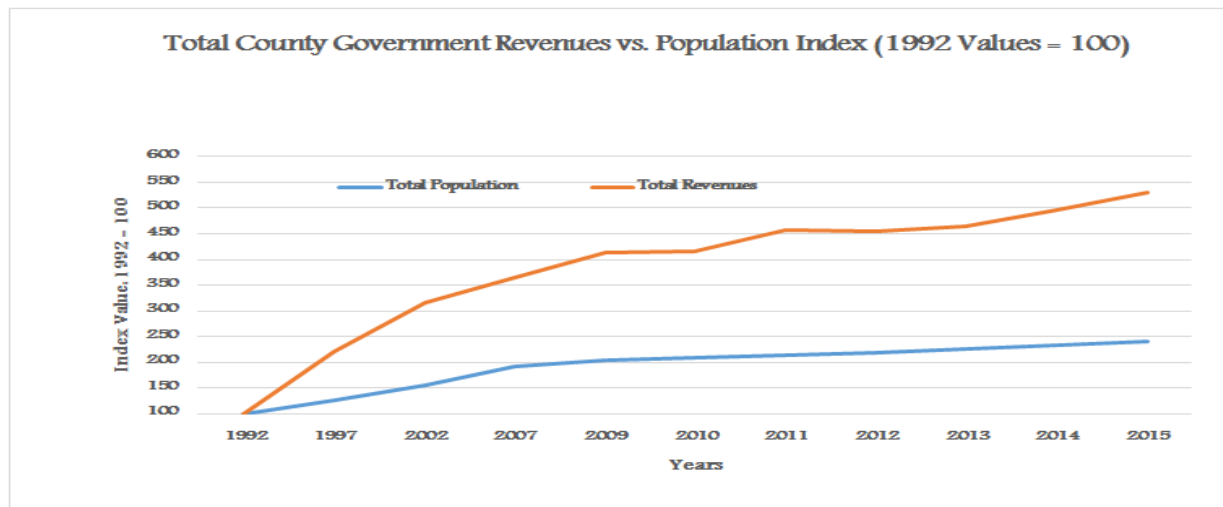
J.3. Williamson County Revenue Growth

Total revenues. Total revenues in Williamson County increased dramatically over the years, reaching an inflation-adjusted \$664.3 million in 2009 dollars. There was an increase of 430 percent between 1992 and 2015. In the same period, the population grew by 140 percent. Between 2010 and 2015, the growth in total revenues was about 28 percent.

County Revenue Growth (in 2009 dollars)				
	2015	1992-2015	2002-2015	2010-2015
Total Revenues	\$664,304,309	430.34%	68.32%	27.72%
Total Revenues from Own Sources	\$534,085,366	472.60%	69.45%	32.01%
Total Taxes	\$320,436,423	289.44%	74.39%	37.87%
Total Property Taxes	\$210,315,032	284.75%	83.73%	38.56%
Total Intergovernmental Revenues	\$130,218,942	307.10%	63.83%	12.69%
Total Charges and Misc. Revenues	\$213,648,944	1843.58%	62.55%	24.10%

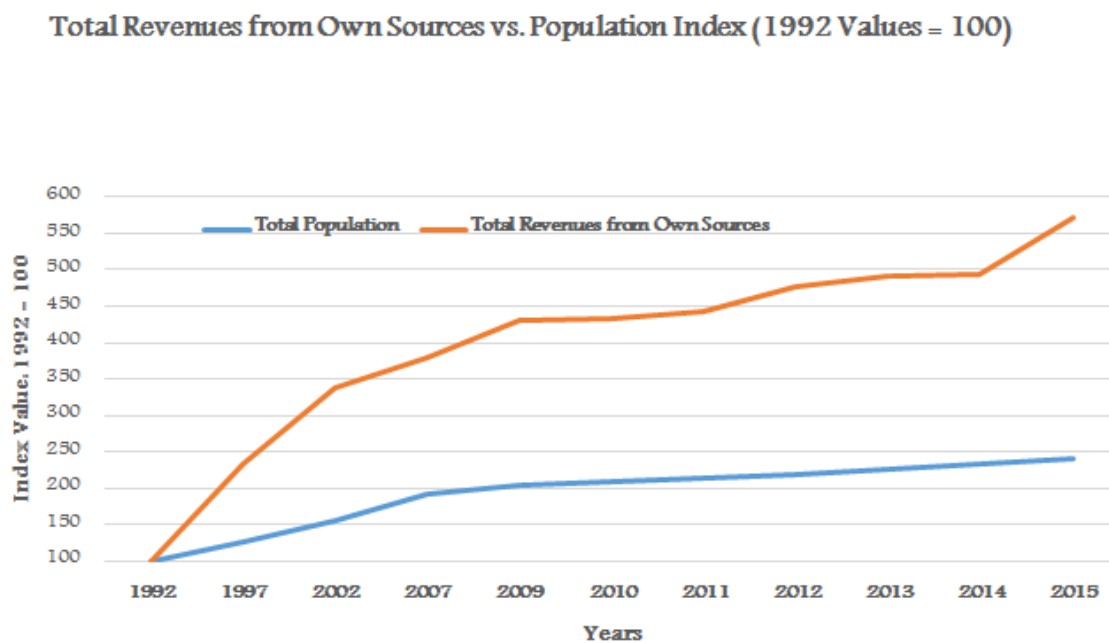
Source: BERC, Woods and Poole, Census Bureau, Local Government Finances

The chart below shows the growth trajectories of total government revenues and population over the years. It is clear that total revenues have grown a lot faster than population.



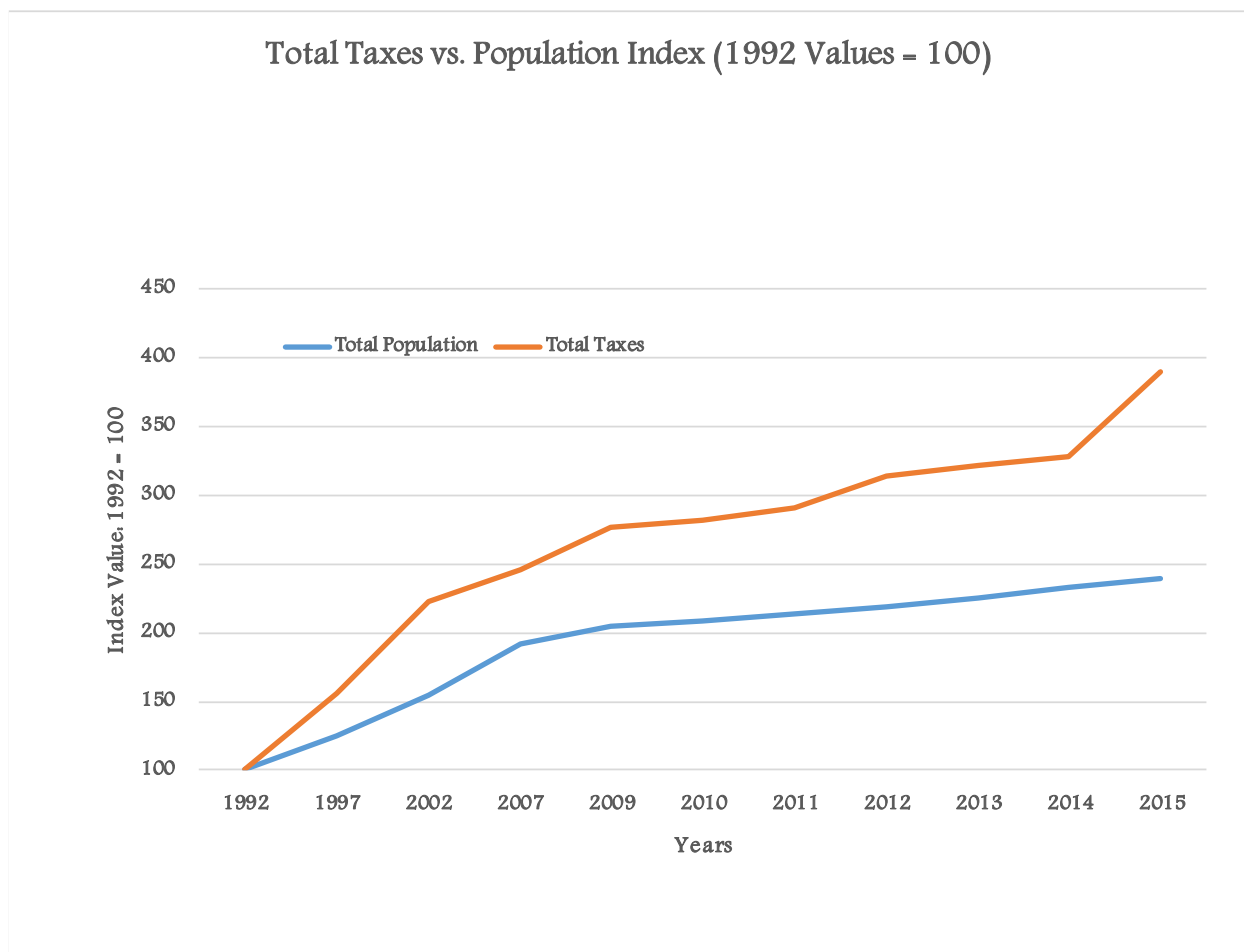
Source: Woods and Poole, Census Bureau Local Government Finances, BERC

Revenue from own sources. Local government revenues from own sources have grown faster than total revenues in the same period, suggesting the county is relying more and more on its own revenues rather than intergovernmental revenues. For example, revenues from own sources increased about 32 percent between 2010 and 2015, while total revenues increased only 28 percent. The chart below shows the spike in the 2015 in total revenues from own sources.



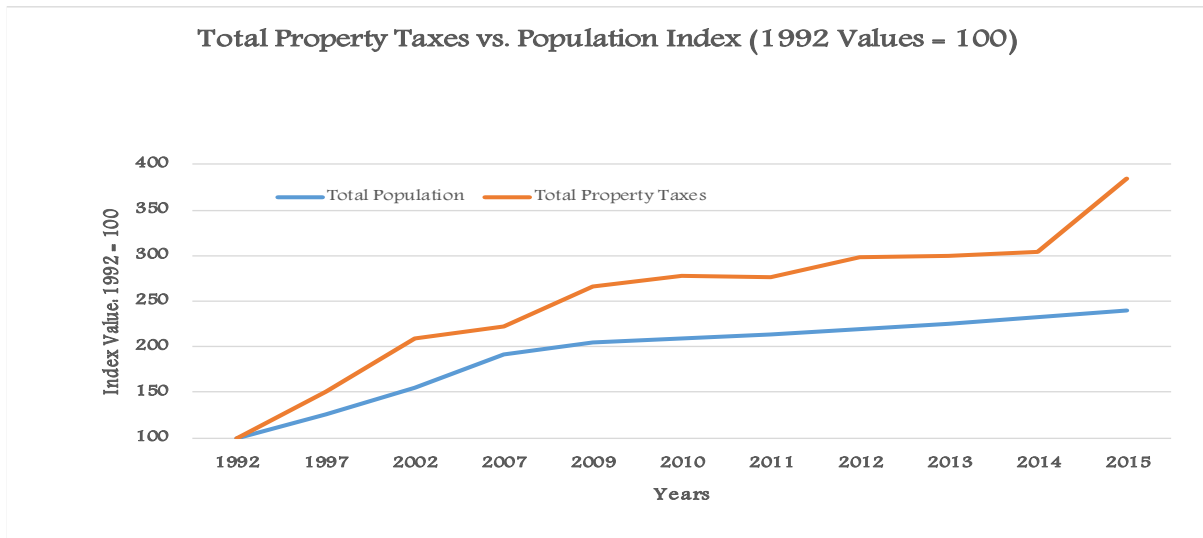
Source: Woods and Poole, Census Bureau Local Government Finances, BERC

Total taxes. Although total taxes have grown significantly faster than population, they did not grow as much as total revenues between 1992 and 2015. However, between 2010 and 2015, total taxes grew by 38 percent, significantly higher than both total revenues and total revenues from own sources.



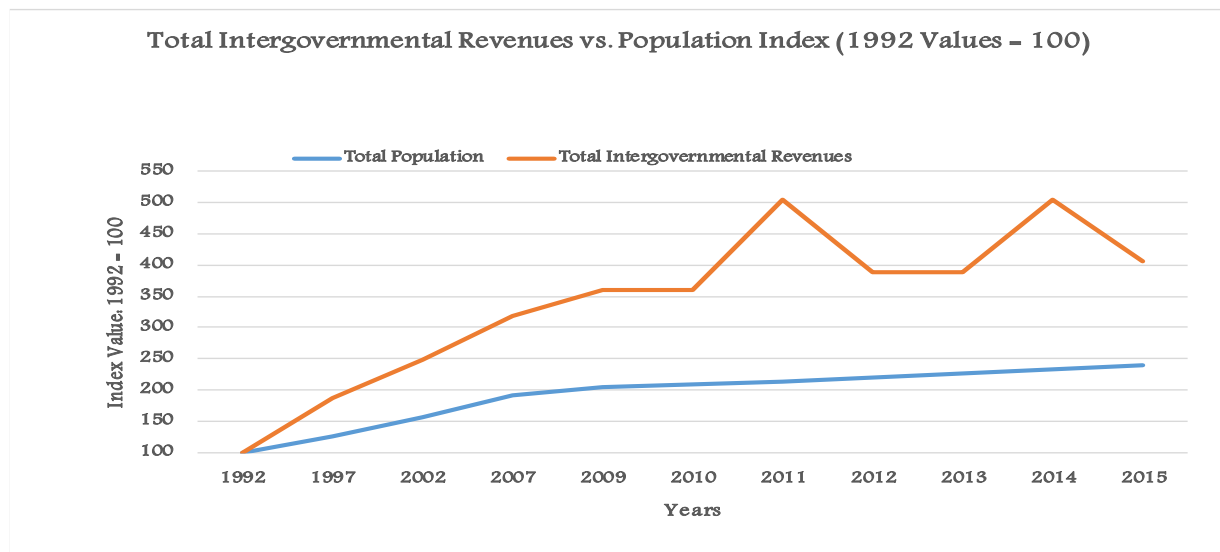
Source: Woods and Poole, Census Bureau, BERC

Total property taxes. Property taxes increased more than any other revenue category, about 39 percent between 2010 and 2015.



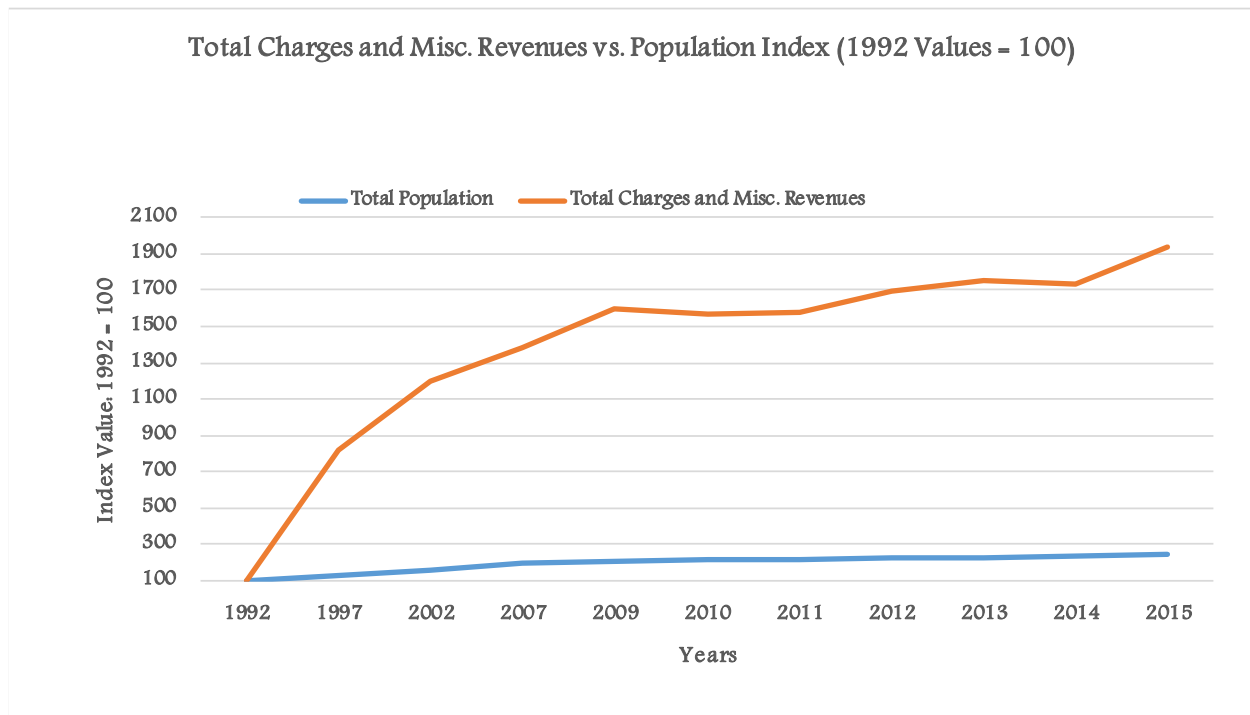
Source: Woods and Poole, Census Bureau, Local Government Finances, BERC

Intergovernmental revenues. Intergovernmental revenues grew the least in recent years.



Source: Woods and Poole, Census Bureau, Local Government Finances, and BERC

Total charges and miscellaneous revenues. This revenue category increased by 1,844 percent between 1992 and 2015. The most dramatic increase occurred between 1992 and 2009. Although the growth rate slowed between 2009 and 2014, it started increasing again in 2014.



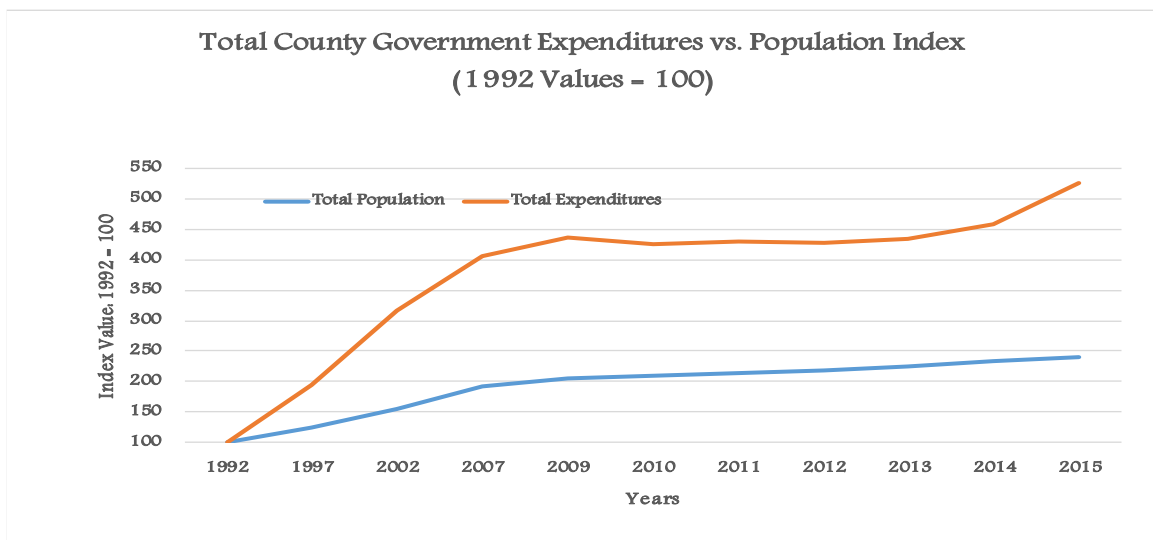
Source: Woods and Poole, Census Bureau, Local Government Finances, BERC

J.4. Williamson County Expenditure Growth

Total expenditures. Similar to local government revenues, county expenditures increased significantly more than the population growth. Total expenditures were \$686.5 million in 2015, a growth of 426 percent from 1992. The chart below shows the growth trend in expenditures versus population growth. Between 2010 and 2015, local expenditures grew by 23 percent.

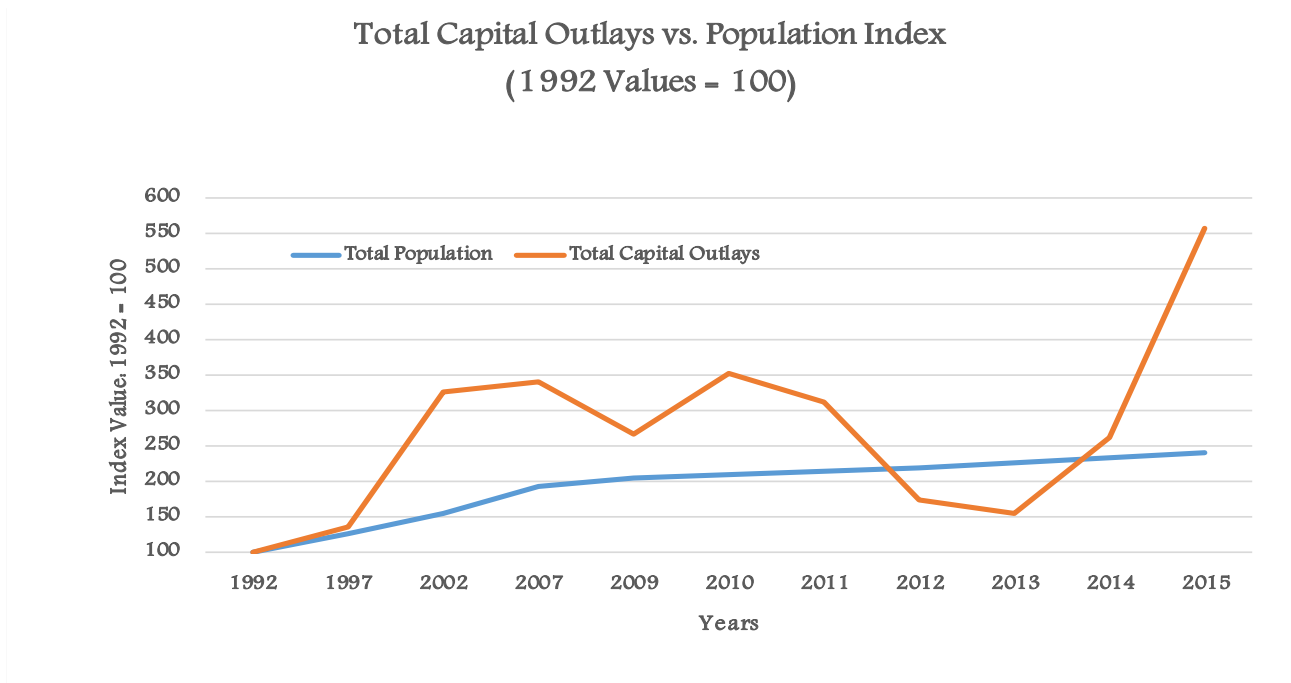
County Expenditure Growth (in 2009 dollars)	2015	1992– 2015	2002– 2015	2010– 2015
Total Expenditures	\$686,513,642	426.01%	66.18%	23.38%
Total Capital Outlays	\$120,333,209	458.35%	72.01%	58.29%
Total Interest on Debt	\$21,963,628	157.51%	28.13%	7.99%
Total Salaries and Wages	\$192,151,150	298.12%	58.72%	–9.16%
Total Educational Expenditures	\$325,315,808	297.59%	62.08%	13.60%
Total Police Protection Expenditures	\$21,612,883	669.90%	380.82%	195.06%

Source: Woods and Poole, Census Bureau, Local Government Finances, BERC



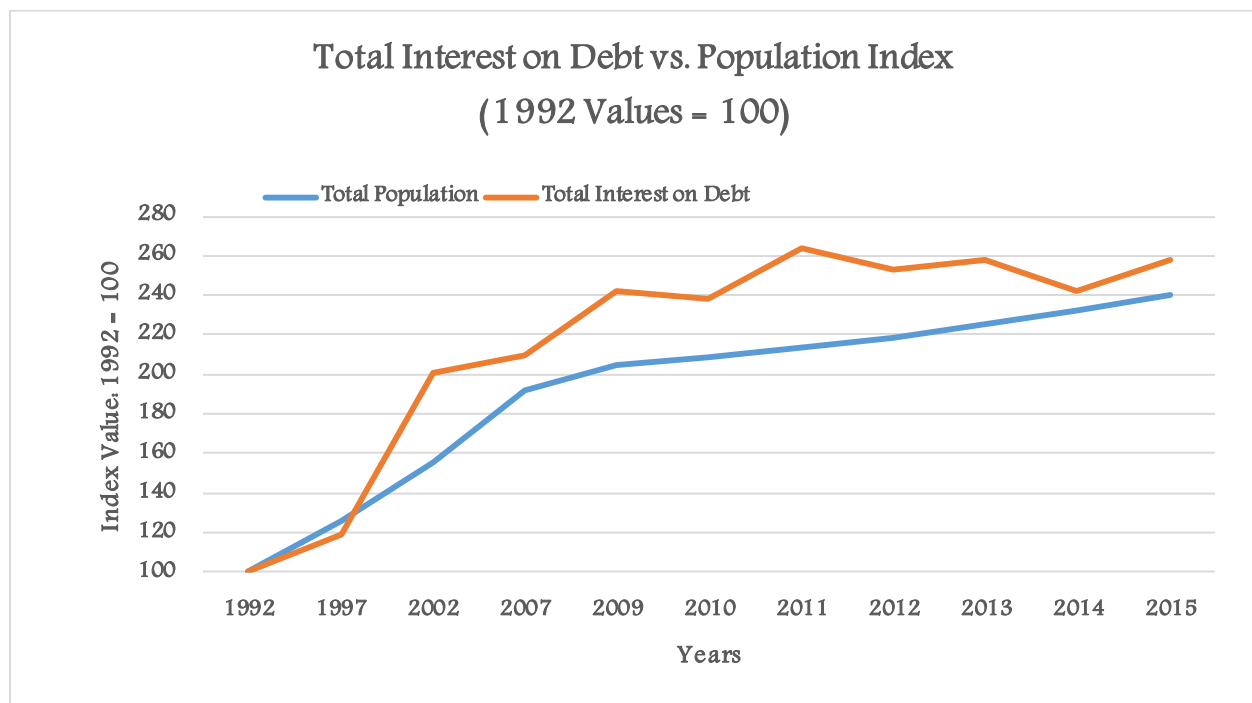
Source: Woods and Poole, Census Bureau, Local Government Finances, and BERC

Total capital outlays. An important category of expenditures is capital outlays, which grew 459 percent in real dollars between 1992 and 2015. Between 2010 and 2015, this expenditure category grew by 58 percent. The following chart presents the growth trajectory of capital outlays and population over time.



Source: Woods and Poole. Census Bureau. Local Government Finances. BERC

Total interest on the debt. This expenditure category increased 157 percent between 1992 and 2015 and 8 percent between 2010 and 2015.

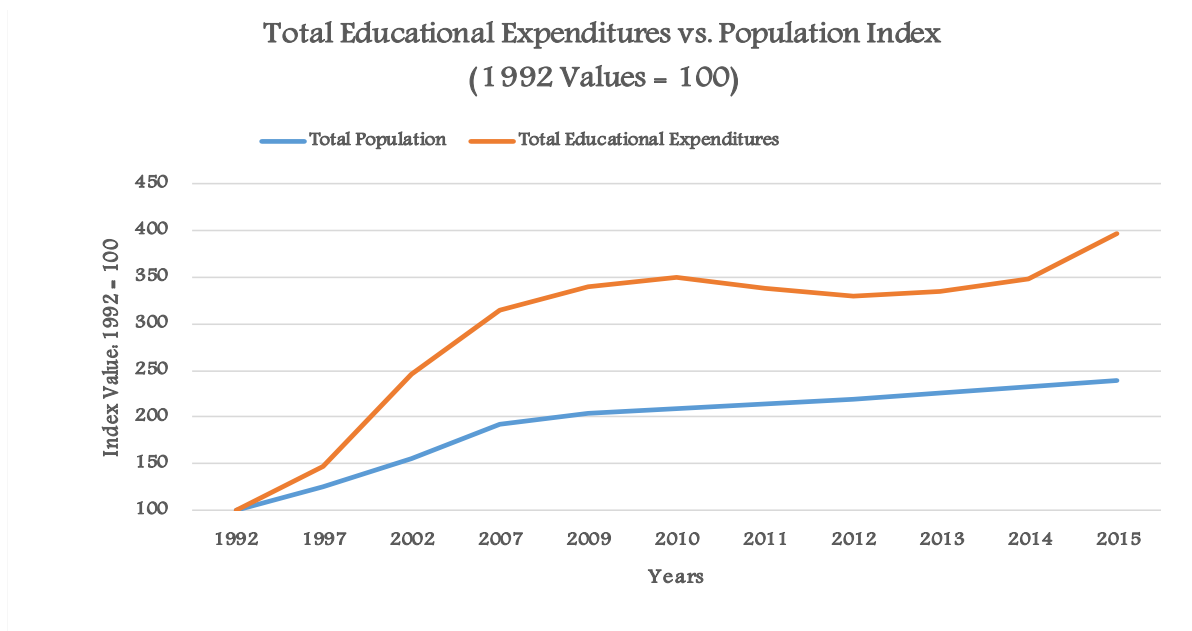


Total salaries and wages. Total salaries and wages were \$192 million in 2015, an increase of about 298 percent from 1992. Although overall salaries and wages increased significantly over the study period, they actually declined by 9 percent between 2010 and 2015.



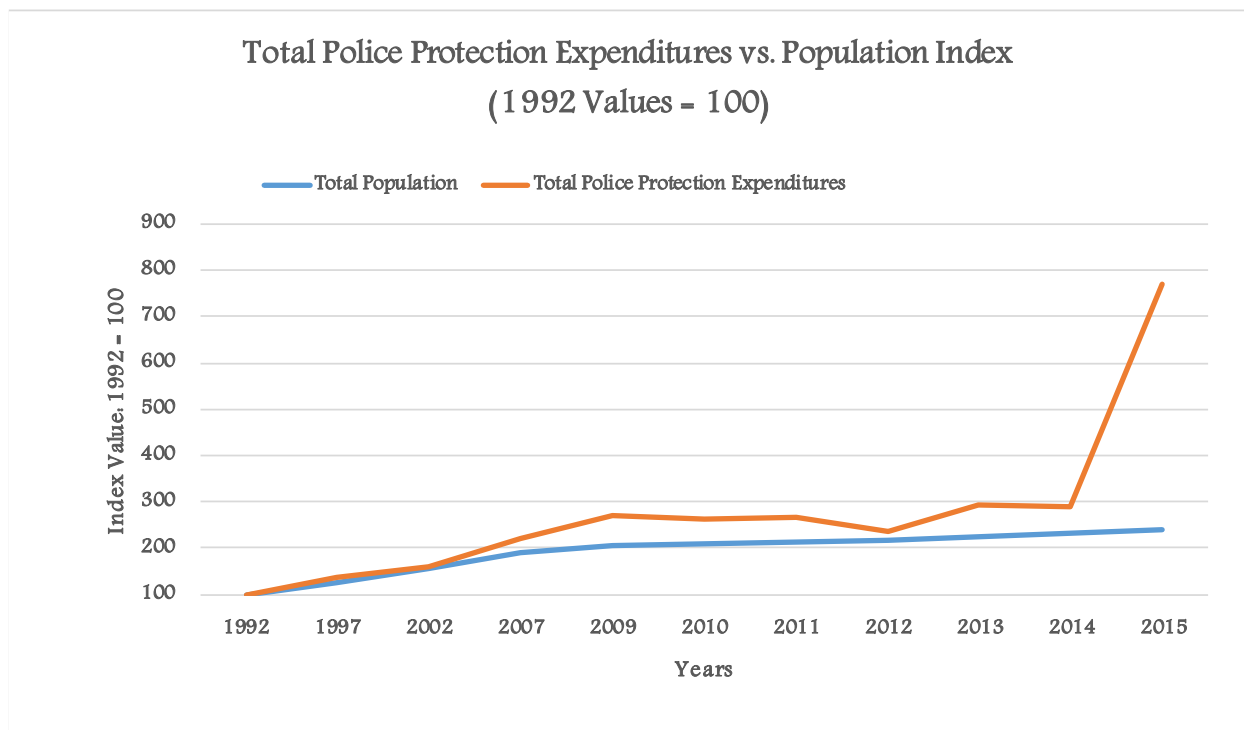
Source: Woods and Poole, Census Bureau, Local Government Finances, BERC

Total educational expenditures. This is by far the largest expenditure category in the county budget. Between 1992 and 2015, educational expenditures grew about 298 percent, reaching \$325.3 million in 2009 dollars. From 2010 to 2015, growth continued at a rate of almost 14 percent.



Source: Woods and Poole, Census Bureau, Local Government Finances, BERC

Police protection expenditure. Finally, we briefly examine police protection expenditures. Although the overall share of this category in total expenditures is low, it increased substantially over the years: 670 percent from 1992 to 2015, 381 percent from 2002 to 2015, and 195 percent from 2010 to 2015. The largest increase occurred between 2014 and 2015.



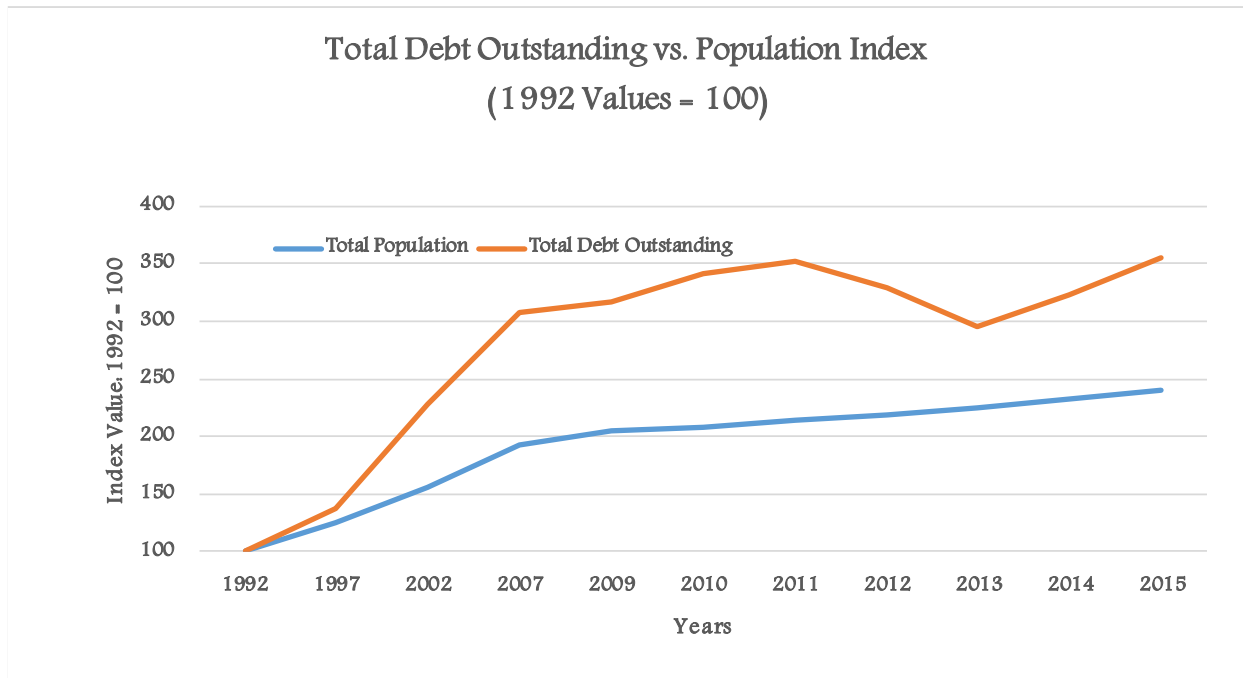
Source: Woods and Poole, Census Bureau, Local Government Finances, BERC

J.5. Williamson County Outstanding Debt

Outstanding county debt grew to \$522.3 million in 2015, a growth rate of 255 percent from 1992. Total debt increased by 56 percent between 2002 and 2015. Finally, between 2010 and 2015, the county's inflation-adjusted outstanding debt increased about four percent.

County Outstanding Debt				
Growth (in 2009 dollars)	2015	1992-2015	2002-2015	2010-2015
Total Debt Outstanding	\$522,286,972	255.23%	55.80%	3.89%

Source: Woods and Poole, Census Bureau, Local Government Finances, BERC



Source: Woods and Poole, Census Bureau, Local Government Finances, BERC

J.6. Does Growth Pay for Itself in Williamson County. A Simulation

This section looks at a growth scenario and its fiscal impact in Williamson County. The scenario assumes that we increase the number of households in Williamson County by 1,196 (the 5-year average annual household migration). What kind of fiscal impact does this increase have on the county? To calculate, we used average household income in Williamson County in 2015, which was \$217,253 in 2009 dollars. Increasing the number of households by 1,196 generates an additional household income of \$260 million in 2009 dollars. Given total county expenditures in 2015, how much additional money does the county need to ensure these 1,196 additional households may be properly served? According to our calculations, 1,196 additional households may create an estimated \$10.6 million revenue pressure on the county. Of course, this may not fully capture any significant capital expenditure requirement associated with building a new school. The assumptions regarding this simulation are given below.

Simulation. Revenue Implications of Increasing County Households by 1,196	
Number of New Households (5-Year Average Net Migration)	1,196
Average Household Income in 2015 (in 2009 dollars)	\$217,253
Increase in Household Income in Williamson County (in 2009 dollars)	\$259,834,588
Total Disposable Income Associated with 1,196 New Households	\$225,173,095
Total Government Expenditures Per Household in 2015 (in 2009 \$)	\$8,854
Expected Increase in Expenditures with 1,196 New Households	\$10,589,537

Source: IMPLANpro, BERC

What does the result tell us about the contributions of new households to local government finances? According to simulation results, local and state government revenues increase by nearly \$20 million in 2009 dollars. Top revenue categories are sales tax and property tax. Taking into account strictly local revenues and a portion of sales revenues thorough intergovernmental revenue, we can conclude these households pay more than the services associated with about \$10.6 million in local spending.

Simulation. State and Local Tax Impact of Increasing County Households by 1,196	
Description	Total Taxes by Individuals, Households and Corporations
TOPI: Sales Tax	\$10,631,077
TOPI: Property Tax	\$4,342,273
TOPI: Motor Vehicle License	\$180,297
TOPI: Severance Tax	\$4,440
TOPI: Other Taxes	\$2,456,137
TOPI: S/L NonTaxes	\$23,727
Corporate Profits Tax	\$1,242,465
Personal Tax: Income Tax	\$169,126
Personal Tax: NonTaxes (Fines- Fees)	\$153,765
Personal Tax: Motor Vehicle License	\$139,731
Personal Tax: Property Taxes	\$30,944
Personal Tax: Other Tax (Fish/Hunt)	\$98,864
Total State and Local Tax	\$19,501,063

Source: IMPLANpro, BERC

These households create a sizable amount of additional federal revenue, about \$35 million in 2009 dollars.

Simulation. Federal Tax Impact of Increasing County Households by 1,196	
Description	Total Federal Taxes
Social Ins Tax- Employee Contribution	\$8,994,356
Social Ins Tax- Employer Contribution	\$6,009,028
TOPI: Excise Taxes	\$1,675,118
TOPI: Custom Duty	\$632,008
TOPI: Fed NonTaxes	\$79,708
Corporate Profits Tax	\$4,839,703
Personal Tax: Income Tax	\$12,431,572
Total Federal Tax	\$34,661,493

Source: IMPLANpro, BERC

Conclusion. To conclude, the county population grew dramatically over the 23 years, nearly 140 percent. However, in the same period, county revenues and expenditures increased over 430 percent, showing revenues and expenditures are outperforming population growth. The ultimate question of this study was whether growth pays for itself. According to a fiscal impact scenario this study designed, adding 1,196 households to the county increases local and state revenues by about \$20 million and federal taxes by \$35 million. On the other side of the equation, this increase in households requires a total additional government expenditure of \$10.6 million. On balance, household growth pays for itself in the county.

Chapter K. A Comparative Approach to Economic and Population Growth

In this section, we analyze more formally the interaction of Williamson County population growth, economic growth, and county expenditures. We do this by first comparing the county to a set of similar national counties, and second by statistically modeling the interaction for Williamson County itself.

Our chief findings are that Williamson County is among the most successful counties in the U.S. along the dimensions of economic growth, while its expenditures remain relatively low. Further, in the short run, its expenditures are mostly driven by economic growth, but in the longer term, population growth is a significant factor in the expansion of the county's spending.

K.1. Comparison Counties

It is difficult to reach conclusions about growth or expenditure without some benchmark against which to compare. Thus, we begin by establishing such a benchmark: those national counties most similar to Williamson. We define similarity in economic terms. Williamson County is the highest-income county in the Nashville metro area. As discussed earlier in this report, its per capita income is far above neighboring counties. We screened counties in all U.S. metropolitan statistical areas (MSAs) to find those with average incomes at least 25 percent higher than their MSA average per capita income. Somewhat surprisingly, this yielded only 13 counties (including Williamson). The list of those counties and their basic economic details are shown in the table below.

Comparison Counties

County	MSA	Population	GRP	Expenditure	Expend/GRP
Boone	Indianapolis	63,400	\$47,888	\$1,641	3.75%
Bristol	Providence	49,265	\$29,198	\$880	3.30%
Delaware	Columbus	192,884	\$56,060	\$929	1.81%
Geauga	Cleveland	94,095	\$42,015	\$1,228	3.44%
Goochland	Richmond	22,315	\$131,226	\$2,445	2.04%
Hamilton	Indianapolis	309,172	\$60,659	\$1,531	2.76%
Howard	Baltimore	312,711	\$82,197	\$2,741	3.65%
Kendall	San Antonio	35,766	\$56,452	\$615	1.23%
Oakland	Detroit	1,240,301	\$77,522	\$918	1.30%
Palm Beach	Miami	1,421,843	\$53,137	\$1,410	2.90%
St. Johns	Jacksonville	226,658	\$27,238	\$1,351	5.43%
Summit	Salt Lake City	39,481	\$65,893	\$1,349	2.24%
Williamson	Nashville	211,674	\$85,678	\$1,689	2.16%

Gross Regional Product and County Expenditures are per capita.

This table includes county population, gross regional product (GRP) per capita, county expenditure per capita, and a ratio of the county's expenditures to GRP.¹ Note that expenditures

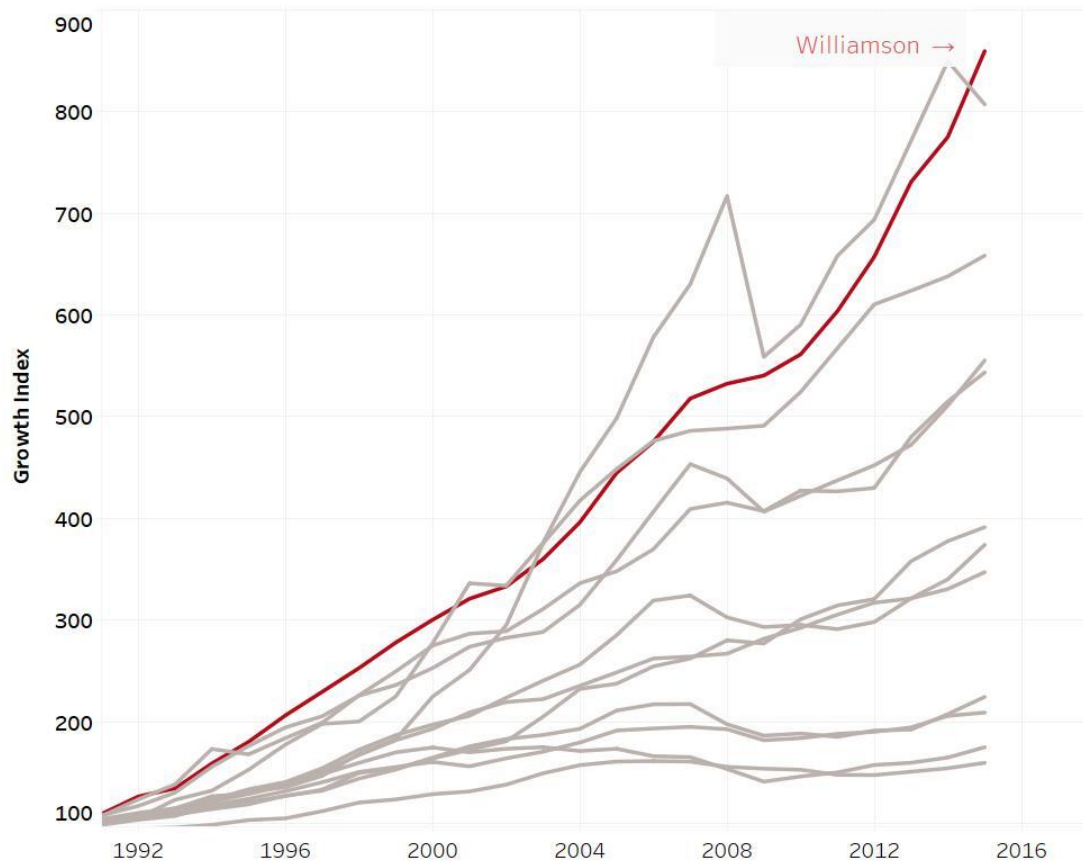
¹ Gross regional product is analogous to the national gross domestic product, is the value of all goods and services produced by the county.

do not include those for education. Unfortunately, educational support regimens are simply too different across states to make comparison possible.

K.2. Where Does Williamson Fit?

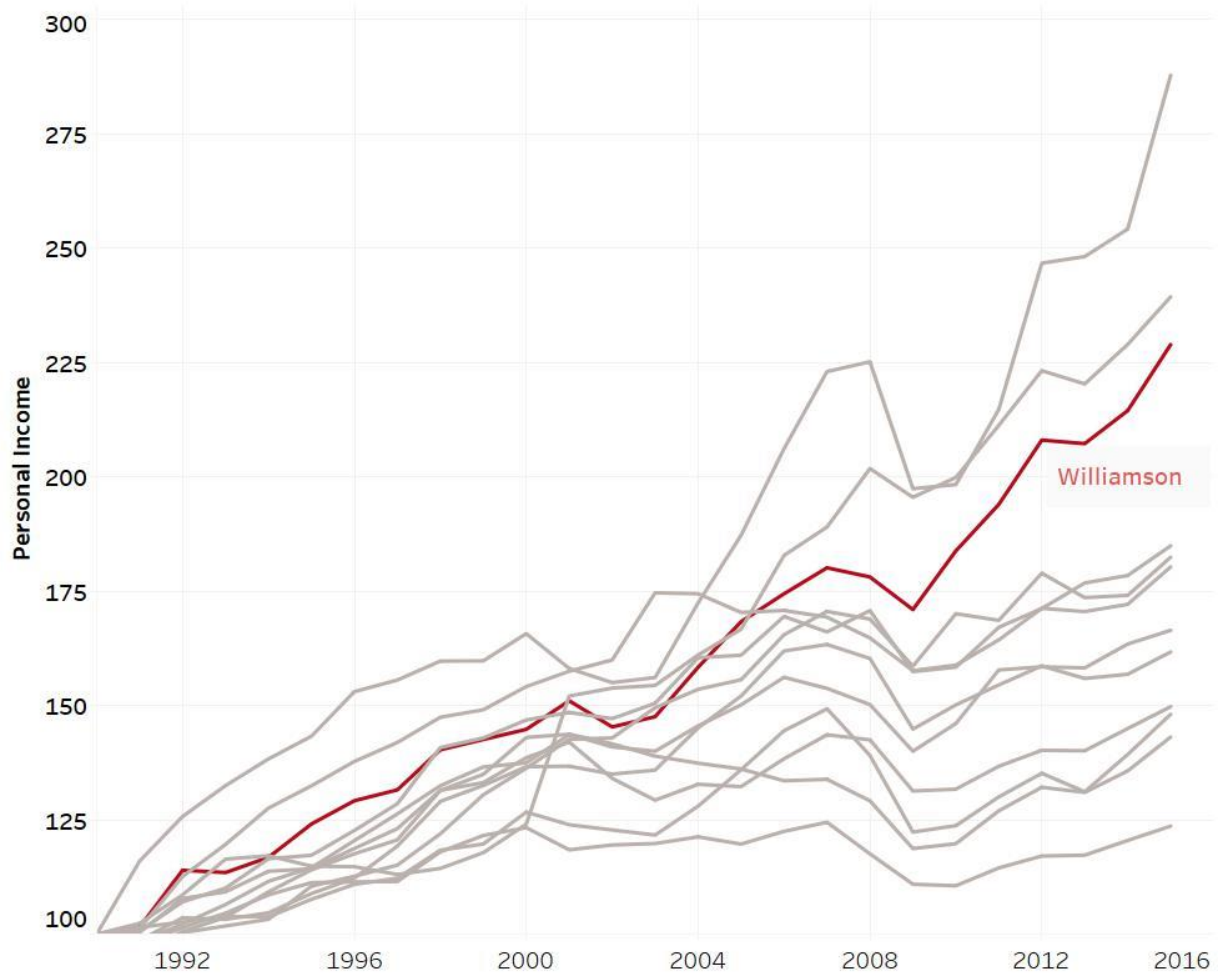
We graph Williamson County against these benchmark counties to establish ultimately whether the county's expenditures are typical. We begin by looking at an index of per capital GRP growth. (All indices set 1990 at 100.) We see that Williamson County's growth is remarkable even by the standards of some of America's strongest counties.

Comparing County Economic Growth



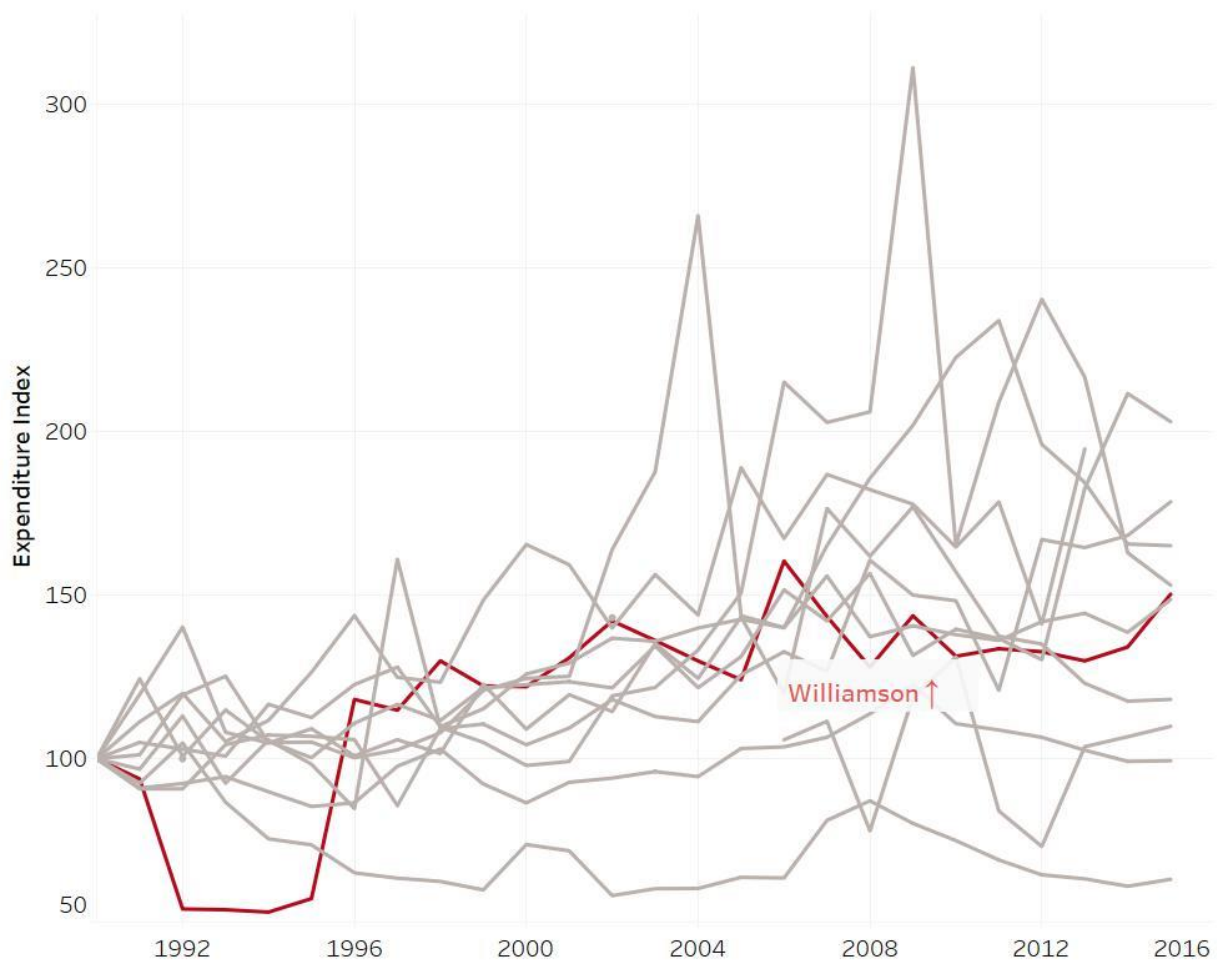
Next, we turn to a per capita income index. This also shows Williamson County's economic situation is, in national terms, extremely robust.

Comparing County Mean Incomes



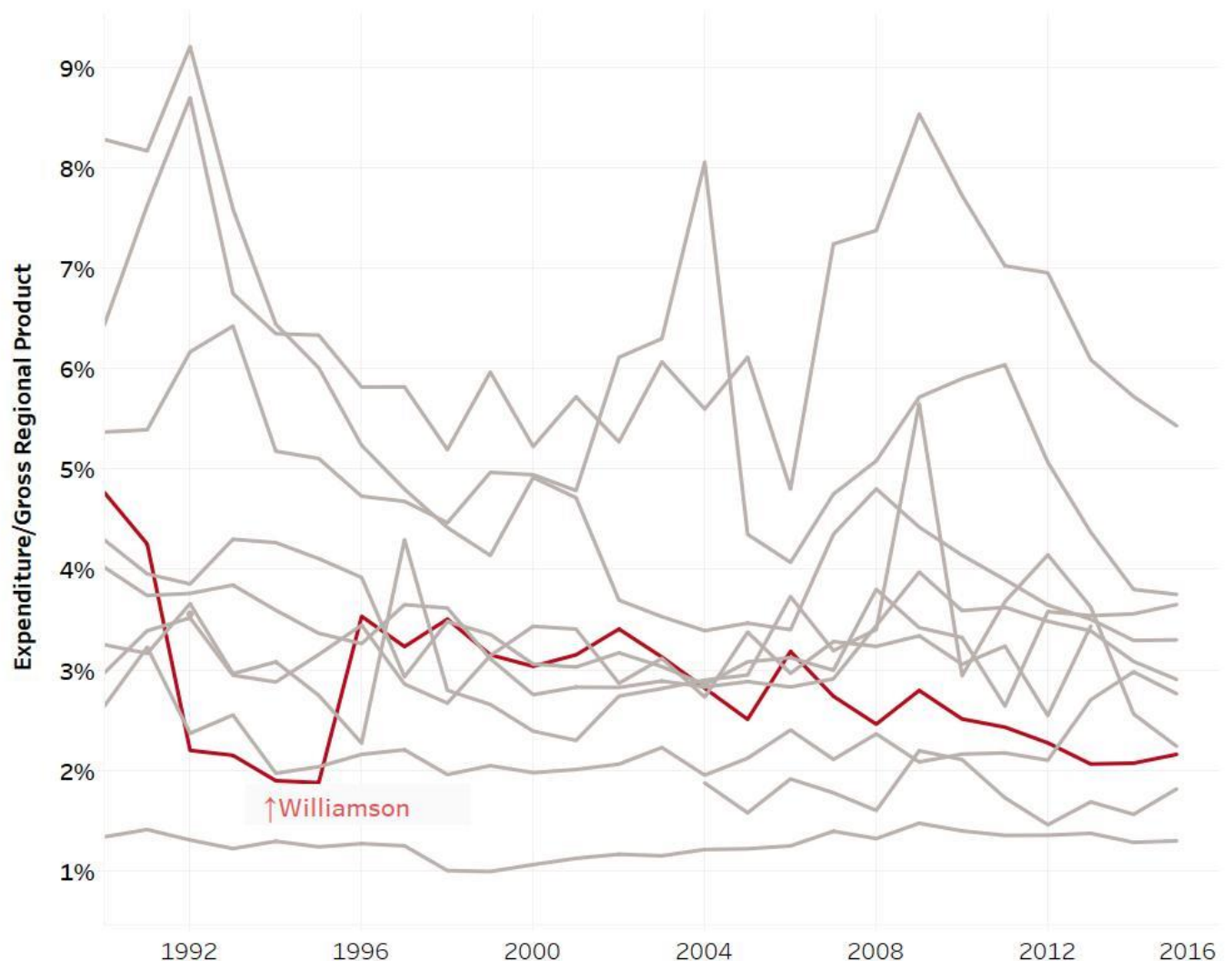
The next graph shows an index of the growth of per capita county expenditures. Here Williamson County appears in the middle of the mix. However, this includes a section of years in the 1990s when the county had very contained expenditures. If we re-centered this chart to begin in the late '90s, the county would appear at the upper end in terms of expenditure growth. Again, educational expenditures are excluded, since state education tax regimens are so different.

Comparing County Expenditure Levels



Last, we look at county expenditures divided by gross regional product. Here we see that Williamson County is actually on the low end of expenditures when we take the size of its economy into account. The ratio of expenditures to economic activity is also falling over time. (We will revisit this issue when including educational expenditures below.)

Comparing County Expenditure Ratios



This brief comparison is largely favorable for Williamson County. The county is growing faster, whether in economic activity or personal income, than its peers, while its expenditures are in

the middle of the pack. Absolute expenditures are rising, but when adjusted for the size of the county's economic activity, they are not.

K.3. Modeling County Growth and Expenditures

We next developed a statistical model of county growth and expenditures. We used this model to assess Williamson County against its peers and to compare the county's actual performance against what would be predicted from the model. We used two modeling techniques. First, we ran a panel vector autoregression estimation for our 13 counties.² We report that model here. We used county gross regional product, county population, and county revenues to predict county expenditures, net of educational expenditures.³ We used the MSA gross regional product and population only as controls, since county performance is obviously intertwined with its larger metro area. (However, our estimation indicates that these controls are not particularly powerful influences on county patterns.)

Our estimated model explains about 90 percent of the movement in county expenditures across time and location. We see that all three variables, population, gross regional product, and revenues, were found to be significant in explaining expenditure growth.

Modeling County Expenditures

Dependent Variable: County Expenditures (excl. Education)

<i>Variable</i>	Coefficient	T-Score	Prob.
GRP	0.520	7.150	0.000
Population	0.380	3.060	0.002
County Revenue	0.148	2.380	0.018
Metro Population	0.768	3.170	0.002
Metro GRP	0.176	1.080	0.279

Variables are in natural logs. All variables are significant at 0.05% except Metro GRP.
F = 782.9 R-Square = .9028

² Statistical tests indicated the superiority of a panel VAR with fixed effects.

³ We use the natural logs of the variables to stabilize variances. This is typical in econometric work.

However, the effect of each is rather modest. As an illustration, if we took a county with a population of 100,000 and county expenditures of \$100 million, this model suggests that adding 1,000 people to the population would lead to an increase in expenditures of \$377,000. While not trivial, this does not suggest that population growth forces an explosion in county expenditures.

A second way to observe the impact of population or economic growth on county expenditures is to perform tests of Granger causality. We can use them to see if one factor helps us to predict the growth or change of a second factor. For example, if the population increases, does county expenditure increase (holding constant other factors)? We say one variable Granger causes another if knowing that first variable enables us to better predict the second. In this case, does knowing changes in population or GRP help us to predict changes in the pattern of county expenditures?

Granger Causality

[total]	Granger Causality?
GRP → Expenditures	no
Population → Expenditures	no
Revenue → Expenditures	no

In this case, the answer is no. We could, however, look again, this time using per capita expenditures rather than total expenditures.

Granger Causality Using Per Capita Figures

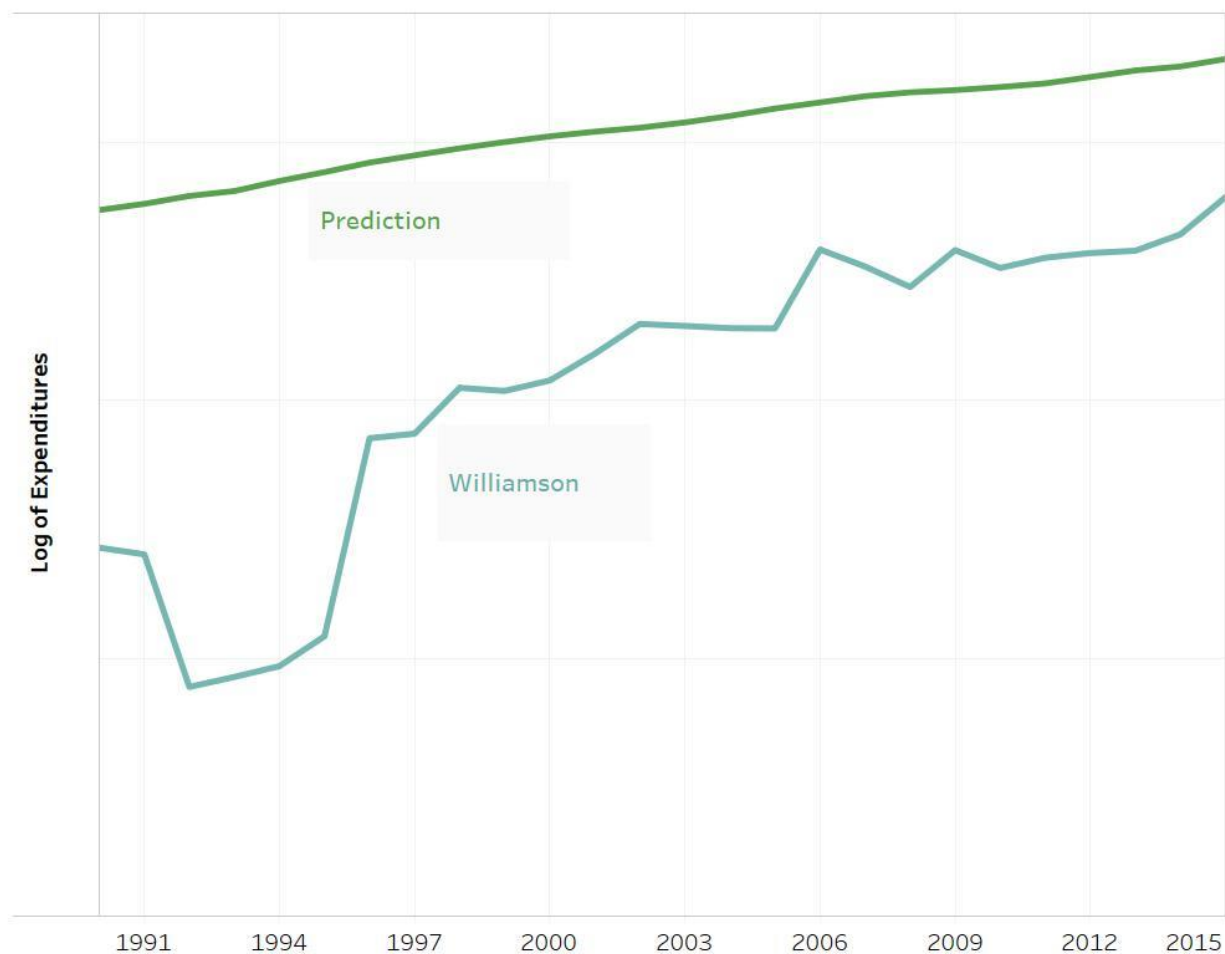
[per capita]	Granger Causality?
GRP → Expenditures	yes
Population → Expenditures	yes
Revenue → Expenditures	no

Here we see that economic growth and population growth per capita help us predict county expenditures. These differing results may seem odd, but they suggest that the impact of population growth and general economic growth on county expenditures depends on the size

of the county. When size is removed (by using per capita figures), we see evidence that population and economic growth do indeed drive increased spending in our sample of counties.

Finally, we use the models developed to assess Williamson County. Does it expend more or less than other similar counties when we account for their varying sizes? Chart K7 shows actual (non-educational) spending in Williamson County compared to what our model would predict. The chart shows that Williamson has, in fact, lower expenditures than we would predict based on the experiences of comparable counties around the U.S. We notice, though, that the gap between the two appears to be slowly closing. Though still lower than predicted, Williamson's expenditures appear to be rising to the level that would be expected based on the experiences of other counties. We conclude here that Williamson County, by most measures, does not spend as much as its peers, whether overall or on a per capita basis

Williamson County Expenditures: Actual vs. Predicted



K.4. Williamson County Expenditure Patterns

We move from comparison counties to Williamson counties. Comparatively, its expenditures are rather low, but they are growing. Why? To answer this, we use two techniques. First, similar to our analysis of comparison counties, we estimate a vector autoregression (VAR) to model Williamson's expenditures, and we then extract Granger causality. This time we add impulse/response functions to our analysis. These functions show the impact of a change in one factor on another over set periods of time. VAR models are best suited to discover shorter-term relationships, less than a decade in our analysis. Thus, we also employ a second technique that may better capture longer-term influences. This is a vector error correction model, which we will use to establish the existence of long-term relationships (or the lack thereof) between county expenditures, economic growth, and population growth. Because we are now looking at one specific county, we are able to include all expenditures, including education, in our models.

Let's begin by looking at Granger Causality as found through our VAR.

Granger causality for Williamson County

[total]	Granger Causality?
GRP → Expenditures	yes
Population → Expenditures	no
Revenue → Expenditures	no

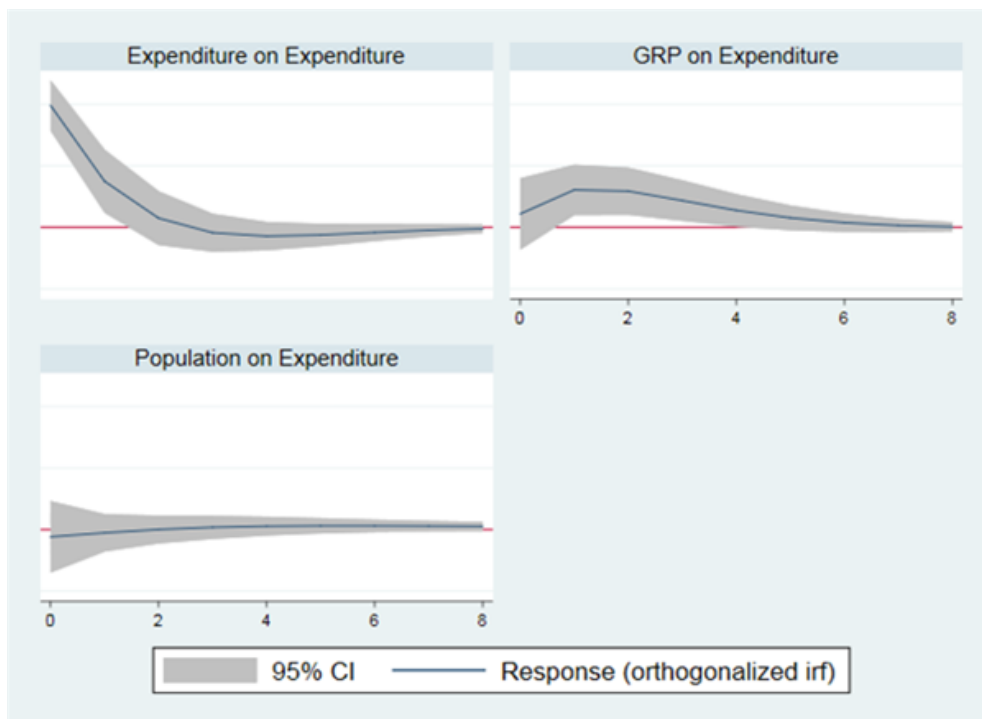
Granger causality for Williamson County using per capita figures

[per capita]	Granger Causality?
GRP → Expenditures	yes
Population → Expenditures	no
Revenue → Expenditures	no

Economic growth clearly leads to higher expenditures. Population and revenue do not directly do so. What our Granger tests seem to be saying is that county expenditures are being directly driven by economic growth. Population is important to the extent that it is implicated with growth, but it is not a direct driver of higher spending.

We examine this graphically using impulse-response functions. These display the impact of the impulse over a set period. The shaded areas in these charts give the confidence intervals. If these areas cross the red line (which indicates there is no response), we cannot conclude that our impulse is actually producing the indicated response.

Impulse Response Functions for Williamson County (Expenditures)



Let's interpret these charts, which show the impact on Williamson County expenditure over an eight-year time horizon of a "shock" (i.e., an increase) in either economic or population

growth.⁴ The upper right-hand corner shows the effect of a shock to expenditures itself. When county expenditures rise, the increased spending persists for between two and four years before reverting to its former level. (But note this presumes no additional shocks occur over this period. If they did, the level of county expenditures would obviously not return to the pre-shock level.) Economic growth, measured by GRP, raises county expenditures. The increased expenditures peak at around one-and-a-half to two years and then slowly die out over the following two years. A population shock, however, does not show any significant impact on expenditures.

We repeat this analysis by switching to GRP growth.

Impulse Response Functions for Williamson County (GRP)



⁴ As per usual, the estimation used the natural logs of the variables.

This time, the impact of economic growth on continued economic growth is shown in the upper left-hand corner. We see that a shock to economic growth persists for about four years. A shock to expenditures actually drives growth down, having maximum impact at about two years. However, here we should be careful, because the confidence interval quickly crosses the zero line. If we examine population growth, it again has the weakest effect. It is associated with a very modest increase in economic growth. What is interesting, though, is how long this small impact lasts—apparently, longer than eight years.

We conclude from these charts that the major drivers of both expenditure and county growth are long-term trajectories. That is to say, both are on established paths; they grow at rates largely determined by their growth in previous years. At the margins, however, shocks to either economic growth or county government expenditures will impact the other and will persist for a number of years. Population, on the other hand, has a little independent impact on shorter-term growth or expenditure patterns.

The lack of a strong, direct shorter-term relationship between population growth and county expenditures seems odd. In particular, educational spending ought to be driven by population growth. Perhaps this is because the relationship between population and expenditures is one that operates on a longer term. In other words, year-to-year population growth is not a significant driver of county spending, but over a longer term, it may be. To answer this, we turn to a complementary analysis using a vector error correction estimation (VECM). VECMs attempt to locate longer-term relationships between factors.

Indeed, our estimation found two long-run relationships. One is between population growth and economic growth. The other is between county expenses and economic growth. These findings are the same as we established with the VAR, but what we can now do in the VECM format is manipulate the two relationships to solve mathematically whether there is a long-term indirect relationship between population and expenditures.

Adjustment Rates between Expenditures, Population, and GRP (per capita)

<i>Variable</i>	<i>Adjustment</i>
<i>Expenditures</i>	<i>(-.621) GRP</i>
<i>Population</i>	<i>(-.075) GRP</i>

The table above shows the rate at which expenditures, population, and GRP adjust over the long run. A larger absolute number means a more rapid adjustment. When GRP and expenditure growth diverge, the long-term response is for a relatively quick change on the expenditure side. It falls to match the change in the economy. When population growth and GRP diverge, the long-term response is a relatively slow change in population growth.

But what interests us is the relationship between population and expenditures. As we have noted, in fact, this relationship operates primarily through economic growth. We wish to obtain what amounts to a reading of the pass-through rate of population growth on county expenditures by removing the mediator of GRP. When we do this, we obtain an equation of

EQUATION. The Long-Term Relationship between Williamson County Population Growth and County Expenditures

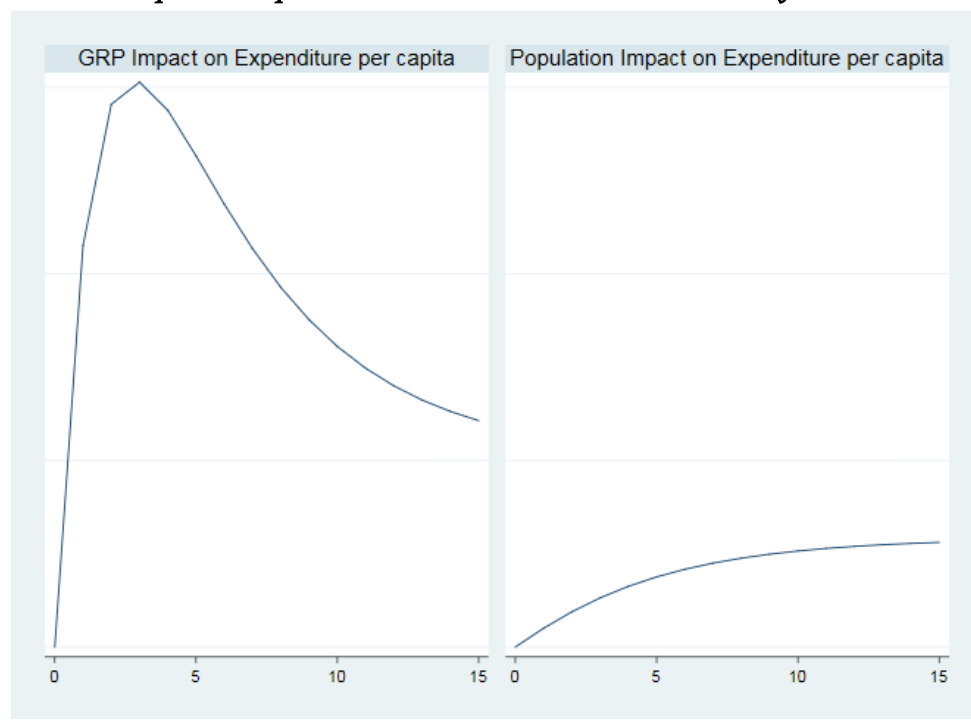
$$\underline{\text{County Expenditures} = .73 \times \text{Population Growth}}$$

This indicates that population growth increases county expenditures, albeit disguised by the accompanying economic growth. (Because these figures are in natural logs, they are not linear. We would have to be given a particular level of expenditure or population to estimate the exact increase of the latter due to the former.)

So we have answered our question. Yes, expenditures in Williamson County are sensitive to population growth. And the relationship is not linear; population growth produces larger expenditure growth.

Our final chart shows the relationship of the impacts of economic growth and population growth on county expenditures over a 15-year horizon. We see that economic growth produces an almost immediate spending response that peaks after two to three years and then gradually recedes, but never back to the level of expenditures before the growth shock. The population impact, however, though slower, is also more determined. It does not recede but continues to produce higher expenditures per capita for at least 15 years.

CHART. Impulse Response Functions for Williamson County from VECM



Our analysis has several key conclusions:

- Williamson County expenditures are below what is expected from comparing it to other similar counties across the U.S.
- In the short run, county expenditures are mostly driven by economic activity.
- In the longer run, population growth has a very significant role in the increase of Williamson County expenditures.

Chapter L. Conclusion

Growth dynamics in Williamson County do not show any similarity to other counties in Tennessee. Even at the national level, this study had difficulty in identifying counties that have similarities in terms of economic growth and size, population growth and size, and driver role in their respective Metropolitan Statistical Areas. The study captures the growth dynamics from various perspectives. Based on the analysis, we draw the following major conclusions.

- Over the years, the population in Williamson County has grown dramatically. Both school-age and old-age population recorded significant growth rates.
- Along with its population growth, Williamson County's economy is a top-performer nationally. Both employment and income figures have grown more than in any other large counties in Tennessee.
- A detailed assessment of economic growth dynamics indicates that the source of economic growth is within the county rather than due to national or regional industrial factors.
- Over the years, the county has invested in human capital and created one of the best educational systems in the state. In terms of human capital formation, its success rate cannot be matched by any large counties in Tennessee in the years to come.
- The county's educational achievement has created a virtuous cycle of attracting businesses and high-paying employment opportunities.
- Of course, the business growth and associated developments have further fueled the real estate market.
- The end result of these developments is a significant growth in local government revenues and expenditures. A significant portion of the county government expenditure goes to local education. As the county grows, the pressure for more schools and other infrastructure spending increases over the time. In Williamson County, the increase in local government revenues and spending has far exceeded the growth in population.

- Furthermore, over the years, the shift in transfer revenues to the county started gradually pushing the county to look for revenues from own sources, such as taxes and charges.
- As a result, some local citizens started questioning the merit of more population growth in the county. The ultimate question is whether population growth pays for itself.
- Using a panel data analysis of similar counties across the nation, our study shows that the long-run relationship between economic growth and county expenditures is quite stable. Similarly, economic and population growth tend to move together. But here the adjustment is much slower: population responds, but rather slowly, to economic growth. Combining these two direct relationships reveals an indirect relationship between population and expenditures. The increased population stemming from economic growth “shocks” leads to expenditure increases that persist far longer than the economic growth. As a result, population tends to have a structural impact on the county, leading to expenditure increases that do not die out even over relatively long time horizons.
- Using nationally recognized software, this study constructed a model for Williamson County and tested the impact of adding 1,196 additional households to the county. The study results suggest that 1,196 additional households generate about \$20 million in state and local revenues, create about a \$10.6 million additional burden on the county government, and pay over \$34 million in federal taxes.
- Overall, the conclusion from these results is that the population growth in Williamson County pays for itself.

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Appendix Price Index

PERSONAL CONSUMPTION EXPENDITURE PRICE INDEX (2009 = 100)				Example	
Year	Index	Conversion Rate	Conversion rate	Sales Volume (in 2009 dollars):	
		to 2009	formula	Sales Volume (Nominal)	(Nominal Sales Volume X Conversion Rate)
1992	71.494	1.398718774	=Index2009/Index92	\$567	\$793.07
1993	73.279	1.364647443	=Index2009/Index93	\$800	\$1,091.72
1994	74.803	1.336844779	=Index2009/Index94	\$765	\$1,022.69
1995	76.356	1.309654775	=Index2009/Index95	\$800	\$1,047.72
1996	77.981	1.282363653	=Index2009/Index96	\$950	\$1,218.25
1997	79.327	1.260604838	=Index2009/Index97	\$798	\$1,005.96
1998	79.936	1.251000801	=Index2009/Index98	\$1,000	\$1,251.00
1999	81.11	1.232893601	=Index2009/Index99	\$1,023	\$1,261.07
2000	83.131	1.202920691	=Index2009/Index00	\$1,076	\$1,294.00
2001	84.736	1.180135952	=Index2009/Index01	\$1,129	\$1,331.87
2002	85.873	1.164510382	=Index2009/Index02	\$1,181	\$1,375.79
2003	87.572	1.141917508	=Index2009/Index03	\$1,234	\$1,409.45
2004	89.703	1.114789918	=Index2009/Index04	\$1,287	\$1,434.89
2005	92.261	1.083881597	=Index2009/Index05	\$1,340	\$1,452.40
2006	94.729	1.055642939	=Index2009/Index06	\$1,393	\$1,470.36
2007	97.102	1.029844905	=Index2009/Index07	\$1,446	\$1,488.86
2008	100.065	0.999350422	=Index2009/Index08	\$1,499	\$1,497.60
2009	100	1	=Index2009/Index09	\$1,551	\$1,551.43
2010	101.653	0.983738798	=Index2009/Index10	\$1,604	\$1,578.20
2011	104.149	0.960162844	=Index2009/Index11	\$1,657	\$1,591.13
2012	106.121	0.942320559	=Index2009/Index12	\$1,710	\$1,611.37
2013	107.532	0.929955734	=Index2009/Index13	\$1,763	\$1,639.38
2014	109.157	0.916111656	=Index2009/Index14	\$1,816	\$1,663.40
2015	109.481	0.913400499	=Index2009/Index15	\$1,869	\$1,706.75
2016	110.789	0.902616686	=Index2009/Index16	\$1,921	\$1,734.31

Note: Chain-type price index; historical data, 1969–2016, from U.S. Dept. of Commerce.

Appendix Chapters C–I

Appendix Chapter C. Population Dynamics in Williamson County

Counties	Percent of Population Under 18 Years Old (1992–2027)									
	1992	1997	2002	2007	2012	2015	2016	2017	2022	2027
ANDERSON, TN	23.74%	23.40%	22.80%	22.37%	21.30%	21.00%	20.86%	20.74%	20.54%	20.52%
BLOUNT, TN	22.96%	22.89%	22.92%	22.73%	21.63%	20.90%	20.63%	20.34%	19.57%	19.48%
BRADLEY, TN	24.63%	23.85%	23.41%	23.37%	22.60%	22.39%	22.14%	21.99%	21.72%	21.96%
CUMBERLAND, TN	22.97%	21.88%	20.90%	19.75%	18.57%	18.15%	18.01%	17.81%	17.94%	18.25%
DAVIDSON, TN	22.81%	22.38%	22.11%	22.00%	21.69%	21.46%	21.33%	21.64%	23.24%	24.21%
DICKSON, TN	27.20%	26.88%	26.43%	25.85%	24.13%	23.50%	23.36%	23.19%	23.01%	22.97%
GREENE, TN	22.77%	22.37%	22.05%	21.76%	20.61%	19.96%	19.67%	19.51%	19.21%	19.10%
HAMBLEN, TN	23.86%	23.50%	23.14%	23.58%	23.42%	23.36%	23.23%	23.05%	22.54%	22.36%
HAMILTON, TN	24.07%	23.52%	22.82%	22.03%	21.29%	21.11%	21.03%	21.09%	21.63%	21.97%
HENRY, TN	22.78%	22.43%	22.00%	22.02%	21.32%	20.83%	20.67%	20.63%	20.94%	21.05%
KNOX, TN	22.45%	22.38%	22.11%	21.97%	21.59%	21.30%	21.22%	21.17%	21.38%	21.84%
MADISON, TN	26.16%	25.97%	25.39%	24.81%	23.38%	22.95%	22.85%	22.73%	22.87%	23.24%
MAURY, TN	26.29%	26.33%	25.78%	24.54%	23.85%	23.57%	23.42%	23.61%	24.81%	25.71%
MONTGOMERY, TN	27.22%	28.17%	28.33%	27.88%	27.42%	27.01%	26.88%	27.07%	28.20%	28.85%
PUTNAM, TN	21.85%	22.22%	21.99%	21.84%	21.32%	21.13%	21.11%	21.00%	21.20%	21.88%
ROBERTSON, TN	27.47%	27.10%	26.73%	26.20%	25.33%	24.81%	24.54%	24.30%	23.63%	23.27%
RUTHERFORD, TN	26.78%	26.62%	26.34%	26.42%	25.60%	25.00%	24.90%	24.64%	23.78%	23.41%
SEVIER, TN	23.76%	23.21%	22.84%	22.51%	21.64%	21.09%	20.97%	20.81%	20.35%	20.42%
SHELBY, TN	27.78%	28.16%	28.04%	27.25%	25.76%	25.38%	25.23%	25.22%	25.55%	25.74%
SULLIVAN, TN	22.36%	22.02%	21.73%	21.22%	20.14%	19.73%	19.65%	19.58%	19.76%	19.99%
SUMNER, TN	27.27%	26.64%	25.86%	25.56%	24.62%	24.16%	24.00%	23.80%	23.17%	22.91%
WASHINGTON, TN	21.72%	21.47%	21.04%	20.68%	19.87%	19.59%	19.37%	19.31%	19.20%	19.54%
WEAKLEY, TN	21.79%	21.70%	21.51%	20.16%	19.74%	19.62%	19.56%	19.63%	20.17%	21.16%
WILLIAMSON, TN	29.17%	29.29%	29.11%	29.20%	28.60%	27.93%	27.63%	27.12%	24.49%	22.43%
WILSON, TN	27.19%	26.51%	26.16%	25.49%	24.45%	23.99%	23.95%	23.77%	23.04%	22.70%
TENNESSEE	24.94%	24.71%	24.41%	24.01%	23.11%	22.71%	22.58%	22.49%	22.43%	22.49%
UNITED STATES	25.93%	26.01%	25.36%	24.57%	23.47%	22.94%	22.79%	22.67%	22.47%	22.39%

Source: Woods & Poole, Census Bureau (www.census.gov), BERC

Counties	Population Under 18 Years Old (1992–2027)									
	1992	1997	2002	2007	2012	2015	2016	2017	2022	2027
ANDERSON, TN	16,739	16,783	16,303	16,460	16,048	15,896	15,839	15,822	16,084	16,483
BLOUNT, TN	20,825	23,107	25,104	27,270	26,841	26,568	26,542	26,450	26,958	28,393
BRADLEY, TN	18,793	20,194	20,998	22,511	22,850	23,266	23,133	23,146	23,760	24,907
CUMBERLAND, TN	8,467	9,565	10,223	10,773	10,601	10,575	10,562	10,585	11,435	12,441
DAVIDSON, TN	119,814	126,424	126,976	133,099	140,772	145,569	145,977	149,419	168,170	183,157
DICKSON, TN	9,885	10,932	11,786	12,484	12,109	12,092	12,189	12,212	12,719	13,298
GREENE, TN	13,041	13,469	14,125	14,765	14,153	13,682	13,498	13,442	13,555	13,785
HAMBLEEN, TN	12,448	13,264	13,487	14,525	14,687	14,814	14,815	14,818	15,112	15,617
HAMILTON, TN	70,021	71,703	71,170	71,551	73,629	74,652	75,244	75,823	79,823	83,087
HENRY, TN	6,501	6,809	6,894	7,011	6,901	6,708	6,678	6,679	6,874	6,989
KNOX, TN	78,535	84,313	86,122	92,085	95,147	96,169	96,791	97,509	103,865	111,720
MADISON, TN	21,254	22,844	23,745	24,070	23,034	22,398	22,320	22,290	22,968	23,847
MAURY, TN	15,599	17,702	18,194	19,108	19,546	20,682	21,075	21,463	23,808	25,970
MONTGOMERY, TN	29,384	35,704	39,122	44,794	50,795	52,215	52,623	54,034	62,248	70,270
PUTNAM, TN	11,737	13,328	14,075	15,174	15,664	15,843	16,030	16,105	17,150	18,616
ROBERTSON, TN	11,935	13,742	15,182	16,541	16,906	16,986	16,972	17,066	17,951	19,080
RUTHERFORD, TN	34,757	43,728	51,761	64,447	70,231	74,607	76,749	77,597	83,494	91,417
SEVIER, TN	13,130	15,175	17,141	19,420	19,972	20,175	20,273	20,444	21,723	23,658
SHELBY, TN	235,076	248,052	253,109	251,042	241,855	237,563	235,800	236,631	244,982	251,698
SULLIVAN, TN	32,883	33,571	33,276	32,962	31,535	30,905	30,785	30,743	31,510	32,322
SUMNER, TN	29,507	32,945	35,190	39,097	40,887	42,481	43,217	43,590	46,361	49,971
WASHINGTON, TN	20,712	22,347	23,046	24,364	24,823	24,754	24,688	24,837	25,983	27,771
WEAKLEY, TN	7,031	7,409	7,408	6,907	6,829	6,636	6,553	6,583	6,819	7,193
WILLIAMSON, TN	25,747	32,444	39,864	49,502	55,230	59,110	60,548	61,415	65,542	70,761
WILSON, TN	19,332	21,756	24,339	27,209	29,121	30,892	31,801	32,372	35,675	39,893
TENNESSEE	1,259,458	1,359,030	1,414,857	1,482,747	1,491,695	1,497,808	1,501,795	1,510,087	1,584,886	1,670,995
UNITED STATES	66,508,036	70,917,567	72,936,450	74,019,396	73,707,343	73,617,277	73,643,778	73,885,333	76,690,265	80,017,208

Source: Woods & Poole, Census Bureau (www.census.gov), BERC

Counties	Population Density (1992-2027) Selected Years and Forecast																
	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	2016	2017	2022	2027		
ANDERSON COUNTY	209	213	212	218	222	223	223	223	223	223	224	225	226	232	238		
BLOUNT COUNTY	162	181	196	215	220	221	221	222	224	226	228	230	233	247	261		
BRADLEY COUNTY	232	258	273	293	299	302	304	308	310	313	316	318	320	333	345		
CUMBERLAND COUNTY	54	64	72	80	82	82	83	84	84	85	85	86	87	94	100		
DAVIDSON COUNTY	1,046	1,125	1,143	1,205	1,236	1,251	1,265	1,292	1,312	1,331	1,351	1,363	1,375	1,441	1,506		
DICKSON COUNTY	74	83	91	99	101	101	102	102	102	103	105	106	107	113	118		
GREENE COUNTY	92	97	103	109	111	111	111	110	110	110	110	110	111	113	116		
HAMBLETON COUNTY	324	350	362	382	387	388	390	389	392	391	394	396	399	416	434		
HAMILTON COUNTY	536	562	575	599	613	622	628	637	643	646	652	659	663	680	697		
HENRY COUNTY	51	54	56	57	57	58	58	58	57	58	57	58	58	58	59		
KNOX COUNTY	688	741	766	824	845	852	859	867	874	881	888	897	906	955	1,006		
MADISON COUNTY	146	158	168	174	175	176	176	177	177	176	175	175	176	180	184		
MAURY COUNTY	97	110	115	127	132	132	133	134	136	140	143	147	148	157	165		
MONTGOMERY COUNTY	200	235	236	298	313	321	328	344	342	352	359	363	370	409	452		
PUTNAM COUNTY	134	150	160	173	179	181	182	183	185	187	187	189	191	202	212		
ROBERTSON COUNTY	91	106	119	133	138	139	140	140	141	143	144	145	147	159	172		
RUTHERFORD COUNTY	210	265	317	394	419	426	435	443	454	467	482	498	509	567	631		
SEVIER COUNTY	93	110	127	146	150	152	154	156	158	160	161	163	166	180	196		
SHELBY COUNTY	1,121	1,167	1,196	1,220	1,222	1,230	1,236	1,244	1,243	1,241	1,240	1,238	1,243	1,270	1,295		
SULLIVAN COUNTY	356	369	371	376	379	380	380	379	379	380	379	379	380	386	391		
SUMNER COUNTY	204	234	237	289	300	305	310	314	319	326	332	340	346	378	412		
WASHINGTON COUNTY	292	319	336	361	373	378	380	383	385	386	387	391	394	415	436		
WEAVERLY COUNTY	56	59	59	59	60	60	60	60	59	59	58	58	58	58	59		
WILLIAMSON COUNTY	151	190	235	291	309	316	323	331	342	352	363	376	389	459	541		
WILSON COUNTY	125	144	163	187	197	201	205	209	214	220	226	233	239	271	308		

Source: Woods & Poole, Census Bureau (www.census.gov), BERC

Counties	Total Population (1992-2027), Selected Years and Forecast																
	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	2016	2017	2022	2027		
ANDERSON COUNTY	70,509	71,736	71,515	73,580	75,031	75,126	75,179	75,326	75,420	75,347	75,698	75,986	76,286	78,324	80,334		
BLOUNT COUNTY	90,718	100,958	109,515	119,950	122,689	123,241	123,704	124,069	124,985	126,092	127,142	128,670	130,069	137,754	145,744		
BRADLEY COUNTY	76,294	84,684	89,711	96,366	98,360	99,126	99,883	101,101	101,881	102,921	103,907	104,490	105,244	109,385	113,441		
CUMBERLAND COUNTY	36,856	43,715	48,918	54,534	55,672	56,210	56,620	57,073	57,513	57,958	58,278	58,655	59,447	63,734	68,167		
DAVIDSON COUNTY	525,173	565,004	574,215	605,031	621,008	628,077	635,503	649,004	658,990	668,699	678,323	684,410	690,498	723,597	756,470		
DICKSON COUNTY	36,340	40,670	44,586	48,287	49,380	49,701	49,946	50,177	50,211	50,609	51,461	52,170	52,653	55,275	57,890		
GREENE COUNTY	57,277	60,211	64,070	67,840	68,744	68,826	68,996	68,654	68,272	68,416	68,551	68,615	68,894	70,544	72,161		
HAMBLETON COUNTY	52,181	56,435	58,285	61,582	62,330	62,550	62,816	62,712	63,082	63,022	63,414	63,785	64,280	67,034	69,836		
HAMILTON COUNTY	290,924	304,909	311,890	324,784	332,659	337,332	340,939	345,783	348,853	350,545	353,604	357,738	359,447	369,089	378,165		
HENRY COUNTY	28,544	30,353	31,343	31,833	32,234	32,404	32,379	32,373	32,253	32,315	32,205	32,310	32,383	32,833	33,209		
KNOX COUNTY	349,832	376,767	389,443	419,096	429,475	433,056	436,551	440,793	444,325	448,125	451,444	456,132	460,674	485,691	511,548		
MADISON COUNTY	81,235	87,977	93,503	97,021	97,727	98,258	98,022	98,523	98,715	98,130	97,609	97,663	98,080	100,447	102,621		
MAURY COUNTY	59,344	67,236	70,574	77,857	80,685	81,188	81,415	81,969	83,611	85,541	87,735	89,981	90,910	95,944	101,015		
MONTGOMERY COUNTY	107,957	126,766	138,098	160,642	168,866	173,218	176,655	185,225	184,637	189,655	193,294	195,734	199,613	220,754	243,551		
PUTNAM COUNTY	53,723	59,988	64,013	69,468	71,579	72,580	72,981	73,487	73,992	74,878	74,974	75,381	76,703	80,888	85,097		
ROBERTSON COUNTY	43,447	50,705	56,795	63,143	65,791	66,391	66,693	66,743	67,244	67,923	68,452	69,165	70,226	75,972	81,993		
RUTHERFORD COUNTY	129,804	164,248	196,518	243,953	259,078	263,776	269,136	274,386	281,289	289,095	298,423	308,251	314,869	351,039	390,431		
SEVIER COUNTY	55,250	65,379	75,035	86,284	89,096	89,977	91,123	92,299	93,386	94,696	95,661	96,673	98,226	106,726	115,844		
SHELBY COUNTY	846,352	880,862	902,634	921,119	922,541	928,652	933,011	938,965	938,091	937,162	936,131	934,603	938,219	958,938	977,730		
SULLIVAN COUNTY	147,031	152,424	153,160	155,367	156,661	156,820	156,929	156,547	156,562	156,784	156,661	156,667	157,036	159,428	161,693		
SWANER COUNTY	108,184	123,689	136,097	152,949	158,819	161,249	163,882	166,101	169,110	172,790	175,866	180,063	183,183	200,119	218,098		
WASHINGTON COUNTY	95,359	104,070	109,526	117,833	121,692	123,423	123,920	124,907	125,516	125,999	126,357	127,440	128,646	135,301	142,158		
WEAVER COUNTY	32,274	34,145	34,443	34,256	34,732	35,027	34,907	34,594	34,186	34,001	33,831	33,507	33,543	33,809	33,994		
WILLIAMSON COUNTY	88,252	110,770	136,953	169,534	180,332	184,143	188,342	193,095	199,032	205,317	211,674	219,107	226,437	267,615	315,525		
WILSON COUNTY	71,087	82,054	93,033	106,757	112,350	114,671	116,780	119,109	122,014	125,404	128,772	132,781	136,172	154,865	175,703		
TENNESSEE	5,049,742	5,499,233	5,795,918	6,175,727	6,306,019	6,356,671	6,397,634	6,454,306	6,494,821	6,544,663	6,595,056	6,651,194	6,714,624	7,065,304	7,430,521		
UNITED STATES	256,514,221	272,646,878	287,625,152	301,231,167	306,771,494	309,348,139	311,663,290	313,998,313	316,204,844	318,563,137	320,898,756	323,132,304	325,888,129	341,327,746	357,430,460		

Source: Woods & Poole, Census Bureau (www.census.gov), BERC

Counties	Percent of Population over 65 Years Old									
	1992	1997	2002	2007	2012	2015	2016	2017	2022	2027
ANDERSON, TN	15.92%	16.24%	16.59%	16.88%	18.10%	19.25%	19.72%	20.22%	22.99%	25.58%
BLOUNT, TN	14.43%	14.24%	14.11%	15.01%	17.36%	18.93%	19.38%	19.88%	22.39%	24.71%
BRADLEY, TN	11.34%	11.60%	12.06%	13.26%	14.92%	16.08%	16.46%	16.69%	18.07%	19.53%
CUMBERLAND, TN	18.44%	20.11%	21.42%	24.10%	27.79%	29.37%	29.67%	30.18%	32.21%	33.86%
DAVIDSON, TN	11.62%	11.28%	10.94%	10.44%	10.68%	11.25%	11.45%	11.63%	12.61%	13.11%
DICKSON, TN	12.46%	11.84%	11.88%	12.32%	14.10%	15.38%	15.64%	15.98%	17.67%	19.35%
GREENE, TN	14.13%	14.68%	15.26%	16.21%	18.68%	20.47%	20.91%	21.31%	23.25%	24.96%
HAMBLETON, TN	12.35%	13.19%	13.83%	14.83%	16.89%	17.98%	18.20%	18.40%	19.73%	21.36%
HAMILTON, TN	13.60%	13.80%	13.81%	14.18%	15.23%	16.39%	16.71%	17.07%	19.10%	20.60%
HENRY, TN	19.41%	18.49%	18.03%	18.60%	20.52%	22.21%	22.52%	22.85%	24.09%	25.38%
KNOX, TN	12.68%	12.67%	12.57%	12.64%	13.72%	14.80%	15.15%	15.45%	17.09%	18.50%
MADISON, TN	13.42%	12.80%	12.16%	12.46%	13.97%	15.50%	16.09%	16.39%	18.37%	19.87%
MAURY, TN	12.74%	12.27%	12.03%	12.37%	14.02%	15.23%	15.49%	15.90%	18.23%	19.71%
MONTGOMERY, TN	7.61%	7.61%	7.99%	7.97%	8.11%	8.80%	9.06%	9.14%	9.84%	10.56%
PUTNAM, TN	13.00%	13.33%	13.20%	13.81%	15.31%	16.27%	16.47%	16.70%	17.90%	18.72%
ROBERTSON, TN	11.80%	11.11%	10.82%	11.38%	12.66%	13.91%	14.20%	14.55%	16.72%	18.74%
RUTHERFORD, TN	8.25%	7.74%	7.49%	7.85%	8.94%	9.82%	10.09%	10.36%	11.81%	12.98%
SEVIER, TN	12.56%	12.81%	12.88%	14.26%	16.58%	18.30%	18.88%	19.43%	21.98%	24.05%
SHELBY, TN	10.51%	10.23%	9.82%	9.87%	10.78%	12.09%	12.53%	12.81%	14.41%	15.52%
SULLIVAN, TN	14.63%	15.41%	16.26%	17.46%	19.58%	20.72%	21.06%	21.54%	23.71%	25.51%
SUMNER, TN	10.42%	10.70%	10.91%	11.81%	13.78%	15.07%	15.43%	15.85%	17.95%	19.77%
WASHINGTON, TN	14.08%	13.90%	13.95%	14.48%	15.99%	17.37%	17.64%	17.96%	19.40%	20.76%
WEAKLEY, TN	16.06%	15.21%	14.27%	14.82%	16.23%	17.57%	17.87%	18.12%	19.25%	20.37%
WILLIAMSON, TN	8.22%	8.12%	8.01%	9.00%	10.64%	12.07%	12.47%	13.09%	16.47%	19.79%
WILSON, TN	9.82%	9.82%	9.87%	11.04%	13.47%	14.92%	15.20%	15.70%	17.89%	19.92%
TENNESSEE	12.71%	12.51%	12.38%	12.84%	14.23%	15.41%	15.74%	16.09%	17.88%	19.38%
UNITED STATES	12.61%	12.62%	12.35%	12.56%	13.74%	14.88%	15.24%	15.61%	17.54%	19.30%

Source: Woods & Poole, Census Bureau (www.census.gov), BERC

Counties	Population over 65 Years Old									
	1992	1997	2002	2007	2012	2015	2016	2017	2022	2027
ANDERSON, TN	11,225	11,652	11,865	12,417	13,634	14,572	14,972	15,427	18,007	20,551
BLOUNT, TN	13,090	14,374	15,452	18,002	21,543	24,070	24,938	25,856	30,838	36,016
BRADLEY, TN	8,653	9,825	10,817	12,778	15,085	16,709	17,198	17,563	19,766	22,160
CUMBERLAND, TN	6,796	8,791	10,480	13,140	15,862	17,118	17,405	17,939	20,531	23,084
DAVIDSON, TN	61,008	63,719	62,834	63,179	69,310	76,295	78,389	80,290	91,261	99,205
DICKSON, TN	4,529	4,814	5,298	5,947	7,073	7,917	8,160	8,413	9,765	11,203
GREENE, TN	8,094	8,837	9,777	10,999	12,825	14,030	14,344	14,684	16,404	18,014
HAMBLETON, TN	6,446	7,442	8,060	9,133	10,589	11,403	11,608	11,830	13,228	14,915
HAMILTON, TN	39,555	42,070	43,083	46,062	52,667	57,944	59,776	61,356	70,503	77,899
HENRY, TN	5,541	5,613	5,652	5,921	6,642	7,154	7,277	7,399	7,908	8,429
KNOX, TN	44,345	47,728	48,944	52,955	60,474	66,796	69,105	71,175	83,024	94,617
MADISON, TN	10,903	11,261	11,367	12,092	13,766	15,133	15,713	16,080	18,452	20,391
MAURY, TN	7,561	8,249	8,487	9,629	11,496	13,365	13,942	14,454	17,488	19,912
MONTGOMERY, TN	8,218	9,653	11,035	12,797	15,014	17,001	17,730	18,237	21,731	25,713
PUTNAM, TN	6,984	7,994	8,452	9,593	11,253	12,198	12,508	12,811	14,477	15,931
ROBERTSON, TN	5,126	5,632	6,148	7,188	8,453	9,519	9,818	10,216	12,704	15,367
RUTHERFORD, TN	10,706	12,708	14,713	19,156	24,524	29,308	31,111	32,631	41,463	50,694
SEVIER, TN	6,941	8,373	9,668	12,308	15,304	17,505	18,250	19,085	23,463	27,863
SHELBY, TN	88,989	90,101	88,670	90,932	101,232	113,216	117,102	120,181	138,139	151,778
SULLIVAN, TN	21,513	23,491	24,911	27,131	30,645	32,461	32,987	33,827	37,793	41,248
SUMNER, TN	11,270	13,240	14,843	18,056	22,893	26,511	27,778	29,031	35,921	43,121
WASHINGTON, TN	13,431	14,464	15,284	17,061	19,975	21,943	22,481	23,105	26,246	29,514
WEAKLEY, TN	5,182	5,194	4,914	5,076	5,613	5,943	5,988	6,079	6,508	6,926
WILLIAMSON, TN	7,250	8,990	10,964	15,255	20,549	25,557	27,316	29,642	44,082	62,453
WILSON, TN	6,981	8,061	9,182	11,791	16,043	19,210	20,180	21,375	27,712	34,992
TENNESSEE	641,852	688,153	717,537	792,742	918,581	1,016,458	1,047,052	1,080,067	1,263,626	1,439,668
UNITED STATES	32,357,455	34,405,222	35,522,203	37,825,706	43,157,564	47,734,279	49,244,306	50,857,393	59,874,251	69,000,340

Source: Woods & Poole, Census Bureau (www.census.gov), BERC

Household Dynamics: Net Migration				
Counties	1992	2002	2012	2016
ANDERSON COUNTY	57	2	38	56
BLOUNT COUNTY	584	660	420	603
BRADLEY COUNTY	267	114	72	78
CUMBERLAND COUNTY	412	363	400	248
DAVIDSON COUNTY	1,874	-789	909	335
DICKSON COUNTY	186	140	43	193
GREENE COUNTY	250	186	93	113
HAMBLEEN COUNTY	157	-78	-101	80
HAMILTON COUNTY	741	-211	430	1,429
HENRY COUNTY	167	8	55	166
KNOX COUNTY	1,726	1,276	311	870
MADISON COUNTY	350	-38	-184	-105
MAURY COUNTY	445	523	629	829
MONTGOMERY COUNTY	719	549	-343	-6
PUTNAM COUNTY	433	193	-11	168
ROBERTSON COUNTY	336	190	60	243
RUTHERFORD COUNTY	1,609	1,769	981	1,909
SEVIER COUNTY	551	386	605	321
SHELBY COUNTY	-579	-1,559	-3,617	-2,668
SULLIVAN COUNTY	131	47	-56	229
SUMNER COUNTY	531	415	1,125	1,308
WASHINGTON COUNTY	458	229	-87	297
WEAKLEY COUNTY	34	-63	-125	-181
WILLIAMSON COUNTY	754	878	1,556	2,028
WILSON COUNTY	493	449	968	1,235

Source: Internal Revenue Service (www.irs.gov) and BERC

Net Adjusted Gross Income Due to Migration (1992-2016)				
Counties	1992	2002	2012	2016
ANDERSON COUNTY	\$2,148,000	-\$2,626,000	-\$11,666,000	-\$13,880,000
BLOUNT COUNTY	\$16,399,000	\$33,806,000	\$44,383,000	\$59,475,000
BRADLEY COUNTY	\$4,697,000	\$4,683,000	\$2,727,000	\$13,032,000
CUMBERLAND COUNTY	\$16,805,000	\$19,858,000	\$31,259,000	\$31,754,000
DAVIDSON COUNTY	\$11,296,000	-\$112,839,000	-\$64,619,000	\$232,747,000
DICKSON COUNTY	\$5,772,000	\$2,435,000	\$5,151,000	\$13,876,000
GREENE COUNTY	\$6,894,000	\$8,249,000	-\$3,059,000	\$11,834,000
HAMBLEEN COUNTY	\$6,565,000	-\$883,000	\$31,740,000	\$2,551,000
HAMILTON COUNTY	\$19,082,000	-\$6,994,000	\$65,109,000	\$99,970,000
HENRY COUNTY	\$5,416,000	\$2,559,000	\$6,997,000	\$10,541,000
KNOX COUNTY	\$58,390,000	\$61,470,000	\$58,014,000	\$36,110,000
MADISON COUNTY	\$12,163,000	-\$2,730,000	-\$6,191,000	-\$11,404,000
MAURY COUNTY	\$17,449,000	\$21,028,000	\$34,793,000	\$57,010,000
MONTGOMERY COUNTY	\$15,234,000	\$8,633,000	-\$24,500,000	-\$38,592,000
PUTNAM COUNTY	\$13,141,000	\$7,883,000	-\$4,261,000	\$4,384,000
ROBERTSON COUNTY	\$14,938,000	\$9,011,000	\$276,000	\$12,805,000
RUTHERFORD COUNTY	\$49,730,000	\$59,234,000	\$49,207,000	\$107,382,000
SEVIER COUNTY	\$16,044,000	\$7,916,000	\$36,235,000	\$36,109,000
SHELBY COUNTY	-\$58,290,000	-\$145,555,000	-\$296,357,000	-\$271,735,000
SULLIVAN COUNTY	\$3,879,000	\$14,761,000	\$3,258,000	\$11,415,000
SUMNER COUNTY	\$27,999,000	\$28,186,000	\$77,280,000	\$107,696,000
WASHINGTON COUNTY	\$11,300,000	\$19,373,000	-\$903,000	\$23,046,000
WEAKLEY COUNTY	\$688,000	-\$272,000	-\$5,455,000	-\$7,539,000
WILLIAMSON COUNTY	\$78,727,000	\$109,933,000	\$165,457,000	\$367,515,000
WILSON COUNTY	\$18,839,000	\$39,544,000	\$69,332,000	\$96,939,000

Source: Internal Revenue Service (www.irs.gov) and BERC

Appendix Chapter D. Workforce Dynamics in Williamson County

Unemployment Rate (1990–2017) (In Percent)									
County Name	1992	1997	2002	2007	2012	2014	2015	2016	2017
Anderson	5.4	5.4	4.7	4.2	7.9	6.8	5.8	4.9	3.9
Blount	5.9	4.3	4.2	3.9	7.1	6.0	5.2	4.4	3.5
Bradley	6.8	5.3	4.8	4.5	7.4	6.1	5.2	4.4	3.7
Cumberland	9.1	6.8	6.1	5.5	9.0	7.9	7.1	5.9	4.6
Davidson	4.8	3.3	4.3	3.8	6.2	5.0	4.4	3.6	2.7
Dickson	6.3	4.7	4.8	4.2	8.3	6.3	5.4	4.3	3.3
Greene	12.0	9.2	6.6	6.9	10.2	8.1	6.4	5.4	4.5
Hamblen	7.9	5.7	5.8	4.7	9.4	7.4	6.2	5.1	4.0
Hamilton	5.6	4.8	4.3	3.9	6.9	6.2	5.3	4.6	3.6
Henry	7.4	7.2	6.5	6.2	9.4	8.1	6.5	5.9	4.5
Knox	4.6	3.5	3.6	3.4	6.1	5.4	4.7	4.0	3.2
Madison	6.0	4.7	5.2	7.5	9.4	6.3	5.6	4.6	3.3
Maury	8.5	7.9	6.4	6.0	10.3	10.6	8.5	7.0	5.6
Montgomery	6.2	4.5	5.1	4.7	7.6	6.6	5.8	5.1	4.1
Putnam	7.0	5.7	5.4	4.5	8.0	6.9	5.8	4.9	3.7
Robertson	6.5	4.6	4.9	4.4	7.0	5.7	4.9	4.1	3.4
Rutherford	4.8	3.7	4.1	3.7	6.5	5.2	4.5	3.7	2.9
Sevier	9.5	8.2	5.9	5.0	8.7	7.1	6.0	4.9	4.0
Shelby	5.8	4.6	5.2	5.1	8.6	7.6	6.4	5.3	4.3
Sullivan	5.1	3.9	5.1	4.0	7.5	6.6	5.8	5.2	4.0
Sumner	6.4	3.7	4.5	4.1	6.5	5.3	4.6	3.9	3.0
Washington	5.4	4.1	5.3	4.0	7.1	6.3	5.6	4.8	3.8
Weakley	4.5	5.9	6.2	6.5	10.9	8.5	6.8	5.8	4.9
Williamson	3.8	2.1	3.4	3.7	5.0	4.5	4.0	3.4	2.7
Wilson	5.2	3.8	4.2	4.0	6.4	5.3	4.6	3.8	2.9
Tennessee	6.5	5.3	5.2	4.7	7.8	6.6	5.6	4.7	3.7
United States	7.5	4.9	5.8	4.6	8.1	6.2	5.3	4.9	4.4

Source: BERC, and BLS

Civilian Labor Force (2007-2016)										
Counties	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
ANDERSON COUNTY	35,890	35,780	36,050	34,930	35,170	34,510	33,720	33,110	33,320	33,900
BLOUNT COUNTY	62,910	63,420	63,730	61,410	61,740	60,430	59,340	58,930	59,590	60,720
BRADLEY COUNTY	48,330	47,540	47,670	46,450	47,450	48,770	49,550	49,240	49,490	50,510
CUMBERLAND COUNTY	23,210	23,190	23,040	23,080	23,830	23,830	23,470	23,110	22,950	23,670
DAVIDSON COUNTY	325,360	323,870	323,040	342,400	350,090	355,390	354,730	356,660	364,540	377,210
DICKSON COUNTY	23,380	23,580	23,520	23,960	24,320	24,200	23,830	23,600	24,120	24,890
GREENE COUNTY	31,720	30,260	29,910	30,990	30,710	30,080	30,410	30,200	30,640	31,090
HAMBLETON COUNTY	30,400	30,290	29,970	28,400	28,310	27,600	27,000	26,370	26,490	26,880
HAMILTON COUNTY	168,790	167,910	164,210	169,040	171,730	171,030	168,630	164,870	167,500	171,580
HENRY COUNTY	14,170	13,920	13,670	14,470	14,450	14,300	14,320	13,930	13,890	13,990
KNOX COUNTY	229,800	230,190	230,340	229,800	233,360	230,960	227,500	226,040	228,660	233,350
MADISON COUNTY	49,020	48,670	48,370	48,200	49,070	48,530	47,580	46,550	46,580	47,680
MAURY COUNTY	36,920	37,570	37,370	41,470	41,310	40,670	40,840	41,170	42,400	43,750
MONTGOMERY COUNTY	68,880	68,010	69,330	75,640	77,270	78,040	77,450	77,280	78,670	79,420
PUTNAM COUNTY	35,660	36,060	36,010	34,010	34,390	32,920	32,510	32,080	32,480	33,210
ROBERTSON COUNTY	33,090	33,480	33,980	33,770	34,130	33,740	33,620	33,530	33,850	35,050
RUTHERFORD COUNTY	130,630	133,530	135,880	140,220	144,110	145,170	147,230	149,830	155,760	161,300
SEVIER COUNTY	48,350	48,470	48,750	49,080	49,710	49,490	49,050	48,940	49,890	51,110
SHELBY COUNTY	446,770	440,050	438,120	448,830	451,310	446,130	439,350	430,000	430,450	435,630
SULLIVAN COUNTY	74,030	74,630	74,990	73,640	74,650	72,940	71,630	69,930	69,220	69,790
SUMNER COUNTY	79,520	79,980	80,600	83,250	84,930	85,030	85,510	86,570	88,680	91,800
WASHINGTON COUNTY	61,600	62,200	62,610	60,670	61,290	60,300	58,880	57,770	57,900	58,470
WEAKEY COUNTY	15,730	15,660	15,950	16,930	16,710	16,950	16,540	15,890	15,610	15,770
WILLIAMSON COUNTY	88,210	89,060	89,680	94,500	97,410	99,010	101,340	103,820	107,710	111,590
WILSON COUNTY	57,490	58,530	58,740	58,520	60,060	60,690	61,570	62,590	64,690	67,000
TENNESSEE	3,063,680	3,054,800	3,052,690	3,090,790	3,125,320	3,100,680	3,072,520	3,040,070	3,070,950	3,135,100

Source: BERC, Woods and Poole, and BLS

Percent of Population over 25 with a Bachelor's Degree or Higher (1970–2016)											
County											
Name	1970	1980	1990	2000	2010	2011	2012	2013	2014	2015	2016
Anderson	14.5	18.2	18.6	20.8	22.1	21.4	23.0	23.5	23.6	23.9	23.9
Blount	7.9	11.3	14.3	17.9	20.6	20.5	20.9	20.8	21.7	22.8	23.1
Bradley	5.4	10.5	11.9	15.9	19.2	18.4	17.9	18.5	19.3	19.9	20.9
Cumberland	4.6	8.6	10.2	13.7	15.6	16.0	16.8	17.4	17.8	18.2	18.8
Davidson	12.1	19.5	24.4	30.5	34.1	34.4	35.0	36.0	36.5	37.3	38.2
Dickson	3.3	7.5	9.2	11.3	14.9	15.5	14.9	14.1	13.5	14.5	14.2
Greene	5.5	8.9	10.3	12.8	14.0	14.8	15.7	15.5	15.5	15.0	14.7
Hamblen	6.4	9.2	11.2	13.3	15.6	15.7	16.1	16.0	16.1	15.5	15.9
Hamilton	10.2	15.5	19.7	23.9	27.0	27.4	27.8	27.2	28.1	28.7	29.6
Henry	4.6	6.9	8.5	12.1	14.9	15.0	15.7	16.0	16.2	15.5	14.7
Knox	11.4	18.8	23.9	29.0	33.8	34.0	34.2	34.4	34.5	34.6	35.7
Madison	4.0	7.2	7.7	10.6	11.5	11.2	13.2	13.1	13.2	13.5	14.1
Maury	3.2	5.0	5.2	8.8	10.9	11.8	10.6	11.6	11.4	11.4	11.0
Montgomery	9.1	14.5	16.5	19.3	22.2	22.7	22.7	23.5	24.0	24.7	25.3
Putnam	8.0	14.1	16.8	20.2	21.7	21.8	21.7	22.9	22.8	23.3	24.4
Robertson	4.2	6.8	9.6	11.9	14.1	15.2	16.4	17.0	16.9	17.7	18.1
Rutherford	9.9	14.8	18.7	22.9	26.3	27.0	27.9	28.3	28.9	30.1	30.2
Sevier	4.7	9.3	10.8	13.5	15.2	14.9	14.6	14.9	15.4	16.4	17.6
Shelby	9.9	15.9	20.8	25.3	27.8	28.3	28.7	29.0	29.8	30.3	30.2
Sullivan	9.1	13.2	15.6	18.1	20.0	20.4	20.6	20.5	21.2	21.9	21.4
Sumner	6.7	11.8	14.4	18.6	23.0	23.0	23.6	23.7	24.0	24.6	25.6
Washington	9.4	15.0	18.9	22.9	27.9	28.2	28.9	29.4	30.8	30.6	30.9
Weakley	5.9	9.8	10.3	15.3	18.4	17.8	20.5	20.2	19.5	20.4	21.1
Williamson	9.8	23.6	34.2	44.4	51.8	51.5	52.0	52.8	54.1	55.7	56.6
Wilson	5.6	11.7	15.6	19.6	24.0	24.7	25.9	26.0	26.7	28.3	28.9

Source: Census Bureau and BERC

Appendix Chapter E. Overall Economic Growth

Per Capita Income (in 2009 dollars)												
Counties	1992	1997	2002	2007	2012	2013	2014	2015	2016	2017	2022	2027
ANDERSON COUNTY	\$26,444	\$28,698	\$33,780	\$34,006	\$34,087	\$33,340	\$33,826	\$34,776	\$35,405	\$36,166	\$38,557	\$40,751
BLOUNT COUNTY	\$24,617	\$26,646	\$29,581	\$31,852	\$33,183	\$32,985	\$33,429	\$34,967	\$35,406	\$36,526	\$38,541	\$40,248
BRADLEY COUNTY	\$25,466	\$28,057	\$28,183	\$31,609	\$33,034	\$32,492	\$32,811	\$34,037	\$34,246	\$34,962	\$37,595	\$39,998
CUMBERLAND COUNTY	\$19,960	\$23,652	\$25,613	\$28,133	\$29,761	\$29,536	\$30,054	\$30,917	\$31,436	\$32,043	\$34,349	\$36,420
DAVIDSON COUNTY	\$31,812	\$36,414	\$43,683	\$44,479	\$44,976	\$43,694	\$46,886	\$51,208	\$52,607	\$54,142	\$58,602	\$63,172
DICKSON COUNTY	\$22,938	\$27,206	\$27,127	\$30,247	\$30,629	\$30,621	\$31,219	\$32,458	\$32,937	\$33,629	\$35,501	\$37,000
GREENE COUNTY	\$22,165	\$24,487	\$28,414	\$31,924	\$32,452	\$33,032	\$32,787	\$34,274	\$34,360	\$35,522	\$38,659	\$41,614
HAMBLETON COUNTY	\$23,896	\$26,377	\$28,738	\$28,274	\$30,128	\$29,995	\$30,404	\$31,584	\$32,296	\$33,008	\$34,880	\$36,542
HAMILTON COUNTY	\$29,450	\$33,058	\$35,894	\$39,425	\$41,700	\$40,574	\$41,118	\$43,028	\$43,374	\$43,412	\$46,578	\$49,562
HENRY COUNTY	\$22,825	\$26,128	\$26,320	\$29,005	\$32,651	\$33,799	\$33,492	\$34,393	\$34,835	\$35,900	\$36,690	\$39,177
KNOX COUNTY	\$28,765	\$31,486	\$34,863	\$37,740	\$39,279	\$38,262	\$39,312	\$41,040	\$41,796	\$42,989	\$45,676	\$48,139
MADISON COUNTY	\$25,204	\$28,795	\$29,455	\$32,151	\$33,911	\$33,076	\$33,125	\$35,037	\$36,196	\$36,925	\$39,645	\$42,114
MAURY COUNTY	\$26,364	\$28,598	\$32,313	\$29,709	\$33,280	\$33,386	\$33,194	\$34,159	\$34,486	\$34,894	\$36,769	\$38,343
MONTGOMERY COUNTY	\$26,111	\$26,705	\$31,155	\$36,190	\$36,925	\$36,179	\$35,214	\$35,878	\$35,361	\$36,011	\$38,371	\$40,450
PUTNAM COUNTY	\$23,691	\$26,041	\$28,907	\$30,479	\$32,432	\$31,742	\$31,776	\$33,114	\$33,594	\$34,961	\$37,289	\$39,328
ROBERTSON COUNTY	\$23,510	\$28,574	\$30,194	\$32,512	\$32,788	\$32,857	\$32,898	\$34,034	\$34,330	\$34,490	\$36,429	\$38,036
RUTHERFORD COUNTY	\$26,559	\$29,769	\$30,690	\$32,901	\$32,468	\$32,415	\$32,897	\$34,023	\$34,387	\$35,693	\$37,075	\$38,149
SEVIER COUNTY	\$23,308	\$26,588	\$29,539	\$30,464	\$29,791	\$30,084	\$30,608	\$32,034	\$32,752	\$32,947	\$34,859	\$36,575
SHELBY COUNTY	\$29,443	\$34,497	\$39,766	\$41,174	\$40,402	\$39,528	\$39,979	\$41,083	\$41,731	\$43,066	\$46,227	\$49,276
SULLIVAN COUNTY	\$26,415	\$28,308	\$30,471	\$33,444	\$35,217	\$34,453	\$34,330	\$35,265	\$35,513	\$36,934	\$39,769	\$42,304
SUMNER COUNTY	\$25,769	\$29,352	\$32,732	\$36,236	\$37,727	\$37,345	\$37,608	\$39,246	\$39,671	\$41,085	\$43,030	\$44,212
WASHINGTON COUNTY	\$25,579	\$27,790	\$30,138	\$33,373	\$34,988	\$34,189	\$34,347	\$35,875	\$36,023	\$36,679	\$39,615	\$42,378
WEAVER COUNTY	\$21,900	\$24,176	\$25,803	\$28,077	\$28,773	\$30,354	\$29,523	\$29,959	\$30,230	\$30,530	\$32,862	\$35,003
WILLIAMSON COUNTY	\$39,796	\$45,933	\$50,738	\$62,887	\$72,636	\$72,366	\$74,887	\$79,928	\$82,119	\$77,107	\$80,939	\$83,832
WILSON COUNTY	\$27,162	\$32,416	\$34,673	\$37,937	\$37,436	\$37,261	\$37,769	\$39,711	\$40,302	\$40,060	\$41,730	\$43,103
TENNESSEE	\$26,106	\$29,382	\$32,711	\$35,135	\$36,541	\$36,095	\$36,762	\$38,480	\$39,107	\$39,781	\$42,601	\$45,191
UNITED STATES	\$29,457	\$32,713	\$37,049	\$41,010	\$41,728	\$41,377	\$42,594	\$44,255	\$44,450	\$45,335	\$48,500	\$51,342

Source: BEEC, Woods and Poole, and BEA

Total Employment		1992	1997	2002	2007	2010	2011	2012	2014	2015	2016	2017	2022	2027
Counties														
ANDERSON COUNTY	46,271	47,663	46,893	47,538	48,426	49,852	49,852	48,466	49,008	48,343	49,327	50,595	52,947	54,977
BLOUNT COUNTY	37,888	42,505	52,499	62,284	57,438	58,701	59,498	62,631	64,294	65,148	66,848	72,027	76,841	
BRADLEY COUNTY	40,014	47,004	49,076	51,363	48,831	50,507	52,521	57,182	57,667	58,495	60,318	64,510	68,530	
CUMBERLAND COUNTY	15,792	19,437	22,594	26,007	24,518	25,150	25,661	26,186	26,598	27,397	28,056	30,583	32,965	
DAVIDSON COUNTY	418,729	495,666	510,464	541,026	516,929	529,121	544,842	583,518	605,925	623,181	636,596	691,313	746,359	
DICKSON COUNTY	15,707	21,445	21,583	23,651	21,396	22,327	22,263	23,758	24,241	24,906	25,623	27,417	28,895	
GREENE COUNTY	31,843	34,449	37,084	37,279	32,740	33,640	33,255	34,628	35,434	36,100	36,918	39,511	41,881	
HAMBLIN COUNTY	36,284	39,729	40,892	39,893	36,009	36,498	36,843	37,377	37,963	38,696	39,915	42,289	44,433	
HAMILTON COUNTY	193,988	219,675	232,315	247,895	231,848	238,079	239,890	243,135	250,055	255,256	262,649	278,150	291,366	
HENRY COUNTY	14,758	17,212	16,759	16,573	15,356	15,418	15,484	16,289	16,520	16,640	17,020	17,832	18,403	
KNOX COUNTY	223,246	253,582	270,747	300,375	288,418	293,709	294,188	302,467	309,762	315,255	324,463	350,491	375,038	
MADISON COUNTY	52,374	63,947	65,415	69,984	66,469	68,202	69,465	70,706	71,269	72,963	74,679	79,295	83,400	
MAURY COUNTY	35,385	42,725	43,709	45,562	41,372	41,761	42,565	45,734	46,666	48,715	50,013	54,017	57,713	
MONTGOMERY COUNTY	37,466	49,311	56,827	63,582	63,023	64,715	65,600	69,458	71,521	73,483	76,314	85,676	94,977	
PUTNAM COUNTY	35,401	40,391	42,088	46,224	43,886	44,236	44,548	45,862	47,384	48,408	49,908	54,301	58,251	
ROBERTSON COUNTY	17,165	22,080	24,680	29,309	27,320	27,967	29,789	32,711	33,414	34,287	35,226	38,760	42,203	
RUTHERFORD COUNTY	71,365	93,458	108,831	140,170	132,239	136,623	142,138	153,960	159,590	163,157	168,306	187,476	206,737	
SEVIER COUNTY	31,590	42,509	47,882	57,311	53,526	54,239	55,443	58,428	60,307	62,509	65,390	71,234	77,105	
SHELBY COUNTY	529,353	595,427	619,412	652,306	625,163	637,156	639,333	649,853	658,077	667,791	679,356	721,525	761,263	
SULLIVAN COUNTY	87,756	92,328	89,366	92,694	87,756	89,704	88,785	90,207	89,979	90,745	92,671	97,462	101,239	
SUMNER COUNTY	43,904	54,137	57,821	67,702	64,959	67,232	69,433	75,656	78,721	80,707	83,440	91,925	99,655	
WASHINGTON COUNTY	62,273	72,943	73,653	81,568	77,570	80,180	80,209	78,500	79,740	80,419	82,698	90,224	97,380	
WEAVER COUNTY	16,110	17,366	17,095	16,445	15,336	15,308	15,192	15,908	16,133	16,280	16,490	16,962	17,280	
WILLIAMSON COUNTY	46,751	70,837	95,684	132,431	135,989	142,936	149,486	164,949	175,376	185,243	193,473	226,853	262,180	
WILSON COUNTY	28,948	37,734	43,622	54,405	53,445	54,053	55,011	58,185	61,337	64,308	66,349	75,849	85,919	
TENNESSEE	2,837,283	3,269,286	3,409,207	3,708,674	3,517,993	3,592,166	3,636,404	3,773,146	3,858,624	3,940,473	4,042,071	4,361,152	4,664,651	
UNITED STATES	138,167,200	154,542,501	165,159,164	179,885,716	173,034,709	176,278,642	179,081,703	186,354,771	190,422,800	193,668,384	198,989,688	214,599,006	229,158,435	

Source: BERC, BEA, and Woods and Poole

Source: BEC, RFA, and Woods and Poole

Appendix Chapter F. Real Estate Market

Counties	Homeownership Rate							
	2009	2010	2011	2012	2013	2014	2015	2016
ANDERSON	74.91	74.38	73.129	70.835	69.475	70.007	68.502	67.41
BLOUNT	77.959	76.77	75.422	74.337	73.498	73.53	74.018	75.006
BRADLEY	70.081	69.466	69.089	68.681	68.84	69.082	67.486	67.507
CUMBERLAND	80.948	79.475	79.232	78.369	78.211	78.424	78.572	78.019
DAVIDSON	61.517	59.997	59.148	57.878	56.716	55.737	55.597	55.59
DICKSON	75.461	75.099	74.312	73.465	73.999	73.144	72.845	73.227
GREENE	74.838	74.717	73.766	72.977	72.885	71.359	72.6	73.767
HAMBLEN	69.978	70.487	69.754	70.447	68.522	67.573	65.103	65.627
HAMILTON	69.851	68.293	68.057	67.359	66.511	65.882	66.031	66.157
HENRY	77.883	77.863	76.98	74.255	73.535	73.636	73.868	73.656
KNOX	71.385	71.565	70.852	69.954	69.223	67.966	66.986	66.531
MADISON	69.058	68.39	67.18	67.756	66.562	65.02	64.239	63.354
MAURY	73.796	73.714	73.412	72.126	71.815	70.699	69.532	68.789
MONTGOMERY	66.804	66.6	65.246	64.566	62.836	62.306	61.057	61.097
PUTNAM	65.357	65.665	66.636	66.028	65.475	65.045	65.37	64.427
ROBERTSON	76.157	77.563	77.09	77.258	76.567	75.518	74.472	73.864
RUTHERFORD	71.813	71.106	70.775	69.703	69.578	68.422	67.983	66.805
SEVIER	71.524	70.229	69.276	66.996	66.128	65.331	65.901	66.698
SHELBY	63.553	62.986	62.105	61.033	59.931	58.631	57.843	56.472
SULLIVAN	76.839	77.695	76.428	76.429	75.623	75.425	75.166	74.51
SUMNER	76.975	76.705	75.163	74.896	74.83	74.087	73.901	74.575
WASHINGTON	71.504	70.247	68.982	69.471	68.702	69.452	69.048	68.387
WEAKLY	69.102	66.904	66.602	66.038	66.9	67.235	69.764	68.982
WILLIAMSON	85.799	85.512	84.83	84.347	83.998	83.762	84.116	83.356
WILSON	83.326	83.455	82.556	81.1	80.556	79.521	79.141	78.223
TENNESSEE	71.1	71	69.3	67.9	66.8	66.7	66.5	66.4

Source: Census Bureau (www.census.gov) and BERC

Housing Permits by Year and County									
Counties	1992	1997	2002	2007	2012	2014	2015	2016	2017
Anderson	378	221	260	258	70	107	120	125	141
Blount	174	180	243	705	251	368	429	571	887
Bradley	425	560	497	476	250	319	315	326	455
Cumberland	47	91	53	111	171	209	261	247	285
Davidson	1,899	2,320	2,979	3,373	1,384	2,669	3,896	3,924	6,410
Dickson	199	288	261	306	104	146	205	260	320
Greene	146	316	286	284	89	90	105	124	132
Hamblen	55	388	157	250	75	53	79	93	133
Hamilton	1,241	1,437	1,545	1,435	972	983	1,219	1,351	2,133
Henry	35	51	23	26	13	12	13	15	18
Knox	2,683	2,417	2,619	2,661	928	1,246	1,488	1,597	2,798
Madison	19	27	18	24	17	9	3	5	6
Maury	168	142	161	127	57	74	87	117	129
Montgomery	1,396	1,194	1,278	1,507	1,373	1,266	1,116	1,307	1,716
Putnam	165	113	350	441	252	308	276	426	543
Robertson	302	545	648	526	132	236	270	370	718
Rutherford	1,673	2,214	2,958	2,844	1,317	1,803	2,099	2,448	3,569
Sevier	127	181	346	279	76	57	317	466	801
Shelby	4,601	3,844	4,184	2,355	1,220	946	1,003	1,109	1,692
Sullivan	660	679	605	633	210	231	260	232	571
Sumner	752	1,159	1,186	1,349	590	867	1,002	1,203	2,368
Washington	294	401	646	691	305	416	458	310	574
Weakley	50	140	106	75	36	33	23	37	41
Williamson	1,083	1,608	1,554	1,039	1,060	1,585	1,965	2,004	2,859
Wilson	527	912	926	1,246	747	959	962	1,209	2,236

Source: Census Bureau and BERC

All Home Sales: Volume (1992–2016)								
County Name	1992	1997	2002	2007	2012	2014	2015	2016
Anderson	756	633	755	1,000	572	676	824	924
Blount	1,100	1,431	1,727	1,733	972	1,407	1,671	1,889
Bradley	930	1,018	1,040	1,439	702	980	1,144	1,328
Cumberland	490	632	719	976	532	731	857	891
Davidson	7,384	9,638	10,185	12,979	6,876	10,867	13,341	13,599
Dickson	353	460	564	777	377	593	671	797
Greene	440	565	416	849	293	494	562	627
Hamblen	626	780	527	761	362	493	634	685
Hamilton	3,352	3,909	4,402	4,664	3,683	4,459	5,104	6,010
Henry	250	220	267	331	274	298	317	306
Knox	6,369	4,840	5,376	2,916	4,371	5,995	7,564	8,038
Madison	560	1,443	1,451	1,608	931	1,118	1,140	1,305
Maury	862	925	1,062	1,654	820	1,474	1,751	2,067
Montgomery	2,298	2,317	2,618	4,523	3,005	2,471	2,938	3,613
Putnam	640	746	677	1,077	673	861	932	979
Robertson	435	805	842	1,267	517	728	988	1,138
Rutherford	2,146	3,989	4,901	7,098	2,844	4,317	6,664	7,507
Sevier	494	975	1,066	1,297	843	881	1,122	1,323
Shelby	11,655	13,482	11,400	8,421	5,477	6,640	7,622	8,692
Sullivan	1,750	1,888	2,052	1,859	1,180	1,351	1,660	1,978
Sumner	1,767	2,087	2,429	3,150	1,802	3,023	3,630	4,189
Washington	1,250	1,432	1,482	2,125	1,231	1,452	1,690	1,915
Weakley	235	248	309	349	217	230	254	270
Williamson	2,037	3,335	4,062	3,908	3,907	5,160	5,791	5,830
Wilson	921	1,502	1,685	2,320	1,541	2,414	2,505	2,563
Tennessee	59,853	73,471	76,317	88,385	54,610	73,327	87,723	96,876

Source: THDA, BERC, and Comptroller's Office, TN

All Home Sales: Median Price (1992–2016)								
County Name	1992	1997	2002	2007	2012	2014	2015	2016
Anderson	\$87,420	\$98,327	\$104,689	\$122,552	\$117,741	\$119,095	\$118,742	\$126,321
Blount	\$91,791	\$112,824	\$137,994	\$168,895	\$156,425	\$154,823	\$155,278	\$162,381
Bradley	\$76,790	\$97,224	\$111,793	\$133,880	\$132,867	\$132,745	\$137,010	\$140,808
Cumberland	\$73,433	\$89,440	\$106,902	\$154,477	\$131,925	\$128,256	\$130,616	\$133,587
Davidson	\$111,898	\$131,103	\$153,599	\$177,648	\$171,502	\$187,212	\$202,775	\$224,075
Dickson	\$85,322	\$102,424	\$122,274	\$137,381	\$122,502	\$128,164	\$132,443	\$144,328
Greene	\$62,942	\$88,242	\$96,800	\$116,777	\$108,367	\$105,307	\$100,702	\$105,606
Hamblen	\$69,936	\$102,487	\$110,628	\$131,640	\$118,732	\$117,262	\$117,829	\$120,003
Hamilton	\$100,008	\$107,782	\$130,425	\$142,634	\$163,964	\$160,823	\$166,239	\$171,497
Henry	\$53,851	\$70,909	\$83,845	\$82,388	\$80,097	\$91,588	\$91,340	\$88,975
Knox	\$100,708	\$122,279	\$128,160	\$192,478	\$164,906	\$160,228	\$155,278	\$162,562
Madison	\$70,329	\$102,109	\$108,882	\$129,194	\$117,790	\$109,933	\$114,084	\$117,340
Maury	\$100,708	\$114,715	\$126,291	\$164,672	\$141,819	\$146,486	\$159,845	\$171,407
Montgomery	\$89,973	\$100,722	\$109,784	\$139,029	\$150,771	\$144,746	\$153,451	\$157,507
Putnam	\$83,650	\$103,307	\$114,704	\$133,365	\$124,386	\$124,591	\$126,643	\$134,039
Robertson	\$94,903	\$118,371	\$142,070	\$155,507	\$140,406	\$151,158	\$150,620	\$166,011
Rutherford	\$102,631	\$123,413	\$138,577	\$156,536	\$153,127	\$149,326	\$166,467	\$179,621
Sevier	\$89,343	\$129,212	\$145,564	\$177,133	\$142,196	\$137,417	\$141,577	\$156,153
Shelby	\$110,794	\$122,279	\$142,070	\$163,642	\$159,516	\$157,837	\$163,499	\$169,241
Sullivan	\$79,727	\$99,399	\$104,631	\$128,731	\$122,502	\$120,927	\$120,569	\$120,951
Sumner	\$106,163	\$146,439	\$159,538	\$189,491	\$172,680	\$186,887	\$195,906	\$209,768
Washington	\$88,119	\$110,870	\$124,603	\$148,298	\$149,829	\$143,097	\$143,404	\$147,307
Weakley	\$46,158	\$69,333	\$72,200	\$77,238	\$81,888	\$80,618	\$74,670	\$80,333
Williamson	\$187,428	\$232,081	\$256,076	\$347,405	\$315,582	\$339,161	\$356,226	\$378,196
Wilson	\$118,158	\$156,315	\$164,545	\$215,753	\$194,118	\$214,370	\$220,130	\$230,122
Tennessee	\$94,959	\$113,328	\$132,754	\$153,447	\$150,771	\$152,075	\$159,845	\$166,984

Source: THDA, BERC, and Comptroller's Office, TN

Industrial and Commercial Real Estate Assessment Value						
Counties	2002	2007	2012	2015	2016	2017
ANDERSON COUNTY	4,784	5,144	5,714	5,728	5,928	5,909
BLOUNT COUNTY	4,059	4,422	4,642	5,507	5,595	5,597
BRADLEY COUNTY	4,575	5,192	5,539	5,071	5,091	5,774
CUMBERLAND COUNTY	3,569	4,012	4,364	4,387	4,436	4,742
DAVIDSON COUNTY	11,813	11,053	11,008	11,782	11,947	18,795
DICKSON COUNTY	4,419	5,077	4,559	4,548	4,459	4,360
GREENE COUNTY	3,115	3,382	3,743	3,475	3,466	3,401
HAMBLÉN COUNTY	5,879	5,918	6,573	6,213	6,232	6,196
HAMILTON COUNTY	7,016	7,543	7,668	7,837	7,827	8,913
HENRY COUNTY	3,077	3,205	3,294	3,484	3,416	3,382
KNOX COUNTY	6,136	6,201	7,118	7,496	7,440	8,351
MADISON COUNTY	5,700	6,125	6,929	7,143	7,110	7,141
MAURY COUNTY	4,081	4,586	4,626	4,439	4,516	4,649
MONTGOMERY COUNTY	3,845	4,684	5,055	5,070	5,055	4,995
PUTNAM COUNTY	5,122	5,463	5,426	5,537	6,035	6,071
ROBERTSON COUNTY	3,005	4,170	3,513	3,548	3,586	3,489
RUTHERFORD COUNTY	5,710	5,815	6,421	6,856	6,867	6,959
SEVIER COUNTY	12,736	12,625	11,146	10,697	11,655	11,385
SHELBY COUNTY	6,716	6,114	5,581	5,543	5,547	6,271
SULLIVAN COUNTY	4,645	5,154	6,254	6,416	6,460	6,524
SUMNER COUNTY	3,612	4,724	5,605	5,133	5,088	4,995
WASHINGTON COUNTY	5,079	5,510	6,447	6,326	6,331	6,409
WEAKLEY COUNTY	2,913	2,825	2,957	3,165	3,185	3,157
WILLIAMSON COUNTY	9,252	9,526	11,070	10,939	13,982	13,770
WILSON COUNTY	4,349	5,658	6,407	6,111	6,939	7,041
Tennessee	5,426	5,567	5,838	5,996	6,167	7,110

Source: BERC and Comptroller's Office, TN

Counties	Assessed Value of Residential property					
	2002	2007	2012	2015	2016	2017
ANDERSON COUNTY	8,444	10,158	11,524	10,382	10,313	10,199
BLOUNT COUNTY	11,510	14,608	15,243	14,287	14,183	14,082
BRADLEY COUNTY	8,923	9,479	9,926	9,414	9,386	10,042
CUMBERLAND COUNTY	11,870	15,541	14,026	13,925	13,883	13,584
DAVIDSON COUNTY	11,716	13,436	14,001	13,348	13,379	18,010
DICKSON COUNTY	8,556	9,749	9,299	8,567	9,600	9,544
GREENE COUNTY	6,697	7,766	10,147	8,794	8,743	8,648
HAMBLÉN COUNTY	8,632	9,438	10,731	9,390	9,281	9,106
HAMILTON COUNTY	10,069	11,957	12,783	12,419	12,343	13,336
HENRY COUNTY	7,012	7,331	8,061	8,455	8,395	8,318
KNOX COUNTY	10,780	12,421	13,481	13,125	13,055	14,005
MADISON COUNTY	7,718	8,452	8,612	8,367	8,337	8,266
MAURY COUNTY	8,917	10,313	10,196	9,528	9,443	9,628
MONTGOMERY COUNTY	6,771	8,717	9,395	10,009	10,090	9,998
PUTNAM COUNTY	8,545	9,190	9,243	9,158	9,520	9,577
ROBERTSON COUNTY	9,942	11,847	11,223	10,544	10,508	10,407
RUTHERFORD COUNTY	10,028	11,728	11,122	10,706	10,677	10,694
SEVIER COUNTY	17,426	24,303	22,045	20,593	19,787	18,546
SHELBY COUNTY	9,799	11,022	10,394	9,173	9,142	9,863
SULLIVAN COUNTY	9,368	9,636	11,045	10,828	10,792	11,158
SUMNER COUNTY	11,107	14,633	15,138	14,096	14,016	13,993
WASHINGTON COUNTY	9,512	11,052	13,392	12,473	12,328	12,046
WEAKLEY COUNTY	5,115	5,069	5,484	5,465	5,507	5,484
WILLIAMSON COUNTY	20,516	26,249	25,788	25,494	30,339	30,317
WILSON COUNTY	11,824	14,467	14,421	13,994	16,187	16,073
TENNESSEE	9,396	11,227	11,742	11,229	11,428	12,131

Appendix Chapter G. Local Government Revenues

Per Capita Total State IGR (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$406	\$457	\$523	\$502	\$546	\$560	\$585	\$533	\$530	\$526	\$522
BLOUNT COUNTY	\$303	\$410	\$493	\$491	\$505	\$510	\$506	\$515	\$479	\$482	\$479
BRADLEY COUNTY	\$413	\$518	\$529	\$595	\$555	\$587	\$570	\$609	\$602	\$621	\$587
CUMBERLAND COUNTY	\$482	\$665	\$672	\$710	\$743	\$775	\$787	\$803	\$769	\$755	\$748
DAVIDSON COUNTY	\$652	\$586	\$702	\$785	\$787	\$799	\$839	\$857	\$786	\$750	\$739
DICKSON COUNTY	\$538	\$778	\$824	\$873	\$935	\$955	\$965	\$937	\$919	\$938	\$898
GREENE COUNTY	\$452	\$503	\$553	\$608	\$636	\$672	\$633	\$661	\$652	\$649	\$654
HAMBLÉN COUNTY	\$443	\$614	\$636	\$721	\$810	\$864	\$866	\$865	\$870	\$888	\$862
HAMILTON COUNTY	\$232	\$458	\$498	\$533	\$692	\$613	\$611	\$610	\$625	\$956	\$1,021
HENRY COUNTY	\$422	\$690	\$685	\$1,000	\$1,025	\$738	\$779	\$802	\$788	\$784	\$740
KNOX COUNTY	\$398	\$448	\$469	\$514	\$514	\$542	\$504	\$583	\$584	\$560	\$560
MADISON COUNTY	\$520	\$663	\$724	\$701	\$745	\$803	\$832	\$741	\$717	\$712	\$700
MAURY COUNTY	\$424	\$737	\$734	\$757	\$759	\$776	\$798	\$783	\$765	\$770	\$754
MONTGOMERY COUNTY	\$470	\$705	\$708	\$840	\$862	\$862	\$907	\$862	\$837	\$848	\$1,032
PUTNAM COUNTY	\$450	\$609	\$641	\$718	\$778	\$815	\$787	\$808	\$824	\$817	\$831
ROBERTSON COUNTY	\$450	\$733	\$780	\$828	\$881	\$902	\$994	\$938	\$939	\$957	\$939
RUTHERFORD COUNTY	\$360	\$514	\$519	\$593	\$655	\$668	\$705	\$682	\$674	\$690	\$651
SEVIER COUNTY	\$466	\$599	\$612	\$644	\$633	\$648	\$650	\$646	\$617	\$595	\$592
SHELBY COUNTY	\$237	\$292	\$328	\$361	\$375	\$364	\$373	\$372	\$441	\$1,043	\$926
SULLIVAN COUNTY	\$346	\$361	\$368	\$348	\$403	\$401	\$404	\$404	\$370	\$353	\$354
SUMNER COUNTY	\$474	\$652	\$715	\$776	\$832	\$857	\$895	\$829	\$866	\$847	\$823
WASHINGTON COUNTY	\$205	\$324	\$347	\$404	\$313	\$325	\$309	\$359	\$347	\$345	\$337
WEAKLEY COUNTY	\$479	\$747	\$840	\$840	\$895	\$931	\$903	\$920	\$902	\$887	\$869
WILLIAMSON COUNTY	\$354	\$530	\$571	\$592	\$634	\$620	\$846	\$631	\$612	\$775	\$604
WILSON COUNTY	\$353	\$500	\$509	\$568	\$597	\$616	\$636	\$612	\$618	\$610	\$589

Source: BERC and Census Bureau, Local Government Finances

Per Capita Total Charges and Misc. Revenues (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$212	\$161	\$226	\$210	\$208	\$234	\$195	\$235	\$219	\$278	\$193
BLOUNT COUNTY	\$890	\$1,081	\$1,561	\$2,220	\$2,451	\$2,431	\$2,613	\$2,038	\$1,896	\$2,055	\$2,010
BRADLEY COUNTY	\$1,063	\$1,070	\$1,097	\$319	\$271	\$260	\$262	\$300	\$308	\$207	\$213
CUMBERLAND COUNTY	\$66	\$191	\$195	\$173	\$162	\$167	\$129	\$164	\$163	\$141	\$152
DAVIDSON COUNTY	\$673	\$834	\$872	\$841	\$708	\$731	\$756	\$583	\$566	\$552	\$703
DICKSON COUNTY	\$140	\$251	\$301	\$223	\$202	\$187	\$181	\$299	\$304	\$205	\$218
GREENE COUNTY	\$123	\$154	\$197	\$199	\$137	\$153	\$149	\$178	\$179	\$129	\$136
HAMBLEN COUNTY	\$105	\$255	\$199	\$237	\$184	\$168	\$119	\$263	\$186	\$147	\$159
HAMILTON COUNTY	\$1,427	\$1,506	\$1,823	\$2,220	\$1,801	\$1,834	\$1,846	\$1,843	\$1,853	\$1,510	\$1,650
HENRY COUNTY	\$921	\$1,310	\$1,941	\$2,251	\$2,210	\$2,159	\$2,125	\$2,245	\$2,158	\$2,278	\$2,391
KNOX COUNTY	\$126	\$100	\$144	\$185	\$119	\$126	\$130	\$190	\$217	\$197	\$198
MADISON COUNTY	\$2,427	\$2,966	\$4,686	\$5,815	\$5,795	\$5,940	\$6,141	\$5,754	\$5,853	\$6,166	\$6,277
MAURY COUNTY	\$1,813	\$2,241	\$2,914	\$2,815	\$3,324	\$3,354	\$3,395	\$3,505	\$3,421	\$3,393	\$3,388
MONTGOMERY COUNTY	\$801	\$864	\$250	\$318	\$200	\$172	\$163	\$220	\$190	\$219	\$359
PUTNAM COUNTY	\$74	\$183	\$224	\$263	\$212	\$201	\$203	\$222	\$227	\$202	\$213
ROBERTSON COUNTY	\$104	\$201	\$159	\$187	\$138	\$142	\$126	\$185	\$192	\$141	\$145
RUTHERFORD COUNTY	\$132	\$258	\$231	\$251	\$176	\$191	\$185	\$234	\$230	\$244	\$233
SEVIER COUNTY	\$119	\$444	\$252	\$896	\$779	\$1,122	\$754	\$528	\$464	\$476	\$429
SHELBY COUNTY	\$491	\$437	\$489	\$485	\$473	\$460	\$519	\$527	\$346	\$440	\$483
SULLIVAN COUNTY	\$98	\$160	\$166	\$159	\$149	\$138	\$136	\$162	\$145	\$127	\$153
SUMNER COUNTY	\$499	\$241	\$110	\$312	\$178	\$156	\$143	\$219	\$205	\$192	\$232
WASHINGTON COUNTY	\$57	\$83	\$108	\$129	\$96	\$95	\$97	\$102	\$105	\$85	\$90
WEAKLEY COUNTY	\$59	\$240	\$216	\$404	\$376	\$335	\$333	\$375	\$383	\$274	\$293
WILLIAMSON COUNTY	\$125	\$812	\$960	\$897	\$972	\$935	\$920	\$966	\$968	\$929	\$1,009
WILSON COUNTY	\$112	\$180	\$293	\$239	\$170	\$155	\$174	\$187	\$194	\$179	\$172

Source: BERC and Census Bureau, Local Government Finances

Total Intergovernmental Revenues (in 2009 dollars)													
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015		
ANDERSON COUNTY	\$28,858,366	\$35,280,548	\$40,313,020	\$40,656,217	\$44,621,000	\$45,743,854	\$47,355,231	\$44,471,876	\$43,731,168	\$43,287,192	\$42,581,818		
BLOUNT COUNTY	\$28,623,381	\$42,377,753	\$57,841,231	\$62,736,092	\$68,761,000	\$66,139,711	\$67,041,450	\$69,948,455	\$66,266,786	\$67,524,758	\$67,646,441		
BRADLEY COUNTY	\$32,633,508	\$45,589,774	\$47,999,953	\$61,507,487	\$59,555,000	\$60,981,968	\$59,640,515	\$64,567,805	\$63,827,512	\$65,858,351	\$63,886,885		
CUMBERLAND COUNTY	\$17,874,227	\$30,447,389	\$33,537,899	\$39,448,209	\$41,993,000	\$44,185,612	\$45,610,616	\$47,021,796	\$45,268,385	\$44,730,984	\$44,641,536		
DAVIDSON COUNTY	\$361,069,460	\$344,895,181	\$696,824,380	\$484,051,822	\$500,408,000	\$519,580,337	\$543,942,813	\$573,102,402	\$531,951,419	\$526,181,555	\$527,063,144		
DICKSON COUNTY	\$19,949,926	\$32,406,369	\$38,024,758	\$42,628,370	\$46,568,000	\$47,832,332	\$48,724,424	\$47,999,925	\$47,111,557	\$48,407,340	\$47,228,286		
GREENE COUNTY	\$25,891,683	\$31,213,836	\$37,305,090	\$43,178,307	\$45,834,000	\$47,811,673	\$45,212,148	\$47,555,149	\$46,562,884	\$46,217,833	\$46,871,147		
HAMBLETON COUNTY	\$23,418,748	\$35,685,202	\$37,253,852	\$44,607,732	\$50,790,000	\$54,353,536	\$54,632,306	\$55,043,771	\$55,621,582	\$56,669,751	\$55,493,647		
HAMILTON COUNTY	\$90,034,129	\$154,933,377	\$193,096,783	\$204,876,316	\$252,228,000	\$233,772,737	\$235,767,986	\$232,162,343	\$279,241,528	\$386,672,408	\$368,937,989		
HENRY COUNTY	\$12,097,519	\$21,389,943	\$21,562,074	\$32,224,877	\$33,295,000	\$24,244,243	\$25,605,623	\$26,615,844	\$26,248,001	\$26,154,988	\$24,643,545		
KNOX COUNTY	\$148,830,671	\$182,244,381	\$195,086,931	\$222,086,054	\$241,117,000	\$256,419,388	\$246,914,517	\$268,246,624	\$272,069,709	\$271,813,077	\$266,598,771		
MADISON COUNTY	\$44,466,669	\$61,371,286	\$71,997,019	\$81,110,585	\$76,379,000	\$84,344,781	\$87,895,227	\$80,395,021	\$77,958,189	\$75,884,277	\$72,110,229		
MAURY COUNTY	\$25,452,486	\$50,202,327	\$56,336,683	\$63,242,776	\$61,689,000	\$63,700,038	\$65,764,434	\$65,270,776	\$65,233,605	\$69,564,022	\$69,640,394		
MONTGOMERY COUNTY	\$52,804,431	\$92,916,661	\$103,347,967	\$165,358,077	\$153,331,000	\$156,718,444	\$169,318,957	\$169,269,984	\$163,416,471	\$170,211,713	\$212,038,619		
PUTNAM COUNTY	\$24,276,163	\$37,796,715	\$41,628,917	\$51,944,347	\$56,366,000	\$60,300,237	\$58,372,140	\$60,160,571	\$62,232,638	\$62,007,017	\$63,178,999		
ROBERTSON COUNTY	\$19,572,272	\$37,318,946	\$44,564,648	\$52,418,076	\$58,154,000	\$59,964,782	\$66,498,958	\$63,764,005	\$64,342,707	\$66,138,681	\$65,575,762		
RUTHERFORD COUNTY	\$47,266,904	\$86,579,601	\$103,790,481	\$146,318,304	\$171,627,000	\$178,289,869	\$191,400,782	\$190,080,192	\$191,927,054	\$204,170,140	\$198,863,730		
SEVIER COUNTY	\$26,491,734	\$40,112,446	\$47,797,329	\$57,027,662	\$57,349,000	\$59,821,156	\$60,902,169	\$61,604,207	\$59,548,785	\$58,210,651	\$58,692,376		
SHELBY COUNTY	\$235,411,363	\$295,267,689	\$335,585,108	\$383,235,155	\$409,011,000	\$398,135,815	\$412,034,681	\$386,311,852	\$457,556,820	\$1,025,517,374	\$923,497,228		
SULLIVAN COUNTY	\$52,512,099	\$56,065,400	\$57,623,467	\$57,285,123	\$65,799,000	\$65,515,036	\$65,929,582	\$65,736,282	\$60,261,132	\$56,951,913	\$57,329,582		
SUMNER COUNTY	\$52,158,223	\$81,160,261	\$98,281,183	\$121,054,149	\$133,452,000	\$140,184,746	\$147,890,042	\$139,956,276	\$148,480,452	\$148,217,705	\$146,775,240		
WASHINGTON COUNTY	\$23,150,194	\$35,015,821	\$41,349,435	\$50,267,760	\$47,097,000	\$54,895,576	\$48,856,926	\$48,446,585	\$46,601,012	\$45,906,355	\$45,257,168		
WEAVER COUNTY	\$15,925,812	\$25,948,290	\$29,753,240	\$30,418,529	\$32,060,000	\$33,895,704	\$32,612,891	\$32,361,173	\$31,354,388	\$30,655,593	\$29,943,095		
WILLIAMSON COUNTY	\$31,987,300	\$60,003,530	\$79,485,985	\$102,080,287	\$115,149,000	\$115,553,894	\$161,320,800	\$124,115,868	\$124,098,873	\$161,461,931	\$130,218,942		
WILSON COUNTY	\$25,259,462	\$41,246,990	\$47,488,733	\$62,118,185	\$67,653,000	\$71,819,818	\$76,124,591	\$77,927,083	\$77,316,520	\$80,432,771	\$79,696,020		

Source: BERC and Census Bureau, Local Government Finances

Per Capita Total Intergovernmental Revenues (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$409	\$492	\$564	\$553	\$595	\$609	\$630	\$590	\$580	\$575	\$563
BLOUNT COUNTY	\$316	\$420	\$528	\$523	\$560	\$537	\$542	\$564	\$530	\$536	\$532
BRADLEY COUNTY	\$428	\$538	\$535	\$638	\$605	\$615	\$597	\$639	\$626	\$640	\$615
CUMBERLAND COUNTY	\$485	\$696	\$686	\$723	\$754	\$786	\$806	\$824	\$787	\$772	\$766
DAVIDSON COUNTY	\$688	\$610	\$1,214	\$800	\$806	\$827	\$856	\$883	\$807	\$787	\$777
DICKSON COUNTY	\$549	\$797	\$853	\$883	\$943	\$962	\$976	\$957	\$938	\$956	\$918
GREENE COUNTY	\$452	\$518	\$582	\$636	\$667	\$695	\$655	\$693	\$682	\$676	\$684
HAMBLEN COUNTY	\$449	\$632	\$639	\$724	\$815	\$869	\$870	\$878	\$882	\$899	\$875
HAMILTON COUNTY	\$309	\$508	\$619	\$631	\$758	\$693	\$692	\$671	\$800	\$1,103	\$1,043
HENRY COUNTY	\$424	\$705	\$688	\$1,012	\$1,033	\$748	\$791	\$822	\$814	\$809	\$765
KNOX COUNTY	\$425	\$484	\$501	\$530	\$561	\$592	\$566	\$609	\$612	\$607	\$591
MADISON COUNTY	\$547	\$698	\$770	\$836	\$782	\$858	\$897	\$816	\$790	\$773	\$739
MAURY COUNTY	\$429	\$747	\$798	\$812	\$765	\$785	\$808	\$796	\$780	\$813	\$794
MONTGOMERY COUNTY	\$489	\$733	\$748	\$1,029	\$908	\$905	\$958	\$914	\$885	\$897	\$1,097
PUTNAM COUNTY	\$452	\$630	\$650	\$748	\$787	\$831	\$800	\$819	\$841	\$828	\$843
ROBERTSON COUNTY	\$450	\$736	\$785	\$830	\$884	\$903	\$997	\$955	\$957	\$974	\$958
RUTHERFORD COUNTY	\$364	\$527	\$528	\$600	\$662	\$676	\$711	\$693	\$682	\$706	\$666
SEVIER COUNTY	\$479	\$614	\$637	\$661	\$644	\$665	\$668	\$667	\$638	\$615	\$614
SHELBY COUNTY	\$278	\$335	\$372	\$416	\$443	\$429	\$442	\$411	\$488	\$1,094	\$987
SULLIVAN COUNTY	\$357	\$368	\$376	\$369	\$420	\$418	\$420	\$420	\$385	\$363	\$366
SUMNER COUNTY	\$482	\$656	\$722	\$791	\$840	\$869	\$902	\$843	\$878	\$858	\$835
WASHINGTON COUNTY	\$243	\$336	\$378	\$427	\$387	\$445	\$394	\$388	\$371	\$364	\$358
WEAKLEY COUNTY	\$493	\$760	\$864	\$888	\$923	\$968	\$934	\$935	\$917	\$902	\$885
WILLIAMSON COUNTY	\$362	\$542	\$580	\$602	\$639	\$628	\$857	\$643	\$624	\$786	\$615
WILSON COUNTY	\$355	\$503	\$510	\$582	\$602	\$626	\$652	\$654	\$634	\$641	\$619

Source: BERC and Census Bureau, Local Government Finances

Share of Intergovernmental Revenues in Total Revenues											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	33.8%	45.7%	35.0%	33.6%	38.9%	41.1%	43.1%	40.0%	40.4%	39.2%	40.3%
BLOUNT COUNTY	17.7%	20.1%	20.4%	15.7%	15.2%	14.8%	14.2%	17.2%	17.3%	16.7%	16.6%
BRADLEY COUNTY	21.1%	25.5%	25.6%	44.7%	42.5%	42.8%	42.0%	42.2%	41.6%	45.9%	44.4%
CUMBERLAND COUNTY	43.4%	52.6%	49.9%	51.0%	48.8%	49.6%	50.6%	50.0%	48.8%	49.9%	48.9%
DAVIDSON COUNTY	15.8%	12.5%	24.5%	13.0%	17.2%	14.3%	14.2%	16.8%	14.3%	13.5%	14.2%
DICKSON COUNTY	42.6%	48.8%	43.5%	42.6%	45.7%	46.5%	46.7%	44.0%	43.3%	46.7%	45.2%
GREENE COUNTY	43.3%	44.9%	50.2%	46.9%	51.4%	52.6%	50.9%	51.2%	50.6%	53.1%	52.5%
HAMBLÉN COUNTY	38.1%	42.3%	44.9%	41.5%	46.5%	48.5%	49.8%	46.0%	48.1%	50.2%	48.7%
HAMILTON COUNTY	13.8%	19.0%	19.2%	16.8%	21.6%	20.0%	19.9%	19.6%	22.6%	31.7%	29.0%
HENRY COUNTY	22.1%	27.2%	21.3%	26.4%	27.0%	21.7%	23.0%	22.8%	23.2%	22.4%	20.7%
KNOX COUNTY	35.4%	32.8%	29.3%	30.0%	33.2%	34.7%	33.3%	33.9%	33.6%	34.1%	32.4%
MADISON COUNTY	14.9%	15.8%	11.9%	11.2%	10.4%	11.1%	11.3%	10.8%	10.4%	9.8%	9.1%
MAURY COUNTY	15.2%	21.1%	17.8%	18.7%	15.6%	15.8%	16.0%	15.5%	15.4%	16.1%	15.7%
MONTGOMERY COUNTY	26.4%	32.9%	43.3%	49.0%	47.8%	47.7%	49.7%	46.0%	46.2%	46.2%	47.8%
PUTNAM COUNTY	43.2%	46.7%	41.8%	38.8%	41.0%	42.6%	41.8%	42.0%	41.9%	43.0%	42.7%
ROBERTSON COUNTY	42.4%	47.9%	47.5%	47.1%	47.0%	47.9%	51.0%	47.5%	47.4%	50.0%	49.1%
RUTHERFORD COUNTY	31.5%	35.0%	37.3%	35.3%	39.3%	39.1%	40.7%	39.0%	38.9%	39.0%	37.8%
SEVIER COUNTY	33.3%	29.5%	30.0%	22.4%	22.5%	20.4%	23.0%	23.3%	23.0%	22.0%	21.5%
SHELBY COUNTY	18.4%	20.3%	18.6%	18.7%	23.9%	19.4%	18.9%	20.2%	23.2%	38.2%	37.2%
SULLIVAN COUNTY	27.3%	29.1%	33.9%	30.6%	36.3%	37.2%	37.6%	36.7%	34.6%	34.1%	33.1%
SUMNER COUNTY	30.1%	43.5%	47.8%	43.9%	47.2%	49.2%	50.8%	47.1%	48.5%	48.2%	43.9%
WASHINGTON COUNTY	29.4%	35.5%	35.6%	36.5%	33.5%	37.1%	34.3%	34.5%	33.3%	34.2%	33.2%
WEAKLEY COUNTY	24.5%	31.3%	32.2%	31.2%	29.9%	32.7%	30.7%	31.2%	30.0%	31.1%	30.3%
WILLIAMSON COUNTY	25.5%	21.6%	20.1%	22.4%	22.2%	22.2%	28.1%	21.8%	21.3%	25.9%	19.6%
WILSON COUNTY	35.8%	40.0%	31.9%	34.8%	36.7%	38.0%	38.3%	38.2%	36.8%	37.4%	36.5%

Source: BERC and Census Bureau, Local Government Finances

Property Tax (in 2009 dollars)												
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	
ANDERSON COUNTY	\$21,712,312	\$21,426,500	\$37,231,766	\$37,286,565	\$27,159,000	\$26,561,931	\$26,437,124	\$27,979,382	\$27,940,520	\$27,018,881	\$28,264,265	
BLOUNT COUNTY	\$30,108,820	\$30,400,746	\$38,213,408	\$49,505,674	\$51,343,000	\$51,543,978	\$50,412,390	\$52,181,943	\$51,594,874	\$49,428,804	\$52,446,543	
BRADLEY COUNTY	\$24,232,803	\$21,400,028	\$28,067,029	\$30,594,632	\$31,702,000	\$31,922,324	\$31,809,235	\$31,073,963	\$31,293,010	\$30,260,084	\$31,108,594	
CUMBERLAND COUNTY	\$11,470,893	\$11,063,068	\$13,657,378	\$16,105,744	\$16,784,000	\$18,092,924	\$19,410,652	\$19,181,877	\$19,624,856	\$18,977,253	\$19,509,321	
DAVIDSON COUNTY	\$368,316,222	\$458,141,616	\$686,035,192	\$785,171,263	\$775,404,000	\$779,987,802	\$751,074,903	\$742,437,407	\$829,891,567	\$835,183,268	\$848,362,730	
DICKSON COUNTY	\$13,023,471	\$14,146,507	\$22,583,350	\$25,231,200	\$25,474,000	\$26,947,557	\$26,831,751	\$26,642,229	\$26,830,153	\$25,945,198	\$26,672,208	
GREENE COUNTY	\$14,030,548	\$13,632,181	\$14,607,618	\$17,085,127	\$17,058,000	\$16,445,161	\$16,886,384	\$16,554,688	\$16,671,316	\$16,120,817	\$16,572,739	
HAMBLETON COUNTY	\$15,805,522	\$19,554,502	\$20,817,952	\$23,854,298	\$24,180,000	\$24,231,454	\$24,135,613	\$23,801,133	\$23,614,366	\$23,271,068	\$23,923,786	
HAMILTON COUNTY	\$95,949,310	\$140,662,070	\$179,223,970	\$208,308,789	\$240,685,000	\$241,539,355	\$239,577,913	\$241,282,121	\$239,642,153	\$231,735,024	\$242,016,423	
HENRY COUNTY	\$9,414,776	\$9,073,834	\$8,787,395	\$8,689,831	\$8,991,000	\$8,783,804	\$8,612,661	\$9,009,527	\$8,975,933	\$9,305,862	\$9,566,957	
KNOX COUNTY	\$126,170,028	\$176,985,137	\$240,630,932	\$230,205,351	\$239,388,000	\$239,009,178	\$244,371,045	\$236,266,149	\$239,807,685	\$238,879,779	\$241,226,332	
MADISON COUNTY	\$25,073,433	\$32,860,186	\$39,757,549	\$40,875,574	\$40,787,000	\$42,179,768	\$41,311,006	\$47,060,431	\$46,489,417	\$44,955,431	\$45,944,959	
MAURY COUNTY	\$18,730,243	\$22,557,263	\$29,679,876	\$36,065,169	\$36,492,000	\$40,728,754	\$40,725,307	\$40,707,306	\$43,667,931	\$43,560,193	\$44,352,901	
MONTGOMERY COUNTY	\$32,653,090	\$41,236,905	\$55,920,953	\$74,749,233	\$83,680,757	\$84,069,938	\$91,831,965	\$92,596,622	\$94,445,615	\$96,420,383	\$96,420,383	
PUTNAM COUNTY	\$13,001,091	\$18,307,764	\$25,252,408	\$29,980,845	\$33,641,000	\$34,714,175	\$34,237,487	\$34,342,873	\$36,801,138	\$35,586,357	\$36,583,517	
ROBERTSON COUNTY	\$14,577,447	\$17,920,758	\$24,058,784	\$27,005,623	\$33,182,000	\$33,391,046	\$33,555,771	\$36,095,589	\$36,350,110	\$35,150,288	\$36,135,951	
RUTHERFORD COUNTY	\$52,994,657	\$66,929,293	\$80,343,065	\$104,149,245	\$120,156,000	\$132,312,868	\$132,158,734	\$130,404,915	\$129,972,473	\$135,053,180	\$137,466,775	
SEVIER COUNTY	\$15,073,992	\$21,045,798	\$29,708,989	\$44,429,569	\$53,289,000	\$55,172,990	\$54,767,689	\$71,397,744	\$72,199,903	\$73,247,707	\$78,089,349	
SHELBY COUNTY	\$312,715,752	\$351,704,968	\$619,892,167	\$693,551,111	\$693,061,000	\$724,701,681	\$726,538,901	\$689,135,044	\$689,849,533	\$719,169,637	\$721,722,491	
SULLIVAN COUNTY	\$83,047,528	\$63,622,726	\$47,444,482	\$52,690,985	\$52,806,000	\$51,967,969	\$51,340,867	\$49,844,046	\$53,606,368	\$53,870,114	\$53,686,028	
SUMNER COUNTY	\$45,505,917	\$46,999,130	\$58,765,852	\$79,003,522	\$78,247,000	\$78,905,689	\$78,413,619	\$77,601,983	\$77,395,566	\$77,455,408	\$93,248,144	
WASHINGTON COUNTY	\$24,960,137	\$26,794,156	\$29,844,072	\$35,447,262	\$45,553,000	\$46,298,683	\$45,839,134	\$45,254,945	\$43,800,915	\$42,355,506	\$43,542,715	
WEAKLEY COUNTY	\$7,582,454	\$8,075,435	\$10,389,762	\$9,488,991	\$9,427,000	\$9,476,356	\$9,229,085	\$9,094,336	\$10,665,662	\$10,313,585	\$10,602,753	
WILLIAMSON COUNTY	\$54,663,328	\$82,453,641	\$114,472,535	\$121,542,296	\$145,110,000	\$151,785,978	\$151,260,214	\$163,249,498	\$163,612,692	\$166,029,664	\$210,315,032	
WILSON COUNTY	\$29,557,725	\$29,298,978	\$48,449,454	\$53,247,101	\$63,051,000	\$64,631,639	\$65,509,030	\$65,174,659	\$68,199,234	\$67,292,982	\$68,883,185	

Source: BERC and Census Bureau, Local Government Finances

Per Capita Property Tax (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$308	\$299	\$521	\$507	\$362	\$354	\$352	\$371	\$370	\$359	\$373
BLOUNT COUNTY	\$332	\$301	\$349	\$413	\$418	\$418	\$408	\$421	\$413	\$392	\$413
BRADLEY COUNTY	\$318	\$253	\$313	\$318	\$322	\$322	\$318	\$307	\$307	\$294	\$299
CUMBERLAND COUNTY	\$311	\$253	\$279	\$295	\$301	\$322	\$343	\$336	\$341	\$327	\$335
DAVIDSON COUNTY	\$701	\$811	\$1,195	\$1,298	\$1,249	\$1,242	\$1,182	\$1,144	\$1,259	\$1,249	\$1,251
DICKSON COUNTY	\$358	\$348	\$507	\$523	\$516	\$542	\$537	\$531	\$534	\$513	\$518
GREENE COUNTY	\$245	\$226	\$228	\$252	\$248	\$239	\$245	\$241	\$244	\$236	\$242
HAMBLEN COUNTY	\$303	\$346	\$357	\$387	\$388	\$387	\$384	\$380	\$374	\$369	\$377
HAMILTON COUNTY	\$330	\$461	\$575	\$641	\$724	\$716	\$703	\$698	\$687	\$661	\$684
HENRY COUNTY	\$330	\$299	\$280	\$273	\$279	\$271	\$266	\$278	\$278	\$288	\$297
KNOX COUNTY	\$361	\$470	\$618	\$549	\$557	\$552	\$560	\$536	\$540	\$533	\$534
MADISON COUNTY	\$309	\$374	\$425	\$421	\$417	\$429	\$421	\$478	\$471	\$458	\$471
MAURY COUNTY	\$316	\$335	\$421	\$463	\$452	\$502	\$500	\$497	\$522	\$509	\$506
MONTGOMERY COUNTY	\$302	\$325	\$405	\$465	\$460	\$483	\$476	\$496	\$502	\$498	\$499
PUTNAM COUNTY	\$242	\$305	\$394	\$432	\$470	\$478	\$469	\$467	\$497	\$475	\$488
ROBERTSON COUNTY	\$336	\$353	\$424	\$428	\$504	\$503	\$503	\$541	\$541	\$518	\$528
RUTHERFORD COUNTY	\$408	\$407	\$409	\$427	\$464	\$502	\$491	\$475	\$462	\$467	\$461
SEVIER COUNTY	\$273	\$322	\$396	\$515	\$598	\$613	\$601	\$774	\$773	\$774	\$816
SHELBY COUNTY	\$369	\$399	\$687	\$753	\$751	\$780	\$779	\$734	\$735	\$767	\$771
SULLIVAN COUNTY	\$565	\$417	\$310	\$339	\$337	\$331	\$327	\$318	\$342	\$344	\$343
SUMNER COUNTY	\$421	\$380	\$432	\$517	\$493	\$489	\$478	\$467	\$458	\$448	\$530
WASHINGTON COUNTY	\$262	\$257	\$272	\$301	\$374	\$375	\$370	\$362	\$349	\$336	\$345
WEAKLEY COUNTY	\$235	\$237	\$302	\$277	\$271	\$271	\$264	\$263	\$312	\$303	\$313
WILLIAMSON COUNTY	\$619	\$744	\$836	\$717	\$805	\$824	\$803	\$845	\$822	\$809	\$994
WILSON COUNTY	\$416	\$357	\$521	\$499	\$561	\$564	\$561	\$547	\$559	\$537	\$535

Source: BERC and Census Bureau, Local Government Finances

Share of Property Tax in Total Revenues											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	25.4%	27.8%	32.3%	30.9%	23.7%	23.9%	24.1%	25.1%	25.8%	24.5%	26.7%
BLOUNT COUNTY	18.6%	14.4%	13.5%	12.4%	11.4%	11.6%	10.7%	12.9%	13.4%	12.2%	12.9%
BRADLEY COUNTY	15.6%	12.0%	14.9%	22.2%	22.6%	22.4%	22.4%	20.3%	20.4%	21.1%	21.6%
CUMBERLAND COUNTY	27.9%	19.1%	20.3%	20.8%	19.5%	20.3%	21.5%	20.4%	21.2%	21.2%	21.4%
DAVIDSON COUNTY	16.1%	16.6%	24.1%	21.1%	26.7%	21.5%	19.6%	21.8%	22.3%	21.5%	22.8%
DICKSON COUNTY	27.8%	21.3%	25.8%	25.2%	25.0%	26.2%	25.7%	24.4%	24.7%	25.0%	25.5%
GREENE COUNTY	23.5%	19.6%	19.7%	18.6%	19.1%	18.1%	19.0%	17.8%	18.1%	18.5%	18.6%
HAMBLÉN COUNTY	25.7%	23.2%	25.1%	22.2%	22.1%	21.6%	22.0%	19.9%	20.4%	20.6%	21.0%
HAMILTON COUNTY	14.7%	17.2%	17.8%	17.1%	20.6%	20.6%	20.2%	20.4%	19.4%	19.0%	19.0%
HENRY COUNTY	17.2%	11.6%	8.7%	7.1%	7.3%	7.9%	7.7%	7.7%	7.9%	8.0%	8.0%
KNOX COUNTY	30.0%	31.8%	36.1%	31.1%	32.9%	32.4%	33.0%	29.9%	29.7%	29.9%	29.3%
MADISON COUNTY	8.4%	8.5%	6.5%	5.6%	5.6%	5.6%	5.3%	6.3%	6.2%	5.8%	5.8%
MAURY COUNTY	11.2%	9.5%	9.4%	10.6%	9.3%	10.1%	9.9%	9.7%	10.3%	10.1%	10.0%
MONTGOMERY COUNTY	16.3%	14.6%	23.4%	22.2%	24.2%	25.5%	24.7%	24.9%	26.2%	25.6%	21.7%
PUTNAM COUNTY	23.2%	22.6%	25.4%	22.4%	24.5%	24.6%	24.5%	24.0%	24.8%	24.7%	24.7%
ROBERTSON COUNTY	31.6%	23.0%	25.6%	24.2%	26.8%	26.7%	25.7%	26.9%	26.8%	26.6%	27.0%
RUTHERFORD COUNTY	35.3%	27.0%	28.9%	25.2%	27.5%	29.1%	28.1%	26.8%	26.4%	25.8%	26.1%
SEVIER COUNTY	18.9%	15.5%	18.6%	17.5%	20.9%	18.8%	20.7%	27.0%	27.9%	27.7%	28.6%
SHELBY COUNTY	24.4%	24.1%	34.3%	33.9%	40.5%	35.3%	33.3%	36.0%	35.0%	26.8%	29.1%
SULLIVAN COUNTY	43.2%	33.1%	27.9%	28.1%	29.2%	29.5%	29.3%	27.9%	30.8%	32.3%	31.0%
SUMNER COUNTY	26.3%	25.2%	28.6%	28.6%	27.7%	27.7%	26.9%	26.1%	25.3%	25.2%	27.9%
WASHINGTON COUNTY	31.7%	27.1%	25.7%	25.7%	32.4%	31.3%	32.2%	32.2%	31.3%	31.6%	31.9%
WEAKLEY COUNTY	11.6%	9.7%	11.3%	9.7%	8.8%	9.1%	8.7%	8.8%	10.2%	10.4%	10.7%
WILLIAMSON COUNTY	43.6%	29.7%	29.0%	26.7%	28.0%	29.2%	26.4%	28.7%	28.1%	26.7%	31.7%
WILSON COUNTY	41.9%	28.4%	32.5%	29.8%	34.2%	34.2%	33.0%	32.0%	32.5%	31.3%	31.6%

Source: BERC and Census Bureau, Local Government Finances

Per Capita Total Taxes (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$574	\$402	\$796	\$856	\$714	\$637	\$637	\$652	\$635	\$613	\$640
BLOUNT COUNTY	\$577	\$591	\$494	\$597	\$668	\$651	\$650	\$668	\$645	\$623	\$665
BRADLEY COUNTY	\$541	\$499	\$462	\$472	\$547	\$562	\$563	\$573	\$573	\$548	\$558
CUMBERLAND COUNTY	\$566	\$437	\$493	\$521	\$629	\$634	\$658	\$659	\$662	\$634	\$648
DAVIDSON COUNTY	\$1,275	\$1,541	\$1,385	\$1,977	\$1,880	\$1,833	\$1,762	\$1,771	\$1,932	\$1,944	\$1,991
DICKSON COUNTY	\$601	\$586	\$806	\$966	\$917	\$922	\$934	\$919	\$924	\$887	\$896
GREENE COUNTY	\$469	\$483	\$381	\$520	\$493	\$474	\$483	\$481	\$486	\$469	\$481
HAMBLEN COUNTY	\$624	\$607	\$585	\$786	\$752	\$755	\$759	\$770	\$764	\$746	\$763
HAMILTON COUNTY	\$506	\$662	\$779	\$900	\$958	\$946	\$935	\$909	\$896	\$862	\$899
HENRY COUNTY	\$573	\$572	\$594	\$578	\$578	\$536	\$526	\$543	\$543	\$523	\$540
KNOX COUNTY	\$650	\$892	\$1,065	\$1,054	\$1,012	\$988	\$1,003	\$996	\$990	\$976	\$998
MADISON COUNTY	\$708	\$755	\$1,038	\$825	\$913	\$912	\$919	\$979	\$975	\$948	\$996
MAURY COUNTY	\$569	\$544	\$748	\$684	\$765	\$798	\$802	\$799	\$823	\$819	\$827
MONTGOMERY COUNTY	\$563	\$628	\$731	\$754	\$792	\$821	\$809	\$855	\$843	\$827	\$838
PUTNAM COUNTY	\$519	\$535	\$680	\$919	\$920	\$916	\$910	\$906	\$939	\$896	\$919
ROBERTSON COUNTY	\$508	\$601	\$710	\$747	\$857	\$840	\$833	\$871	\$869	\$832	\$849
RUTHERFORD COUNTY	\$660	\$722	\$657	\$847	\$846	\$860	\$852	\$847	\$840	\$859	\$864
SEVIER COUNTY	\$842	\$1,023	\$1,237	\$1,391	\$1,441	\$1,476	\$1,479	\$1,672	\$1,668	\$1,699	\$1,802
SHELBY COUNTY	\$689	\$788	\$1,159	\$1,123	\$1,159	\$1,187	\$1,170	\$1,124	\$1,141	\$1,160	\$1,158
SULLIVAN COUNTY	\$851	\$734	\$569	\$679	\$588	\$567	\$562	\$561	\$582	\$574	\$587
SUMNER COUNTY	\$619	\$610	\$678	\$701	\$760	\$743	\$732	\$728	\$728	\$731	\$833
WASHINGTON COUNTY	\$526	\$530	\$576	\$613	\$671	\$660	\$659	\$635	\$639	\$616	\$631
WEAKLEY COUNTY	\$407	\$417	\$559	\$426	\$493	\$484	\$479	\$483	\$530	\$513	\$530
WILLIAMSON COUNTY	\$932	\$1,155	\$1,342	\$1,191	\$1,260	\$1,262	\$1,269	\$1,336	\$1,331	\$1,317	\$1,514
WILSON COUNTY	\$525	\$575	\$798	\$853	\$866	\$866	\$874	\$869	\$892	\$895	\$903

Source: BERC and Census Bureau, Local Government Finances

Total Taxes (in 2009 dollars)												
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	2015
ANDELRSON COUNTY	\$40,505,497	\$28,836,336	\$56,925,926	\$62,973,986	\$53,572,000	\$47,899,218	\$47,852,596	\$49,075,112	\$47,909,460	\$46,213,252	\$48,475,078	
BLOUNT COUNTY	\$52,316,278	\$59,655,603	\$54,128,772	\$71,619,534	\$82,010,000	\$80,288,826	\$80,408,837	\$82,911,959	\$80,580,664	\$78,562,071	\$84,612,855	
BRADLEY COUNTY	\$41,256,609	\$42,244,129	\$41,425,128	\$45,427,489	\$53,768,000	\$55,707,161	\$56,196,411	\$57,957,426	\$58,365,882	\$56,440,723	\$58,022,853	
CUMBERLAND COUNTY	\$20,875,878	\$19,106,988	\$24,133,313	\$28,404,152	\$35,004,000	\$35,616,263	\$37,256,239	\$37,585,398	\$38,064,948	\$36,752,567	\$37,781,898	
DAVIDSON COUNTY	\$669,624,025	\$870,509,410	\$795,232,495	\$1,196,308,006	\$1,167,699,000	\$1,151,261,645	\$1,119,583,482	\$1,149,703,641	\$1,273,491,612	\$1,299,846,094	\$1,350,573,159	
DICKSON COUNTY	\$21,850,785	\$23,827,953	\$35,944,942	\$46,656,094	\$45,287,000	\$45,825,504	\$46,661,034	\$46,135,072	\$46,398,281	\$44,869,317	\$46,125,812	
GREENE COUNTY	\$26,872,185	\$29,080,893	\$24,399,986	\$35,279,397	\$33,921,000	\$32,629,632	\$33,309,969	\$33,022,682	\$33,183,610	\$32,089,559	\$32,989,286	
HAMBLETON COUNTY	\$32,541,192	\$34,274,585	\$34,108,509	\$48,388,293	\$46,882,000	\$47,198,804	\$47,655,762	\$48,257,178	\$48,188,446	\$47,035,005	\$48,354,509	
HAMILTON COUNTY	\$147,113,044	\$201,890,907	\$243,085,720	\$292,162,880	\$318,615,000	\$319,137,655	\$318,877,762	\$314,251,656	\$312,431,648	\$302,121,715	\$317,974,809	
HENRY COUNTY	\$16,346,826	\$17,372,395	\$18,628,673	\$18,396,120	\$18,699,000	\$17,373,811	\$17,037,130	\$17,563,913	\$17,498,047	\$16,910,505	\$17,383,838	
KNOX COUNTY	\$227,501,609	\$335,899,505	\$414,616,934	\$441,795,225	\$434,512,000	\$427,917,523	\$438,036,851	\$439,005,475	\$439,977,867	\$437,527,598	\$450,577,726	
MADISON COUNTY	\$57,477,551	\$66,449,002	\$97,014,195	\$80,075,591	\$89,204,000	\$89,693,361	\$90,052,713	\$96,453,105	\$96,202,991	\$93,028,390	\$97,175,766	
MAURY COUNTY	\$33,738,496	\$36,555,019	\$52,784,927	\$53,232,683	\$61,702,000	\$64,818,549	\$65,311,237	\$65,478,086	\$68,817,654	\$70,051,394	\$72,533,134	
MONTGOMERY COUNTY	\$60,726,774	\$79,651,317	\$100,979,353	\$121,063,418	\$133,804,000	\$142,129,598	\$142,915,439	\$158,393,720	\$155,660,641	\$156,899,695	\$162,076,525	
PUTNAM COUNTY	\$27,887,655	\$32,116,429	\$43,535,221	\$63,827,728	\$65,883,000	\$66,482,052	\$66,377,978	\$66,608,871	\$69,483,503	\$67,054,793	\$68,933,422	
ROBERTSON COUNTY	\$22,059,194	\$30,452,431	\$40,307,198	\$47,168,956	\$56,363,000	\$55,736,673	\$55,585,747	\$58,111,024	\$58,426,329	\$56,498,438	\$58,083,138	
RUTHERFORD COUNTY	\$85,734,467	\$118,566,188	\$129,205,920	\$206,524,067	\$219,056,000	\$226,717,362	\$229,418,429	\$232,510,059	\$236,261,764	\$248,323,974	\$257,773,495	
SEVIER COUNTY	\$46,545,165	\$66,854,917	\$92,809,148	\$120,022,245	\$128,375,000	\$132,793,917	\$134,783,819	\$154,345,511	\$155,731,317	\$160,889,361	\$172,414,392	
SHELBY COUNTY	\$583,106,275	\$694,319,714	\$1,046,220,582	\$1,034,137,299	\$1,068,840,000	\$1,102,352,120	\$1,092,030,649	\$1,055,260,505	\$1,070,798,460	\$1,086,641,260	\$1,084,136,060	
SULLIVAN COUNTY	\$125,160,153	\$111,869,855	\$87,204,360	\$105,470,536	\$92,055,000	\$88,890,638	\$88,216,882	\$87,851,603	\$91,102,184	\$90,016,215	\$91,920,973	
SUMNER COUNTY	\$66,965,060	\$75,418,206	\$92,310,738	\$107,285,123	\$120,775,000	\$119,747,573	\$119,921,459	\$120,983,594	\$123,124,279	\$126,253,928	\$146,524,968	
WASHINGTON COUNTY	\$50,131,480	\$55,114,904	\$63,037,276	\$72,224,053	\$81,676,000	\$81,473,247	\$81,634,965	\$79,281,198	\$80,221,701	\$77,574,503	\$79,747,171	
WEAKEY COUNTY	\$13,125,577	\$14,246,095	\$19,254,015	\$14,597,022	\$17,115,000	\$16,963,592	\$16,727,957	\$16,724,305	\$18,124,837	\$17,429,940	\$17,919,091	
WILLIAMSON COUNTY	\$82,281,031	\$127,982,906	\$183,748,093	\$201,894,915	\$227,239,000	\$232,411,242	\$239,097,831	\$257,952,714	\$264,842,093	\$270,426,084	\$320,436,423	
WILSON COUNTY	\$37,324,810	\$47,168,051	\$74,270,143	\$91,073,304	\$97,348,000	\$99,258,261	\$102,056,669	\$103,481,875	\$108,868,058	\$112,209,936	\$116,231,127	

Source: BERC and Census Bureau, Local Government Finances

Share of Total Taxes in Total Revenues											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	47.4%	37.4%	49.4%	52.1%	46.7%	43.0%	43.5%	44.1%	44.3%	41.9%	45.9%
BLOUNT COUNTY	32.4%	28.3%	19.1%	17.9%	18.2%	18.0%	17.1%	20.4%	21.0%	19.4%	20.7%
BRADLEY COUNTY	26.6%	23.7%	22.1%	33.0%	38.4%	39.1%	39.6%	37.9%	38.0%	39.3%	40.3%
CUMBERLAND COUNTY	50.7%	33.0%	35.9%	36.7%	40.7%	39.9%	41.3%	40.0%	41.1%	41.0%	41.4%
DAVIDSON COUNTY	29.3%	31.6%	27.9%	32.1%	40.2%	31.8%	29.2%	33.7%	34.2%	33.4%	36.3%
DICKSON COUNTY	46.6%	35.9%	41.1%	46.6%	44.5%	44.5%	44.7%	42.3%	42.7%	43.3%	44.1%
GREENE COUNTY	44.9%	41.8%	32.8%	38.4%	38.0%	35.9%	37.5%	35.6%	36.1%	36.8%	37.0%
HAMBLÉN COUNTY	52.9%	40.6%	41.1%	45.0%	42.9%	42.1%	43.4%	40.3%	41.7%	41.6%	42.4%
HAMILTON COUNTY	22.5%	24.7%	24.2%	24.0%	27.2%	27.2%	26.9%	26.5%	25.2%	24.8%	25.0%
HENRY COUNTY	29.9%	22.1%	18.4%	15.0%	15.1%	15.6%	15.3%	15.0%	15.4%	14.5%	14.6%
KNOX COUNTY	54.1%	60.4%	62.3%	59.6%	59.8%	57.9%	59.1%	55.5%	54.4%	54.8%	54.8%
MADISON COUNTY	19.2%	17.1%	16.0%	11.0%	12.2%	11.8%	11.5%	13.0%	12.8%	12.0%	12.3%
MAURY COUNTY	20.1%	15.4%	16.6%	15.7%	15.6%	16.0%	15.9%	15.5%	16.2%	16.2%	16.4%
MONTGOMERY COUNTY	30.4%	28.2%	42.3%	35.9%	41.7%	43.3%	41.9%	43.0%	44.0%	42.6%	36.5%
PUTNAM COUNTY	49.7%	39.7%	43.7%	47.6%	48.0%	47.0%	47.6%	46.5%	46.8%	46.5%	46.6%
ROBERTSON COUNTY	47.8%	39.1%	42.9%	42.4%	45.6%	44.5%	42.6%	43.3%	43.1%	42.7%	43.5%
RUTHERFORD COUNTY	57.1%	47.9%	46.4%	49.9%	50.2%	49.8%	48.7%	47.8%	47.9%	47.5%	49.0%
SEVIER COUNTY	58.5%	49.2%	58.2%	47.2%	50.3%	45.2%	51.0%	58.3%	60.2%	60.8%	63.2%
SHELBY COUNTY	45.5%	47.7%	57.9%	50.5%	62.4%	53.7%	50.0%	55.1%	54.3%	40.5%	43.7%
SULLIVAN COUNTY	65.1%	58.2%	51.2%	56.2%	50.8%	50.5%	50.3%	49.1%	52.3%	53.9%	53.1%
SUMNER COUNTY	38.7%	40.5%	44.9%	38.9%	42.8%	42.0%	41.2%	40.7%	40.2%	41.0%	43.9%
WASHINGTON COUNTY	63.7%	55.8%	54.2%	52.5%	58.2%	55.0%	57.3%	56.4%	57.3%	57.8%	58.5%
WEAKLEY COUNTY	20.2%	17.2%	20.9%	15.0%	16.0%	16.4%	15.8%	16.1%	17.3%	17.7%	18.1%
WILLIAMSON COUNTY	65.7%	46.0%	46.6%	44.3%	43.9%	44.7%	41.7%	45.4%	45.5%	43.4%	48.2%
WILSON COUNTY	52.9%	45.7%	49.8%	51.0%	52.8%	52.6%	51.4%	50.8%	51.9%	52.2%	53.3%

Source: BERC and Census Bureau, Local Government Finances

Appendix Chapter H. Local Government Expenditures

Total Expenditure: Police Protection (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$1,800,151	\$2,738,034	\$2,912,440	\$2,963,894	\$5,150,000	\$5,025,922	\$5,076,381	\$7,596,988	\$4,587,472	\$4,377,181	\$5,277,628
BLOUNT COUNTY	\$3,446,443	\$5,334,880	\$7,197,839	\$8,962,740	\$9,552,000	\$9,596,372	\$12,998,685	\$9,624,862	\$10,102,109	\$9,701,622	\$9,918,616
BRADLEY COUNTY	\$1,849,106	\$3,154,033	\$4,647,561	\$8,278,923	\$8,379,000	\$8,561,479	\$7,137,851	\$7,270,945	\$7,264,814	\$6,880,915	\$6,980,207
CUMBERLAND COUNTY	\$660,195	\$1,148,411	\$1,645,453	\$3,219,295	\$2,798,000	\$2,601,005	\$2,533,870	\$2,760,057	\$2,805,676	\$2,530,300	\$2,564,829
DAVIDSON COUNTY	\$88,999,077	\$117,813,607	\$136,137,086	\$177,614,261	\$170,609,000	\$173,283,622	\$182,388,693	\$182,725,380	\$222,222,222	\$201,384,245	\$197,323,737
DICKSON COUNTY	\$1,505,021	\$1,935,028	\$2,809,964	\$4,296,513	\$5,515,000	\$5,498,116	\$4,499,323	\$4,554,235	\$4,536,324	\$4,260,835	\$4,293,896
GREENE COUNTY	\$1,559,571	\$2,100,168	\$3,035,879	\$3,782,620	\$4,314,000	\$4,440,597	\$4,494,522	\$4,322,424	\$4,318,714	\$4,089,522	\$4,195,248
HAMBLEN COUNTY	\$1,078,412	\$1,619,877	\$2,233,531	\$3,080,266	\$3,152,000	\$2,504,599	\$2,599,161	\$2,536,727	\$2,535,059	\$2,412,122	\$2,447,000
HAMILTON COUNTY	\$13,447,282	\$18,258,600	\$24,954,293	\$27,215,711	\$12,995,000	\$15,631,610	\$16,195,067	\$16,767,652	\$16,675,036	\$15,594,969	\$17,782,081
HENRY COUNTY	\$1,261,644	\$2,111,513	\$2,065,841	\$1,899,034	\$1,965,000	\$2,013,713	\$2,059,549	\$2,154,145	\$2,182,606	\$2,163,856	\$2,188,508
KNOX COUNTY	\$12,142,278	\$18,823,351	\$22,951,335	\$38,306,111	\$38,845,000	\$41,381,956	\$40,670,578	\$40,948,540	\$42,472,008	\$62,005,185	\$62,698,550
MADISON COUNTY	\$2,295,298	\$3,045,621	\$4,120,038	\$4,330,498	\$6,277,000	\$6,310,684	\$6,222,815	\$6,992,961	\$6,990,477	\$6,496,148	\$7,383,016
MAURY COUNTY	\$1,359,555	\$1,715,683	\$3,724,104	\$6,622,933	\$6,196,000	\$5,699,783	\$5,650,558	\$5,979,024	\$6,760,778	\$6,423,775	\$5,925,229
MONTGOMERY COUNTY	\$2,702,325	\$3,612,893	\$4,716,267	\$6,419,023	\$8,327,000	\$8,704,121	\$9,426,879	\$8,489,366	\$8,849,459	\$11,693,249	\$10,340,607
PUTNAM COUNTY	\$1,594,539	\$2,136,725	\$2,639,945	\$3,920,620	\$4,633,000	\$4,568,483	\$4,664,471	\$4,942,471	\$4,825,540	\$4,382,678	\$4,444,607
ROBERTSON COUNTY	\$1,537,192	\$9,448,233	\$4,869,982	\$6,612,634	\$8,184,000	\$7,937,788	\$8,241,078	\$8,029,513	\$8,022,728	\$7,616,552	\$7,726,455
RUTHERFORD COUNTY	\$3,432,456	\$19,720,902	\$11,025,584	\$25,239,439	\$18,881,000	\$17,763,371	\$17,785,096	\$19,601,210	\$18,475,431	\$23,520,251	\$21,812,004
SEVIER COUNTY	\$1,643,495	\$2,759,464	\$3,473,734	\$5,009,166	\$5,281,000	\$5,309,238	\$5,842,591	\$5,872,542	\$5,869,881	\$7,249,192	\$6,224,824
SHELBY COUNTY	\$28,013,540	\$42,579,450	\$73,210,439	\$132,789,232	\$151,853,000	\$149,359,094	\$142,492,007	\$138,790,626	\$146,471,748	\$144,610,973	\$146,776,153
SULLIVAN COUNTY	\$4,601,785	\$5,140,747	\$6,446,729	\$8,560,071	\$9,343,000	\$9,095,649	\$8,593,457	\$8,809,755	\$8,415,169	\$8,205,612	\$8,992,428
SUMNER COUNTY	\$2,903,740	\$3,133,864	\$4,154,973	\$4,749,645	\$5,601,000	\$7,494,122	\$7,895,419	\$7,718,548	\$7,731,652	\$8,556,483	\$14,292,891
WASHINGTON COUNTY	\$1,713,430	\$3,085,961	\$4,588,171	\$4,808,346	\$4,957,000	\$6,115,904	\$6,441,733	\$6,640,533	\$6,509,690	\$6,060,995	\$6,147,185
WEAKLEY COUNTY	\$639,214	\$879,902	\$1,329,871	\$1,717,781	\$1,838,000	\$1,866,152	\$1,849,274	\$1,768,736	\$1,898,970	\$1,769,928	\$1,795,745
WILLIAMSON COUNTY	\$2,807,229	\$3,862,493	\$4,495,010	\$6,228,502	\$7,620,000	\$7,324,919	\$7,470,067	\$6,596,244	\$8,209,649	\$8,118,581	\$21,612,883
WILSON COUNTY	\$2,661,762	\$3,663,318	\$5,405,657	\$14,568,186	\$10,637,000	\$9,720,323	\$7,892,539	\$7,971,090	\$8,410,520	\$8,100,259	\$8,883,733

Source: BERC and Census Bureau, Local Government Finances

Total Salaries and Wages (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$28,010,742	\$38,385,417	\$44,797,550	\$47,364,627	\$51,217,000	\$54,747,032	\$55,037,494	\$54,214,529	\$55,109,177	\$35,628,498	\$47,100,410
BLOUNT COUNTY	\$63,757,798	\$87,091,406	\$110,783,366	\$94,970,237	\$160,003,000	\$184,502,179	\$181,365,160	\$103,512,029	\$176,095,488	\$96,210,962	\$174,946,338
BRADLEY COUNTY	\$73,583,797	\$77,474,252	\$94,803,955	\$53,283,146	\$60,559,000	\$61,265,285	\$60,954,978	\$60,043,724	\$61,537,031	\$44,015,501	\$44,332,807
CUMBERLAND COUNTY	\$18,938,652	\$26,966,859	\$35,181,023	\$36,759,284	\$41,756,000	\$42,333,232	\$41,621,139	\$41,265,160	\$41,238,887	\$30,316,883	\$30,788,904
DAVIDSON COUNTY	\$648,970,543	\$654,382,493	\$669,967,277	\$483,276,348	\$542,820,000	\$508,265,374	\$505,555,502	\$474,399,035	\$471,800,952	\$894,239,490	\$952,226,414
DICKSON COUNTY	\$22,483,006	\$28,705,233	\$44,936,127	\$53,852,650	\$50,076,000	\$50,702,881	\$49,615,455	\$50,640,307	\$51,899,900	\$36,550,107	\$36,813,694
GREENE COUNTY	\$24,842,644	\$29,417,474	\$37,809,323	\$42,024,881	\$44,152,000	\$43,623,897	\$48,531,431	\$47,805,807	\$48,994,718	\$30,550,492	\$30,770,636
HAMBLEN COUNTY	\$33,984,670	\$47,510,936	\$46,055,221	\$47,093,778	\$63,705,000	\$50,148,053	\$49,682,666	\$48,940,361	\$50,157,163	\$44,026,494	\$44,343,767
HAMILTON COUNTY	\$274,123,703	\$283,762,149	\$486,337,964	\$262,665,033	\$520,947,000	\$526,132,038	\$544,414,253	\$545,606,431	\$558,361,232	\$205,724,782	\$523,694,522
HENRY COUNTY	\$22,421,462	\$44,122,430	\$42,030,673	\$19,958,394	\$49,635,000	\$49,476,159	\$49,635,618	\$20,737,649	\$20,937,023	\$27,006,972	\$27,201,067
KNOX COUNTY	\$215,626,486	\$275,642,593	\$325,282,685	\$348,942,349	\$366,072,000	\$364,272,574	\$352,429,692	\$350,201,186	\$359,612,952	\$368,394,148	\$373,267,508
MADISON COUNTY	\$135,209,948	\$152,502,931	\$259,911,730	\$312,440,526	\$337,419,000	\$324,697,746	\$330,178,878	\$325,243,826	\$333,330,543	\$82,603,040	\$329,479,088
MAURY COUNTY	\$60,093,155	\$103,021,670	\$159,399,346	\$165,594,941	\$217,733,000	\$215,806,715	\$221,321,376	\$225,896,854	\$236,659,785	\$152,696,575	\$153,486,906
MONTGOMERY COUNTY	\$79,862,646	\$110,601,687	\$113,100,742	\$141,678,853	\$157,832,000	\$165,830,817	\$164,063,985	\$162,510,719	\$166,793,141	\$142,758,595	\$149,207,625
PUTNAM COUNTY	\$28,759,057	\$42,697,946	\$53,435,888	\$57,946,283	\$64,898,000	\$62,324,772	\$63,864,271	\$64,557,439	\$66,796,860	\$48,304,735	\$50,240,681
ROBERTSON COUNTY	\$26,006,378	\$36,541,152	\$45,879,380	\$49,578,793	\$58,085,000	\$58,168,475	\$57,292,917	\$58,144,948	\$59,590,633	\$47,766,062	\$48,109,718
RUTHERFORD COUNTY	\$68,672,896	\$89,418,483	\$137,239,878	\$159,626,990	\$196,357,000	\$200,329,553	\$193,024,417	\$183,290,772	\$208,011,569	\$184,794,379	\$219,701,135
SEVIER COUNTY	\$31,655,803	\$44,912,829	\$73,085,836	\$84,009,598	\$97,637,000	\$96,087,671	\$96,511,728	\$97,559,390	\$99,985,121	\$74,803,265	\$75,341,840
SHELBY COUNTY	\$425,051,053	\$388,432,690	\$415,972,425	\$270,400,198	\$376,250,000	\$337,451,920	\$343,914,968	\$335,202,269	\$345,342,782	\$791,898,825	\$631,094,893
SULLIVAN COUNTY	\$69,187,624	\$75,074,061	\$83,939,073	\$81,682,149	\$84,825,000	\$81,557,849	\$79,165,426	\$80,025,631	\$81,344,158	\$47,275,026	\$47,615,568
SUMNER COUNTY	\$76,423,196	\$96,141,289	\$114,059,134	\$128,097,259	\$146,143,000	\$148,119,583	\$149,807,487	\$145,105,116	\$147,497,489	\$122,226,701	\$127,048,529
WASHINGTON COUNTY	\$30,135,396	\$39,881,755	\$47,386,256	\$58,138,864	\$54,831,000	\$54,924,105	\$51,868,957	\$53,430,518	\$54,311,275	\$36,753,484	\$37,018,295
WEAKLEY COUNTY	\$20,684,253	\$24,862,909	\$27,709,525	\$24,985,067	\$26,092,000	\$25,589,014	\$25,741,006	\$25,411,559	\$25,611,911	\$18,985,498	\$19,122,039
WILLIAMSON COUNTY	\$48,264,190	\$79,484,917	\$121,061,335	\$154,660,048	\$217,523,000	\$211,523,516	\$229,518,286	\$232,009,687	\$231,950,489	\$182,932,840	\$192,151,150
WILSON COUNTY	\$28,672,336	\$42,250,432	\$53,770,102	\$83,385,512	\$84,656,000	\$85,798,747	\$89,149,200	\$90,116,942	\$86,085,072	\$67,435,895	\$68,896,886

Source: BERC and Census Bureau, Local Government Finances

Share of Total Salaries and Wages in Total Expenditure											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	40.9%	48.6%	50.1%	39.9%	43.4%	48.9%	50.5%	49.7%	45.5%	22.8%	43.0%
BLOUNT COUNTY	44.5%	45.3%	42.0%	24.6%	35.4%	41.8%	46.1%	27.3%	44.0%	24.2%	43.6%
BRADLEY COUNTY	45.9%	44.1%	51.8%	36.2%	42.9%	39.8%	41.1%	41.4%	42.3%	31.0%	32.0%
CUMBERLAND COUNTY	47.0%	48.0%	52.1%	45.8%	41.2%	44.6%	45.4%	44.3%	44.7%	32.0%	31.0%
DAVIDSON COUNTY	30.4%	23.9%	22.4%	13.9%	14.8%	14.1%	13.2%	12.7%	13.3%	23.8%	24.6%
DICKSON COUNTY	50.2%	43.8%	44.2%	56.4%	45.6%	48.2%	48.1%	48.2%	50.3%	36.2%	36.8%
GREENE COUNTY	51.0%	41.2%	46.7%	45.9%	46.8%	46.1%	49.8%	48.7%	50.7%	31.8%	31.5%
HAMBLETON COUNTY	58.2%	50.2%	49.5%	44.2%	60.3%	45.6%	44.7%	43.1%	44.7%	39.7%	38.8%
HAMILTON COUNTY	44.8%	37.7%	52.4%	25.6%	45.4%	47.1%	49.5%	48.6%	47.7%	17.7%	44.6%
HENRY COUNTY	42.8%	56.5%	41.6%	18.0%	42.3%	42.8%	44.1%	17.6%	17.4%	23.7%	24.4%
KNOX COUNTY	45.7%	45.4%	47.7%	44.2%	47.7%	47.9%	47.6%	46.6%	47.5%	45.6%	45.8%
MADISON COUNTY	41.0%	35.5%	45.4%	36.8%	43.6%	45.1%	45.9%	44.8%	46.2%	12.3%	44.7%
MAURY COUNTY	34.3%	40.0%	49.5%	49.3%	51.0%	54.2%	54.5%	55.2%	58.0%	37.7%	36.9%
MONTGOMERY COUNTY	41.3%	38.1%	40.7%	47.7%	39.2%	46.2%	47.1%	45.2%	45.6%	37.8%	29.7%
PUTNAM COUNTY	49.3%	51.0%	48.8%	43.2%	39.5%	39.1%	43.2%	44.1%	45.3%	31.4%	28.9%
ROBERTSON COUNTY	56.2%	44.1%	53.8%	44.4%	32.8%	37.9%	42.6%	45.7%	46.2%	37.5%	37.9%
RUTHERFORD COUNTY	41.3%	38.9%	41.4%	36.4%	40.9%	42.9%	42.1%	36.2%	43.5%	36.5%	42.8%
SEVIER COUNTY	41.2%	37.4%	45.2%	32.8%	36.2%	31.6%	35.7%	38.2%	39.1%	30.7%	30.0%
SHELBY COUNTY	36.1%	30.9%	21.2%	13.9%	18.4%	18.1%	18.3%	17.8%	18.7%	32.2%	26.4%
SULLIVAN COUNTY	40.8%	45.4%	39.7%	44.1%	46.1%	44.7%	43.3%	40.7%	46.2%	29.0%	27.0%
SUMNER COUNTY	41.1%	57.8%	55.9%	51.1%	41.7%	52.0%	52.5%	50.2%	49.9%	41.5%	40.4%
WASHINGTON COUNTY	44.0%	42.1%	44.2%	42.6%	32.1%	35.8%	35.6%	37.9%	37.7%	27.1%	27.6%
WEAKEY COUNTY	31.4%	31.5%	31.4%	25.9%	23.7%	24.8%	24.5%	24.8%	25.0%	19.2%	19.0%
WILLIAMSON COUNTY	37.0%	31.2%	29.3%	29.2%	38.2%	38.0%	40.9%	41.5%	41.0%	30.6%	28.0%
WILSON COUNTY	40.0%	41.9%	38.7%	41.3%	39.5%	42.0%	41.9%	40.0%	33.1%	34.0%	30.8%

Source: BERC and Census Bureau, Local Government Finances

Total Interest on Debt (in 2009 dollars)													
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015		
ANDERSON COUNTY	\$3,930,400	\$5,337,401	\$3,705,472	\$1,645,692	\$1,515,000	\$1,427,405	\$1,209,805	\$1,613,253	\$1,694,379	\$1,566,551	\$2,180,287		
BLOUNT COUNTY	\$3,666,042	\$4,608,771	\$4,772,164	\$69,826,574	\$103,677,000	\$97,117,645	\$54,659,190	\$48,290,159	\$40,009,486	\$42,769,589	\$34,236,991		
BRADLEY COUNTY	\$3,519,176	\$2,992,676	\$4,556,729	\$3,839,262	\$2,450,000	\$2,696,428	\$2,064,350	\$2,009,970	\$1,937,098	\$1,790,998	\$1,688,878		
CUMBERLAND COUNTY	\$1,169,329	\$1,004,702	\$917,634	\$2,289,345	\$2,617,000	\$2,115,038	\$2,087,394	\$1,867,679	\$1,875,721	\$1,734,199	\$1,635,900		
DAVIDSON COUNTY	\$222,320,754	\$209,317,130	\$243,305,812	\$182,811,888	\$189,057,000	\$171,510,924	\$195,990,360	\$177,765,004	\$158,224,528	\$217,566,441	\$197,837,068		
DICKSON COUNTY	\$1,384,732	\$937,890	\$4,369,243	\$3,802,187	\$3,091,000	\$3,072,216	\$3,086,924	\$2,781,730	\$2,681,062	\$2,478,998	\$2,338,305		
GREENE COUNTY	\$763,700	\$481,551	\$1,588,392	\$1,792,960	\$1,682,000	\$1,582,836	\$1,625,556	\$1,485,097	\$1,431,202	\$1,322,865	\$1,247,705		
HAMBLETON COUNTY	\$1,380,535	\$3,030,494	\$2,455,952	\$3,427,324	\$3,564,000	\$2,536,079	\$1,806,066	\$1,650,003	\$1,590,224	\$1,470,359	\$1,386,542		
HAMILTON COUNTY	\$47,650,152	\$44,493,048	\$32,008,897	\$6,824,782	\$28,794,000	\$27,953,922	\$27,658,451	\$26,057,048	\$17,882,119	\$16,532,151	\$22,443,164		
HENRY COUNTY	\$537,108	\$1,195,053	\$1,384,603	\$1,559,185	\$839,000	\$718,129	\$768,130	\$758,568	\$1,688,800	\$792,437	\$747,162		
KNOX COUNTY	\$13,759,197	\$14,230,968	\$21,699,486	\$25,852,197	\$29,219,000	\$21,929,505	\$24,290,200	\$24,394,795	\$23,233,084	\$21,600,081	\$20,827,358		
MADISON COUNTY	\$7,744,706	\$10,909,274	\$11,854,716	\$10,559,000	\$11,790,000	\$19,671,825	\$20,364,094	\$20,150,583	\$19,420,266	\$17,953,956	\$16,740,804		
MAURY COUNTY	\$8,743,391	\$13,348,545	\$11,576,398	\$4,320,199	\$5,602,000	\$8,414,902	\$7,053,356	\$5,767,002	\$4,043,448	\$3,291,589	\$2,740,201		
MONTGOMERY COUNTY	\$7,809,047	\$6,856,430	\$7,641,517	\$25,665,795	\$22,843,000	\$20,162,710	\$20,218,149	\$13,639,148	\$17,337,165	\$17,152,359	\$125,355,084		
PUTNAM COUNTY	\$222,396	\$3,418,760	\$4,566,045	\$3,948,425	\$6,842,000	\$6,487,757	\$6,140,241	\$5,893,273	\$5,569,505	\$5,149,464	\$4,856,550		
ROBERTSON COUNTY	\$2,656,167	\$2,685,088	\$2,288,263	\$2,919,610	\$5,817,000	\$7,789,244	\$6,581,916	\$6,112,833	\$5,891,270	\$5,446,284	\$5,136,964		
RUTHERFORD COUNTY	\$8,961,591	\$10,600,426	\$16,503,441	\$18,999,609	\$16,982,000	\$19,158,313	\$15,270,430	\$15,764,081	\$13,565,264	\$12,934,580	\$12,507,193		
SEVIER COUNTY	\$2,389,012	\$3,014,106	\$3,252,477	\$58,567,280	\$55,960,000	\$84,753,032	\$56,832,039	\$31,872,108	\$30,716,438	\$26,739,467	\$26,350,691		
SHELBY COUNTY	\$116,423,756	\$119,253,218	\$136,387,456	\$84,156,866	\$86,882,000	\$88,385,980	\$70,949,313	\$73,248,462	\$78,077,224	\$74,632,868	\$83,145,934		
SULLIVAN COUNTY	\$2,240,747	\$5,115,534	\$8,003,680	\$1,457,231	\$2,594,000	\$2,563,623	\$2,675,014	\$4,505,235	\$4,393,111	\$2,099,728	\$2,046,017		
SUMNER COUNTY	\$6,311,019	\$3,986,032	\$3,571,553	\$4,228,543	\$8,118,000	\$6,844,855	\$6,214,174	\$5,648,269	\$4,916,676	\$5,088,084	\$4,891,260		
WASHINGTON COUNTY	\$916,161	\$1,793,841	\$2,726,119	\$4,302,692	\$7,562,000	\$7,313,114	\$7,108,086	\$6,501,070	\$6,387,866	\$5,905,256	\$5,569,916		
WEAVER COUNTY	\$374,857	\$2,561,549	\$2,120,573	\$1,524,170	\$902,000	\$617,788	\$524,249	\$428,756	\$792,322	\$734,722	\$695,098		
WILLIAMSON COUNTY	\$8,529,387	\$10,156,693	\$17,141,593	\$17,855,451	\$20,651,000	\$20,338,800	\$22,463,970	\$21,563,121	\$22,035,301	\$20,680,305	\$21,963,628		
WILSON COUNTY	\$4,268,890	\$4,539,438	\$4,086,267	\$6,689,873	\$6,264,000	\$5,362,360	\$7,505,593	\$7,085,308	\$6,963,509	\$7,828,174	\$7,433,253		

Source: BEFC and Census Bureau, Local Government Finances

Total Interest on Debt Per Capita (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$56	\$74	\$52	\$22	\$20	\$19	\$16	\$21	\$22	\$21	\$29
BLOUNT COUNTY	\$40	\$46	\$44	\$582	\$845	\$788	\$442	\$389	\$320	\$339	\$269
BRADLEY COUNTY	\$46	\$35	\$51	\$40	\$25	\$27	\$21	\$20	\$19	\$17	\$16
CUMBERLAND COUNTY	\$32	\$23	\$19	\$42	\$47	\$38	\$37	\$33	\$33	\$30	\$28
DAVIDSON COUNTY	\$423	\$370	\$424	\$302	\$304	\$273	\$308	\$274	\$240	\$325	\$292
DICKSON COUNTY	\$38	\$23	\$98	\$79	\$63	\$62	\$62	\$55	\$53	\$49	\$45
GREENE COUNTY	\$13	\$8	\$25	\$26	\$24	\$23	\$24	\$22	\$21	\$19	\$18
HAMBLETON COUNTY	\$26	\$54	\$42	\$56	\$57	\$41	\$29	\$26	\$25	\$23	\$22
HAMILTON COUNTY	\$164	\$146	\$103	\$21	\$87	\$83	\$81	\$75	\$51	\$47	\$63
HENRY COUNTY	\$19	\$39	\$44	\$49	\$26	\$22	\$24	\$23	\$52	\$25	\$23
KNOX COUNTY	\$39	\$38	\$56	\$62	\$68	\$51	\$56	\$55	\$52	\$48	\$46
MADISON COUNTY	\$95	\$124	\$127	\$109	\$121	\$200	\$208	\$205	\$197	\$183	\$172
MAURY COUNTY	\$147	\$199	\$164	\$55	\$69	\$104	\$87	\$70	\$48	\$38	\$31
MONTGOMERY COUNTY	\$72	\$54	\$55	\$160	\$135	\$116	\$114	\$74	\$94	\$90	\$649
PUTNAM COUNTY	\$4	\$57	\$71	\$57	\$96	\$89	\$84	\$80	\$75	\$69	\$65
ROBERTSON COUNTY	\$61	\$53	\$40	\$46	\$88	\$117	\$99	\$92	\$88	\$80	\$75
RUTHERFORD COUNTY	\$69	\$65	\$84	\$78	\$66	\$73	\$57	\$57	\$48	\$45	\$42
SEVIER COUNTY	\$43	\$46	\$43	\$679	\$628	\$942	\$624	\$345	\$329	\$282	\$275
SHELBY COUNTY	\$138	\$135	\$151	\$91	\$94	\$95	\$76	\$78	\$83	\$80	\$89
SULLIVAN COUNTY	\$15	\$34	\$52	\$9	\$17	\$16	\$17	\$29	\$28	\$13	\$13
SUMNER COUNTY	\$58	\$32	\$26	\$28	\$51	\$42	\$38	\$34	\$29	\$29	\$28
WASHINGTON COUNTY	\$10	\$17	\$25	\$37	\$62	\$59	\$57	\$52	\$51	\$47	\$44
WEAKLEY COUNTY	\$12	\$75	\$62	\$44	\$26	\$18	\$15	\$12	\$23	\$22	\$21
WILLIAMSON COUNTY	\$97	\$92	\$125	\$105	\$115	\$110	\$119	\$112	\$111	\$101	\$104
WILSON COUNTY	\$60	\$55	\$44	\$63	\$56	\$47	\$64	\$59	\$57	\$62	\$58

Source: BERC and Census Bureau, Local Government Finances

Share of Total Interest on Debt in Total Expenditure												
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	
ANDERSON COUNTY	5.7%	6.8%	4.1%	1.4%	1.3%	1.3%	1.1%	1.5%	1.4%	1.0%	2.0%	
BLOUNT COUNTY	2.6%	2.4%	1.8%	18.1%	23.0%	22.0%	13.9%	12.7%	10.0%	10.8%	8.5%	
BRADLEY COUNTY	2.2%	1.7%	2.5%	2.6%	1.7%	1.8%	1.4%	1.4%	1.3%	1.3%	1.2%	
CUMBERLAND COUNTY	2.9%	1.8%	1.4%	2.9%	2.6%	2.2%	2.3%	2.0%	2.0%	1.8%	1.6%	
DAVIDSON COUNTY	10.4%	7.6%	8.1%	5.2%	5.1%	4.8%	5.1%	4.8%	4.4%	5.8%	5.1%	
DICKSON COUNTY	3.1%	1.4%	4.3%	4.0%	2.8%	2.9%	3.0%	2.6%	2.6%	2.5%	2.3%	
GREENE COUNTY	1.6%	0.7%	2.0%	2.0%	1.8%	1.7%	1.7%	1.5%	1.5%	1.4%	1.3%	
HAMBLETON COUNTY	2.4%	3.2%	2.6%	3.2%	3.4%	2.3%	1.6%	1.5%	1.4%	1.3%	1.2%	
HAMILTON COUNTY	7.8%	5.9%	3.4%	0.7%	2.5%	2.5%	2.5%	2.3%	1.5%	1.4%	1.9%	
HENRY COUNTY	1.0%	1.5%	1.4%	1.4%	0.7%	0.6%	0.7%	0.6%	1.4%	0.7%	0.7%	
KNOX COUNTY	2.9%	2.3%	3.2%	3.3%	3.8%	2.9%	3.3%	3.2%	3.1%	2.7%	2.6%	
MADISON COUNTY	2.3%	2.5%	2.1%	1.2%	1.5%	2.7%	2.8%	2.8%	2.7%	2.7%	2.3%	
MAURY COUNTY	5.0%	5.2%	3.6%	1.3%	1.3%	2.1%	1.7%	1.4%	1.0%	0.8%	0.7%	
MONTGOMERY COUNTY	4.0%	2.4%	2.7%	8.6%	5.7%	5.6%	5.8%	3.8%	4.7%	4.5%	24.9%	
PUTNAM COUNTY	0.4%	4.1%	4.2%	2.9%	4.2%	4.1%	4.2%	4.0%	3.8%	3.3%	2.8%	
ROBERTSON COUNTY	5.7%	3.2%	2.7%	2.6%	3.3%	5.1%	4.9%	4.8%	4.6%	4.3%	4.0%	
RUTHERFORD COUNTY	5.4%	4.6%	5.0%	4.3%	3.5%	4.1%	3.3%	3.1%	2.8%	2.6%	2.4%	
SEVIER COUNTY	3.1%	2.5%	2.0%	22.9%	20.7%	27.9%	21.0%	12.5%	12.0%	11.0%	10.5%	
SHELBY COUNTY	9.9%	9.5%	6.9%	4.3%	4.2%	4.7%	3.8%	3.9%	4.2%	3.0%	3.5%	
SULLIVAN COUNTY	1.3%	3.1%	3.8%	0.8%	1.4%	1.4%	1.5%	2.3%	2.5%	1.3%	1.2%	
SUMNER COUNTY	3.4%	2.4%	1.8%	1.7%	2.3%	2.4%	2.2%	2.0%	1.7%	1.7%	1.6%	
WASHINGTON COUNTY	1.3%	1.9%	2.5%	3.2%	4.4%	4.8%	4.9%	4.6%	4.4%	4.4%	4.2%	
WEAVER COUNTY	0.6%	3.2%	2.4%	1.6%	0.8%	0.6%	0.5%	0.4%	0.8%	0.7%	0.7%	
WILLIAMSON COUNTY	6.5%	4.0%	4.1%	3.4%	3.6%	3.7%	4.0%	3.9%	3.9%	3.5%	3.2%	
WILSON COUNTY	6.0%	4.5%	2.9%	3.3%	2.9%	2.6%	3.5%	3.1%	2.7%	3.9%	3.3%	

Source: BERC and Census Bureau, Local Government Finances

Total Capital Outlays (in 2009 dollars)													
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015		
ANDERSON COUNTY	\$12,431,812	\$8,132,162	\$3,899,945	\$4,033,902	\$4,871,000	\$4,326,483	\$4,142,143	\$7,607,354	\$14,032,102	\$53,821,560	\$6,180,981		
BLOUNT COUNTY	\$6,828,545	\$13,643,526	\$20,406,880	\$20,286,915	\$18,157,000	\$15,155,480	\$18,029,938	\$11,682,890	\$22,789,495	\$14,995,832	\$20,360,611		
BRADLEY COUNTY	\$21,061,907	\$5,305,886	\$15,256,251	\$11,734,053	\$6,414,000	\$15,209,586	\$10,854,641	\$6,037,448	\$5,890,340	\$4,931,429	\$2,254,272		
CUMBERLAND COUNTY	\$4,382,186	\$4,697,014	\$8,626,693	\$8,589,936	\$16,288,000	\$8,234,877	\$7,253,070	\$6,886,479	\$8,157,572	\$10,422,602	\$13,209,598		
DAVIDSON COUNTY	\$170,654,880	\$406,519,848	\$203,699,650	\$372,143,725	\$263,635,000	\$276,530,944	\$285,636,924	\$293,400,929	\$249,649,407	\$379,938,987	\$549,641,490		
DICKSON COUNTY	\$2,443,562	\$7,019,048	\$20,383,590	\$2,995,819	\$10,084,000	\$7,435,098	\$3,814,727	\$3,499,779	\$2,242,123	\$3,432,670	\$2,300,856		
GREENE COUNTY	\$7,076,118	\$14,370,895	\$10,555,122	\$4,791,868	\$5,244,000	\$5,258,084	\$7,714,908	\$6,311,663	\$5,773,165	\$8,194,619	\$10,079,375		
HAMBLETON COUNTY	\$4,109,436	\$5,076,456	\$10,560,945	\$6,785,648	\$3,140,000	\$6,051,961	\$10,232,455	\$10,305,218	\$7,343,860	\$8,805,665	\$11,968,287		
HAMILTON COUNTY	\$31,549,501	\$38,671,575	\$32,178,915	\$10,742,312	\$95,239,000	\$51,373,791	\$43,539,544	\$39,730,119	\$35,755,868	\$20,291,873	\$32,307,889		
HENRY COUNTY	\$2,931,715	\$14,866,313	\$14,436,435	\$3,818,665	\$5,872,000	\$7,077,017	\$7,832,048	\$9,400,590	\$11,773,240	\$7,234,534	\$4,769,777		
KNOX COUNTY	\$74,723,753	\$100,688,290	\$57,417,349	\$75,185,887	\$37,925,000	\$45,525,464	\$39,241,855	\$40,547,111	\$56,015,884	\$58,276,611	\$46,766,106		
MADISON COUNTY	\$66,232,131	\$98,293,141	\$60,027,017	\$103,941,216	\$102,655,000	\$56,947,655	\$45,162,220	\$42,280,981	\$42,146,524	\$19,650,595	\$24,076,324		
MAURY COUNTY	\$23,239,712	\$28,855,245	\$34,957,437	\$40,888,962	\$38,619,000	\$23,660,886	\$26,486,092	\$25,497,310	\$19,263,103	\$11,748,216	\$17,931,879		
MONTGOMERY COUNT	\$18,179,148	\$41,475,160	\$66,846,389	\$20,335,317	\$104,680,000	\$46,069,472	\$29,575,896	\$39,108,188	\$36,119,481	\$34,647,343	\$43,511,660		
PUTNAM COUNTY	\$8,262,232	\$11,266,025	\$20,398,728	\$10,651,686	\$34,709,000	\$29,829,912	\$16,948,795	\$7,381,197	\$8,191,980	\$20,725,194	\$38,722,701		
ROBERTSON COUNTY	\$590,259	\$10,161,736	\$3,476,063	\$8,057,507	\$57,821,000	\$34,206,565	\$11,206,061	\$2,973,964	\$2,774,988	\$4,249,842	\$4,960,678		
RUTHERFORD COUNTY	\$25,758,805	\$30,181,401	\$57,566,406	\$58,039,999	\$78,285,000	\$48,347,811	\$19,877,291	\$55,807,050	\$19,643,455	\$28,670,630	\$25,306,674		
SEVIER COUNTY	\$7,211,794	\$10,267,626	\$11,611,333	\$9,376,738	\$17,162,000	\$24,977,128	\$15,733,228	\$20,479,453	\$19,003,645	\$8,223,934	\$10,067,500		
SHELBY COUNTY	\$97,248,720	\$50,758,254	\$274,096,631	\$85,654,260	\$84,406,000	\$39,701,730	\$106,384,123	\$98,837,176	\$75,461,258	\$103,728,574	\$86,168,376		
SULLIVAN COUNTY	\$4,271,687	\$6,771,969	\$26,246,899	\$7,807,254	\$5,294,000	\$6,506,448	\$8,710,597	\$21,130,596	\$5,145,445	\$4,048,297	\$13,082,635		
SUMNER COUNTY	\$19,419,811	\$3,355,730	\$9,158,874	\$12,236,617	\$75,153,000	\$12,972,564	\$9,026,491	\$7,146,559	\$13,625,711	\$9,057,596	\$11,168,148		
WASHINGTON COUNTY	\$2,931,715	\$10,507,141	\$2,721,461	\$4,608,556	\$24,060,000	\$7,161,618	\$2,408,088	\$1,919,507	\$2,860,544	\$1,836,804	\$2,322,777		
WEAVER COUNTY	\$4,149,999	\$4,632,723	\$6,387,062	\$5,574,550	\$8,216,000	\$6,249,693	\$3,970,273	\$3,328,276	\$4,015,549	\$4,051,962	\$5,954,458		
WILLIAMSON COUNTY	\$21,551,459	\$28,831,293	\$69,957,961	\$73,525,777	\$77,201,000	\$76,019,399	\$66,982,880	\$37,271,605	\$33,058,066	\$56,367,434	\$120,333,209		
WILSON COUNTY	\$6,092,819	\$6,146,709	\$12,200,575	\$40,339,025	\$30,936,000	\$29,629,229	\$27,027,624	\$31,154,060	\$72,271,510	\$5,731,195	\$18,626,063		

Source: BERC and Census Bureau, Local Government Finances

Total Capital Outlays Per Capita (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$176	\$113	\$55	\$55	\$65	\$58	\$55	\$101	\$186	\$714	\$82
BLOUNT COUNTY	\$75	\$135	\$186	\$169	\$148	\$123	\$146	\$94	\$182	\$119	\$160
BRADLEY COUNTY	\$276	\$63	\$170	\$122	\$65	\$153	\$109	\$60	\$58	\$48	\$22
CUMBERLAND COUNTY	\$119	\$107	\$176	\$158	\$293	\$147	\$128	\$121	\$142	\$180	\$227
DAVIDSON COUNTY	\$325	\$719	\$355	\$615	\$425	\$440	\$449	\$452	\$379	\$568	\$810
DICKSON COUNTY	\$67	\$173	\$457	\$62	\$204	\$150	\$76	\$70	\$45	\$68	\$45
GREENE COUNTY	\$124	\$239	\$165	\$71	\$76	\$76	\$112	\$92	\$85	\$120	\$147
HAMBLETON COUNTY	\$79	\$90	\$181	\$110	\$50	\$97	\$163	\$164	\$116	\$140	\$189
HAMILTON COUNTY	\$108	\$127	\$103	\$33	\$286	\$152	\$128	\$115	\$102	\$58	\$91
HENRY COUNTY	\$103	\$490	\$461	\$120	\$182	\$218	\$242	\$290	\$365	\$224	\$148
KNOX COUNTY	\$214	\$267	\$147	\$179	\$88	\$105	\$90	\$92	\$126	\$130	\$104
MADISON COUNTY	\$815	#####	\$642	#####	#####	\$580	\$461	\$429	\$427	\$200	\$247
MAURY COUNTY	\$392	\$429	\$495	\$525	\$479	\$291	\$325	\$311	\$230	\$137	\$204
MONTGOMERY COUNTY	\$168	\$327	\$484	\$127	\$620	\$266	\$167	\$211	\$196	\$183	\$225
PUTNAM COUNTY	\$154	\$188	\$319	\$153	\$485	\$411	\$232	\$100	\$111	\$277	\$516
ROBERTSON COUNTY	\$14	\$200	\$61	\$128	\$879	\$515	\$168	\$45	\$41	\$63	\$72
RUTHERFORD COUNTY	\$198	\$184	\$293	\$238	\$302	\$183	\$74	\$203	\$70	\$99	\$85
SEVIER COUNTY	\$131	\$157	\$155	\$109	\$193	\$278	\$173	\$222	\$204	\$87	\$105
SHELBY COUNTY	\$115	\$58	\$304	\$93	\$91	\$43	\$114	\$105	\$80	\$111	\$92
SULLIVAN COUNTY	\$29	\$44	\$171	\$50	\$34	\$41	\$56	\$135	\$33	\$26	\$84
SUMNER COUNTY	\$180	\$27	\$67	\$80	\$473	\$80	\$55	\$43	\$81	\$52	\$64
WASHINGTON COUNTY	\$31	\$101	\$25	\$39	\$198	\$58	\$19	\$15	\$23	\$15	\$18
WEAKLEY COUNTY	\$129	\$136	\$203	\$163	\$237	\$178	\$114	\$96	\$117	\$119	\$176
WILLIAMSON COUNTY	\$244	\$260	\$511	\$434	\$317	\$413	\$356	\$193	\$166	\$275	\$568
WILSON COUNTY	\$86	\$75	\$131	\$378	\$275	\$258	\$231	\$262	\$592	\$46	\$145

Source: BERC and Census Bureau, Local Government Finances

Total Expenditures (in 2009 dollars)													
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015		
ANDERSON COUNTY	\$68,549,808	\$78,998,323	\$89,468,168	\$118,804,968	\$118,024,000	\$111,971,117	\$108,925,674	\$109,012,354	\$121,160,213	\$156,140,238	\$109,497,538		
BLOUNT COUNTY	\$143,396,649	\$192,061,971	\$263,565,964	\$385,835,513	\$451,632,000	\$441,891,533	\$393,026,337	\$379,210,524	\$400,089,276	\$397,350,605	\$401,467,835		
BRADLEY COUNTY	\$160,217,641	\$175,774,957	\$183,162,344	\$147,017,569	\$141,272,000	\$153,758,374	\$148,483,423	\$145,156,001	\$145,646,877	\$141,876,380	\$138,569,250		
CUMBERLAND COUNTY	\$40,327,860	\$56,151,121	\$67,574,208	\$80,317,604	\$101,253,000	\$94,862,916	\$91,774,285	\$93,198,330	\$92,168,843	\$94,703,042	\$99,159,672		
DAVIDSON COUNTY	\$2,133,199,989	\$2,740,570,045	\$2,996,621,756	\$3,484,025,045	\$3,677,452,000	\$3,607,986,976	\$3,824,726,115	\$3,739,572,753	\$3,559,925,417	\$3,757,236,825	\$3,865,835,169		
DICKSON COUNTY	\$44,798,165	\$65,542,627	\$101,555,786	\$95,558,279	\$109,709,000	\$105,170,531	\$103,253,032	\$105,095,127	\$103,204,627	\$100,932,602	\$99,910,487		
GREENE COUNTY	\$48,720,172	\$71,432,173	\$81,002,178	\$91,503,779	\$94,303,000	\$94,620,916	\$97,457,489	\$98,153,052	\$96,574,043	\$96,079,042	\$97,677,223		
HAMBLETON COUNTY	\$58,397,908	\$94,715,545	\$92,994,306	\$106,430,352	\$105,585,000	\$110,071,518	\$111,266,551	\$113,510,992	\$112,300,524	\$111,023,572	\$114,211,598		
HAMILTON COUNTY	\$611,940,862	\$751,953,307	\$928,581,743	\$1,026,981,936	\$1,147,209,000	\$1,115,982,805	\$1,100,327,416	\$1,121,733,682	\$1,169,352,379	\$1,162,679,444	\$1,174,549,009		
HENRY COUNTY	\$52,419,783	\$78,091,949	\$101,106,285	\$110,822,640	\$117,359,000	\$115,512,577	\$112,545,488	\$117,528,105	\$120,512,964	\$113,817,712	\$111,617,541		
KNOX COUNTY	\$471,947,296	\$607,157,714	\$681,979,202	\$790,207,205	\$768,137,000	\$760,675,042	\$740,559,199	\$751,352,701	\$757,864,636	\$807,378,364	\$815,275,710		
MADISON COUNTY	\$330,087,840	\$429,999,874	\$572,656,132	\$849,682,807	\$774,065,000	\$719,569,516	\$719,280,070	\$725,877,065	\$721,731,206	\$670,265,764	\$736,557,028		
MAURY COUNTY	\$175,157,356	\$257,678,974	\$322,023,220	\$336,051,780	\$426,969,000	\$398,239,108	\$406,253,541	\$409,216,838	\$408,339,843	\$404,993,725	\$416,094,117		
MONTGOMERY COUNTY	\$193,435,813	\$290,131,985	\$277,918,554	\$297,175,135	\$403,092,000	\$359,167,954	\$348,167,529	\$359,875,048	\$366,096,604	\$377,356,468	\$502,646,121		
PUTNAM COUNTY	\$58,319,579	\$83,705,422	\$109,596,730	\$134,043,583	\$159,345,027	\$147,877,560	\$146,267,939	\$147,362,646	\$153,889,352	\$173,734,255			
ROBERTSON COUNTY	\$46,264,022	\$82,800,308	\$85,275,931	\$111,700,068	\$177,275,000	\$153,415,049	\$134,623,472	\$127,280,180	\$128,987,650	\$127,486,098	\$126,924,307		
RUTHERFORD COUNTY	\$166,170,588	\$229,875,074	\$331,377,732	\$438,759,243	\$480,640,000	\$467,117,547	\$458,532,487	\$506,439,819	\$477,819,626	\$506,796,633	\$512,915,483		
SEVIER COUNTY	\$76,860,995	\$120,029,750	\$161,559,512	\$256,145,084	\$270,031,000	\$303,597,533	\$270,461,550	\$255,598,798	\$255,934,977	\$243,705,855	\$250,966,835		
SHELBY COUNTY	\$1,177,465,242	\$1,255,861,182	\$1,965,127,573	\$1,944,657,164	\$2,044,853,000	\$1,866,465,329	\$1,876,500,975	\$1,886,113,023	\$1,843,410,333	\$2,456,941,837	\$2,388,984,391		
SULLIVAN COUNTY	\$169,754,105	\$165,392,615	\$211,607,840	\$185,170,233	\$184,034,000	\$182,546,506	\$183,040,644	\$196,635,916	\$176,179,184	\$162,999,166	\$176,548,442		
SUMNER COUNTY	\$186,147,089	\$166,373,366	\$203,902,274	\$250,878,458	\$350,118,000	\$284,758,935	\$285,387,282	\$288,892,868	\$295,419,968	\$294,581,200	\$314,139,440		
WASHINGTON COUNTY	\$68,416,930	\$94,750,841	\$107,277,025	\$136,530,658	\$170,859,000	\$153,535,065	\$145,642,301	\$141,000,368	\$143,908,790	\$135,609,260	\$134,158,438		
WEAKEY COUNTY	\$65,969,172	\$78,905,039	\$88,335,100	\$96,503,677	\$110,285,000	\$102,989,582	\$104,868,986	\$102,486,784	\$102,275,602	\$98,973,039	\$100,635,727		
WILLIAMSON COUNTY	\$130,514,449	\$254,601,838	\$413,114,716	\$528,992,194	\$569,527,000	\$556,412,502	\$560,928,094	\$559,075,018	\$565,873,414	\$598,798,062	\$686,513,642		
WILSON COUNTY	\$71,685,736	\$100,805,526	\$138,780,525	\$201,918,601	\$214,305,000	\$204,134,654	\$212,720,237	\$225,446,424	\$260,283,450	\$198,399,553	\$223,332,816		

Source: BEFC and Census Bureau, Local Government Finances

Share of Total Capital Outlays in Total Expenditure												
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	
ANDERSON COUNTY	18.1%	10.3%	4.4%	3.4%	4.1%	3.9%	3.8%	7.0%	11.6%	34.5%	5.6%	
BLOUNT COUNTY	4.8%	7.1%	7.7%	5.3%	4.0%	3.4%	4.6%	3.1%	5.7%	3.8%	5.1%	
BRADLEY COUNTY	13.1%	3.0%	8.3%	8.0%	4.5%	9.9%	7.3%	4.2%	4.0%	3.5%	1.6%	
CUMBERLAND COUNTY	10.9%	8.4%	12.8%	10.7%	16.1%	8.7%	7.9%	7.4%	8.9%	11.0%	13.3%	
DAVIDSON COUNTY	8.0%	14.8%	6.8%	10.7%	7.2%	7.7%	7.5%	7.8%	7.0%	10.1%	14.2%	
DICKSON COUNTY	5.5%	10.7%	20.1%	3.1%	9.2%	7.1%	3.7%	3.3%	2.2%	3.4%	2.3%	
GREENE COUNTY	14.5%	20.1%	13.0%	5.2%	5.6%	5.6%	7.9%	6.4%	6.0%	8.5%	10.3%	
HAMBLETON COUNTY	7.0%	5.4%	11.4%	6.4%	3.0%	5.5%	9.2%	9.1%	6.5%	7.9%	10.5%	
HAMILTON COUNTY	5.2%	5.1%	3.5%	1.0%	8.3%	4.6%	4.0%	3.5%	3.1%	1.7%	2.8%	
HENRY COUNTY	5.6%	19.0%	14.3%	3.4%	5.0%	6.1%	7.0%	8.0%	9.8%	6.4%	4.3%	
KNOX COUNTY	15.8%	16.6%	8.4%	9.5%	4.9%	6.0%	5.3%	5.4%	7.4%	7.2%	5.7%	
MADISON COUNTY	20.1%	22.9%	10.5%	12.2%	13.3%	7.9%	6.3%	5.8%	5.8%	2.9%	3.3%	
MAURY COUNTY	13.3%	11.2%	10.9%	12.2%	9.0%	5.9%	6.5%	6.2%	4.7%	2.9%	4.3%	
MONTGOMERY COUNT	9.4%	14.3%	24.1%	6.8%	26.0%	12.8%	8.5%	10.9%	9.9%	9.2%	8.7%	
PUTNAM COUNTY	14.2%	13.5%	18.6%	7.9%	21.1%	18.7%	11.5%	5.0%	5.6%	13.5%	22.3%	
ROBERTSON COUNTY	1.3%	12.3%	4.1%	7.2%	32.6%	22.3%	8.3%	2.3%	2.2%	3.3%	3.9%	
RUTHERFORD COUNTY	15.5%	13.1%	17.4%	13.2%	16.3%	10.4%	4.3%	11.0%	4.1%	5.7%	4.9%	
SEVIER COUNTY	9.4%	8.6%	7.2%	3.7%	6.4%	8.2%	5.8%	8.0%	7.4%	3.4%	4.0%	
SHELBY COUNTY	8.3%	4.0%	13.9%	4.4%	4.1%	2.1%	5.7%	5.2%	4.1%	4.2%	3.6%	
SULLIVAN COUNTY	2.5%	4.1%	12.4%	4.2%	2.9%	3.6%	4.8%	10.7%	2.9%	2.5%	7.4%	
SUMNER COUNTY	10.4%	2.0%	4.5%	4.9%	21.5%	4.6%	3.2%	2.5%	4.6%	3.1%	3.6%	
WASHINGTON COUNTY	4.3%	11.1%	2.5%	3.4%	14.1%	4.7%	1.7%	1.4%	2.0%	1.4%	1.7%	
WEAKEY COUNTY	6.3%	5.9%	7.9%	5.8%	7.4%	6.1%	3.8%	3.2%	3.9%	4.1%	5.9%	
WILLIAMSON COUNTY	16.5%	11.3%	16.9%	13.9%	10.0%	13.7%	11.9%	6.7%	5.8%	9.4%	17.5%	
WILSON COUNTY	8.5%	6.1%	8.8%	20.0%	14.4%	14.5%	12.7%	13.8%	27.8%	2.9%	8.3%	

Source: BERC and Census Bureau, Local Government Finances

Share in Total Expenditure: Police Protection												
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015	
ANDERSON COUNTY	2.6%	3.5%	3.3%	2.5%	4.4%	4.5%	4.7%	7.0%	3.8%	2.8%	4.8%	
BLOUNT COUNTY	2.4%	2.8%	2.7%	2.3%	2.1%	2.2%	3.3%	2.5%	2.5%	2.4%	2.5%	
BRADLEY COUNTY	1.2%	1.8%	2.5%	5.6%	5.9%	5.6%	4.8%	5.0%	5.0%	4.8%	5.0%	
CUMBERLAND COUNTY	1.6%	2.0%	2.4%	4.0%	2.8%	2.7%	2.8%	3.0%	3.0%	2.7%	2.6%	
DAVIDSON COUNTY	4.2%	4.3%	4.5%	5.1%	4.6%	4.8%	4.8%	4.9%	6.2%	5.4%	5.1%	
DICKSON COUNTY	3.4%	3.0%	2.8%	4.5%	5.0%	5.2%	4.4%	4.3%	4.4%	4.2%	4.3%	
GREENE COUNTY	3.2%	2.9%	3.7%	4.1%	4.6%	4.7%	4.6%	4.4%	4.5%	4.3%	4.3%	
HAMBLETON COUNTY	1.8%	1.7%	2.4%	2.9%	3.0%	2.3%	2.3%	2.2%	2.3%	2.2%	2.1%	
HAMILTON COUNTY	2.2%	2.4%	2.7%	2.7%	1.1%	1.4%	1.5%	1.5%	1.4%	1.3%	1.5%	
HENRY COUNTY	2.4%	2.7%	2.0%	1.7%	1.7%	1.7%	1.8%	1.8%	1.8%	1.9%	2.0%	
KNOX COUNTY	2.6%	3.1%	3.4%	4.8%	5.1%	5.4%	5.5%	5.4%	5.6%	7.7%	7.7%	
MADISON COUNTY	0.7%	0.7%	0.7%	0.5%	0.8%	0.9%	0.9%	1.0%	1.0%	1.0%	1.0%	
MAURY COUNTY	0.8%	0.7%	1.2%	2.0%	1.5%	1.4%	1.4%	1.5%	1.7%	1.6%	1.4%	
MONTGOMERY COUNT	1.4%	1.2%	1.7%	2.2%	2.1%	2.4%	2.7%	2.4%	2.4%	3.1%	2.1%	
PUTNAM COUNTY	2.7%	2.6%	2.4%	2.9%	2.8%	2.9%	3.2%	3.4%	3.3%	2.8%	2.6%	
ROBERTSON COUNTY	3.3%	11.4%	5.7%	5.9%	4.6%	5.2%	6.1%	6.3%	6.2%	6.0%	6.1%	
RUTHERFORD COUNTY	2.1%	8.6%	3.3%	5.8%	3.9%	3.8%	3.9%	3.9%	3.9%	4.6%	4.3%	
SEVIER COUNTY	2.1%	2.3%	2.2%	2.0%	2.0%	1.7%	2.2%	2.3%	2.3%	3.0%	2.5%	
SHELBY COUNTY	2.4%	3.4%	3.7%	6.8%	7.4%	8.0%	7.6%	7.4%	7.9%	5.9%	6.1%	
SULLIVAN COUNTY	2.7%	3.1%	3.0%	4.6%	5.1%	5.0%	4.7%	4.5%	4.8%	5.0%	5.1%	
SUMNER COUNTY	1.6%	1.9%	2.0%	1.9%	1.6%	2.6%	2.8%	2.7%	2.6%	2.9%	4.5%	
WASHINGTON COUNTY	2.5%	3.3%	4.3%	3.5%	2.9%	4.0%	4.4%	4.7%	4.5%	4.5%	4.6%	
WEAVER COUNTY	1.0%	1.1%	1.5%	1.8%	1.7%	1.8%	1.8%	1.7%	1.9%	1.8%	1.8%	
WILLIAMSON COUNTY	2.2%	1.5%	1.1%	1.2%	1.3%	1.3%	1.3%	1.2%	1.5%	1.4%	3.1%	
WILSON COUNTY	3.7%	3.6%	3.9%	7.2%	5.0%	4.8%	3.7%	3.5%	3.2%	4.1%	4.0%	

Source: BEHC and Census Bureau, Local Government Finances

Total Expenditures Per Capita (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$1,360	\$1,388	\$1,457	\$1,663	\$1,573	\$1,466	\$1,391	\$1,364	\$1,494	\$1,898	\$1,321
BLOUNT COUNTY	\$2,211	\$2,398	\$2,803	\$3,313	\$3,681	\$3,527	\$3,051	\$2,880	\$2,977	\$2,887	\$2,884
BRADLEY COUNTY	\$2,937	\$2,617	\$2,378	\$1,572	\$1,436	\$1,526	\$1,427	\$1,353	\$1,329	\$1,263	\$1,218
CUMBERLAND COUNTY	\$1,530	\$1,619	\$1,609	\$1,517	\$1,819	\$1,660	\$1,556	\$1,539	\$1,490	\$1,497	\$1,554
DAVIDSON COUNTY	\$5,681	\$6,115	\$6,077	\$5,930	\$5,922	\$5,651	\$5,779	\$5,430	\$5,024	\$5,147	\$5,206
DICKSON COUNTY	\$1,724	\$2,032	\$2,652	\$2,038	\$2,222	\$2,082	\$1,985	\$1,974	\$1,911	\$1,827	\$1,773
GREENE COUNTY	\$1,190	\$1,496	\$1,472	\$1,389	\$1,372	\$1,352	\$1,356	\$1,347	\$1,315	\$1,287	\$1,301
HAMBLEN COUNTY	\$1,565	\$2,116	\$1,858	\$1,780	\$1,694	\$1,731	\$1,701	\$1,706	\$1,656	\$1,614	\$1,645
HAMILTON COUNTY	\$2,942	\$3,109	\$3,467	\$3,256	\$3,449	\$3,254	\$3,099	\$3,057	\$3,117	\$3,039	\$3,034
HENRY COUNTY	\$2,569	\$3,243	\$3,756	\$3,585	\$3,641	\$3,507	\$3,337	\$3,421	\$3,475	\$3,227	\$3,166
KNOX COUNTY	\$1,887	\$2,031	\$2,039	\$1,942	\$1,789	\$1,728	\$1,629	\$1,606	\$1,586	\$1,651	\$1,650
MADISON COUNTY	\$5,684	\$6,161	\$7,132	\$9,019	\$7,921	\$7,204	\$7,046	\$6,943	\$6,799	\$6,257	\$6,893
MAURY COUNTY	\$4,128	\$4,831	\$5,314	\$4,445	\$5,292	\$4,825	\$4,791	\$4,704	\$4,542	\$4,337	\$4,332
MONTGOMERY COUNTY	\$2,506	\$2,885	\$2,344	\$1,905	\$2,387	\$2,040	\$1,892	\$1,831	\$1,844	\$1,823	\$2,375
PUTNAM COUNTY	\$1,518	\$1,759	\$1,994	\$1,987	\$2,294	\$2,160	\$1,946	\$1,876	\$1,852	\$1,883	\$2,117
ROBERTSON COUNTY	\$1,489	\$2,059	\$1,748	\$1,822	\$2,695	\$2,273	\$1,938	\$1,797	\$1,784	\$1,719	\$1,694
RUTHERFORD COUNTY	\$1,791	\$1,764	\$1,964	\$1,852	\$1,855	\$1,742	\$1,636	\$1,739	\$1,580	\$1,606	\$1,570
SEVIER COUNTY	\$1,946	\$2,314	\$2,507	\$3,057	\$3,031	\$3,319	\$2,850	\$2,610	\$2,549	\$2,358	\$2,396
SHELBY COUNTY	\$1,946	\$1,797	\$2,535	\$2,174	\$2,217	\$1,977	\$1,931	\$1,893	\$1,827	\$2,402	\$2,331
SULLIVAN COUNTY	\$1,615	\$1,368	\$1,609	\$1,227	\$1,175	\$1,145	\$1,120	\$1,184	\$1,046	\$952	\$1,029
SUMNER COUNTY	\$2,407	\$1,696	\$1,745	\$1,689	\$2,205	\$1,737	\$1,672	\$1,639	\$1,625	\$1,562	\$1,632
WASHINGTON COUNTY	\$1,004	\$1,148	\$1,141	\$1,193	\$1,404	\$1,224	\$1,128	\$1,064	\$1,066	\$986	\$970
WEAKLEY COUNTY	\$2,859	\$2,913	\$2,987	\$2,901	\$3,175	\$2,892	\$2,885	\$2,792	\$2,782	\$2,667	\$2,717
WILLIAMSON COUNTY	\$2,069	\$2,897	\$3,513	\$3,213	\$3,158	\$2,972	\$2,860	\$2,728	\$2,644	\$2,672	\$2,962
WILSON COUNTY	\$1,410	\$1,549	\$1,737	\$1,948	\$1,907	\$1,751	\$1,749	\$1,784	\$1,984	\$1,449	\$1,584

Source: BERC and Census Bureau, Local Government Finances

Appendix Chapter I. Educational Dynamics and Economic Growth

Educational Expenditure as Percent of Total Property Tax (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	68.22%	42.77%	69.39%	62.41%	44.51%	42.19%	43.85%	49.67%	46.18%	40.81%	46.36%
BLOUNT COUNTY	60.72%	50.06%	50.14%	57.27%	54.84%	56.52%	57.86%	58.19%	57.68%	55.95%	59.58%
BRADLEY COUNTY	58.96%	45.41%	44.06%	41.87%	44.01%	39.40%	40.96%	39.80%	39.61%	37.26%	39.94%
CUMBERLAND COUNTY	50.76%	32.43%	30.62%	29.85%	32.15%	34.31%	33.97%	34.76%	35.70%	34.56%	34.48%
DAVIDSON COUNTY	97.13%	82.33%	104.43%	111.11%	100.54%	98.83%	94.07%	93.29%	105.52%	97.45%	93.38%
DICKSON COUNTY	49.29%	32.85%	33.48%	41.54%	41.17%	43.51%	42.99%	40.40%	41.69%	40.08%	41.85%
GREENE COUNTY	50.13%	34.34%	29.63%	33.88%	32.81%	31.05%	31.81%	30.69%	31.62%	30.02%	30.88%
HAMBLÉN COUNTY	37.06%	34.89%	29.87%	32.78%	34.21%	32.39%	30.44%	29.74%	29.79%	29.03%	28.88%
HAMILTON COUNTY	71.81%	96.05%	55.34%	59.59%	65.82%	66.78%	66.05%	66.51%	65.45%	61.90%	64.50%
HENRY COUNTY	55.35%	37.14%	26.04%	33.78%	35.44%	31.39%	30.05%	33.68%	32.32%	32.36%	37.01%
KNOX COUNTY	46.85%	44.81%	59.48%	50.70%	52.84%	53.17%	55.35%	50.85%	49.05%	47.04%	48.71%
MADISON COUNTY	25.34%	35.28%	33.39%	35.60%	35.43%	35.12%	28.27%	40.90%	41.34%	41.29%	44.03%
MAURY COUNTY	33.59%	35.14%	34.82%	40.81%	32.51%	40.29%	39.99%	44.30%	47.45%	47.98%	46.35%
MONTGOMERY COUNTY	40.13%	27.40%	32.34%	37.39%	27.75%	33.20%	34.47%	35.63%	35.52%	37.14%	38.74%
PUTNAM COUNTY	39.37%	31.05%	31.99%	38.68%	34.78%	33.99%	36.87%	39.03%	41.27%	36.11%	31.22%
ROBERTSON COUNTY	47.97%	35.02%	41.06%	38.30%	27.72%	33.17%	38.45%	43.03%	42.21%	40.72%	42.41%
RUTHERFORD COUNTY	47.99%	53.07%	36.65%	39.00%	39.67%	44.32%	44.80%	39.10%	42.94%	41.28%	42.34%
SEVIER COUNTY	35.66%	29.70%	32.45%	39.00%	43.71%	46.07%	43.61%	55.84%	55.46%	57.39%	62.22%
SHELBY COUNTY	120.46%	123.66%	102.34%	80.84%	78.12%	96.74%	92.41%	85.54%	91.12%	54.08%	60.22%
SULLIVAN COUNTY	81.24%	64.92%	36.54%	55.32%	56.86%	55.60%	53.54%	45.95%	58.90%	63.57%	64.36%
SUMNER COUNTY	46.22%	38.15%	38.72%	42.63%	29.60%	37.97%	37.88%	37.11%	36.92%	36.48%	41.52%
WASHINGTON COUNTY	66.68%	50.62%	57.94%	57.20%	54.81%	65.64%	67.29%	66.76%	65.97%	64.28%	66.69%
WEAKLEY COUNTY	37.32%	29.39%	33.93%	28.17%	26.67%	26.74%	26.76%	25.91%	31.18%	30.90%	30.45%
WILLIAMSON COUNTY	66.81%	68.30%	57.03%	47.26%	52.12%	53.00%	54.63%	60.36%	59.83%	58.14%	64.65%
WILSON COUNTY	68.55%	47.19%	56.85%	42.81%	46.15%	50.21%	48.00%	45.84%	37.05%	55.17%	49.88%

Source: BERC and Census Bureau, Local Government Finances

Share of State IGR Education in Total County Educational Spending											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	75.22%	56.33%	59.33%	54.28%	60.03%	59.82%	65.05%	63.09%	57.66%	52.47%	56.53%
BLOUNT COUNTY	44.46%	57.07%	56.95%	59.76%	59.02%	61.61%	62.96%	62.03%	58.29%	60.49%	59.77%
BRADLEY COUNTY	47.28%	63.24%	52.90%	56.22%	65.63%	63.19%	64.69%	64.38%	63.39%	65.35%	64.12%
CUMBERLAND COUNTY	63.49%	70.26%	61.30%	62.28%	67.94%	72.40%	67.93%	68.49%	64.80%	64.48%	62.07%
DAVIDSON COUNTY	40.39%	37.53%	33.72%	37.57%	37.32%	39.10%	42.75%	42.24%	43.29%	40.79%	38.16%
DICKSON COUNTY	58.40%	63.44%	47.05%	61.56%	66.87%	68.43%	69.67%	64.10%	64.35%	66.30%	65.21%
GREENE COUNTY	72.75%	61.82%	59.97%	68.87%	72.08%	75.93%	72.38%	71.87%	71.97%	70.86%	71.54%
HAMBLEN COUNTY	49.71%	53.90%	47.82%	54.71%	64.67%	65.68%	62.05%	61.23%	62.63%	63.51%	59.80%
HAMILTON COUNTY	33.20%	44.36%	41.18%	41.77%	43.20%	45.18%	48.16%	47.47%	46.93%	46.87%	45.72%
HENRY COUNTY	46.17%	55.75%	47.06%	66.88%	74.74%	70.08%	71.50%	74.64%	70.53%	72.94%	75.01%
KNOX COUNTY	42.42%	36.63%	38.78%	38.67%	40.90%	43.76%	41.91%	47.15%	45.18%	42.55%	44.28%
MADISON COUNTY	33.82%	50.13%	44.99%	50.35%	54.28%	54.73%	46.87%	54.94%	54.33%	55.58%	57.32%
MAURY COUNTY	36.75%	67.08%	53.82%	59.85%	49.29%	56.15%	56.77%	61.58%	60.13%	62.90%	60.17%
MONTGOMERY COUNTY	48.13%	48.49%	51.41%	58.97%	48.53%	55.49%	60.78%	57.48%	55.04%	59.69%	59.84%
PUTNAM COUNTY	60.52%	51.87%	45.35%	57.27%	50.78%	50.94%	54.81%	60.81%	60.84%	55.56%	47.57%
ROBERTSON COUNTY	54.37%	66.84%	67.55%	67.23%	44.63%	54.22%	67.12%	66.82%	65.72%	67.97%	67.89%
RUTHERFORD COUNTY	34.49%	58.97%	41.63%	49.22%	52.08%	55.67%	60.58%	52.50%	58.68%	56.84%	56.00%
SEVIER COUNTY	47.69%	46.70%	44.39%	43.77%	40.90%	43.15%	41.64%	40.72%	38.45%	39.24%	38.54%
SHELBY COUNTY	32.69%	47.64%	25.21%	20.16%	21.47%	27.41%	26.32%	26.28%	26.84%	58.16%	54.21%
SULLIVAN COUNTY	37.97%	46.70%	37.09%	50.57%	57.12%	57.28%	56.12%	49.25%	53.45%	56.44%	55.48%
SUMNER COUNTY	43.16%	60.27%	58.57%	59.69%	46.60%	61.83%	65.74%	60.40%	62.00%	62.82%	59.17%
WASHINGTON COUNTY	40.46%	50.95%	58.45%	55.82%	37.54%	43.86%	46.54%	56.75%	55.04%	55.55%	54.58%
WEAKLEY COUNTY	58.52%	67.53%	68.12%	73.08%	76.09%	78.97%	78.62%	76.85%	75.44%	75.82%	70.20%
WILLIAMSON COUNTY	29.17%	39.89%	34.51%	34.78%	36.73%	36.57%	53.97%	39.95%	40.37%	51.38%	36.46%
WILSON COUNTY	46.03%	58.04%	49.24%	43.18%	44.11%	49.39%	49.31%	46.05%	35.91%	55.60%	49.65%

Source: Census Bureau and BERC

Per Capita State IGR Education (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$339	\$393	\$445	\$441	\$488	\$501	\$522	\$472	\$462	\$461	\$455
BLOUNT COUNTY	\$243	\$343	\$396	\$431	\$450	\$456	\$443	\$448	\$417	\$424	\$414
BRADLEY COUNTY	\$255	\$352	\$376	\$426	\$481	\$516	\$503	\$497	\$492	\$516	\$481
CUMBERLAND COUNTY	\$389	\$548	\$559	\$616	\$637	\$679	\$686	\$662	\$619	\$611	\$603
DAVIDSON COUNTY	\$292	\$370	\$386	\$439	\$463	\$491	\$537	\$518	\$517	\$523	\$511
DICKSON COUNTY	\$425	\$672	\$712	\$774	\$838	\$853	\$871	\$842	\$825	\$848	\$808
GREENE COUNTY	\$355	\$408	\$461	\$512	\$545	\$584	\$557	\$565	\$556	\$556	\$560
HAMBLEN COUNTY	\$406	\$535	\$572	\$646	\$733	\$786	\$783	\$781	\$787	\$808	\$781
HAMILTON COUNTY	\$152	\$213	\$428	\$450	\$475	\$484	\$512	\$498	\$493	\$500	\$485
HENRY COUNTY	\$275	\$449	\$507	\$540	\$588	\$605	\$633	\$617	\$607	\$649	\$602
KNOX COUNTY	\$327	\$384	\$403	\$419	\$431	\$454	\$424	\$497	\$497	\$482	\$486
MADISON COUNTY	\$412	\$531	\$573	\$596	\$639	\$669	\$699	\$642	\$619	\$617	\$613
MAURY COUNTY	\$345	\$640	\$650	\$679	\$686	\$699	\$710	\$690	\$662	\$668	\$656
MONTGOMERY COUNTY	\$363	\$576	\$644	\$734	\$805	\$807	\$839	\$800	\$777	\$800	\$771
PUTNAM COUNTY	\$372	\$510	\$559	\$639	\$686	\$717	\$697	\$728	\$733	\$731	\$744
ROBERTSON COUNTY	\$380	\$675	\$697	\$751	\$812	\$822	\$878	\$840	\$842	\$864	\$845
RUTHERFORD COUNTY	\$293	\$453	\$464	\$539	\$609	\$630	\$664	\$638	\$631	\$643	\$609
SEVIER COUNTY	\$365	\$506	\$542	\$578	\$560	\$574	\$574	\$564	\$536	\$529	\$506
SHELBY COUNTY	\$100	\$154	\$169	\$188	\$206	\$221	\$222	\$226	\$217	\$825	\$694
SULLIVAN COUNTY	\$264	\$300	\$314	\$310	\$339	\$341	\$343	\$341	\$311	\$305	\$295
SUMNER COUNTY	\$393	\$600	\$653	\$723	\$776	\$797	\$830	\$760	\$769	\$772	\$756
WASHINGTON COUNTY	\$159	\$259	\$275	\$294	\$256	\$251	\$256	\$308	\$291	\$291	\$282
WEAKLEY COUNTY	\$368	\$544	\$606	\$719	\$774	\$799	\$777	\$780	\$755	\$744	\$722
WILLIAMSON COUNTY	\$270	\$435	\$506	\$528	\$567	\$569	\$793	\$560	\$555	\$715	\$560
WILSON COUNTY	\$279	\$439	\$451	\$503	\$536	\$554	\$576	\$550	\$542	\$541	\$533

Source: Census Bureau and BERC

State IGR Education (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$23,937,673	\$28,214,857	\$31,835,385	\$32,428,786	\$36,629,000	\$37,656,537	\$39,213,051	\$35,542,447	\$34,881,710	\$34,740,786	\$34,465,341
BLOUNT COUNTY	\$22,049,403	\$34,659,069	\$43,403,631	\$51,659,080	\$55,257,000	\$56,179,355	\$54,854,103	\$55,623,298	\$52,145,408	\$53,436,793	\$52,621,003
BRADLEY COUNTY	\$19,432,400	\$29,803,220	\$33,698,601	\$41,084,633	\$47,279,000	\$51,191,800	\$50,231,879	\$50,266,206	\$50,083,696	\$53,063,935	\$49,944,739
CUMBERLAND COUNTY	\$14,348,057	\$23,969,140	\$27,340,375	\$33,601,780	\$35,469,000	\$38,177,919	\$38,821,304	\$37,798,362	\$35,620,094	\$35,407,716	\$35,125,780
DAVIDSON COUNTY	\$153,133,130	\$208,825,494	\$221,493,368	\$265,513,584	\$287,814,000	\$308,590,991	\$341,333,090	\$336,154,955	\$340,486,553	\$349,578,131	\$346,711,302
DICKSON COUNTY	\$15,432,064	\$27,322,349	\$31,730,579	\$37,394,698	\$41,377,000	\$42,379,467	\$43,479,054	\$42,266,846	\$41,414,649	\$42,916,167	\$41,556,069
GREENE COUNTY	\$20,359,750	\$24,542,716	\$29,564,590	\$34,736,669	\$37,476,000	\$40,208,356	\$38,425,717	\$38,766,125	\$37,951,494	\$38,048,865	\$38,393,877
HAMBLETON COUNTY	\$21,203,178	\$30,209,134	\$33,330,616	\$39,811,744	\$45,705,000	\$49,145,623	\$49,201,625	\$48,996,900	\$49,647,547	\$50,906,493	\$49,547,410
HAMILTON COUNTY	\$44,353,372	\$64,967,792	\$133,367,881	\$146,009,851	\$157,965,000	\$163,435,413	\$174,692,988	\$172,224,159	\$171,821,411	\$175,447,292	\$171,550,315
HENRY COUNTY	\$7,853,806	\$13,620,835	\$15,880,428	\$17,203,559	\$18,963,000	\$19,608,865	\$20,490,835	\$19,966,830	\$19,588,588	\$20,972,544	\$19,392,406
KNOX COUNTY	\$114,237,558	\$144,683,399	\$156,872,358	\$175,559,721	\$185,277,000	\$196,715,296	\$185,037,782	\$219,096,126	\$220,897,965	\$216,108,907	\$219,312,027
MADISON COUNTY	\$33,467,144	\$46,683,979	\$53,565,149	\$57,810,344	\$62,476,000	\$65,737,361	\$68,494,177	\$63,222,171	\$61,097,162	\$60,510,091	\$59,806,724
MAURY COUNTY	\$20,491,230	\$43,053,437	\$45,878,216	\$52,895,924	\$55,325,000	\$56,760,745	\$57,802,763	\$56,585,407	\$55,341,666	\$57,103,988	\$57,575,287
MONTGOMERY COUNTY	\$39,165,524	\$72,965,069	\$88,901,052	\$117,895,615	\$135,951,000	\$139,855,194	\$148,246,263	\$148,153,523	\$143,469,851	\$151,810,695	\$148,950,046
PUTNAM COUNTY	\$19,983,495	\$30,588,576	\$35,794,720	\$44,381,166	\$49,115,000	\$52,025,026	\$50,896,312	\$53,512,500	\$54,244,318	\$54,755,078	\$55,746,659
ROBERTSON COUNTY	\$16,521,666	\$34,206,512	\$39,579,379	\$47,396,552	\$53,417,000	\$54,582,747	\$58,570,894	\$56,048,285	\$56,597,106	\$58,665,042	\$57,853,874
RUTHERFORD COUNTY	\$38,085,713	\$74,368,122	\$91,271,995	\$131,423,658	\$157,745,000	\$166,180,044	\$178,726,632	\$175,073,737	\$177,592,717	\$185,954,176	\$181,843,425
SEYER COUNTY	\$20,159,734	\$33,097,180	\$40,641,412	\$49,863,031	\$49,857,000	\$51,673,832	\$52,295,269	\$52,068,865	\$50,059,517	\$50,077,411	\$48,371,864
SHELBY COUNTY	\$84,861,667	\$135,496,111	\$152,694,095	\$172,980,989	\$190,461,000	\$205,369,246	\$206,898,770	\$211,758,276	\$203,191,608	\$203,364,054	\$649,626,876
SULLIVAN COUNTY	\$38,814,446	\$45,766,259	\$48,158,327	\$48,169,966	\$53,050,000	\$53,545,887	\$53,809,446	\$53,422,979	\$48,639,475	\$47,831,106	\$46,277,436
SUNNER COUNTY	\$42,487,481	\$74,253,407	\$88,901,052	\$110,612,552	\$123,175,000	\$128,476,287	\$136,066,597	\$126,304,878	\$129,975,263	\$133,401,431	\$132,879,678
WASHINGTON COUNTY	\$15,145,327	\$26,971,901	\$30,109,580	\$34,392,490	\$31,202,000	\$30,931,699	\$31,705,537	\$38,469,295	\$36,538,891	\$36,605,990	\$35,637,234
WEAVER COUNTY	\$11,889,110	\$18,558,624	\$20,861,039	\$24,615,553	\$26,892,000	\$27,985,401	\$27,118,839	\$26,976,753	\$25,805,342	\$25,311,249	\$24,441,684
WILLIAMSON COUNTY	\$23,863,541	\$48,152,584	\$69,270,900	\$89,436,881	\$102,249,000	\$104,718,011	\$149,414,781	\$108,055,899	\$110,382,956	\$146,706,121	\$118,610,535
WILSON COUNTY	\$19,847,819	\$36,029,347	\$41,964,296	\$53,712,591	\$60,263,000	\$63,578,055	\$67,291,093	\$65,480,913	\$66,101,254	\$67,808,753	\$68,572,629

Source: Census Bureau and BERC

Total Educational Expenditure (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	46.43%	63.41%	59.97%	50.29%	51.70%	56.22%	55.34%	51.68%	49.93%	42.40%	55.68%
BLOUNT COUNTY	34.58%	31.62%	28.91%	22.40%	20.73%	20.64%	22.17%	23.65%	22.36%	22.23%	21.93%
BRADLEY COUNTY	25.65%	26.81%	34.78%	49.71%	50.99%	52.69%	52.30%	53.79%	54.25%	57.24%	56.21%
CUMBERLAND COUNTY	56.04%	60.75%	66.01%	67.17%	51.56%	55.59%	62.27%	59.22%	59.64%	57.99%	57.07%
DAVIDSON COUNTY	17.78%	20.30%	21.92%	20.28%	20.97%	21.87%	20.88%	21.28%	22.09%	22.81%	23.50%
DICKSON COUNTY	58.98%	65.70%	66.41%	63.56%	56.40%	58.88%	60.44%	62.75%	62.36%	64.14%	63.79%
GREENE COUNTY	57.44%	55.58%	60.86%	55.12%	55.13%	55.97%	54.47%	54.95%	54.60%	55.89%	54.94%
HAMBLÉN COUNTY	73.04%	59.17%	74.94%	68.37%	66.93%	67.97%	71.27%	70.50%	70.59%	72.19%	72.54%
HAMILTON COUNTY	21.83%	19.48%	34.87%	34.04%	31.88%	32.41%	32.96%	32.34%	31.31%	32.20%	31.95%
HENRY COUNTY	32.45%	31.29%	33.38%	23.21%	21.62%	24.22%	25.46%	22.76%	23.05%	25.26%	23.16%
KNOX COUNTY	57.06%	65.05%	59.32%	57.46%	58.98%	59.10%	59.62%	61.84%	64.51%	62.90%	60.75%
MADISON COUNTY	29.98%	21.66%	20.79%	13.51%	14.87%	16.69%	20.32%	15.85%	15.58%	16.24%	14.17%
MAURY COUNTY	31.83%	24.91%	26.47%	26.30%	26.29%	25.38%	25.07%	22.45%	22.54%	22.41%	23.00%
MONTGOMERY COUNTY	42.07%	51.87%	62.22%	67.28%	69.49%	70.18%	70.06%	71.62%	71.20%	67.40%	49.52%
PUTNAM COUNTY	56.62%	70.45%	72.02%	57.82%	58.90%	64.09%	62.79%	60.16%	60.51%	64.04%	67.45%
ROBERTSON COUNTY	65.68%	61.80%	68.71%	63.12%	67.52%	65.61%	64.82%	65.90%	66.76%	67.71%	67.14%
RUTHERFORD COUNTY	66.46%	54.87%	66.16%	60.86%	63.02%	63.91%	64.34%	65.85%	63.34%	64.55%	63.30%
SEVIER COUNTY	55.00%	59.04%	56.67%	44.48%	45.15%	39.45%	46.44%	50.02%	50.87%	52.37%	50.01%
SHELBY COUNTY	22.05%	22.65%	30.82%	44.12%	43.39%	40.14%	41.90%	42.71%	41.07%	54.12%	50.17%
SULLIVAN COUNTY	60.22%	59.25%	61.36%	51.44%	50.47%	51.21%	52.39%	55.16%	51.66%	51.99%	47.24%
SUMNER COUNTY	52.89%	74.05%	74.44%	73.87%	75.50%	72.97%	72.53%	72.38%	70.96%	72.08%	71.49%
WASHINGTON COUNTY	54.71%	55.87%	48.02%	45.39%	48.64%	45.94%	46.77%	48.08%	46.13%	48.59%	48.67%
WEAKLEY COUNTY	30.80%	34.83%	34.67%	34.90%	32.05%	34.41%	32.89%	34.25%	33.45%	33.73%	34.60%
WILLIAMSON COUNTY	62.69%	47.41%	48.58%	48.62%	48.88%	51.47%	49.36%	48.38%	48.32%	47.69%	47.39%
WILSON COUNTY	60.15%	61.58%	61.41%	61.60%	63.75%	63.06%	64.16%	63.07%	70.72%	61.48%	61.84%

Source: Census Bureau and BERC

Total Educational Expenditure (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$451	\$698	\$750	\$812	\$813	\$838	\$802	\$748	\$802	\$879	\$805
BLOUNT COUNTY	\$547	\$602	\$696	\$721	\$763	\$740	\$704	\$723	\$716	\$701	\$692
BRADLEY COUNTY	\$539	\$557	\$710	\$759	\$732	\$817	\$777	\$772	\$775	\$789	\$750
CUMBERLAND COUNTY	\$613	\$780	\$912	\$989	\$938	\$938	\$1,009	\$967	\$956	\$948	\$971
DAVIDSON COUNTY	\$722	\$985	\$1,144	\$1,168	\$1,242	\$1,257	\$1,256	\$1,226	\$1,194	\$1,282	\$1,339
DICKSON COUNTY	\$727	\$1,059	\$1,513	\$1,258	\$1,253	\$1,246	\$1,250	\$1,314	\$1,282	\$1,279	\$1,238
GREENE COUNTY	\$489	\$659	\$769	\$743	\$756	\$769	\$769	\$786	\$772	\$785	\$783
HAMBLÉN COUNTY	\$817	\$993	\$1,196	\$1,181	\$1,134	\$1,196	\$1,262	\$1,276	\$1,257	\$1,272	\$1,306
HAMILTON COUNTY	\$459	\$480	\$1,038	\$1,076	\$1,099	\$1,072	\$1,064	\$1,049	\$1,050	\$1,068	\$1,061
HENRY COUNTY	\$596	\$805	\$1,077	\$808	\$787	\$864	\$885	\$826	\$861	\$890	\$803
KNOX COUNTY	\$770	\$1,048	\$1,039	\$1,083	\$1,055	\$1,038	\$1,011	\$1,054	\$1,100	\$1,133	\$1,097
MADISON COUNTY	\$1,218	\$1,059	\$1,273	\$1,184	\$1,178	\$1,222	\$1,491	\$1,168	\$1,139	\$1,109	\$1,069
MAURY COUNTY	\$940	\$955	\$1,208	\$1,135	\$1,391	\$1,245	\$1,251	\$1,121	\$1,101	\$1,061	\$1,091
MONTGOMERY COUNTY	\$754	\$1,187	\$1,252	\$1,245	\$1,659	\$1,455	\$1,381	\$1,391	\$1,412	\$1,341	\$1,288
PUTNAM COUNTY	\$615	\$983	\$1,233	\$1,116	\$1,351	\$1,407	\$1,272	\$1,198	\$1,205	\$1,316	\$1,563
ROBERTSON COUNTY	\$699	\$1,009	\$1,032	\$1,117	\$1,819	\$1,516	\$1,308	\$1,257	\$1,281	\$1,271	\$1,245
RUTHERFORD COUNTY	\$851	\$768	\$1,116	\$1,095	\$1,169	\$1,132	\$1,096	\$1,215	\$1,076	\$1,132	\$1,088
SEVIER COUNTY	\$765	\$1,084	\$1,220	\$1,320	\$1,368	\$1,331	\$1,378	\$1,385	\$1,394	\$1,348	\$1,312
SHELBY COUNTY	\$307	\$323	\$671	\$931	\$962	\$807	\$843	\$858	\$807	\$1,419	\$1,280
SULLIVAN COUNTY	\$695	\$643	\$848	\$613	\$593	\$596	\$611	\$693	\$581	\$541	\$532
SUMNER COUNTY	\$910	\$996	\$1,115	\$1,212	\$1,664	\$1,289	\$1,263	\$1,259	\$1,240	\$1,229	\$1,277
WASHINGTON COUNTY	\$393	\$509	\$470	\$526	\$683	\$571	\$550	\$543	\$529	\$523	\$517
WEAKLEY COUNTY	\$630	\$805	\$889	\$983	\$1,018	\$1,012	\$988	\$1,015	\$1,001	\$982	\$1,029
WILLIAMSON COUNTY	\$927	\$1,090	\$1,466	\$1,517	\$1,544	\$1,555	\$1,470	\$1,401	\$1,374	\$1,391	\$1,537
WILSON COUNTY	\$607	\$757	\$916	\$1,165	\$1,216	\$1,123	\$1,169	\$1,194	\$1,509	\$973	\$1,072

Source: Census Bureau and BERC

Total Educational Expenditure (in 2009 dollars)											
Counties	1992	1997	2002	2007	2009	2010	2011	2012	2013	2014	2015
ANDERSON COUNTY	\$31,825,048	\$50,091,394	\$53,653,651	\$59,746,452	\$61,018,000	\$62,951,413	\$60,283,824	\$56,335,692	\$60,498,270	\$66,206,473	\$60,964,916
BLOUNT COUNTY	\$49,590,175	\$60,732,159	\$76,207,888	\$86,446,211	\$93,620,000	\$91,191,603	\$87,124,216	\$89,677,821	\$89,457,092	\$88,337,899	\$88,034,453
BRADLEY COUNTY	\$41,098,554	\$47,128,972	\$63,703,376	\$73,078,824	\$72,041,000	\$81,018,760	\$77,650,290	\$78,079,739	\$79,007,179	\$81,204,137	\$77,888,401
CUMBERLAND COUNTY	\$22,599,099	\$34,114,488	\$44,604,241	\$53,949,455	\$52,209,000	\$52,732,335	\$57,146,972	\$55,190,773	\$54,971,543	\$54,915,397	\$56,586,074
DAVIDSON COUNTY	\$379,182,869	\$556,446,103	\$656,908,458	\$706,656,917	\$771,205,000	\$789,243,800	\$798,418,612	\$795,853,059	\$786,505,412	\$857,054,518	\$908,547,602
DICKSON COUNTY	\$26,423,196	\$43,064,782	\$67,446,112	\$60,740,252	\$61,879,000	\$61,929,309	\$62,407,704	\$65,942,650	\$64,360,376	\$64,734,282	\$63,729,780
GREENE COUNTY	\$27,985,565	\$39,701,489	\$49,298,383	\$50,435,624	\$51,989,000	\$52,955,643	\$53,085,483	\$53,939,371	\$52,732,210	\$53,694,220	\$53,665,933
HAMBLETON COUNTY	\$42,653,929	\$56,046,491	\$69,693,617	\$72,765,751	\$70,671,000	\$74,820,222	\$79,297,929	\$80,022,804	\$79,271,287	\$80,151,525	\$82,849,079
HAMILTON COUNTY	\$133,607,016	\$146,444,464	\$323,842,186	\$349,560,256	\$365,690,000	\$361,708,951	\$362,720,718	\$362,791,531	\$366,145,891	\$374,349,790	\$375,227,665
HENRY COUNTY	\$17,009,819	\$24,433,043	\$33,745,182	\$25,723,466	\$25,571,000	\$27,982,450	\$28,658,941	\$26,752,481	\$27,774,988	\$28,753,080	\$25,851,974
KNOX COUNTY	\$269,292,528	\$394,960,102	\$404,567,210	\$454,045,231	\$453,018,000	\$449,558,793	\$441,500,159	\$464,659,210	\$488,908,418	\$507,855,658	\$495,259,452
MADISON COUNTY	\$98,949,562	\$93,128,443	\$119,066,529	\$114,824,617	\$115,108,000	\$120,102,702	\$146,145,426	\$115,072,417	\$112,458,617	\$108,865,213	\$104,343,219
MAURY COUNTY	\$55,754,829	\$64,183,695	\$85,246,818	\$88,379,230	\$112,235,000	\$101,091,950	\$101,828,150	\$91,884,735	\$92,031,209	\$90,779,336	\$95,686,923
MONTGOMERY COUNTY	\$81,371,863	\$150,487,224	\$172,919,311	\$199,929,970	\$280,118,000	\$252,047,652	\$243,914,968	\$257,732,211	\$260,674,962	\$254,328,170	\$248,897,982
PUTNAM COUNTY	\$33,019,554	\$58,967,313	\$78,931,678	\$77,499,948	\$96,729,000	\$102,120,941	\$92,854,468	\$88,001,432	\$89,162,296	\$98,545,215	\$117,179,237
ROBERTSON COUNTY	\$30,387,165	\$51,172,993	\$58,594,669	\$70,503,182	\$119,691,000	\$100,660,089	\$87,267,281	\$83,875,953	\$86,118,551	\$86,315,124	\$85,213,873
RUTHERFORD COUNTY	\$110,438,638	\$126,120,993	\$219,240,041	\$267,023,336	\$302,881,000	\$298,511,603	\$295,005,233	\$333,490,073	\$302,664,323	\$327,142,556	\$324,692,869
SEVIER COUNTY	\$42,273,478	\$70,869,943	\$91,557,300	\$113,929,682	\$121,906,000	\$119,756,426	\$125,590,260	\$127,855,938	\$130,182,643	\$127,622,599	\$125,499,402
SHELBY COUNTY	\$259,598,008	\$284,421,445	\$605,690,962	\$857,902,000	\$887,226,000	\$749,117,095	\$786,217,823	\$805,636,020	\$757,038,835	\$1,329,797,448	\$1,198,449,960
SULLIVAN COUNTY	\$102,221,165	\$97,998,160	\$129,840,579	\$95,253,445	\$92,874,000	\$93,475,844	\$95,887,623	\$108,471,462	\$91,005,468	\$84,742,160	\$83,409,907
SUNNER COUNTY	\$98,446,623	\$123,200,171	\$151,778,790	\$185,313,382	\$264,341,000	\$207,788,260	\$206,988,065	\$209,105,644	\$209,638,991	\$212,340,940	\$224,589,655
WASHINGTON COUNTY	\$37,431,113	\$52,932,797	\$51,510,952	\$61,974,007	\$83,110,000	\$70,529,153	\$68,119,713	\$67,786,772	\$66,391,400	\$65,894,079	\$65,290,781
WEAVERLY COUNTY	\$20,317,789	\$27,481,185	\$30,624,294	\$33,683,137	\$35,344,000	\$33,440,174	\$34,493,850	\$35,104,268	\$34,206,562	\$33,382,193	\$34,815,173
WILLIAMSON COUNTY	\$81,822,251	\$120,714,259	\$200,711,516	\$257,178,019	\$278,389,000	\$286,370,299	\$276,863,916	\$270,467,674	\$273,446,044	\$285,556,584	\$325,315,808
WILSON COUNTY	\$43,115,506	\$62,081,006	\$85,225,857	\$124,384,668	\$136,625,000	\$128,735,043	\$136,470,826	\$142,182,980	\$184,074,508	\$121,967,441	\$138,100,675

Source: Census Bureau and BERK

Percent of Population over 25 with a Bachelor's Degree or Higher (1970-2016)											
County Name	1970	1980	1990	2000	2010	2011	2012	2013	2014	2015	2016
Anderson	14.5	18.2	18.6	20.8	22.1	21.4	23.0	23.5	23.6	23.9	23.9
Blount	7.9	11.3	14.3	17.9	20.6	20.5	20.9	20.8	21.7	22.8	23.1
Bradley	5.4	10.5	11.9	15.9	19.2	18.4	17.9	18.5	19.3	19.9	20.9
Cumberland	4.6	8.6	10.2	13.7	15.6	16.0	16.8	17.4	17.8	18.2	18.8
Davidson	12.1	19.5	24.4	30.5	34.1	34.4	35.0	36.0	36.5	37.3	38.2
Dickson	3.3	7.5	9.2	11.3	14.9	15.5	14.9	14.1	13.5	14.5	14.2
Greene	5.5	8.9	10.3	12.8	14.0	14.8	15.7	15.5	15.5	15.0	14.7
Hamblen	6.4	9.2	11.2	13.3	15.6	15.7	16.1	16.0	16.1	15.5	15.9
Hamilton	10.2	15.5	19.7	23.9	27.0	27.4	27.8	27.2	28.1	28.7	29.6
Henry	4.6	6.9	8.5	12.1	14.9	15.0	15.7	16.0	16.2	15.5	14.7
Knox	11.4	18.8	23.9	29.0	33.8	34.0	34.2	34.4	34.5	34.6	35.7
Madison	4.0	7.2	7.7	10.6	11.5	11.2	13.2	13.1	13.2	13.5	14.1
Maury	3.2	5.0	5.2	8.8	10.9	11.8	10.6	11.6	11.4	11.4	11.0
Montgomery	9.1	14.5	16.5	19.3	22.2	22.7	22.7	23.5	24.0	24.7	25.3
Putnam	8.0	14.1	16.8	20.2	21.7	21.8	21.7	22.9	22.8	23.3	24.4
Robertson	4.2	6.8	9.6	11.9	14.1	15.2	16.4	17.0	16.9	17.7	18.1
Rutherford	9.9	14.8	18.7	22.9	26.3	27.0	27.9	28.3	28.9	30.1	30.2
Sevier	4.7	9.3	10.8	13.5	15.2	14.9	14.6	14.9	15.4	16.4	17.6
Shelby	9.9	15.9	20.8	25.3	27.8	28.3	28.7	29.0	29.8	30.3	30.2
Sullivan	9.1	13.2	15.6	18.1	20.0	20.4	20.6	20.5	21.2	21.9	21.4
Sumner	6.7	11.8	14.4	18.6	23.0	23.0	23.6	23.7	24.0	24.6	25.6
Washington	9.4	15.0	18.9	22.9	27.9	28.2	28.9	29.4	30.8	30.6	30.9
Weakley	5.9	9.8	10.3	15.3	18.4	17.8	20.5	20.2	19.5	20.4	21.1
Williamson	9.8	23.6	34.2	44.4	51.8	51.5	52.0	52.8	54.1	55.7	56.6
Wilson	5.6	11.7	15.6	19.6	24.0	24.7	25.9	26.0	26.7	28.3	28.9

Source: Census Bureau and BERC

Counties	Average ACT Scores					
	2012	2013	2014	2015	2016	
ANDERSON COUNTY	18.9	19.1	19.3	19.4	19.1	
BLOUNT COUNTY	19.4	20.2	19.7	19.7	21.1	
BRADLEY COUNTY	18.7	18.5	18.9	18.8	20.3	
CUMBERLAND COUNTY	19.0	19.1	19.5	19.6	20.0	
DAVIDSON COUNTY	18.4	18.3	18.4	18.7	19.0	
DICKSON COUNTY	19.9	19.6	19.2	21.0	19.9	
GREENE COUNTY	18.9	18.9	19.4	18.9	18.9	
HAMBLETON COUNTY	20.1	20.1	19.2	19.7	20.2	
HAMILTON COUNTY	18.8	18.9	19.0	18.9	19.9	
HENRY COUNTY	18.5	19.2	19.3	19.6	20.8	
KNOX COUNTY	20.6	20.4	20.4	20.7	21.1	
MADISON COUNTY	17.7	17.8	17.8	17.3	17.9	
MAURY COUNTY	19.3	18.7	18.9	18.6	19.6	
MONTGOMERY COUNTY	19.4	19.8	19.6	19.4	20.2	
PUTNAM COUNTY	20.3	20.1	19.8	19.6	21.1	
ROBERTSON COUNTY	18.9	18.6	18.9	19.4	19.9	
RUTHERFORD COUNTY	19.8	19.9	20.1	19.9	20.8	
SEVIER COUNTY	19.4	19.8	20.2	20.3	20.6	
SHELBY COUNTY	20.8	20.9	17.7	16.9	17.8	
SULLIVAN COUNTY	19.9	20.1	20.4	19.9	19.8	
SUMNER COUNTY	20.5	20.3	20.2	20.4	21.3	
WASHINGTON COUNTY	19.9	19.7	20.2	20.2	20.6	
WEAVER COUNTY	20.1	20.1	20.3	19.7	21.3	
WILLIAMSON COUNTY	23.1	23.7	23.5	23.8	25.2	
WILSON COUNTY	19.9	20.2	19.7	20.0	21.0	

Source: Tennessee Department of Education and BERC

Counties	College Readiness Score				
	2012	2013	2014	2015	
ANDERSON COUNTY	9.70%	13.00%	16.00%	16.00%	
BLOUNT COUNTY	11.10%	18.00%	16.00%	19.00%	
BRADLEY COUNTY	9.50%	9.00%	13.00%	13.00%	
CUMBERLAND COUNTY	10.50%	13.00%	15.00%	19.00%	
DAVIDSON COUNTY	10.10%	11.00%	12.00%	14.00%	
DICKSON COUNTY	10.80%	14.00%	12.00%	21.00%	
GREENE COUNTY	11.10%	11.00%	15.00%	13.00%	
HAMBLETON COUNTY	16.90%	21.00%	17.00%	21.00%	
HAMILTON COUNTY	11.70%	13.00%	14.00%	15.00%	
HENRY COUNTY	11.60%	13.00%	18.00%	17.00%	
KNOX COUNTY	19.20%	21.00%	23.00%	24.00%	
MADISON COUNTY	6.60%	6.00%	8.00%	9.00%	
MAURY COUNTY	10.30%	12.00%	12.00%	18.00%	
MONTGOMERY COUNTY	12.30%	18.00%	17.00%	17.00%	
PUTNAM COUNTY	17.40%	19.00%	19.00%	19.00%	
ROBERTSON COUNTY	6.90%	10.00%	13.00%	15.00%	
RUTHERFORD COUNTY	15.30%	18.00%	19.00%	19.00%	
SEVIER COUNTY	16.70%	16.00%	20.00%	22.00%	
SHELBY COUNTY	20.40%	0.00%	11.00%	7.00%	
SULLIVAN COUNTY	15.50%	18.00%	21.00%	18.00%	
SUMNER COUNTY	16.00%	17.00%	18.00%	21.00%	
WASHINGTON COUNTY	12.30%	17.00%	15.00%	14.00%	
WEAVER COUNTY	17.50%	12.00%	20.00%	17.00%	
WILLIAMSON COUNTY	34.40%	40.00%	41.00%	45.00%	
WILSON COUNTY	12.90%	18.00%	16.00%	19.00%	

Source: SCORE (tnscore.org), BERC, and TN Department of Education