

# Johnson City/ Jonesborough/ Washington County Economic & Demographic Profile

**JC/ J/WC Economic Development Board**  
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**2007- 2008**

## POPULATION CHARACTERISTICS

Date	CSA	Washington County	Johnson City
2000	480,091	107,198	55,469
<b>2006</b>	<b>498,238</b>	<b>112,507</b>	<b>59,866</b>

CSA: Johnson City/Kingsport/Bristol, TN-VA Consolidated Statistical Area

Source: *First Tennessee Development District – Census Bureau (Estimates)*

FACTS: *Washington County 323 Square Miles; Johnson City 39.565 Square Miles*

## CURRENT ACTUAL TAX RATES

<i>Washington County</i>	\$2.35
<i>Johnson City</i>	1.93
<b>City &amp; County Total</b>	<b>\$4.28</b>
<i>Washington County</i>	\$2.00
<i>Jonesborough</i>	\$1.54
<b>City &amp; County Total</b>	<b>\$3.54</b>

## 2005 AGE DISTRIBUTION, WASHINGTON COUNTY

Age	Percent
Under 5	5.7
5-14	11.3
15-24	13.2
25-44	21.8
45-59	27.8
60 & Up	20.2
<b>Median Age</b>	<b>39.2</b>

Source: *First Tennessee Development District – Census Bureau (Estimates)*

## PER CAPITA INCOME GROWTH

Washington County:	\$25,068 (2001)	\$28,115 (2005)
MSA:	\$23,473 (2001)	\$27,079 (2005)

Source: *Bureau of Economic Analysis (BEA)*

**2007 3<sup>rd</sup> Quarter Cost of Living 86.9**

Sullivan County	\$2.53
Kingsport	\$2.26
<b>City &amp; County Total</b>	<b>\$4.79</b>
Sullivan County	\$2.53
Bristol	\$2.30
<b>City &amp; County Total</b>	<b>\$4.83</b>
Carter County	\$2.10
Elizabethton	\$1.78
<b>City &amp; County Total</b>	<b>\$3.88</b>
Unicoi County	\$2.49
Erwin	\$1.15
<b>City &amp; County Total</b>	<b>\$3.64</b>

Per \$100 of taxable value. By Tennessee Law, commercial property is taxed at 40% of assessed value. Residential property is taxed at 25% of assessed value.

Source: *Reported By Individual City/County*

## Did You Know That Johnson City:

**Ranked #10 “Best Smaller Metro Area for Business and Careers” by Forbes Magazine**

**Recognized as two of “America’s Top 100 Places to Live in 2006” by Relocate-America.com**

**Ranked in the “Top 40 Hottest Small Cities for Entrepreneurs” by Inc. Magazine**

**Ranked #7 in the “Top 50 Cities for Doing Business” in the State of Tennessee by Business TN Magazine**

## CLIMATE

Average annual temperature:

Summer 76° Winter 41°

Precipitation: 41"

Relative humidity (normal):

1:00 am -81%; 7:00 am-86%

1:00 pm -57%; 7:00 pm-63%

Mean number of days:

Clear - 66; Partly Sunny-123; Cloudy - 176

Season average snowfall: 5 months - 16"

Altitude: 1525' above sea level

**TOP EMPLOYERS - JOHNSON CITY/WASHINGTON COUNTY**

Mountain States Health Alliance – 3,541	TPI Corporation – 541
East Tennessee State University – 1990	Wyndham Vacation Resorts – 510
Citi Commerce Solution - 1,900	Embarq Customer Solutions Center – 358
James H. Quillen VA Center - 1,540	Kennametal Inc. – 342
American Water Heater Co. – 1,500	White's Fresh Food – 334
Washington County School System – 1,200	Alemite Corp. – 325
Frontier Health – 1,200	IJ Distributors - 300
Advance Call Center Technologies 1,165	Arbor Crafts – 275
City of Johnson City – 892	Mullican Flooring– 200
Johnson City School System – 832	
AT&T Mobility – 700	

*As reported by each company 12/07*

**2006 NON-AGRICULTURAL EMPLOYMENT BY GROUP  
JOHNSON CITY METRO AREA**

<u>SELECTED GROUP</u>	<u>MSA EMPLOYMENT</u>
Manufacturing	10,700
Goods Producing	13,700
Transport/Comm/Utilities/Trade (Wholesale & Retail)	15,200
Financial Activities	4,300
Professional & Business Services	9,600
Government	15,900
Education & Health	11,400

*Source: TN Labor Market Report 1/07*

**WASHINGTON COUNTY ANNUAL AVERAGE UNEMPLOYMENT RATES**

<b>DATE</b>	<b>LABOR FORCE</b>	<b>EMPLOYMENT</b>	<b>UNEMPLOYMENT</b>	<b>COUNTY RATE</b>
1996	51,930	50,300	1,630	3.1
1997	51,500	49,360	2,140	4.2
1998	52,330	51,010	1,320	2.5
1999	51,490	49,400	2,080	4.0
2000	51,700	49,320	2,380	4.6
2001	53,370	50,980	2,390	4.5
2002	51,940	50,040	1,900	3.7
2003	53,650	39,770	2,670	5.0
2004	54,550	52,190	2,360	4.3
2005	57,850	55,030	2,820	4.9
2006	61,280	58,910	2,370	3.9

*Source: TN Department of Employment Security 1/07*

**LABOR FORCE 2006**

<b>COUNTY</b>	<b>2005</b>	<b>2006</b>	<b>UNEMPLOYMENT RATE 1/06</b>
Washington	57,850	61,280	4.9%
Sullivan	71,570	73,600	4.3%
Carter	29,040	30,620	5.6%
Hawkins	25,240	25,890	6.2%
Unicoi	8,330	8,880	6.2%
Virginia Portion	44,180	43,850	4.9%
<b>MSA</b>	<b>236,210</b>	<b>244,120</b>	<b>4.1%</b>

*Source: TN Department of Employment Security 1/07*

**2006 ECONOMIC GROWTH  
POPULATION**

<u>TENNESSEE</u>	<b>2000</b>	<b>2006</b>	<b>% Change</b>
Washington County	107,198	112,207	5.0
Sullivan County	153,048	153,048	-0.2
Carter County	56,742	59,157	3.7
Hawkins County	53,563	56,196	4.9
Unicoi County	17,667	17,572	-0.5
<u>VIRGINIA</u>			
Bristol City	17,367	17,335	0.29
Scott County	23,403	22,962	1.92
Washington County	51,103	52,085	-0.19
<b>CSA</b>	<b>480,091</b>	<b>490,238</b>	<b>0.76</b>

*Source: First TN Development District – Census Bureau – 12/07*

**BUILDING PERMITS CITY OF JOHNSON CITY**

<b>DATE</b>	<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>	<b>TOTAL</b>
1997	\$ 68,280,715.00	\$47,646,166.00	\$115,926,881.00
1998	\$ 55,363,081.00	\$42,658,810.00	\$ 98,021,891.00
1999	\$ 61,391,357.00	\$42,223,059.00	\$133,614,416.00
2000	\$ 85,569,120.00	\$32,463,760.00	\$118,032,880.00
2001	\$ 46,220,387.00	\$37,122,143.00	\$ 83,342,530.00
2002	\$ 38,490,121.00	\$47,941,918.00	\$ 86,432,039.00
2003	\$ 51,822,567.00	\$71,165,755.00	\$122,988,833.00
2004	\$ 62,078,055.00	\$86,209,379.00	\$151,287,434.00
2005	\$ 96,797,160.25	\$90,357,244.50	\$187,154,404.75
2006	\$107,723,044.00	\$85,719,093.00	\$193,442,137.00
2007	\$135,564,571.00	\$66,990,761.00	\$202,555,332.00

*Source: City of Johnson City - Building Division – 2/08*

*Commercial: New, repair/additions, office/schools, signs, excavation/demolitions, churches*

*Residential: New, repair/additions, swimming pools, mobile homes, residential demolition*

**TAXABLE PROPERTY (TOTAL ASSESSED VALUE)\***

<b>County</b>	<b>2005</b>	<b>2006</b>	<b>Number Change</b>	<b>% Change</b>
Washington County	\$1,963,946,907	\$2,023,818,229	\$ 59,871,332	3.4
Sullivan County	\$2,700,994,443	\$2,764,407,449	\$ 63,413,006	2.3
Carter County	\$ 335,756,025	\$ 459,798,850	\$ 124,042,825	37.0
Hawkins County	\$ 628,312,411	\$ 700,136,593	\$ 9,495,706	11.3
Unicoi County	\$ 196,113,303	\$ 202,036,903	\$ 5,923,600	3.2

*\*Reported by each county tax assessor's office 2/07. Includes residential property taxed at 25% of assessed value, & industrial property taxed at 40% assessed value*

**JOHNSON CITY-KINGSPORT-BRISTOL, TN/VA METROPOLITAN STATISTICAL AREA (MSA)**

<b>County City</b>	<b>Population 12/06</b>	<b>Households (000)</b>	<b>Median Household EBI</b>	<b>Total Effective Buying Income</b>	<b>Retail Sales</b>
<u>Tennessee</u>					
Carter	59,157	26,872	\$29,834	\$1,296,691	\$ 443,665,074
Hawkins	56,196	25,660	\$34,352	\$ 1,317,965	\$ 250,267,996
Sullivan	152,716	72,240	\$36,562	\$4,435,247	\$2,063,106,084
Unicoi	17,572	08,257	\$33,704	\$1,458,352	\$ 89,919,732
Washington	112,507	50,936	\$36,373	\$3,168,784	\$1,872,642,963
<u>Virginia</u>					
Bristol City	17,335	07,800	\$27,848	\$ 274,010	\$ 386,364,573
Scott	22,962	09,900	\$26,684	\$ 313,968	\$ 182,388,473
Washington	52,085	21,800	\$31,075	\$1,880,130	\$ 637,856,795
<b>CSA</b>	<b>490,238</b>	<b>206,900</b>	<b>\$31,217</b>	<b>\$8,273,796</b>	<b>\$6,009,341,344</b>

*Source: 1<sup>st</sup> TN Development District & Census 2000 Summary File 1, 2006 Census Bureau Estimates NOTE: Effective Buying Income (EBI) income less personal tax and non-tax payments. It is commonly known as "disposable" or "after tax" income. 12/07*

### TOTAL RETAIL SALES

	2005	2006	% Change 2005-2006
<b><u>Tennessee</u></b>			
Washington County	\$1,804,225,978	\$1,872,642,963	3.8
Sullivan County	\$1,956,632,411	\$2,063,106,084	5.4
Carter County	\$ 427,242,416	\$ 443,665,074	3.8
Hawkins County	\$ 250,602,321	\$ 250,267,996	- 0.1
Unicoi County	\$ 75,468,492	\$ 89,919,732	19.1
<b><u>Virginia</u></b>			
Bristol City	\$ 385,040,691	\$ 386,364,573	0.3
Scott County	\$ 179,515,123	\$ 182,388,473	1.6
Washington County	\$ 596,307,720	\$ 637,856,795	7.0
<b><u>CSA</u></b>	<b>\$ 5,742,482,662</b>	<b>\$6,009,341,344</b>	<b>4.6%</b>

*Source: First Tennessee Development District 12/07*

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