

MONTICELLO, MISSISSIPPI

Prepared by the Mississippi Development Authority
 May 31, 2002

(601) 359-3593/www.mississippi.org

POPULATION

Population:	1990	1993	1995	2000	2010
Monticello	1,756	1,711	1,707	1,726	NA
Lawrence County	12,465	12,474	12,712	13,258	14,804

Most populated cities in Lawrence County:

City	2000 Population
Monticello	1,726
New Hebron	447
Silver Creek	209

Age breakdown of county population, 2000:

0 to 17	27.3 %
18 to 24	9.4 %
25 to 44	27.5 %
45 to 64	22.6 %
65 and over	13.3 %

Median age of county population, 2000: 35.8

Source: U.S. Bureau of Census, Census of Population, 1980, 1990, and 2000 (12/01).

LOCATION

Distance to selected cities from Monticello:

Area	Distance	
Atlanta, Georgia	419 miles	676 kilometers
Chicago, Illinois	800 miles	1,290 kilometers
Dallas, Texas	452 miles	729 kilometers
Jackson, Mississippi	59 miles	95 kilometers
Memphis, Tennessee	269 miles	434 kilometers
New Orleans, Louisiana	144 miles	232 kilometers

Source: Official Mississippi Highway Map; unpublished data collected by MDA.

LABOR UNIONS

Information on labor union activity in Mississippi can be obtained by calling MDA at 601-359-3449.

WAGES

Annual Average, 2000*:

Manufacturing

Lawrence County	\$933/week	\$23.33/hour
Mississippi	\$548/week	\$13.70/hour
United States	\$861/week	\$21.53/hour

Services

Lawrence County	\$362/week	\$9.05/hour
Mississippi	\$464/week	\$11.60/hour
United States	\$647/week	\$16.18/hour

*All rates include management personnel.

Source: County data-Mississippi Employment Security Commission, 2000 Covered Employment and Wages (10/01); Mississippi and U.S. data-U.S. Department of Labor, Bureau of Labor Statistics, 2000

LABOR FORCE

Annual Average, 2000:	Lawrence County	Commuting Area*
Labor Force	5,590	81,710
Male Percentage	55%	
Female Percentage	45%	
Total Employment	4,970	75,880
Manufacturing	1,080	
Services & Misc.	450	
Total Unemployed	620	5,830
Unemployment Rate	11.1%	7.1%
U.S.	4.0%	
Mississippi	5.7%	

12 Month Moving Average, December 2001:

Labor Force	5,190
Total Employment	4,750
Total Unemployed	440
Unemployment Rate	8.5%

*Commuting area includes all contiguous counties.

Source: Mississippi Employment Security Commission 2000 LMI for Affirmative Action (05/01), 2000 Annual Averages (10/01), and December 2001 Running Averages (02/02), 2000 Annual Average data from neighboring states.

RETAIL SALES

Gross Retail Sales (in millions):

	1990	1995	2001
Monticello	\$ 23	\$ 24	\$ 29
Lawrence County	\$ 39	\$ 43	\$ 54

Source: State Tax Commission, Annual Report, Fiscal Years Ending June 1990, 1995, 2001 (12/01).

INCOME

Per Capita Personal Income:

	1990	1995	1999
Lawrence County	\$11,107	\$14,796	\$17,917

Earnings, Lawrence County:

Earnings by Place of Work, 1999 \$134,158

Sources of Earnings by Place of Work, 1999:

Manufacturing	44.2%
Services	9.7%
Wholesale Trade	1.8%
Retail Trade	5.5%
Government	15.6%

Source: U.S. Bureau of Economic Analysis, 1999 Data (02/02).

ASSESSED VALUE

Grand Total Ad Valorem Assessment (in millions):

	1995	1996	1997	1998	1999
Lawrence County	\$ 73	\$ 72	\$ 75	\$ 77	\$ 82

Source: Mississippi State Tax Commission, 1995 through 1999.

FINANCIAL INSTITUTIONS

Banks based in Monticello None

Banks with branches in Monticello 2

Source: Mississippi Banker's Association, Mississippi Financial Institutions Directory, 2000.

EDUCATION

For detailed information on education in Lawrence county and Mississippi, request an Education Profile. Education Profiles are prepared for all Mississippi counties and may be obtained by calling 601-359-3593, or online at www.mississippi.org.

TRANSPORTATION

Highways in Monticello:

MS 27, MS 43
US 84

Railroads in Monticello:

Canadian Ntl.-Illinois Central

Air Travel in Monticello:

Nearest Commercial Airport and its location:

Jackson International, Jackson

Distance (miles) 60

Length of runway 8,500 feet/2,591 meters

Number of daily outgoing flights 46

Major airlines serving the airport:

American Eagle, Continental Express, Delta, Northwest, Southwest, TWExpress, United Express

Nearest general aviation airport and its location:

Prentiss-Jefferson Davis County, Prentiss

Distance (miles) 16

Length of runway 3,200 feet/976 meters

Common carriers operating in Monticello 18

Monticello's nearest full-service port:

Natchez Port

Post Office Box 925

Natchez, MS 39120

601-442-2561

Distance from Monticello 80 miles/129 kilometers

Name of waterway Mississippi River

Channel depth 9 feet/3 meters

Source: Mississippi Department of Transportation; Mississippi Port Authorities; unpublished data collected by MDA, 2001.

HEALTH CARE

Hospitals in Lawrence County 1

Number of beds 53

Source: Mississippi Department of Health, 1999.

UTILITIES AND SERVICES

Electricity distributor(s) in Monticello:

Entergy, Southern Pine EPA

Water/sewage service in Monticello:

Utility name	Town of Monticello
Source	Well
System capacity	1,123,200 gallons per day 4,255 kiloliters per day
Average consumption	220,000 gallons per day 833 kiloliters per day
Peak consumption	890,000 gallons per day 3,371 kiloliters per day
Storage capacity	200,000 gallons 758 kiloliters
Sanitary sewer capacity	200,000 gallons 758 kiloliters
Sewer treatment type	Lagoon
Percent of community served	99%
Present load	52%

Natural gas distributor(s) in Monticello:

Entex

Source: Unpublished data collected by MDA, 2001.

COUNTY FEATURES

County Seat(s) Monticello

Land area 435 square miles/1,127 square kilometers

County land area in commercial forests 73 %

National Parks/Historic Landmarks:

None

State Parks:

None

Tourism related information Call 1-800-WARMEST

Source: Mississippi Elected Officials Directory; Mississippi Institutions of Higher Learning; unpublished data collected by MDA.

LARGEST MANUFACTURERS IN LAWRENCE COUNTY

Manufacturing	Employees	Type of Business
Georgia-Pacific Corp.	600	Paper and allied products
Joe N. Miles & Sons, Inc.	104	Lumber and wood products, except furniture
Monticello Hardwood, Inc.	38	Lumber and wood products, except furniture
Atlas Bucket Co.	30	Industrial and commercial machinery and computer equipment
Lee's Pig Skins Co.	20	Food and kindred products

Source: Mississippi Manufacturers' Database, MDA, May 2002.

FIRE INSURANCE RATING

Monticello

Class 7

Source: Mississippi State Rating Bureau, 2000.

COST OF HOUSING

Average Selling Price of Homes, 1998:

Figure not available for this area	NA
Mississippi	\$92,303

Source: Mississippi Association of Realtors (MAR) and/or Warren County Realtors Association, 1999.

PROPERTY TAX

Average county millage 92.00

Property tax- Counties and municipalities levy a property tax on real and personal tangible property. Most property is assessed at 15% of true value. Motor vehicles and utilities (excluding railroads) are assessed at 30% and owner-occupied residential properties are assessed at 10% of true value.

To calculate annual property tax:

$$\text{Tax} = (V \times A \times M) / 1000$$

V = property value (\$), A = assessment percentage (%),
M = millage rate

Example: Home value \$92,303 millage rate 97.45
 $(\$92,303 \times 10\% \times 97.45) / 1,000 = \899.49

Source: Mississippi State Tax Commission, 2001-2002 (02/02).

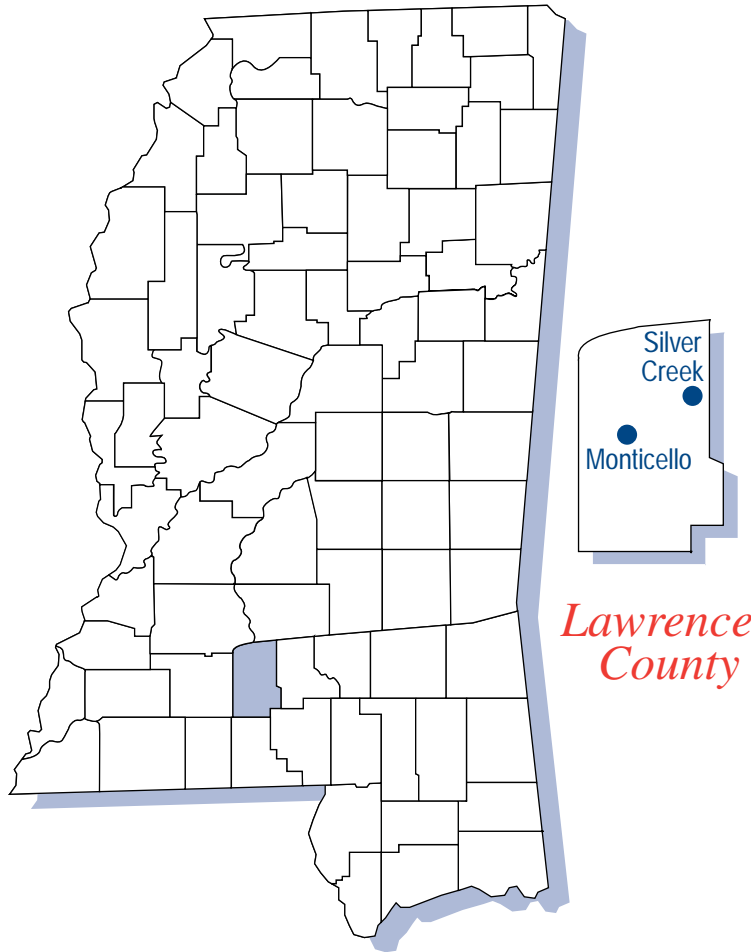
CONSTRUCTION COSTS

R.S. Means Construction Cost Data Indexes are available for ten Mississippi locations:

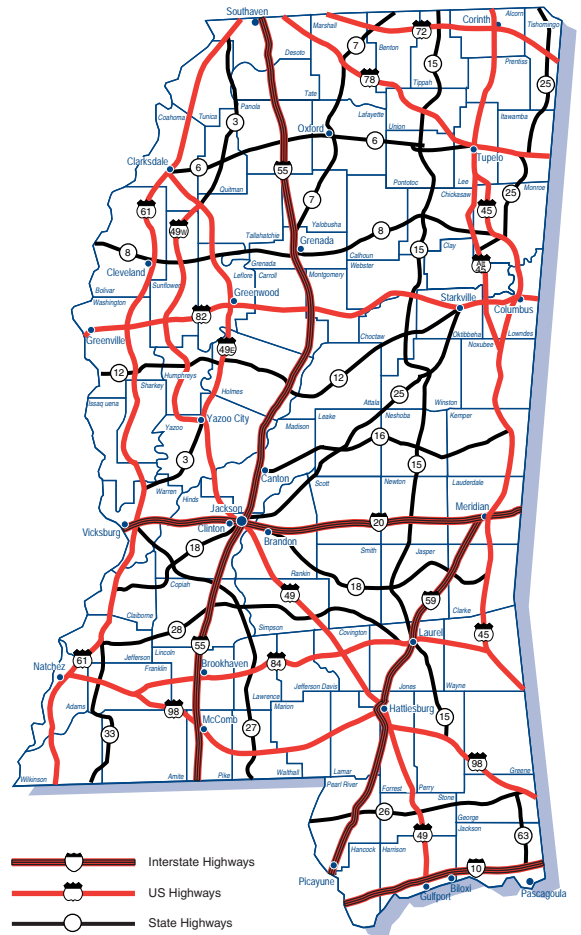
	Residential	Commercial
Biloxi	0.86	0.82
Clarksdale	0.71	0.67
Columbus	0.72	0.73
Greenville	0.82	0.78
Greenwood	0.73	0.69
Jackson	0.82	0.78
Laurel	0.73	0.70
McComb	0.69	0.68
Meridian	0.77	0.76
Tupelo	0.72	0.73
United States Average	1.00	1.00

Source: R.S. Means Company, Inc., Square Foot Cost Book, Location Factors for Mississippi, 2000.

County Location



Federal/State Highways



Regional Map

