

2017 IRRIGATION OPEN SPACE VALUE FOR 2018 ASSESSMENT YEAR, TAXES PAYABLE 2019

ALL COST FROM WASHINGTON AGRI-FACTS(EXCEPT CORN PRICE)
 USDA AGRICULTURAL MARKETING SERVICE (CORN)

YEAR	ALL WHEAT	HAY	POTATOES	CORN BY YEAR	
NOV-2016	\$4.50	\$135.00	\$7.05		
DEC-2016	\$4.45	\$125.00	\$7.85	\$4.41	2017
JAN-2017	\$4.74	\$125.00	\$8.10		
FEB-2017	\$4.36	\$120.00	\$8.20		
MAR-2017	\$4.22	\$115.00	\$8.05		
APR-2017	\$4.61	\$115.00	\$8.40		
MAY-2017	\$5.05	\$130.00	\$8.50		
JUNE-2017	\$5.06	\$160.00	\$8.65		
JULY-2017	\$5.97	\$160.00	\$8.40		
AUG-2017	\$5.59	\$155.00	\$8.40		
SEPT-2017	\$5.40	\$155.00			
OCT-2017	\$5.50	\$150.00			
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TOTAL	\$59.45	\$1,645.00	\$81.60		
TOTAL OF ALL WHEAT		\$59.45		CORN	\$4.41
# OF MONTHS		12			
2017 AVG WHEAT PRICE/Bu.		\$4.95			
TOTAL OF ALL HAY		\$1,645.00		TOTAL OF ALL POTATOES	\$81.60
# OF MONTHS		12		# OF MONTHS	10
2017 AVG HAY PRICE/TON		\$137.08		2017 AVG POTATO	\$8.16

http://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Agri-facts/index.asp

[AMS at USDA - Search Our Web Site - Main Menu](#)

Corn is Statewide price per bushel

**WASHINGTON AG STATISTICS
5 YEAR AVERAGE YIELDS**

	SPRING WHEAT	HAY	ALL POTATOES	CORN FOR GRAIN
2013	120	7.5	691	215
2014	120	6.5	691	215
2015	120	6.5	691	215
2016	120	6.5	691	235
2017	120	6.5	691	225
5 YR AVG	120.00	6.70	691.00	221.00

LANDLORD SHARE OF CROPS

WHEAT	\$148.63	5 YR AVG YIELD X PRICE = GROSS INCOME X 25% = LANDLORDS SHARE
HAY	\$229.61	5 YR AVG YIELD X PRICE = GROSS INCOME X 25% = LANDLORDS SHARE
POTATOES	\$650.00	1 YEAR POTATO LEASES (LANDLORDS SHARE)
CORN	\$199.80	5 YR AVG YIELD X PRICE=GROSS INCOME X 25%=LANDLORD SHARE

**WASHINGTON AG STATISTICS
OF ACRES GROWN IN FRANKLIN COUNTY**

	2012	2013	2014	2015	2016	5 YR AVG	
WHEAT	7300	6800	6800	6800	6800	6900	Spring wheat
HAY	79000	73000	73000	73000	73000	74200	
POTATOES	34300	34300	34300	34300	34300	34300	
CORN	20100	23000	23000	23000	23000	22420	
							TOTAL
							137820
							TOTAL LESS POTATOES
							103520

FOR TAXES PAYABLE 2007 A CHANGE WAS MADE IN THE CALCULATION OF THE OPEN SPACE PROGRAM. A CHANGE WAS MADE WITH THE LANDLORD PERCENTAGE FROM 20% TO 25% For WHEAT, 30% ON HAY AND 30% ON CORN. THIS CHANGE IS DUE TO THE WSU FARM MANAGEMENT REPORTS SHOWING GROUND RENT AS WELL AS RECORDED FARM LEASES.

ESTIMATED 80000 ACRES FOR 2009 WHEAT NO DATA FROM WASHINGTON AG STATS.

2011 POTATOES AND WHEAT # OF ACRES GROWN ARE ESTIMATED AS NO DATA WAS AVAILABLE FROM AG STATISTICS FOR THAT YEAR.

5 YEAR YIELDS WHEAT AND SPUDS ESTIMATED NO DATA FROM WA. AG. STATS.

Open Space committee recommended \$700 spud rent for 2013/2014

2013 Open Sace Cpmmittee recommended corn rent at \$385 per acre. Used 32% to get rate at \$385

2015 OS Committee recommended 25% landlord share for both hay and corn

2018 OS Committee recommended reducing Potato lease rate from \$700 to \$650 per acre

2018 OS Committee recommended \$200 for Corn lease rate per acre. Used 18% adjustment to get rate at \$199.80

2018 OS committee recommended using 120 Bu. Yield

LANDLORD SHARE X ADJUSTED CROP ACRES

	LANDLORD SHARE	ACRES *	CASH VALUE OF CROP	* Acres calculation
WHEAT	\$148.63	13893	\$2,064,864	** (5yr avg. wheat acres grown / total 5 yr avg minus spuds) * (total acres minus acres grown spuds)
HAY	\$229.61	149396	\$34,302,887	(5yr avg. hay acres grown / total 5 yr avg minus spuds) * (total acres minus acres grown spuds)
POTATOES	\$650.00	34300	\$22,295,000	
CORN	\$199.80	45141	\$9,018,957	(5yr avg. corn acres grown / total 5 yr avg minus spuds) * (total acres minus acres grown spuds)

	TOTAL ACRES IRR. IN COUNTY	TOTAL CROP VALUE OF COUNTY	
	242730	\$67,681,708	242730 from T2 data 239336 is acres in 2007 census of Agriculture
LANDLORDS SHARE		\$278.84	CROP VALUE/TOTAL IRR ACRES
LANDLORDS SHARE LESS EQUIP	25%	\$69.71	Landlords share * .25% IRR. EQUIP.
LESS LANDLORD MANAGEMENT	10%	\$27.88	Landlords share lessMANAGMENT *.10%
NET LANDLORD SHARE		\$181.24	

5 YR AVG LANDLORD SHARE (ASSESSMENT YEAR)

2013	260.00	No corn in calculation and wheat yield was all wheat not spring wheat
2014	248.41	No corn in calculation and wheat yield was all wheat not spring wheat
2015	236.90	spring wheat was used and corn added
2016	202.41	spring wheat was used and corn
2017	181.24	

\$225.79 5 YR AVG LANDLORD SHARE LAND ONLY
 5.8700 CAPITALIZATION RATE INT. 4.6900 TAX RATE 1.1800
 \$3,847 VALUE PER ACRE WITHOUT EQUIP

FOR ASSESSMENT YEAR 2006 TWO ADJUSTMENTS WERE MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 18% TO 20%. management WAS CHANGED FROM 5% TO 10%

FOR ASSESSMENT YEAR 2009 AN ADJUSTMENT WAS MADE TO THIS PAGE. IRRIGATION EQUIPMENT WAS CHANGED FROM 20% TO 25%.

FOR ASSMENT YEAR 2011 thru 2014 THE LANDLORD SHARE WAS ADJUSTED TO REFLECT THE CHANGES MADE IN 2015 OF 25%

**SUM((yields!\$H\$23/yields!\$H\$28)*(D9-yields!\$H\$25))

2017 OPEN SPACE VALUE
\$3,847 PER ACRE WITHOUT IRRIGATION EQUIPMENT

IRRIGATION BLOCKS 11,12,13 HAVE SHOWN THAT THEY DO NOT PRODUCE AS WELL AS THE OTHER BLOCKS. THEY HAVE BEEN REDUCED BY 15% TO REFLECT THIS DIFFERENCE.

RATES FOR	2018	FOR	2019
IRRIGATION BLOCKS (LAND ONLY) 1,14,15,16,17,18,19,20,21,23,24,161,201 CLASSES			OPEN SPACE
1,2 AND 3			\$3,847
4,6 AND HF			\$3,847
6 AND NF			\$8
 IRRIGATION BLOCKS (LAND ONLY) 11,12,13 CLASSES			OPEN SPACE
1,2 AND 3			\$3,270
4,6 AND HF			\$3,270
6 AND NF			\$8
 OUTSIDE LAND (LAND ONLY)			OPEN SPACE
IRRIGATED			\$3,847
AVG PASTURE			\$19.93
POOR PASTURE			\$19.93
WASTE			\$8.00

NON FARMED LANDS - RANGE GROUND

RENT PER ACRE	MANAGEMENT	LESS MNGMT	CAP RATE	VALUE PER ACRE	Round
\$1.30	10.00%	\$1.17	5.87	\$19.93	\$20.00

OUTSIDE LANDS FOR 2007 TAXES PAYABLE 2008 AVERAGE PASTURE, POOR PASTURE AND WASTE WERE ALL COMBINED INTO ONE RATE BASED ON INFORMATION FROM OPEN SPACE COMMITTEE RECOMMENDATION THAT STATE LEASES GRAZING GROUND IN FRANKLIN COUNTY AT \$1.30 PER ACRE.

Moved classes 4, 6, High farmed to same value as class 1,2,3 in 2010 for 2011 taxes

BLOCK 11,12,13 CHANGED FROM 5% TO 15% IN 2014/2015

**2017 DRY LAND WHEAT OPEN SPACE VALUE FOR 2018
ASSESSMENT YEAR, TAXES PAYABLE 2019
25 / 75 CROP SHARE**

10 YEAR AVERAGE WHEAT PRICE

	GROSS	DEFICIENCY CROP PAYMENT	CROP INSURANCE	FRIEGHT & HANDLING	Storage	NET
2008	\$3.58		0.25	0.52	0.06	\$2.75
2009	\$5.60		0.28	0.52	0.06	\$4.74
2010	\$8.73		0.28	0.52	0.06	\$7.87
2011	\$5.90		0.28	0.52	0.06	\$5.04
2012	\$6.99		0.30	0.52	0.06	\$6.11
2013	\$6.99		0.30	0.45	0.06	\$6.18
2014	\$7.69		0.08	0.45	0.06	\$7.10
2015	\$6.88		0.08	0.45	0.06	\$6.30
2016	\$4.85		0.08	0.45	0.06	\$4.26
2017	\$4.95		0.08	0.45	0.06	\$4.36
AVERAGE	\$6.22	#DIV/0!	\$0.20	\$0.49	\$0.06	\$5.47

this is developed by taking 50% summer fallow and dividing it by the bushel yield G31/A31'

10 YEAR AVERAGE WHEAT PRICE MINUS EX = \$5.47

CAP RATE = 5.87

OPEN SPACE BUSHELL MULTIPLIER = 10.483

adjustment = 10.00%
adjusted multiplier = 9.435

This goes into T2

Made adjustment to bushel multiplier to reflect reduced yields due to drought for 2015 and 2016 years.

Market Multiplier 15

Yield per Acre	Gross Income	25% SHARE No Fertilizer	10% Management	NOI - Net Operating Income to	Capitalized Value per Acre (NOI/Cap Rate= Value	50% Summer Fallow	50% SUMMER Fallow Market	Adjusted 50% summer Fallow using adjusted multiplier for 2017
20	\$109.40	\$27.35	\$2.74	\$24.62	\$419.34	\$209.67	\$300	188.701
21	\$114.87	\$28.72	\$2.87	\$25.85	\$440.30	\$220.15	\$315	198.1361
22	\$120.34	\$30.09	\$3.01	\$27.08	\$461.27	\$230.63	\$330	207.5711
23	\$125.81	\$31.45	\$3.15	\$28.31	\$482.24	\$241.12	\$345	217.0062
24	\$131.28	\$32.82	\$3.28	\$29.54	\$503.20	\$251.60	\$360	226.4412
25	\$136.75	\$34.19	\$3.42	\$30.77	\$524.17	\$262.08	\$375	235.8763
26	\$142.22	\$35.56	\$3.56	\$32.00	\$545.14	\$272.57	\$390	245.3113
27	\$147.69	\$36.92	\$3.69	\$33.23	\$566.10	\$283.05	\$405	254.7464
28	\$153.16	\$38.29	\$3.83	\$34.46	\$587.07	\$293.53	\$420	264.1814
29	\$158.63	\$39.66	\$3.97	\$35.69	\$608.04	\$304.02	\$435	273.6165
30	\$164.10	\$41.03	\$4.10	\$36.92	\$629.00	\$314.50	\$450	283.0515
31	\$169.57	\$42.39	\$4.24	\$38.15	\$649.97	\$324.99	\$465	292.4866
32	\$175.04	\$43.76	\$4.38	\$39.38	\$670.94	\$335.47	\$480	301.9216
33	\$180.51	\$45.13	\$4.51	\$40.61	\$691.90	\$345.95	\$495	311.3567
34	\$185.98	\$46.50	\$4.65	\$41.85	\$712.87	\$356.44	\$510	320.7917
35	\$191.45	\$47.86	\$4.79	\$43.08	\$733.84	\$366.92	\$525	330.2268
36	\$196.92	\$49.23	\$4.92	\$44.31	\$754.80	\$377.40	\$540	339.6618
37	\$202.39	\$50.60	\$5.06	\$45.54	\$775.77	\$387.89	\$555	349.0969
38	\$207.86	\$51.97	\$5.20	\$46.77	\$796.74	\$398.37	\$570	358.5319
39	\$213.33	\$53.33	\$5.33	\$48.00	\$817.70	\$408.85	\$585	367.967
40	\$218.80	\$54.70	\$5.47	\$49.23	\$838.67	\$419.34	\$600	377.402
41	\$224.27	\$56.07	\$5.61	\$50.46	\$859.64	\$429.82	\$615	386.8371
42	\$229.74	\$57.44	\$5.74	\$51.69	\$880.60	\$440.30	\$630	396.2721
43	\$235.21	\$58.80	\$5.88	\$52.92	\$901.57	\$450.79	\$645	405.7072
44	\$240.68	\$60.17	\$6.02	\$54.15	\$922.54	\$461.27	\$660	415.1422
45	\$246.15	\$61.54	\$6.15	\$55.38	\$943.51	\$471.75	\$675	424.5773
46	\$251.62	\$62.91	\$6.29	\$56.61	\$964.47	\$482.24	\$690	434.0124
47	\$257.09	\$64.27	\$6.43	\$57.85	\$985.44	\$492.72	\$705	443.4474
48	\$262.56	\$65.64	\$6.56	\$59.08	\$1,006.41	\$503.20	\$720	452.8825
49	\$268.03	\$67.01	\$6.70	\$60.31	\$1,027.37	\$513.69	\$735	462.3175
50	\$273.50	\$68.38	\$6.84	\$61.54	\$1,048.34	\$524.17	\$750	471.7526
51	\$278.97	\$69.74	\$6.97	\$62.77	\$1,069.31	\$534.65	\$765	481.1876
55	\$300.85	\$75.21	\$7.52	\$67.69	\$1,153.17	\$576.59	\$825	518.9278
60	\$328.20	\$82.05	\$8.21	\$73.85	\$1,258.01	\$629.00	\$900	566.1031
70	\$382.90	\$95.73	\$9.57	\$86.15	\$1,467.67	\$733.84	\$1,050	660.4536
80	\$437.60	\$109.40	\$10.94	\$98.46	\$1,677.34	\$838.67	\$1,200	754.8041

THIS CALCULATION REFLECTS 75% - 25% CROP SHARE.

10/22/12 - Damon tri-City grain quoted \$.45 per bushel shipping and handling 2012 and storage of 1 month at \$.03 per month

added Crop Insurance into Wheat calc for 2014/2015
Removed Deficiency payment 2014/2015 Farm bill not passed
Changed Bushel Average on parcels based on 2013 survey

3/9/17 Contacted Damon with tri-City grain to confirm storage time. He stated that most of their customers request payment at time of harvest so no storage
3/20/17 Brian contacted Connell Grain they reported storage of 1 to 3 months at \$.03 per month

3/8/17 Received quote from Eric Mauseth with Ed Poe Agency on Crop Insurance. A full share of crop insurance is \$10.70 for 36 bushel wheat. \$10.70/36 bu = \$.30 per BU.
\$.30 per BU X25% Landlord share = \$.074 crop insurance for Landlord

FRANKLIN COUNTY FARM LEASES

recording #	date	legal	acres	rent	\$ per acre	term of lease	Crops	Water	Power	Taxes	TAXES PAID	Irrigation TAXES PEI	Management 25%	10%	Net rent
1640001	2/11/2004	fu 50,51,36 blk 17	570	\$191,765	\$336	1 yr		Tenant	Tenant	Landlord			\$84	\$34	\$219
164002	2/11/2004	fu 82, 65, 90, 87 blk 17	440	\$92,400	\$210	1 yr		Tenant	Tenant	Landlord			\$53	\$21	\$137
1646367	6/21/2004	fu 90, 222 blk 18	108	\$27,000	\$250	5 yr	hay, cereal crops, cattle foliage	Tenant	Tenant	Landlord			\$63	\$25	\$163
1647792	7/16/2004	fu 127 blk 16	154	\$46,200	\$300	2 yr		Tenant	Tenant	Landlord			\$75	\$30	\$195
1656195	1/4/2005	8-9-30 SE4	126	\$36,660	\$291	2 YR	WHEAT AND SWEET CORN	TENANT	TENANT	LANDLORD			\$73	\$29	\$189 126 IRR ACRES
1656195	1/14/2005	ptn 8-9-30	159	\$36,660	\$231	1 yr	sweet cort, wheat		Tenant	Landlord			\$58	\$23	\$150
1657176	1/25/2005	fu 51,65 blk 17	362	\$79,640	\$220	1 yr	no spuds	Tenant	Tenant	Landlord			\$55	\$22	\$143
1657175	1/26/2005	50,36 87,90 8208 BLK 17	648	\$196,270	\$303	1 YR		TENANT	TENANT	LANDLORD			\$76	\$30	\$197
1659643	3/15/2005	FU 142, 154 BLK 16	320	\$116,917	\$365	3 YR		TENANT	TENANT	LANDLORD			\$91	\$37	\$237
1661388	4/18/2005	FU 75 BLK 13	156	\$27,500	\$176	1 YR		TENANT	TENANT	LANDLORD			\$44	\$18	\$115 185 PER AC. CIRCLE 100 PER AC. WHEEL LINE
1663598	5/25/2005		438.5	\$120,250	\$274	1 YR		TENANT	TENANT	LANDLORD			\$69	\$27	\$178
1671906	#####	FU 205 BLK 16	148	\$47,450	\$321	6 YR		TENANT	TENANT	LANDLORD			\$80	\$32	\$208
1677676	2/9/2006		1000	\$336,125	\$336	2 YR		TENANT	TENANT	LANDLORD			\$84	\$34	\$218
1661169	4/12/2005	fu 70 & 71 blk 20	180	36000	200	5 YR		Tenant	Tenant	TENANT	2454	13.633333	\$50	\$20	\$144 FAMILY LEASE; TENANT PAYS TAXES
1676777	1/24/2006	FU 84 BLK 19	117.4	24000	204.4	15 YR	WILL BE PLANTED TO FRUIT	Tenant	Tenant	TENANT	1165	9.923339	\$51	\$20	\$143 LEASE WITH OPTION TO PURCHASE FOR 350,000
1695190	1/2/2007	se4 8-9-30	159.6	29900	187.3	2 yr	spuds and rotation	tenant	tenant	landlord			\$47	\$19	\$122 if spuds are grown rent is \$57,150
1705771	7/26/2007	fu 194, 193, 9 blk 20	461	35000	75.92	10 yr							\$19	\$8	\$49 family lease
1705719	7/25/2007	lot 2 shpl 91-1	121	12100	100	20 yr		tenant	tenant	landlord			\$25	\$10	\$65 lease option purchase for \$3000 per acre
1705718	5/25/2007	lt 2 shpl 84-8 fu 149 blk 15	426.8	42684	100	20 yr		tenant	tenant	landlord			\$25	\$10	\$65
1713257	1/4/2008	unit 286b blk 16	110	66000	600	1 yr		tenant	tenant	landlord			\$150	\$60	\$390
1713256	1/4/2008	unit 268a blk 16	76	53200	700	1 yr		tenant	tenant	landlord			\$175	\$70	\$455
1713647	1/16/2008	fu 127 blk 14	118	34000	288.1	4 yr		tenant	tenant	landlord			\$72	\$29	\$187 wheat and alfalfa with 1 year of spuds or alfalfa
1717251	4/4/2008	ptn fu 59 blk 13	55	28875	525	5 yr		tenant	tenant	landlord			\$131	\$53	\$341
1720248	6/9/2008		461	60000	130.2	1 yr		tenant	tenant	landlord			\$33	\$13	\$85 Family lease
1722921	3/2/2008	fu 2 blk 12	100	6000	60	5 yr		tenant	tenant	landlord			\$15	\$6	\$39
1723654	8/21/2008	FU 117 BLK 16	152	90000	592.1	3 YR		tenant	tenant	landlord			\$148	\$59	\$385
1723655	8/21/2008	WDU 345 BLK 16	115	66600	579.1	3 YR		tenant	tenant	landlord			\$145	\$58	\$376
1725739	#####	blk 23	332	120000	361.4	5 yr		tenant	tenant	landlord			\$90	\$36	\$235
1725917	4/18/2008	fu 297 and 343 BLK 16	370	40000	108.1	5 yr	LEASE INCLUDES RES. & OU	tenant	tenant	landlord			\$27	\$11	\$70 LESSEE HAS INSTALLED A NEW IRRIGATION SYSTEM - 4 CIRCLES
1726026	#####	SE4 8-9-30	125	65000	520	2 YR		tenant	tenant	landlord			\$130	\$52	\$338 2ND YEAR OF LEASE FOR SPUDS AT 85,725
	5/1/2008	E1/2 23-10-32	18.2	6370	350	30 YR	FRUIT						\$88	\$35	\$228
1732644	4/9/2009	BLK 17	166	33202	200	2 YR		tenant	tenant	tenant	15708	94.626506	\$50	\$20	\$225
1758529	11/9/2010		159	57200	359.7	2 yr	1 yr rotation 1yr spuds	tenant	tenant	landlord			\$90	\$36	\$234
1798785	4/17/2013	FU 80 BLK16	90	40500	450	5YR		Tenant	Tenant	Landlord			\$113	\$45	\$293
1798784	4/17/2013	FU101 BLK13	184.4	69150	375	5YR		Tenant	Tenant	Landlord			\$94	\$38	\$244
1798934	4/19/2013	se4 2-9-30	157	65120	414.8	10yr		Tenant	Tenant	Landlord			\$104	\$41	\$270 first yr 51200 second yr lease rent is 60000 yr 8-10 67500
1805347	8/26/2013	14-23-31	784	400095	510.3	3yr	irrigated	Tenant	Tenant	Landlord			\$128	\$51	\$332
1813518	4/11/2014	fu240 blk 15	90	47250	525	5yr		Tenant	Tenant	Landlord			\$131	\$53	\$341
1827151	3/30/2015	fu 46 blk a6	135	67500	500	5		Tenant	Tenant	Landlord			\$125	\$50	\$325
unrecorded	2014 - 2022	PTN SW4 31-30-11	15	9000	600	9 yr	seed crop and grains	landlord	landlord	Landlord			150	60	390 123730061

2010 through 2015 5 YEAR Average rent \$313.40
 Capitalization rate 5.87

 Indicated value per acre \$5,339.05
 5 year Min & Max
 MIN RENT \$244
 MAX RENT \$390

1812023 3/4/2014 28-14-35 538 37800 70.26 3yr pasture ground \$18 \$7 \$46

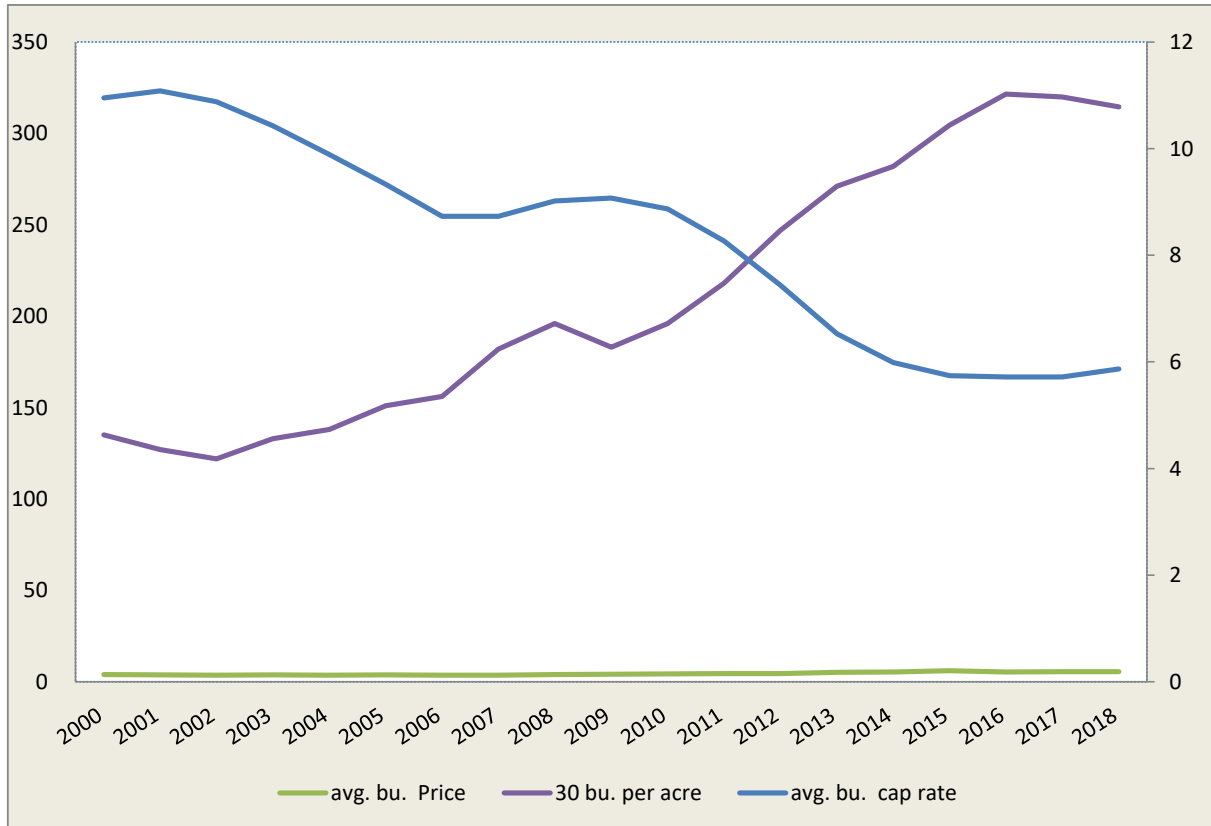
CALCULATION OF HOMESITE VALUE

last year os value (LAND)	897,990,500
last year os acreage	588,304.00
HOMESITE VALUE	\$1,526.41

To calculate the Open Space homesite I used the total # of acres of all parcels in the Open Space program that are 20 acres or larger in size. Formula is Total Open Space value divided by # of acres

HISTORY OF DRYLAND WHEAT DATA

assessment year	avg. bu. Price	cap rate	30 bu. per acre
2000	3.97	10.95	135
2001	3.76	11.08	127
2002	3.55	10.88	122
2003	3.71	10.43	133
2004	3.66	9.89	138
2005	3.77	9.33	151
2006	3.64	8.73	156
2007	3.54	8.73	182
2008	3.94	9.02	196
2009	4.1	9.07	183
2010	4.3	8.87	196
2011	4.45	8.27	218
2012	4.55	7.44	247
2013	5.26	6.53	271
2014	5.38	5.99	282
2015	5.99	5.74	304.57
2016	5.45	5.72	321.57
2017	5.5	5.72	320
2018	5.47	5.87	314.5



HISTORY OF IRRIGATED OPEN SPACE

assessment 5 YR AVG.

year	RENT	cap rate	OS Value per Acre
2000	117.05	10.95	1069
2001	115.47	11.08	1042
2002	116.24	10.88	1068
2003	119.59	10.43	1147
2004	122.45	9.89	1238
2005	126.53	9.33	1356
2006	137.36	8.73	1573
2007	139.84	8.73	1602
2008	150.44	9.02	1668
2009	177.27	9.07	1954
2010	178.74	8.87	2015
2011	161.46	8.27	1952
2012	161.74	7.44	2174
2013	169.52	6.53	2596
2014	191.00	5.99	3196
2015	223.00	5.74	3391
2016	222.96	5.72	3898
2017	232.72	5.77	4017
2018	227.25	5.87	3871

