

FY 2010 NH-NRCS GRASSLAND RESERVE PROGRAM GARCs

To estimate your GARC value:

Step 1: Determine your parcel size (<15 acres or >15 acres)

Step 2: Determine your town's community tier (see page 2)

Step 3: Determine your parcel's physical characteristics (see page 3)

Step 4: Multiply the Value/Acre (in red) with your parcel size. This is your estimated GARC.

Example: A 100 acre parcel in Alstead (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$173,800 (\$1,738 x 100 acres).

COUNTY	GRP GARC			GRP GARC		
	PARCELS < 15 ACRES			PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Cheshire	I	Subdivision	\$9,165	I	Subdivision	\$2,458
		High	\$8,332		High	\$2,235
		Moderate	\$4,166		Moderate	\$1,117
		Limited	\$1,666		Limited	\$447
		Restricted	\$417		Restricted	\$112
	II	Subdivision	\$8,147	II	Subdivision	\$2,185
		High	\$7,406		High	\$1,986
		Moderate	\$3,703		Moderate	\$993
		Limited	\$1,481		Limited	\$397
		Restricted	\$370		Restricted	\$99
	III	Subdivision	\$7,129	III	Subdivision	\$1,912
		High	\$6,481		High	\$1,738
		Moderate	\$3,240		Moderate	\$869
		Limited	\$1,296		Limited	\$348
		Restricted	\$324		Restricted	\$87
	IV	Subdivision	\$6,110	IV	Subdivision	\$1,639
		High	\$5,555		High	\$1,490
		Moderate	\$2,777		Moderate	\$745
		Limited	\$1,111		Limited	\$298
		Restricted	\$278		Restricted	\$74

Cheshire Community Tiers

Tier I Communities (average residential values > \$300,000)
Tier II Communities (average residential values \$200,000-\$300,000)
Tier III Communities (average residential values \$100,000-\$200,000)
Tier IV Communities (average residential values < \$100,000)

Tier I Communities

Dublin

Tier II Communities

Fitzwilliam
Harrisville
Nelson
Rindge
Roxbury
Stoddard
Surry
Walpole
Westmoreland

Tier III Communities

Alstead
Chesterfield
Gilsum
Jaffrey
Keene
Marlborough
Marlow
Richmond
Sullivan
Swanzey
Troy
Winchester

Tier IV Communities

Hinsdale

Parcel Physical Characteristics

I: Approved Subdivisions:

- 1) The parcel has a town-approved subdivision on record containing 3 or more subdivided lots.

II: Parcels with High Development Potential:

- 1) Greater than 35% of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit areas and locations of these soils within the parcel facilitate a high potential for development (Example: Upland soils are located directly on town maintained road frontage).
- 2) The parcel contains adequate frontage on a Class V (or better) road, or is accessible by proven rights of way, and is free of any encumbrances, such that it is economically feasible and legal (meets the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

III: Parcels with Moderate Development Potential:

- 1) Between 10% and 34% of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit area and location of these soils within the parcel facilitates a moderate potential for development. Example: Parcel contains adequate road frontage but uplands are located in the back of the parcel and wetlands must be crossed to access them.
- 2) The parcel contains adequate frontage on a Class V (or better) road, or is accessible by proven rights of way, and is free of encumbrances, such that it is economically feasible and legal (meets the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

IV: Parcels with Low Development Potential:

- 1) Less than 10% of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit area and location of suitable soils within the parcel facilitates limited potential for development. Example: Parcel contains limited upland soils and significant restrictions such as wetlands, ledge, etc. must be overcome to access developable soils.
- 2) The parcel contains adequate frontage on a Class V (or better) road, or is accessible by proven rights of way, and is free of encumbrances, such that it is economically feasible and legal (meets the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

V: Restricted Parcels:

- 1) None of the soils are moderately well drained (or better) with average slopes of less than 20%, and the map unit areas and locations within the parcel facilitate no potential for development (Example: Parcel contains some developable soils but they are inaccessible).
- 2) The parcel does not contain adequate frontage on a Class V (or better) road, is not accessible by proven rights of way, or is not free of encumbrances (Example: Deed language stipulates the land must be maintained as a wildlife refuge), such that it is not economically feasible and legal (does not meet the subdivision requirements of the given municipality) at this time for the parcel to be developed for commercial, industrial, or residential use.

VI: Special Consideration:

- 1) If a landowner has an eligible application to multiple NH-NRCS Easement Programs, the parcel may qualify under the highest physical characteristics category of the total acreage.