

FY 2012 NH-NRCS GRASSLAND RESERVE PROGRAM GARCs

To estimate your GARC value:

Step 1: Determine your town's community tier (see page 2)

Step 2: Determine your parcel's physical characteristics (see page 3)

Step 3: Multiply the Value/Acre (in red) with your parcel size. This is your estimated GARC.

Example: A 100 acre parcel in Bristol (Community Tier II) with High Physical Characteristics would yield an estimated GARC of \$315,000 (\$3,150 x 100 acres).

Note: Any GARC greater than \$5,000 per acre (in red) will be reviewed by NRCS National Headquarters on a case-by-case basis to justify the ecological importance of enrolling these high value lands.

FY 2012 NH-NRCS GRASSLAND RESERVE PROGRAM GARCs

| COUNTY | GRP GARC | | | |
|---------|----------------|--------------------------|------------|---------|
| | ALL PARCELS | | | |
| Grafton | Community Tier | Physical Characteristics | Value/Acre | |
| | I | | High | \$3,325 |
| | | | Moderate | \$2,660 |
| | | | Limited | \$1,164 |
| | | | Restricted | \$333 |
| | II | | High | \$3,150 |
| | | | Moderate | \$2,520 |
| | | | Limited | \$1,103 |
| | | | Restricted | \$315 |
| | III | | High | \$2,975 |
| | | | Moderate | \$2,380 |
| | | | Limited | \$1,041 |
| | | | Restricted | \$298 |
| | IV | | High | \$2,800 |
| | | | Moderate | \$2,240 |
| | | | Limited | \$980 |
| | | Restricted | \$280 | |

Grafton 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

Bridgewater
Easton
Franconia
Hanover
Hebron
Holderness
Lyme
Sugar Hill

Tier II Communities

Alexandria
Bristol
Lincoln
Monroe
Orford
Waterville Valley

Tier III Communities

Ashland
Bath
Benton
Bethlehem
Campton
Canaan
Dorchester
Ellsworth
Enfield
Grafton
Groton
Haverhill
Landaff
Lebanon
Lisbon
Littleton
Lyman
Orange
Piermont
Plymouth
Rumney
Thornton
Warren
Wentworth
Woodstock

Tier IV Communities

Parcel Physical Characteristics

I: Parcels with High Development Potential:

1) Greater than 50% 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 directly accessible from 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.

For parcels meeting this criteria, multiply the County Base Rates by a factor of 1.0 when calculating final GARC.

II: Parcels with Moderate Development Potential:

1) Between 10% and 50% 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 wetlands must be crossed to access the 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.

For parcels meeting this criteria, multiply the County Base Rate by a factor of 0.80 when calculating final GARC.

III: Parcels with Limited 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 VI (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.

For parcels meeting this criteria, multiply the County Base Rate by a factor of 0.35 when calculating final GARC.

IV: 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 VI (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.

For parcels meeting this criteria, multiply the County Base Rate by a factor of 0.10 when calculating final GARC.

V: Special Considerations:

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

2) NH-NRCS will require a Uniform Standards for Professional Appraisal Practices (USPAP) appraisal for any property with a GARC or landowner offer higher than \$750,000. The NRCS easement compensation will then represent the lowest of the following three values: GARC, USPAP Appraisal, or landowner offer.