

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 Albany (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$309,500 (\$3,095 x 100 acres).

COUNTY	GRP GARC PARCELS < 15 ACRES			GRP GARC PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Carroll	I	Subdivision	\$9,377	I	Subdivision	\$4,378
		High	\$8,525		High	\$3,980
		Moderate	\$4,262		Moderate	\$1,990
		Limited	\$1,705		Limited	\$796
		Restricted	\$426		Restricted	\$199
	II	Subdivision	\$8,335	II	Subdivision	\$3,891
		High	\$7,578		High	\$3,538
		Moderate	\$3,789		Moderate	\$1,769
		Limited	\$1,516		Limited	\$708
		Restricted	\$379		Restricted	\$177
	III	Subdivision	\$7,293	III	Subdivision	\$3,405
		High	\$6,630		High	\$3,095
		Moderate	\$3,315		Moderate	\$1,548
		Limited	\$1,326		Limited	\$619
		Restricted	\$332		Restricted	\$155
	IV	Subdivision	\$6,252	IV	Subdivision	\$2,919
		High	\$5,683		High	\$2,653
		Moderate	\$2,842		Moderate	\$1,327
		Limited	\$1,137		Limited	\$531
		Restricted	\$284		Restricted	\$133

Carroll 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

Brookfield
Eaton
Freedom
Jackson
Moultonborough
Sandwich
Tuftonboro
Wolfeboro

Tier II Communities

Bartlett
Harts Location
Madison
Wakefield

Tier III Communities

Albany
Chatham
Conway
Effingham
Ossipee
Tamworth

Tier IV Communities

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.