

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 Allenstown (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$298,800 (\$2,988 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
Merrimack	I	Subdivision	\$10,689	I	Subdivision	\$4,225
		High	\$9,717		High	\$3,841
		Moderate	\$4,859		Moderate	\$1,921
		Limited	\$1,943		Limited	\$768
		Restricted	\$486		Restricted	\$192
	II	Subdivision	\$9,501	II	Subdivision	\$3,756
		High	\$8,638		High	\$3,414
		Moderate	\$4,319		Moderate	\$1,707
		Limited	\$1,728		Limited	\$683
		Restricted	\$432		Restricted	\$171
	III	Subdivision	\$8,314	III	Subdivision	\$3,286
		High	\$7,558		High	\$2,988
		Moderate	\$3,779		Moderate	\$1,494
		Limited	\$1,512		Limited	\$598
		Restricted	\$378		Restricted	\$149
	IV	Subdivision	\$7,126	IV	Subdivision	\$2,817
		High	\$6,478		High	\$2,561
		Moderate	\$3,239		Moderate	\$1,280
		Limited	\$1,296		Limited	\$512
		Restricted	\$324		Restricted	\$128

Merrimack 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

Bow
Newbury
New London

Tier II Communities

Andover
Bradford
Canterbury
Dunbarton
Hopkinton
Loudon
Sutton
Webster
Wilmot

Tier III Communities

Allenstown
Boscawen
Chichester
Concord
Danbury
Epsom
Franklin
Henniker
Hill
Hooksett
Northfield
Pembroke
Pittsfield
Salisbury
Warner

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.