

FY 2010 NH-NRCS WETLAND RESERVE PROGRAM GARC\$

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 \$238,000 (**\$2,380** x 100 acres).*

COUNTY	WRP GARC			WRP GARC		
	PARCELS < 15 ACRES			PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Carroll	I	Subdivision	\$8,118	I	Subdivision	\$3,366
		High	\$7,380		High	\$3,060
		Moderate	\$3,690		Moderate	\$1,530
		Limited	\$1,476		Limited	\$612
		Restricted	\$369		Restricted	\$153
	II	Subdivision	\$7,216	II	Subdivision	\$2,992
		High	\$6,560		High	\$2,720
		Moderate	\$3,280		Moderate	\$1,360
		Limited	\$1,312		Limited	\$544
		Restricted	\$328		Restricted	\$136
	III	Subdivision	\$6,314	III	Subdivision	\$2,618
		High	\$5,740		High	\$2,380
		Moderate	\$2,870		Moderate	\$1,190
		Limited	\$1,148		Limited	\$476
		Restricted	\$287		Restricted	\$119
	IV		\$5,412	IV	Subdivision	\$2,244
		High	\$4,920		High	\$2,040
		Moderate	\$2,460		Moderate	\$1,020
		Limited	\$984		Limited	\$408
		Restricted	\$246		Restricted	\$102

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.