

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 Ashland (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$236,700 (\$2,367 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
Grafton	I	Subdivision	\$9,819	I	Subdivision	\$3,348
		High	\$8,926		High	\$3,044
		Moderate	\$4,463		Moderate	\$1,522
		Limited	\$1,785		Limited	\$609
		Restricted	\$446		Restricted	\$152
	II	Subdivision	\$8,728	II	Subdivision	\$2,976
		High	\$7,934		High	\$2,706
		Moderate	\$3,967		Moderate	\$1,353
		Limited	\$1,587		Limited	\$541
		Restricted	\$397		Restricted	\$135
	III	Subdivision	\$7,637	III	Subdivision	\$2,604
		High	\$6,943		High	\$2,367
		Moderate	\$3,471		Moderate	\$1,184
		Limited	\$1,389		Limited	\$473
		Restricted	\$347		Restricted	\$118
	IV	Subdivision	\$6,546	IV	Subdivision	\$2,232
		High	\$5,951		High	\$2,029
		Moderate	\$2,975		Moderate	\$1,015
		Limited	\$1,190		Limited	\$406
		Restricted	\$298		Restricted	\$101

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
Franconia
Hanover
Hebron
Holderness
Lyme

Tier II Communities

Alexandria
Bristol
Easton
Lincoln
Orford
Sugar Hill
Waterville Valley

Tier III Communities

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

Tier IV Communities

Benton

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.