

## FY 2011 NH-NRCS WETLAND 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 with your parcel size. This is your estimated GARC.

*Example: A 100 acre parcel in Conway (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$204,000 ( \$2,040 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*

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	<b>\$12,760</b>	I	Subdivision	\$4,375
		High	<b>\$6,650</b>		High	\$2,280
		Moderate	<b>\$5,320</b>		Moderate	\$1,824
		Limited	\$2,328		Limited	\$798
		Restricted	\$665		Restricted	\$228
	II	Subdivision	<b>\$12,088</b>	II	Subdivision	\$4,145
		High	<b>\$6,300</b>		High	\$2,160
		Moderate	<b>\$5,040</b>		Moderate	\$1,728
		Limited	\$2,205		Limited	\$756
		Restricted	\$630		Restricted	\$216
	III	Subdivision	<b>\$11,417</b>	III	Subdivision	\$3,914
		High	<b>\$5,950</b>		High	\$2,040
		Moderate	\$4,760		Moderate	\$1,632
		Limited	\$2,083		Limited	\$714
		Restricted	\$595		Restricted	\$204
	IV	Subdivision	<b>\$10,745</b>	IV	Subdivision	\$3,684
		High	<b>\$5,600</b>		High	\$1,920
		Moderate	\$4,480		Moderate	\$1,536
		Limited	\$1,960		Limited	\$672
		Restricted	\$560		Restricted	\$192

**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)

<u>Community Tier I</u>	<u>Community Tier II</u>	<u>Community Tier III</u>	<u>Community Tier IV</u>
Brookfield	Bartlett	Albany	
Eaton	Hart's Location	Chatham	
Freedom	Madison	Conway	
Jackson	Wakefield	Effingham	
Moultonborough		Ossipee	
Sandwich		Tamworth	
Tuftonboro			
Wolfeboro			

## PARCEL PHYSICAL CHARACTERISTICS WORKSHEET

### DEFINITIONS:

#### **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 a town-approved subdivision on record containing 3 or more subdivided lots, the parcel will receive the "Subdivision" GARC rate as established by the current year's market analysis for single family house lots. For parcels meeting this criteria, only the acreage assigned to the subdivision will be assessed at this rate. The remaining acres will be assessed according to their physical characteristics as listed above.
- 2) If a parcel meets the zoning requirements for commercial/industrial lands AND falls within a target area for the New England Cottontail Special Initiative, the parcel will receive the "Commercial/Industrial" GARC rate as established by the market analysis. For parcels meeting this criteria, only the developable, upland acres will be assessed at this rate. The remaining acres will be assessed according to their physical characteristics as listed above.
- 3) If a landowner has an active application to multiple NH-NRCS Easement Programs, the parcel shall qualify under the highest physical characteristics category of the eligible acreage.
- 4) 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 easement compensation will then represent the lowest of the following three values: GARC, USPAP Appraisal, or landowner offer.
- 5) Any GARC greater than \$5,000 per acre will be reviewed by NRCS National Headquarters on a case-by-case basis to justify the ecological importance of enrolling these high value lands.