FY 2012 NH-NRCS GRASSLAND RESERVE PROGRAM GARCs

To estimate your GARC value:
Step 1: Determine your town's community tier (see page 2)
Step 2: Determine your parcel's physical characteristics (see page 3)
Step 3: Multiply the Value/Acre (in red) with your parcel size. This is your estimated GARC.

Example: A 100 acre parcel in Dublin (Community Tier II) with High Physical Characteristics would yield an estimated GARC of $315,000 ($3,150 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 value lands.

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COUNTY	GRP GARC ALL PARCELS		
	Community Tier	Physical Characteristics	Value/ Acre
Cheshire	I	High	$3,325
		Moderate	$2,660
		Limited	$1,164
		Restricted	$333
	II	High	$3,150
		Moderate	$2,520
		Limited	$1,103
		Restricted	$315
	III	High	$2,975
		Moderate	$2,380
		Limited	$1,041
		Restricted	$298
	IV	High	$2,800
		Moderate	$2,240
		Limited	$980
		Restricted	$280

Cheshire 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	Tier II Communities	Tier III Communities	Tier IV Communities
	Chesterfield	Alstead	
	Dublin	Fitzwilliam	
	Harrisville	Gilsum	
	Nelson	Hinsdale	
	Rindge	Jaffrey	
	Roxbury	Keene	
	Stoddard	Marlborough	
	Surry	Marlow	
	Walpole	Richmond	
	Westmoreland	Sullivan	
		Swanzey	
		Troy	
		Winchester	

Parcel Physical Characteristics

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 accessable 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 emcumberances, 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 encumberances, 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 encumberances, 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 encumberances (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 an eligible active application to multiple NH-NRCS Easement Programs, the parcel shall qualify under the highest physical charactersitics category of the eligible acreage.

2) 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 NRCS easement compensation will then represent the lowest of the following three values: GARC, USPAP Appraisal, or landowner offer.