FY 2012 NH-NRCS WETLAND 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 Dalton (Community Tier III) with High Physical Characteristics would yield an estimated GARC of $144,500 ($1,445 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	WRP GARC ALL PARCELS		
	Community Tier	Physical Characteristics	Value/ Acre
Coos	I	High Density	$13,110
		Single Family House Lot	$6,766
		High	$1,615
		Moderate	$1,292
		Limited	$565
		Restricted	$162
	II	High Density	$12,420
		Single Family House Lot	$6,410
		High	$1,530
		Moderate	$1,224
		Limited	$536
		Restricted	$153
	III	High Density	$11,730
		Single Family House Lot	$6,054
		High	$1,445
		Moderate	$1,156
		Limited	$506
		Restricted	$145
	IV	High Density	$11,040
		Single Family House Lot	$5,698
		High	$1,360
		Moderate	$1,088
		Limited	$476
		Restricted	$136

Coos 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
Carroll		Columbia	Berlin
		Dalton	Clarksville
		Dummer	Colebrook
		Errol	Northumberland
		Gorham	Stewartstown
		Jefferson	Stratford
		Lancaster	
		Milan	
		Pittsburg	
		Randolph	
		Shelburne	
		Stark	
		Whitefield	

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 parcel has a high density approved residential plan or town-approved subdivision on record containing 3 or more single family house lots (<10 acres each), the parcel will receive the corresponding GARC rate as established by the market analysis. For parcels meeting this criteria, only the acreage assigned to the footprint of the planned 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 falls within the focus area for the New England Cottontail Special Initiative AND meets the zoning requirements for commercial or industrial, the parcel will receive the corresponding GARC rate as established by the market analysis.

3) If a landowner has an active application to multiple NH-NRCS Easement Programs, the parcel shall qualify under the highest physical charactersitics 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 NRCS easement compensation will then represent the lowest of the following three values: GARC, USPAP Appraisal, or landowner offer.