

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 Acworth (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$155,800 (**\$1,558** x 100 acres).*

COUNTY	GRP GARC PARCELS < 15 ACRES			GRP GARC PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Sullivan	I	Subdivision	\$6,698	I	Subdivision	\$2,203
		High	\$6,089		High	\$2,003
		Moderate	\$3,045		Moderate	\$1,001
		Limited	\$1,218		Limited	\$401
		Restricted	\$304		Restricted	\$100
	II	Subdivision	\$5,954	II	Subdivision	\$1,958
		High	\$5,413		High	\$1,780
		Moderate	\$2,706		Moderate	\$890
		Limited	\$1,083		Limited	\$356
		Restricted	\$271		Restricted	\$89
	III	Subdivision	\$5,210	III	Subdivision	\$1,713
		High	\$4,736		High	\$1,558
		Moderate	\$2,368		Moderate	\$779
		Limited	\$947		Limited	\$312
		Restricted	\$237		Restricted	\$78
	IV	Subdivision	\$4,466	IV	Subdivision	\$1,469
		High	\$4,060		High	\$1,335
		Moderate	\$2,030		Moderate	\$668
		Limited	\$812		Limited	\$267
		Restricted	\$203		Restricted	\$67

Sullivan 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

Grantham

Sunapee

Tier II Communities

Cornish

Plainfield

Springfield

Washington

Tier III Communities

Acworth

Croydon

Goshen

Langdon

Lempster

Newport

Unity

Tier IV Communities

Charlestown

Claremont

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.