

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 Columbia (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$179,600 (\$1,796 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
Coos	I	Subdivision	\$5,313	I	Subdivision	\$2,539
		High	\$4,830		High	\$2,309
		Moderate	\$2,415		Moderate	\$1,154
		Limited	\$966		Limited	\$462
		Restricted	\$242		Restricted	\$115
	II	Subdivision	\$4,723	II	Subdivision	\$2,257
		High	\$4,294		High	\$2,052
		Moderate	\$2,147		Moderate	\$1,026
		Limited	\$859		Limited	\$410
		Restricted	\$215		Restricted	\$103
	III	Subdivision	\$4,133	III	Subdivision	\$1,975
		High	\$3,757		High	\$1,796
		Moderate	\$1,878		Moderate	\$898
		Limited	\$751		Limited	\$359
		Restricted	\$188		Restricted	\$90
	IV	Subdivision	\$3,542	IV	Subdivision	\$1,693
		High	\$3,220		High	\$1,539
		Moderate	\$1,610		Moderate	\$770
		Limited	\$644		Limited	\$308
		Restricted	\$161		Restricted	\$77

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

Carroll

Tier II Communities

Shelburne

Tier III Communities

Columbia
Gorham
Jefferson
Milan
Pittsburg
Randolph
Stark
Whitefield

Tier IV Communities

Berlin
Clarksville
Colebrook
Dalton
Dummer
Errol
Lancaster
Northumberland
Stewartstown
Stratford

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.