

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 Derry (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$493,100 (\$4,931 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
Rockingham	I	Subdivision	\$15,884	I	Subdivision	\$6,974
		High	\$14,440		High	\$6,340
		Moderate	\$7,220		Moderate	\$3,170
		Limited	\$2,888		Limited	\$1,268
		Restricted	\$722		Restricted	\$317
	II	Subdivision	\$14,119	II	Subdivision	\$6,199
		High	\$12,835		High	\$5,635
		Moderate	\$6,418		Moderate	\$2,818
		Limited	\$2,567		Limited	\$1,127
		Restricted	\$642		Restricted	\$282
	III	Subdivision	\$12,354	III	Subdivision	\$5,424
		High	\$11,231		High	\$4,931
		Moderate	\$5,615		Moderate	\$2,465
		Limited	\$2,246		Limited	\$986
		Restricted	\$562		Restricted	\$247
	IV	Subdivision	\$10,589	IV	Subdivision	\$4,649
		High	\$9,626		High	\$4,226
		Moderate	\$4,813		Moderate	\$2,113
		Limited	\$1,925		Limited	\$845
		Restricted	\$481		Restricted	\$211

Rockingham 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>Tier I Communities</u>	<u>Tier II Communities</u>	<u>Tier III Communities</u>	<u>Tier IV Communities</u>
Atkinson	Candia	Derry	
Auburn	Danville	Epping	
Brentwood	Fremont	Exeter	
Chester	Hampstead	Newmarket	
Deerfield	Hampton	Portsmouth	
East Kingston	Kingston	Raymond	
Greenland	Londonderry		
Hampton Falls	Newton		
Kensington	Northwood		
New Castle	Plaistow		
Newfields	Salem		
Newington	Sandown		
North Hampton	Seabrook		
Nottingham			
Rye			
South Hampton			
Stratham			
Windham			

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.