FY 2013 NH-NRCS WETLAND RESERVE PROGRAM
GARCs FOR COOS COUNTY

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 3-4)
Step 3: Multiply the GARC Value/Acre (in red) with your estimated easement size.

Example: A 100 acre easement in Dalton (Community Tier III) with High Physical Characteristics would yield a total estimated value of $119,000 ($1,190 x 100 acres).

Note: Easements with a total estimated value higher than $750,000 or easements that fall outside the scope of the 2013 Market Analysis will require a USPAP appraisal. Refer to the Special Considerations section on page 4 for further details.

COUNTY	WRP GARC ALL PARCELS		
	Community Tier	Physical Characteristics	Value/ Acre
Coos	I	High	$1,330
		Moderate	$1,064
		Limited	$466
		Restricted	$133
	II	High	$1,260
		Moderate	$1,008
		Limited	$441
		Restricted	$126
	III	High	$1,190
		Moderate	$952
		Limited	$417
		Restricted	$119
	IV	High	$1,120
		Moderate	$896
		Limited	$392
		Restricted	$112

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	Stewardstown
		Jefferson	Stratford
		Lancaster	
		Milan	
		Pittsburg	
		Randolph	
		Shelburne	
		Stark	
		Whitefield	

PARCEL PHYSICAL CHARACTERISTICS WORKSHEET[1]

[1]Definitions developed by 2009 NH-NRCS GARC Sub-Committee. Multipliers updated in 2012. Special considerations updated in 2013.

DEFINITIONS:

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.

PARCEL PHYSICAL CHARACTERISTICS WORKSHEET (continued)

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 active application to multiple NH-NRCS Easement Programs, the parcel shall qualify under the highest physical characteristics category of the eligible acreage.

2) For parcels zoned to accommodate low-density residential development, the NH-NRCS easement compensation will represent the lowest of the three values: GARC, Uniform Standards for Professional Appraisal Practices (USPAP) appraisal, or landowner offer.

3) Parcels that fall outside the scope of the 2013 Market Analysis (land with unique valuation circumstances or zoning rules) will require a USPAP appraisal. The USPAP appraisal will determine only the full fee value of offered land. NH-NRCS will then apply a 0.91 multiplier to determine the WRP easement value. This multiplier will serve as the GARC for these appraised parcels and represents the national average value of the rights encumbered by the WRP easement.

4) Parcels with a GARC or landowner offer higher than $750,000 will require a USPAP appraisal.