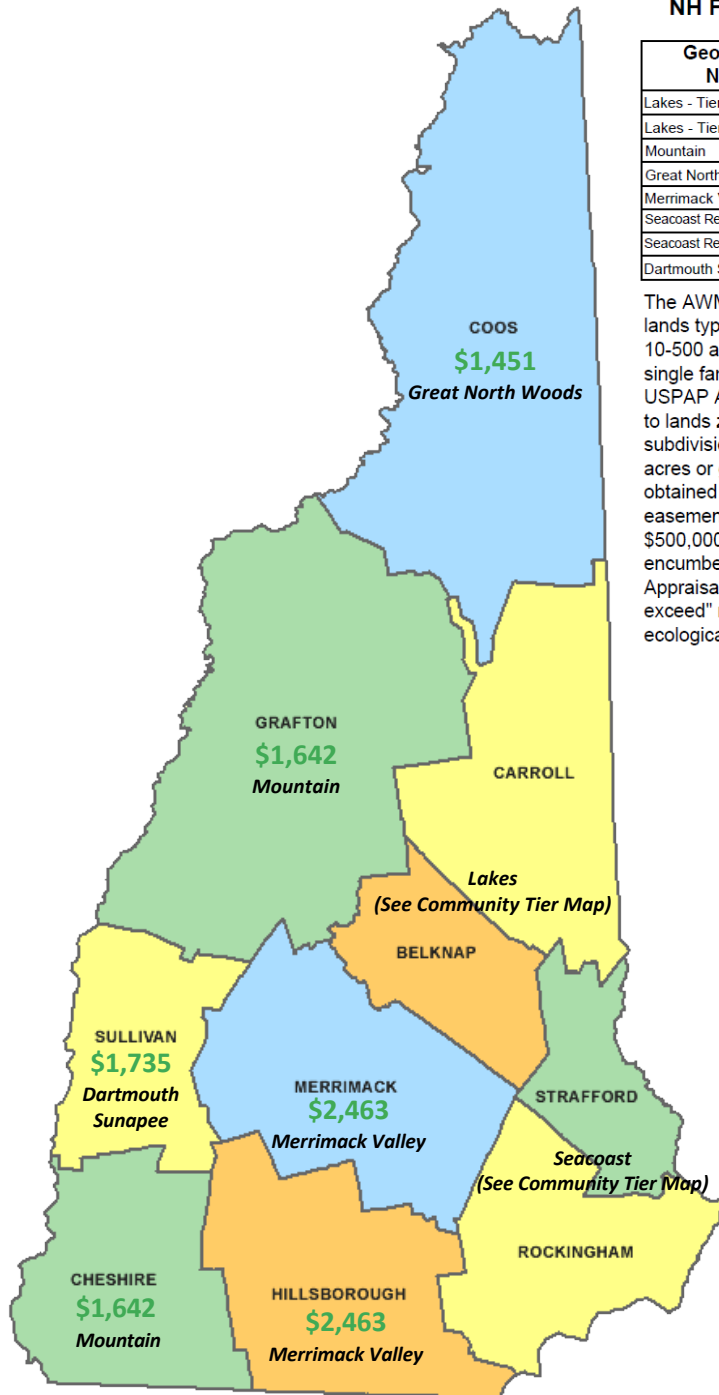


Geographic Area Rate Cap (GARC) NH FY2021 WRE GARC MAP



NH FY2022 Market Analyses and GARCs For ACEP-WRE
NH ACEP-WRE FY2022 AWMA GARC TABLE

Geographic Area NH Regions	Market Analysis Avg \$/ac	Diminution %	GARC \$/ac
Lakes - Tier 1 Communities	\$3,313	88%	\$2,915
Lakes - Tier 2 Communities	\$2,369	83%	\$1,966
Mountain	\$2,052	80%	\$1,642
Great North Woods	\$1,860	78%	\$1,451
Merrimack Valley	\$2,864	86%	\$2,463
Seacoast Region - Tier 1 Communities	\$6,066	93%	\$5,641
Seacoast Region - Tier 2 Communities	\$3,200	87%	\$2,784
Dartmouth Sunapee	\$2,142	81%	\$1,735

The AWMA GARC rates above will be used to determine easement value for lands typically enrolled defined as unencumbered, unimproved land between 10-500 acres in size whose highest and best use would typically support single family residential development. Easement value will be determined by USPAP Appraisal for lands not typically enrolled including but are not limited to lands zoned for commercial or industrial uses, lands subject to approved subdivisions, lands with questionable access, or offered areas less than 10 acres or greater than 500 acres. In addition, a USPAP appraisal will also be obtained to establish FMV for lands typically enrolled where the estimated easement purchase price determined from the AWMA GARC is greater than \$500,000. The diminution rates above (equal to the value of rights encumbered) provided by the FY2022 AWMA shall be applied to the USPAP Appraisal FMV to determine the Appraisal GARC easement value. A "not-to-exceed" rate of \$14,000/acre shall be applied to all Appraisal GARCs. An ecological justification is required for all GARCs >\$5,000/ac.

Copyright 2005 digital-topo-maps.com