

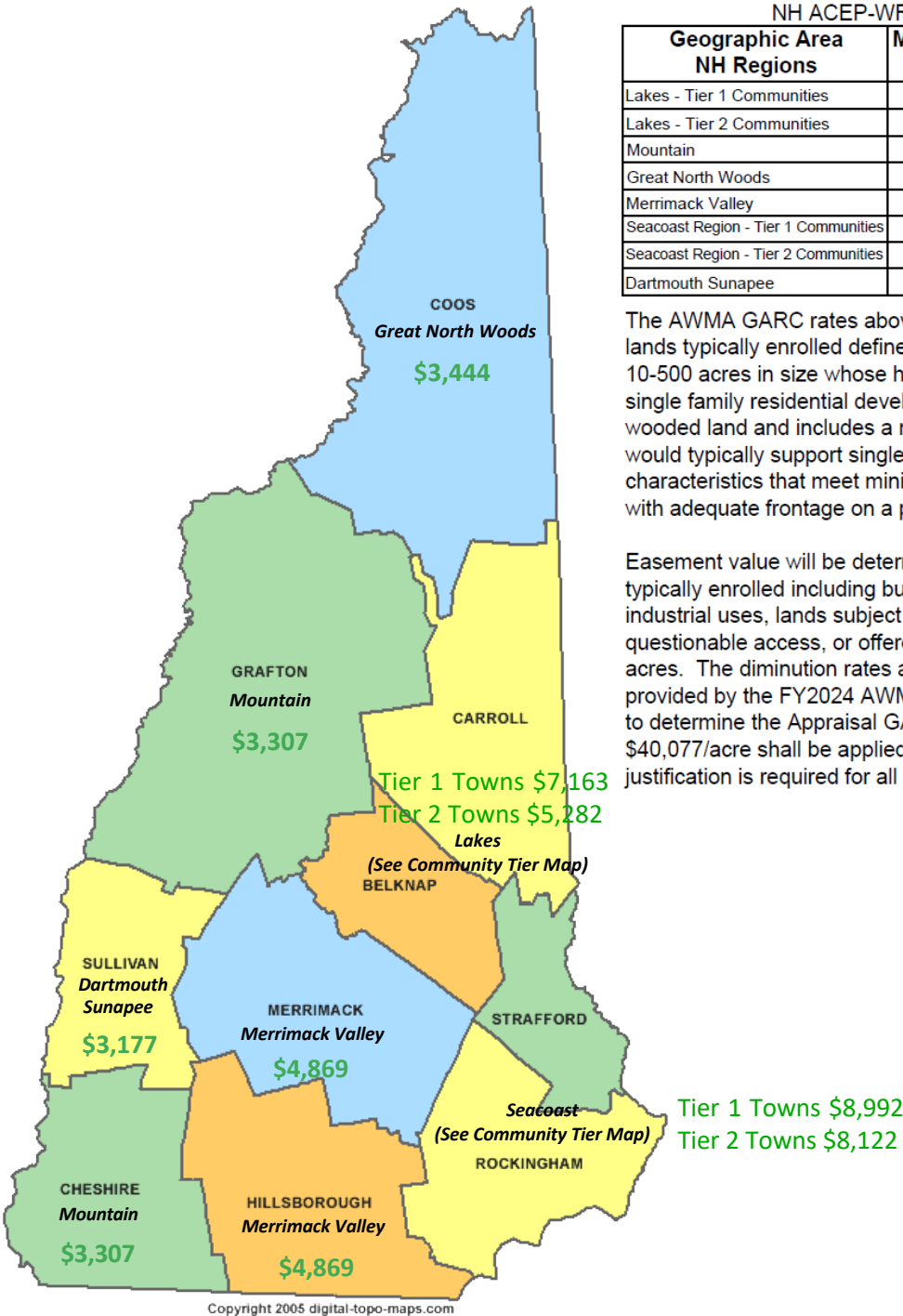
Geographic Area Rate Cap (GARC) NH FY2025 WRE GARC MAP

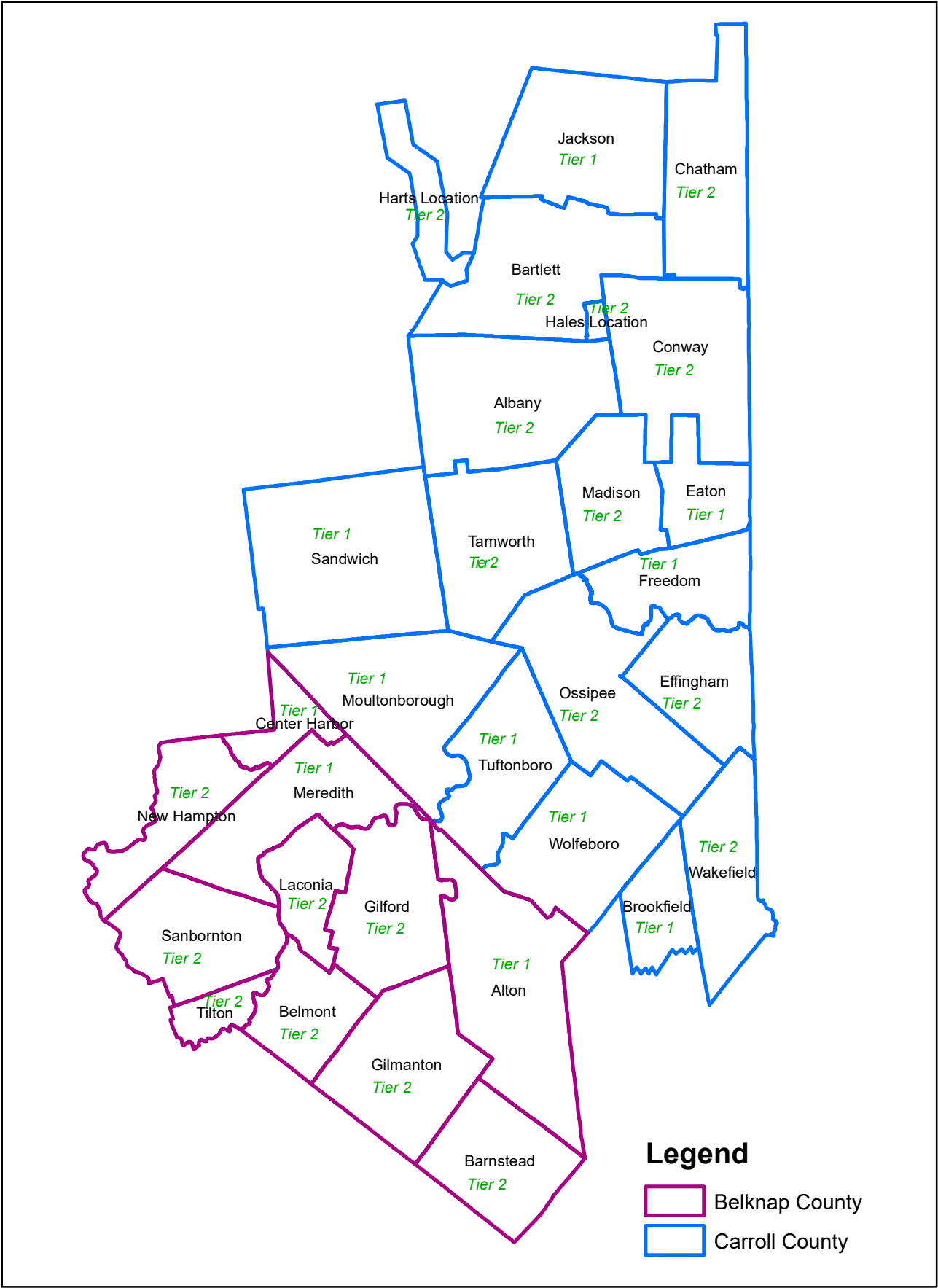
NH FY2025 Market Analyses and GARCs For ACEP-WRE  
NH ACEP-WRE FY2025 AWMA GARC TABLE

Geographic Area NH Regions	Market Analysis Avg \$/ac	Diminution %	GARC \$/ac
Lakes - Tier 1 Communities	\$7,620	94%	\$7,163
Lakes - Tier 2 Communities	\$5,680	93%	\$5,282
Mountain	\$3,716	89%	\$3,307
Great North Woods	\$3,869	89%	\$3,444
Merrimack Valley	\$5,292	92%	\$4,869
Seacoast Region - Tier 1 Communities	\$9,367	96%	\$8,992
Seacoast Region - Tier 2 Communities	\$8,549	95%	\$8,122
Dartmouth Sunapee	\$3,610	88%	\$3,177

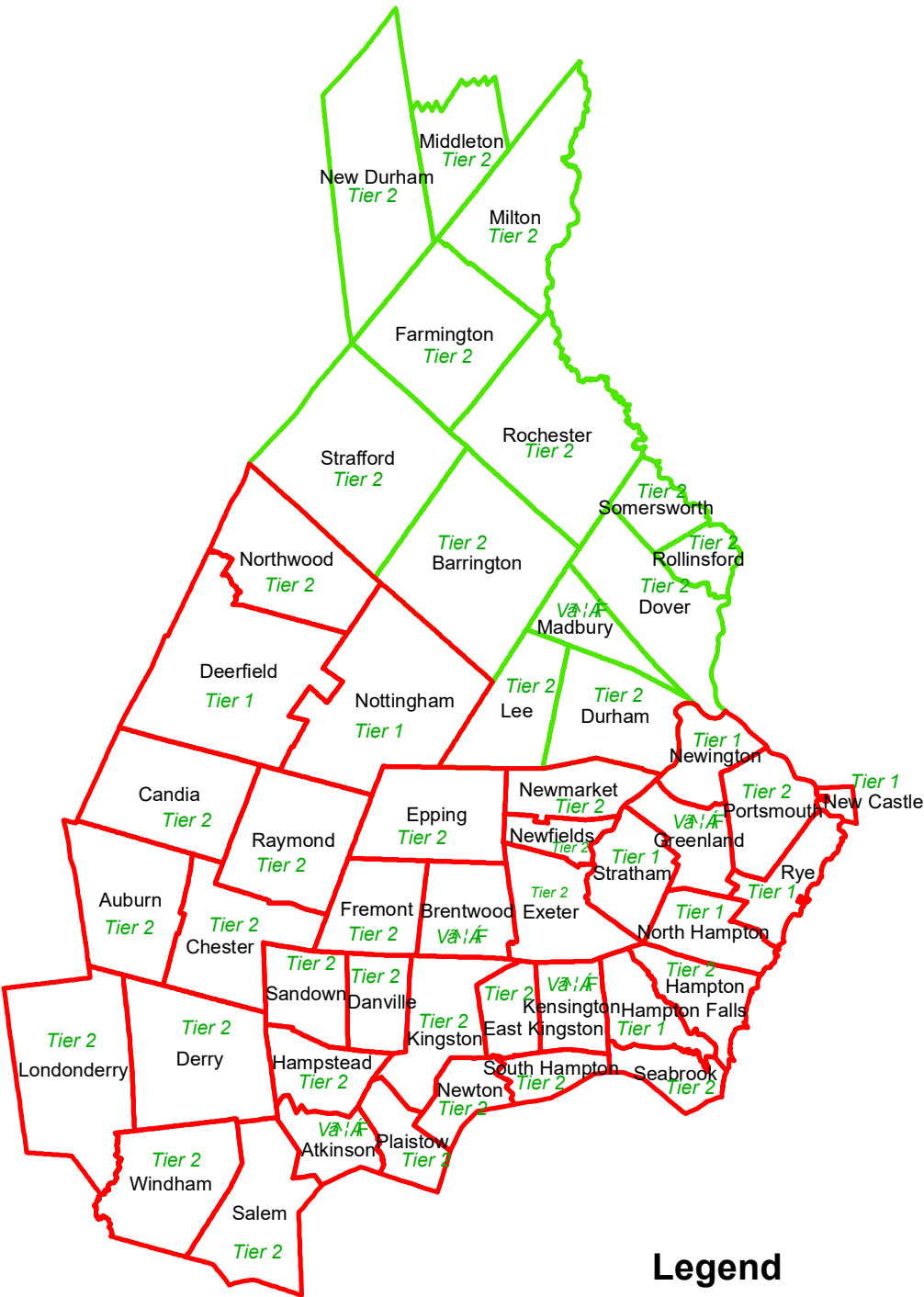
The AWMA GARC rates above will be used to determine easement value for lands typically enrolled defined as unencumbered, unimproved land between 10-500 acres in size whose highest and best use would typically support single family residential development. Land typically enrolled is forested or wooded land and includes a mixture of both uplands and wetlands. Land that would typically support single family residential development contain physical characteristics that meet minimum local zoning requirements such as parcels with adequate frontage on a public maintained road.

Easement value will be determined by USPAP Appraisal for lands not typically enrolled including but 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. The diminution rates above (equal to the value of rights encumbered) provided by the FY2024 AWMA shall be applied to the USPAP Appraisal FMV to determine the Appraisal GARC easement value. A "not-to-exceed" rate of \$40,077/acre shall be applied to all Appraisal GARC. An ecological justification is required for all GARC >\$5,000/ac.





NH-FY2024-ACEP-WRE-GARC-Map  
Seacoast Region Market Area Community Tiers Town Map



**Legend**

Rockingham County

Strafford County