

FY 2011 NH-NRCS WETLAND 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 with your parcel size. This is your estimated GARC.

Example: A 100 acre parcel in Benton (Community Tier III) with High Physical Characteristics would yield an estimated GARC of \$195,500 (\$1,955 x 100 acres).

Note: Values equal to or greater than \$5,000 per acre (in red) will be reviewed by National Headquarters on a case-by-case basis before an offer will be made at that value.

COUNTY	WRP GARC			WRP GARC		
	PARCELS < 15 ACRES			PARCELS > 15 ACRES		
	Community Tier	Physical Characteristics	Value/Acre	Community Tier	Physical Characteristics	Value/Acre
Grafton	I	Subdivision	\$9,728	I	Subdivision	\$3,995
		High	\$5,320		High	\$2,185
		Moderate	\$4,256		Moderate	\$1,748
		Limited	\$1,862		Limited	\$765
		Restricted	\$532		Restricted	\$219
	II	Subdivision	\$9,216	II	Subdivision	\$3,785
		High	\$5,040		High	\$2,070
		Moderate	\$4,032		Moderate	\$1,656
		Limited	\$1,764		Limited	\$725
		Restricted	\$504		Restricted	\$207
	III	Subdivision	\$8,704	III	Subdivision	\$3,575
		High	\$4,760		High	\$1,955
		Moderate	\$3,808		Moderate	\$1,564
		Limited	\$1,666		Limited	\$684
		Restricted	\$476		Restricted	\$196
	IV	Subdivision	\$8,192	IV	Subdivision	\$3,365
		High	\$4,480		High	\$1,840
		Moderate	\$3,584		Moderate	\$1,472
		Limited	\$1,568		Limited	\$644
		Restricted	\$448		Restricted	\$184

Grafton 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>Community Tier I</u>	<u>Community Tier II</u>	<u>Community Tier III</u>	<u>Community Tier IV</u>
Bridgewater	Alexandria	Ashland	
Franconia	Bristol	Bath	
Hanover	Easton	Benton	
Hebron	Ellsworth	Bethlehem	
Holderness	Monroe	Campton	
Lyme	Orford	Canaan	
	Sugar Hill	Dorchester	
	Waterville Valley	Enfield	
		Grafton	
		Groton	
		Haverhill	
		Landaff	
		Lebanon	
		Lisbon	
		Littleton	
		Lyman	
		Orange	
		Piermont	
		Plymouth	
		Rumney	
		Thornton	
		Warren	
		Wentworth	
		Woodstock	

PARCEL PHYSICAL CHARACTERISTICS WORKSHEET

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 accessible 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 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.

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 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.

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 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.

For parcels meeting this criteria, multiply the County Base Rate by a factor of 0.35 when calculating final GARC.

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 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.

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 a town-approved subdivision on record containing 3 or more subdivided lots, the parcel will receive the "Subdivision" GARC rate as established by the current year's market analysis for single family house lots. For parcels meeting this criteria, only the acreage assigned to the subdivision will be assessed at this rate. The remaining acres will be assessed according to their physical characteristics as listed above.
- 2) If a parcel meets the zoning requirements for commercial/industrial lands AND falls within a target area for the New England Cottontail Special Initiative, the parcel will receive the "Commercial/Industrial" GARC rate as established by the market analysis. For parcels meeting this criteria, only the developable, upland acres will be assessed at this rate. The remaining acres will be assessed according to their physical characteristics as listed above.
- 3) 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.
- 4) NH-NRCS will require a Uniform Standards for Professional Appraisal Practices (USPAP) appraisal for any property with a GARC or landowner offer higher than \$750,000. The easement compensation will then represent the lowest of the following three values: GARC, USPAP Appraisal, or landowner offer.
- 5) Any GARC greater than \$5,000 per acre will be reviewed by NRCS National Headquarters on a case-by-case basis to justify the ecological importance of enrolling these high value lands.