

# Table of Contents

<b>Chapter 1</b>	The Litigation Environment .....	1
<b>Chapter 2</b>	Origin of Eminent Domain and Just Compensation .....	9
<b>Chapter 3</b>	Legal Measurements of Just Compensation .....	17
<b>Chapter 4</b>	Limitations on Property Rights.....	33
<b>Chapter 5</b>	The Larger Parcel.....	55
<b>Chapter 6</b>	Highest and Best Use.....	75
<b>Chapter 7</b>	Land Use Regulations .....	91
<b>Chapter 8</b>	Cost Approach to Value .....	107
<b>Chapter 9</b>	Income Capitalization Approach to Value.....	115
<b>Chapter 10</b>	Sales Comparison Approach to Value .....	123
<b>Chapter 11</b>	Subdivision Development Analysis.....	137
<b>Chapter 12</b>	Construction of the Public Improvement.....	153
<b>Chapter 13</b>	Damages in Partial Taking Cases .....	167
<b>Chapter 14</b>	Benefits—General and Special .....	193
<b>Chapter 15</b>	Easements .....	211
<b>Chapter 16</b>	Inverse Condemnation and Regulatory Takings.....	229
<b>Chapter 17</b>	Writing the Report .....	237
<b>Chapter 18</b>	Preparation for Trial .....	245
<b>Chapter 19</b>	The Expert Witness .....	263
<b>Chapter 20</b>	Liability Risks for Appraisers in Condemnation .....	281
<b>Appendix A</b>	Sample Easement Form .....	291
<b>Appendix B</b>	Appraisal Report Documentation Checklist.....	297