

IF a property is condemned by a governmental agency through eminent domain,
AND the property's value is different than the amount determined on the
date of valuation

AND that difference was caused by either:

- a. Discovery of features to the land,
 - i. AND those features were not previously known or disclosed,
- b. Unintentional fluctuations in the market value of the property, or
- c. Additional uses that the land potentially, but not specifically, could
have been used for had it not been condemned

AND NOT caused by either:

- a. An intentional, non-approved change made to the property
- b. A natural disaster

THEN the change in value must be considered when determining valuation for
just compensation.