LAND & TAX STRATEGIES
Eminent Domain & Real Estate

FREE GUIDE
FOR PROPERTY OWNERS

Ten Questions to Ask Before You Sign

A condemnation settlement is signed once. This short guide is the ten questions a property owner should ask before signing, covering how the award is allocated, what the paperwork documents, and who is responsible for the tax outcome. It is for owners facing a taking, and for the attorneys, CPAs, and advisors working with them.

The ten questions

Bring these to your attorney, your CPA, and anyone else at the table before the settlement is final.

		YOUR NOTES
01	How is the award allocated between land, improvements, severance damages, and interest?	
02	Does the settlement language document the taking as involuntary?	
03	What is my cost basis, and how much of this payment is taxable gain?	
04	Which tax year will the proceeds land in?	
05	When does my replacement period start, and when does it end?	
06	What qualifies as replacement property in my situation?	
07	Are severance damages being treated the same as the rest of the award?	
08	What will the 1099-S report, and does it match how we agreed to treat this?	
09	If condemnation was threatened but never filed, is that documented?	
10	Who on my team is responsible for the tax outcome?	

Schedule a free call

We confirm your situation and tell you whether we can help. No obligation.

(877) 456-3829
landandtaxstrategies.com/contact

This guide is educational, not legal or tax advice and not a substitute for either. How each question applies depends on your specific facts, your settlement documents, and your state. Property owners should consult with their attorney, CPA, and qualified tax advisor regarding their specific situation.

© 2026 Land & Tax Strategies, LLC