

**MCHENRY COUNTY BOARD OF REVIEW**  
**ADMINISTRATION BUILDING – SUITE 106**  
**2200 N SEMINARY AVE. WOODSTOCK IL 60098-2698**  
**TELEPHONE: (815) 334-4290**

BOR DOCKET NO.:	_____
100K?	_____
RECEIVED BY:	_____
DOCKETED BY:	_____ ✓
SCANNED BY:	_____ ✓

**RESIDENTIAL ASSESSMENT APPEAL FOR 2019 ASSESSMENT YEAR**

**Property Index Number:** \_\_\_\_\_ (enter 10 digit number – *without dashes*)

**Property Address:** \_\_\_\_\_  
Address City Zip

**Appellant's Name:** Andrew J. Rukavina/Attorney at Law

**Street Address:** Attorney or Agent Name  
THE TAX APPEAL COMPANY

**City:** Firm Name  
28643 North Sky Crest Dr., Mundelein, IL 60060

**State:** IL **Zip Code:** \_\_\_\_\_

**Telephone:** 847-970-9977 **E-Mail:** ajrjmf@aol.com

**Telephone:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Do you own contiguous or multiple parcels?**  YES  NO **If YES, how many?** \_\_\_\_\_  
**Any owned contiguous parcels related to the appeal must be included on the Additional Parcels Addendum.**

**PLEASE SELECT THE TYPE OF HEARING YOU WOULD LIKE:**  
 If neither box is checked or if both boxes are checked, the Board of Review will **NOT** schedule a hearing.  
 I would like the Board of Review to make its decision based on the evidence provided (no oral hearing necessary).  
 I would like to present my case in person at a hearing. (Note: Location, date, and time will be determined by the Board of Review. Due to time restrictions the hearing date and time cannot be rescheduled)

ARE THERE ANY OUTSTANDING PROPERTY TAX APPEAL BOARD APPEALS ON THIS PARCEL?  YES  NO  
 IF SO, FOR WHAT YEAR(S)? \_\_\_\_\_

**This appeal is based on (You must check one or more boxes.):**  Comparable Assessments  Comparable Sales  
 Recent Sale of Subject  Recent Construction Costs  Recent Appraisal (must accompany appeal)  Matter of Law

**THE "APPELLANT'S ESTIMATE OF VALUE" MUST BE COMPLETED IN ORDER TO PROCESS THE APPEAL!**

	Farm Land	Farm Bldg.	Urban Land	Urban Bldg.	Total
2019 Equalized Assessed Value					
Appellant's Estimate of Assessed Value					
				Difference:	

Are you requesting a decrease in assessed value of \$100,000 or more?  Yes  No

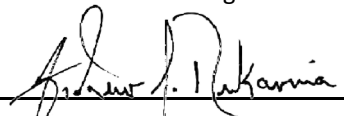
**NOTE: THE ASSESSOR EVIDENCE IN RESPONSE TO YOUR APPEAL WILL BE POSTED ON THE ASSESSMENTS PAGE OF THE COUNTY'S WEBSITE WHEN IT BECOMES AVAILABLE.**

**OATH:**

I do solemnly confirm that, to the best of my knowledge, the statements and facts set forth in the foregoing appeal are true and correct.  
**OWNER'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

By signing, the owner affirms he/she has read and agrees to follow the 2019 Board of Review Rules, which can be found at <https://www.mchenrycountyil.gov/appeals>

If an owner is represented by an attorney or agent, both the owner's signature and attorney/agent's signature are required on this form. Having owner and attorney/agent signature's on this form grants authority to the attorney/agent to represent the owner.

**ATTORNEY/AGENT'S SIGNATURE:**  \_\_\_\_\_ **DATE:** 1/1/2019

We encourage you to check and review your submission at: [http://publicrecords.co.mchenry.il.us/pa\\_assessments/](http://publicrecords.co.mchenry.il.us/pa_assessments/)  
 Please allow 72 hours for uploading to the website.

**The Tax Appeal Company**  
**ANDREW J. RUKAVINA**

[www.thetaxappealcompany.com](http://www.thetaxappealcompany.com)

**WRITTEN ENGAGEMENT AGREEMENT FOR SERVICES**

1. You have asked us to represent you \_\_\_\_\_ (name) and we have agreed to do so. The property to be appealed is located at: \_\_\_\_\_ The parcel identification number (PIN) is: \_\_\_\_\_ Therefore, this document shall constitute a written engagement agreement for services ("agreement"), and shall set forth some of your rights and responsibilities and some of our rights and responsibilities.

2. For us to represent you in this matter you agree to pay this firm 1/3 of any tax savings we obtain for you by lowering the assessed value of your property beyond the printed assessed valuation appearing on the paperwork initially mailed to you by the assessor's office. The 1/3 fee payable to us is calculated by taking the amount of the extra reduction in assessed valuation we achieve for you off of your total 2019 printed assessed valuation, multiplied by the current State Equalization Factor in effect at the time your assessment is mailed to you, multiplied by the current tax rate in effect at the time your assessment is mailed to you, divided by 3. If positive results are not obtained at the assessor level or the Board of Review level, we may take the appeal to the Property Tax Appeal Board level. In that case, you then agree to pay 1/3 of whatever tax refunds or future assessment reductions are issued to you on whatever years tax bills are reduced through our appeal to PTAB. This includes future year rollovers of reductions that are achieved from our appeal to PTAB on the 2019 assessment year. There is no up front fee due this firm. We are paid only after the further reduction in your 2019 assessment has been granted. On Property Tax Appeal Board cases we are paid only when the appeal board makes a favorable determination in your case.

3. The invoice shall be paid within 30 days of its issuance date. If the bill is not paid in full within 30 days of issuance you agree to pay in addition to the amount past due a \$50.00 per month book keeping fee on any unpaid balance. If collection proceedings are instituted against you to recover on this agreement, you agree to pay all costs of collection including any attorney's fees incurred by us in connection with all collection efforts related thereto. Any disputes as to fees shall not be subject to alternative dispute resolution of any kind. Venue and jurisdiction as to any disputes are set in the Lake County Illinois Courthouse.

4. You agree to pay separately to the appraisal company any cost associated with appraisal evidence we deem necessary to proceed with your case. Should you not have the appraisal appointment set by the appeal filing deadline, we then reserve the right to obtain an appraisal on your behalf, and in that case you would reimburse us separately for that cost, (in addition to our 1/3 fee), but only if we are successful in reducing your assessment, otherwise you do not reimburse us for the appraisal, and you pay us nothing else. If we chose to exercise the aforementioned right, the cost for a residential appraisal would be between three hundred and fifty dollars and four hundred and fifty dollars. (An appraisal for a commercial property would be considerably more). This retainer agreement shall remain in effect for the duration of the 2019 assessment period and is non voidable during that period and for the PTAB periods that follow. All reductions in assessment from the date of this agreement forward, regardless of how they were obtained, will be attributable to this firm. This agreement grants full authority and autonomy to this firm to initiate, negotiate and settle all assessment issues at the assessor level, the board of review level and the PTAB level for the fee indicated hereinabove.

5. This is a time sensitive process which requires strict adherence to deadlines and swift compliance with document requests by us. Your swift compliance with any information and document requests by us is paramount in obtaining positive results for you. We are not liable for your failure to return signed appeal forms to this office. It is your sole obligation to present us with your correct property index number. We are not responsible nor liable in any way for not verifying your property index number or any other information that you provide us. There are no guarantees that a reduction in assessed value can be obtained. Our fees for this work are contingent. Our fees are only paid when a reduction is granted. We are not liable in any way for failure to lower the assessed value beyond the printed assessment on your 2019 assessed valuation initially mailed to you by the government taxing authorities. At the sole discretion of this firm, all appeal files that we feel should be submitted to PTAB for further evaluation will be. After our initial review, you will be notified if we feel you have a meritorious case. You will not be contacted by letter, email or phone during the pendency of our representation unless we have questions to ask you or have final results to report to you, and then only after having exhausted all avenues for reduction that we feel have merit. Our work will continue unimpeded without any interim correspondence or telephone calls relative to status. As a homeowner you are perslly allowed to personally engage yourself in this work on your own without hiring outside assistance. Should you have any questions concerning the terms of this retainer you may wish to seek separate counsel to review this with you. Our goal is to represent you vigorously in obtaining further reductions in your printed assessed valuation. Be assured we will do whatever we can in this regard.

APPROVED AND AGREED:

APPROVED AND AGREED:

\_\_\_\_\_ CLIENT

\_\_\_\_\_

\_\_\_\_\_ CLIENT

DATE: \_\_\_\_\_

\_\_\_\_\_ [Mailing address, if different from the property address being appealed.](#)