



ZANCK, COEN, WRIGHT & SALADIN, P.C.

ATTORNEYS AT LAW

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Dear Property Owner,

Thank you for your interest in our property tax appeal services. We understand the frustration you face with your ever-increasing property tax burden, and we're ready to put our extensive experience to use to fight for the tax reduction you deserve!

Our Process

You can begin the tax appeal process by completing the enclosed information and returning it to us, along with any recent appraisals or recent sales information on the property. Once we have your property information and application fee, we begin to compile all relevant evidence in order to substantiate the largest possible reduction. Unlike some other tax appeal services, our attorneys have extensive experience and knowledge in the area of property tax appeals, so we know what evidence will result in the most drastic reductions.

In certain cases, we may recommend that you secure an appraisal. While it is rarely required to achieve a reduction, it may be obvious that a larger reduction would be likely with the submission of the appraisal. An appraisal is always necessary for commercial property appeals in order to ensure the largest possible reduction.

Before filing the appeal, we work with the township assessor to negotiate a reduction in your assessment. In some cases, the assessor will agree to a reduction. If we cannot reach an agreement with the assessors, we file a formal tax appeal on your behalf and represent you at the McHenry County Board of Review Hearing.

Please note that the deadline to file an appeal is 30 days after the publication of your assessment.

Our Services

We handle the entire tax appeal process for you from start to finish. Our services include preliminary negotiations, obtaining all relevant evidence, preparing the petitions, filing the formal appeal, and attending the Board of Review Hearing.

Our Fees

For these services, our fee is \$50.00, paid at the time you retain us, plus forty-five percent (45%) of the estimated tax savings for the following year, based upon the adjustment in EAV by the Assessor or the Board of Review. Anything you save in future years is yours to keep. The tax savings estimate is the result of the reduction in EAV that we achieve multiplied by your current local tax rate. If your property was appraised or purchased on or after January 1, 2017 (or close thereto), the \$50.00 initial fee will be waived.

Please note that this will not reduce your tax burden for any payments that are currently due to the County. Taxes in McHenry County are paid in arrears; meaning the tax bill you are paying this year is for the last full calendar year's taxes.

We look forward to working with you in lowering your property assessment and continuing our tradition of success.

Fee Agreement for Legal Services

I, _____, ("Client") hereby retain and employ the law firm of ZANCK, COEN, WRIGHT & SALADIN, P.C. as my attorney to represent me in the reduction of my real estate taxes for my property. I agree to pay the law firm on ZANCK, COEN, WRIGHT & SALADIN, P.C., an initial application fee of \$50.00 (waived if there is a recent appraisal or sale), plus a one-time forty-five percent (45%) payment of the estimated Real Estate Tax Savings. I agree to pay the 45% contingency fee within 14 days of the Notice of Final Decision. "Real Estate Tax Savings" is defined as the negative net difference in assessment multiplied by the most recent tax rate. If there is no reduction, it is my understanding there is no additional charge beyond the initial application fee.

Dated: _____, 20__

Signature

This Agreement accepted by:

By: _____
Zanck, Coen, Wright & Saladin, P.C.

Please complete this Fee Agreement for Legal Services and mail, fax or email back to us at 815-459-8429 or pschmitt@zcwlaw.com

**PROPERTY ASSESSMENT INFORMATION
FOR RESIDENTIAL PROPERTIES**

If you have received your assessment, please include a copy for our records.

P.I.N.	
Address	
Name of Subdivision	
Lot Size/Dimensions	
Waterfront Property Y/N Name of lake/river	
Design (2 story, split level, ranch)	
Exterior Construction	
Age of Property	
Condition	
Total Room Count	
Bedroom Count	
Full Bathroom Count/Half Bathroom Count	
Living Area – Sq. Feet	
Basement - Style	
Bsmt. – Sq. Feet	
Finished Basement Y/N	
Central Air	
Fireplace – how many	
Garage – number of cars	
Porches/Decks/Patio (specify)	
Pool	

Have you completed any renovations or additions during the time of ownership? If so, please list and describe them:

If you have any other relevant information on the condition of your home that you would like us to know, please describe it here:

**AUTHORIZATION TO REPRESENT OWNER(S) OF REAL
PROPERTY BEFORE THE MCHENRY COUNTY BOARD
OF REVIEW**

The undersigned person(s) hereby grants authority to ZANCK,
COEN, WRIGHT & SALADIN, P.C. to represent them in the
assessment hearing(s) before the McHenry County Board of
Review for the tax year 2017 for the following parcels.

Permanent Index Numbers:

____ - ____ - ____ - ____
____ - ____ - ____ - ____
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____ - ____ - ____ - ____

Owner's Signature

Date

Owner's Signature

Date