

Raymond Hibnick
61 Park View Lane
Hawthorn Woods, Illinois 60047
April 6, 2013

Lake County Board of Review
Martin Paulson/Clerk
18 North County Street – 7th Floor
Waukegan, Illinois 60085

Dear Mr. Paulson,

Thank you for your letter of April 1. I would definitely like to be considered for one of the upcoming appointments to the Board of Review. As requested, I have attached a summary of my qualifications for the position.

Please contact me if I can provide any additional information, or to schedule an interview. I can be reached at 847-922-2614 or via e-mail at ray.hibnick@comcast.net.

Thanks for your consideration,

Raymond Hibnick

Raymond M. Hibnick

Experience

I have passed the state Board of Review examination and have been an alternate member of the Board of Review since 2010. In that time I estimate I've participated in over 1,000 hearings and have done preliminary reviews on hundreds of other cases.

I hold a Real Estate Managing Broker license and have been engaged in the real estate business full time since 2003. I was a RE/MAX associate for several years and have recently started my own real estate brokerage "Aria Properties". I was first licensed as a Real Estate Salesperson in 1994. As a residential broker, I deal with the public almost every day. I've found this experience very helpful during my time on the Board of Review.

I have completed the first two required courses towards my C.I.A.O. designation. If selected as a permanent member, I would plan to complete the designation before the end of 2013.

BOR Member Requirements

An effective Board of Review member must have three somewhat diverse skill sets:

1. You must be familiar with the laws and rules governing property assessments and the operation of the Board of Review.
2. You must perform well under pressure and be able to reach decisions quickly. Our typical hearing lasts fifteen minutes. In that time you're required to hear the evidence, analyze the evidence, reach a conclusion and render a decision. (Often while the appellant is staring at you.)

You must be prepared for some frustration, hostility, and occasionally some verbal abuse from appellants (and assessors) who do not get the decision they were hoping for. You must keep your composure and conduct the hearing in a fair and professional manner. This is not a position for someone with "thin skin".

3. It is critical that all appellants know they've received a fair and objective hearing, that all of their evidence was considered, and that someone heard and listened to their concerns. If time allows, you should be willing to answer questions. The property tax system is not well understood, it may be your job to try and explain why their taxes are going up while their property values are going down.

I believe I meet these requirements and would make a good full time member of the Board of Review.

Personal

I'm a Democrat!

I've been resident of Lake County since 1982.

I'm married (32 years and counting), have 2 children, still waiting for grandchildren.

I received a Bachelor's degree in Electrical Engineering from Purdue University in 1976.

Thanks for your consideration!