



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Pravin Agarwal  
DOCKET NO.: 22-01378.001-R-1  
PARCEL NO.: 08-08-403-006

The parties of record before the Property Tax Appeal Board are Pravin Agarwal, the appellant, by attorney Ronald Kingsley, of Lake County Real Estate Tax Appeal, LLC in Hawthorn Woods; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Lake** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$11,409  
**IMPR.:** \$106,145  
**TOTAL:** \$117,554

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Lake County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2022 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a 2-story, multi-unit dwelling<sup>1</sup> of brick exterior construction with 4,232 square feet of living area. The dwelling was constructed in 1964. Features of the building include a finished lower-level and six full bathrooms. The property has an approximately 8,400 square foot site and is located in Waukegan, Waukegan Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located from .50 of a mile to 2.10 miles from the subject property. The comparables have sites that range from 6,743 to 8,999 square feet of land area. The comparables are improved with 2-story dwellings of wood frame exterior construction that range in size from 3,569 to 4,704 square feet of living area that were

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<sup>1</sup> Additional descriptive details regarding the subject property were gleaned from the property record card submitted by the board of review, which was not refuted by the appellant.

built in 1959 and 1960. Each comparable has either four or six full bathrooms. Two comparables have a basement. The comparables sold from January 2020 to March 2022 for prices ranging from \$120,000 to \$355,000 or from \$25.60 to \$99.47 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$117,554. The subject's assessment reflects a market value of \$353,440 or \$83.52 per square foot of living area, land included, when using the 2022 three-year average median level of assessment for Lake County of 33.26% as determined by the Illinois Department of Revenue.

In response to the appeal, the board of review submitted a PTAX-203 for the subject property as well as the board of review comparable #4, noting that the properties were part of a multi property sale for \$1,440,000.

In support of its contention of the correct assessment, the board of review submitted information on six comparable sales located from .43 of a mile to 2.46 miles from the subject property. The comparables have sites that range from 5,920 to 9,420 square feet of land area. The comparables are improved with 2-story, multi-unit dwellings of brick exterior construction that range in size from 3,540 to 4,688 square feet of living area that were built from 1956 to 1969. Two comparables each have a full unfinished basement and four comparables each have a finished lower-level. The comparables sold from May 2019 to December 2021 for prices ranging from \$320,000 to \$1,440,000 or from \$86.58 to \$378.15 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine comparable sales for the Board's consideration. The Board has given less weight to appellant's comparables as none of these comparables were described as multi-unit dwellings, like the subject and other comparables in the record. The Board gave less weight to the board of review comparable #1, which was part of a multi-parcel sale. The Board gave reduced weight to the board of review's comparables #3 and #6, which appears to be outliers with their higher sale prices when compared to other sales in the record.

The Board finds the best evidence of market value to be the board of review comparables #1, #2 and #4, which are similar to the subject in location, age and some features. However, these three comparables each are smaller in dwelling size, suggesting an upward adjustment would be required to make these comparables more equivalent to the subject. Nevertheless, these three comparables sold from April to November 2021 for prices ranging from \$320,000 to \$430,000 or from \$86.58 to \$121.47 per square foot of living area, including and. The subject's assessment

reflects a market value of \$353,440 or \$83.52 per square foot of living area, including land, which falls within the range established by the best comparable sales in an overall market value basis, but below the range on a price per square foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

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Chairman

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Member

Member

\_\_\_\_\_  
Member

Member

\_\_\_\_\_  
Member

Member

\_\_\_\_\_  
Member

Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: \_\_\_\_\_

July 15, 2025

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Clerk of the Property Tax Appeal Board

Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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APPELLANT

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COUNTY

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Lake County Courthouse  
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