



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

APPELLANT: Rajesh Macwan  
DOCKET NO.: 23-01566.001-R-1  
PARCEL NO.: 06-28-106-007

The parties of record before the Property Tax Appeal Board are Rajesh Macwan, the appellant; and the Lake County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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:** \$8,638  
**IMPR.:** \$38,024  
**TOTAL:** \$46,662

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 2023 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 1-story dwelling of wood siding exterior construction with 960 square feet of living area. The dwelling was constructed in 1994, has a chronological age of 29 years old and an effective year built of 2003. Features of the home include a crawl space foundation, central air conditioning, one fireplace and a 440 square foot garage.<sup>1</sup> The property has an approximately 5,624 square foot site and is located in Round Lake Park, Avon 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 within 0.27 of a mile from the subject property. The comparables have sites that range in size from 4,299 to 5,001 square feet of land area and are improved with 1-story dwellings of vinyl siding exterior construction

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<sup>1</sup> The Board finds the best description of the subject property was found in its property record card, submitted by the board of review and not refuted by the appellant.

ranging in size from 960 to 1,040 square feet of living area. The dwellings were built from 1993 to 2002 with the oldest dwelling having an effective age of 2001. One comparable has a basement with finished area and two comparables each have a crawl space foundation. One dwelling has central air conditioning and each home has a 1-car garage. The properties sold from May 2015 to April 2019 for prices ranging from \$43,144 to \$121,000 or from \$41.48 to \$123.96 per square foot of living area, land included. The appellant's grid analysis disclosed the subject property was purchased in June 2021 for a price of \$137,000 or \$142.71 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$46,662 which reflects a market value of \$140,000 or \$145.83 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The appellant also submitted written comments contending the subject property is "right next to [a] very busy road" and that the appellant closes the windows and doors to reduce the noise level from traffic. The appellant opined the value of the subject property is "greatly affected" based on this location, although, no market data to support this assertion was provided.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$54,377. The subject's assessment reflects a market value of \$163,147 or \$169.95 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.30 of a mile from the subject property. The comparables have sites that range in size from 4,186 to 8,638 square feet of land area and are improved with 1-story dwellings of vinyl siding exterior construction ranging in size from 960 to 975 square feet of living area. The homes range in age from 31 to 71 years old. One comparable has a basement with finished area and two comparables have no basement. Each dwelling has central air conditioning, and two homes have a garage with either 600 or 660 square feet of building area. The properties sold from April 2021 to July 2022 for prices ranging from \$165,000 to \$200,000 or from \$171.88 to \$205.13 per square foot of living area, land included.

The board of review did not address the appellant's locational issue in its evidence and the subject's property record card does not include any adjustment factor for the subject's site. The subject's property record card reiterated the June 2021 purchase price for the subject of \$137,000. While the property record card depicts the subject was remodeled in 2021, the only listed improvement to the subject in that year is a permit for roofing issued in March 2021. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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<sup>2</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2023.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted six comparable sales and documentation disclosing the subject property sold in June 2021 for the Board's consideration.

The Board gives little weight to the appellant's comparables which sold in 2015, 2018 or 2019, three years or more prior to the assessment date at issue and less likely to reflect the subject's market value as of January 1, 2023. The Board gives little weight to board of review comparable #1 which has a basement with finished area in contrast to the subject's crawl space foundation. The Board finds the best evidence of market value to be board of review comparables #2 and #3 along with the June 2021 sale of the subject property. These three best comparables sold from April 2021 to July 2022 for prices ranging from \$137,000 to \$195,000 or from \$142.71 to \$198.17. The subject has a total assessment that reflects a market value of \$163,147 or \$169.95 which falls within the range established by the best comparables in the record. However, the board of review did not provide the effective ages for board of review comparables #2 and #3. Board of review comparable #3, which is 71 years old compared to the subject's age of 29 years, nevertheless sold in April 2021 for substantially more than the subject property which sold in June 2021. This leads the Board to question if these two comparable sales are truly similar to the subject. Therefore, after considering adjustments to comparables for differences from the subject the Board finds the subject's assessment is excessive and a reduction in the subject's assessment, commensurate with the appellant's request, is warranted.

As a final point, the Board finds a contemporaneous sale with two parties dealing at arm's-length is not only relevant to the question of fair cash value but is practically conclusive on the issue of whether an assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967).

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.



Chairman



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: \_\_\_\_\_

November 19, 2024



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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COUNTY

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