



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

APPELLANT: Praveen Rao
DOCKET NO.: 24-02180.001-R-1
PARCEL NO.: 15-25-106-027

The parties of record before the Property Tax Appeal Board are Praveen Rao, 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 **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: \$87,661
IMPR.: \$242,394
TOTAL: \$330,055

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 2024 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 two-story dwelling of brick exterior construction with 5,042 square feet of living area. The dwelling was constructed in 1990. Features of the home include a finished basement, central air conditioning, three fireplaces, 5.5 bathrooms and an 864 square foot garage. The property has a 45,444 square foot site and is located in Riverwoods, Vernon Township, Lake County.

The appellant contends assessment inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on nine equity comparables located within the subject's assessment neighborhood and within .95 of a mile from the subject. The comparables are improved with two-story dwellings of brick and/or frame exterior. The comparables each have from 1 to 3 fireplaces, a finished basement ranging from 1,260 to 2,246 square feet, 4.5 to 5.5 bathrooms, a garage ranging in size from 744 to 3,206

square feet and living areas ranging in size from 4,502 to 5,469 square feet. The comparables have improvement assessments that range from \$158,698 to \$261,669 or from \$31.74 to \$51.66 per square feet of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$242,394 or \$48.07 per square foot.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$347,461. The subject property has an improvement assessment of \$259,800 or \$51.53 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted evidence on five comparables, located within .674 miles of the subject, and all are within the subjects assessment neighborhood code.¹ The board of review's comparable #1 is the same property as the appellant's comparable #2, which was previously described. The board of review's property record card for comparable #1 provides additional clarification on the property's garage area which was not previously revealed in appellant's documents. The comparable has both a 1,326 square foot attached garage and an 1,880 square foot detached garage, for a total garage size of 3,206 square feet. The remaining comparables #2-#5 consist of two-story dwellings of brick or frame exterior construction ranging in size from 4,788 to 5,527 square feet of living area. The homes were built from 1977 to 2011. Each dwelling has central air conditioning, one or two fireplaces, a finished basement, a garage ranging in size from 705 to 1,089 square feet, and 4.5 to 5.5 bathrooms. The comparables have improvement assessments ranging from \$242,095 to \$289,428 or from \$51.66 to \$52.72 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of thirteen equity comparables to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board has given reduced weight to the appellant's comparables #2, # 3, #4, #7, #8 and #9 and all of the board of review's comparables due to differences from the subject in age and/or dwelling size.

The Board finds the best evidence of assessment equity to be appellant's comparables # 1, #5, and #6 which are more similar to the subject in location, age, and other features. However, these

¹ The board of review also submitted a grid analysis containing the same five comparables as well as ten additional comparables. The Board finds the grid with the ten additional comparables is not presented on PTAB's prescribed forms as required by Section 1910.80 of the rules of the Property Tax Appeal Board. Therefore, pursuant to the Board's Standing Order No. 2, the additional ten comparable properties submitted by the board of review will receive no weight in the Board's analysis.

comaprables have smaller dwelling sizes when compared to the subject, suggesting an upward adjustment is needed to make them more equivalent to the subject property. These comparables have improvement assessments that range from \$207,133 to \$225,897 or \$46.01 to \$46.89 per square foot of living area. The subject's improvement assessment of \$259,800 or \$51.53 per square foot of living area falls above the range established by the best comparables in this record. After considering adjustments to the comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is justified.

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: March 17, 2026



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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