



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

APPELLANT: Predrag Bursac  
DOCKET NO.: 22-01893.001-R-1  
PARCEL NO.: 11-08-409-003

The parties of record before the Property Tax Appeal Board are Predrag Bursac, 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:** \$73,844  
**IMPR.:** \$233,462  
**TOTAL:** \$307,306

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 dwelling of frame exterior construction with 4,493 square feet of living area. The dwelling was constructed in 1996. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 687 square foot garage. The property has a 25,905 square foot site and is located in Libertyville, Libertyville Township, Lake County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in the same assessment neighborhood code as the subject and from .23 to .32 of a mile from the subject property. The comparables have sites that range in size from 15,406 to 23,986 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame or brick and frame exterior construction that range in size from 3,610 to 4,254 square feet of living area that that were built from 1992 to 2000, with comparable #4, being built in 1993, having an effective age of 2002. The appellant reported that each comparable has an unfinished basement, central air

conditioning, one to three fireplaces and a garage ranging in size from 736 to 794 square feet of building area. Comparable #3 has an attic with finished area. The comparables sold from May 2019 to May 2022 for prices ranging from \$620,000 to \$875,000 or from \$145.75 to \$242.38 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 \$307,306. The subject's assessment reflects a market value of \$922,010 or \$205.21 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment, the board of review submitted information on five comparable sales located in the same assessment neighborhood code as the subject and from .03 to .36 of a mile from the subject property. The comparables have sites ranging in size from 16,255 to 30,302 square feet of land area. The comparables are improved with 2-story dwellings of brick and frame exterior construction ranging in size from 3,837 to 5,793 square feet of living area that were built from 1993 to 2007. Each comparable has an unfinished basement, central air conditioning, one to three fireplaces and a garage ranging in size from 694 to 1,004 square feet of building area. Comparable #3 has an attic with finished area and an inground swimming pool. The comparables sold from February 2020 to July 2022 for prices ranging from \$885,000 to \$1,359,000 or from \$219.28 to \$298.54 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 comparable #1 as well as board of review's comparables #1, #3 and #4, due to their sale dates occurring in 2019 and 2020, which is less proximate in time to the January 1, 2022, assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be appellant's comparables #2, #3 and #4 along with board of review's comparables #2 and #5. The Board finds that these comparables sold more proximate in time and are relatively similar to the subject in location, design, age, and some features. However, the Board finds that each comparable has a smaller dwelling size and

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<sup>1</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). As of the development of this Final Administrative Decision, the Department of Revenue has not published figures for tax year 2022.

site size when compared to the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from February 2021 to July 2022 for prices ranging from \$660,000 to \$1,145,500 or from \$172.82 to \$298.54 per square foot of living area, including land. The subject's assessment reflects a market value of \$878,944 or \$215.11 per square foot of living area, including land, which falls within the range of the best comparable sales in the record. 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.



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 26, 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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