



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

APPELLANT: Farhad Nikamal-Fard  
DOCKET NO.: 22-23820.001-R-1  
PARCEL NO.: 05-31-408-038-0000

The parties of record before the Property Tax Appeal Board are Farhad Nikamal-Fard, the appellant, by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. in Chicago; and the Cook 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 **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$27,257  
**IMPR.:** \$75,742  
**TOTAL:** \$102,999

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook 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 4,845 square feet of living area. The home is approximately 96 years old. Features include central air conditioning, one fireplace, and a 2-car garage. Both parties reported the subject lacks a basement foundation but disagree as to whether it has a slab foundation or a crawl space foundation. The property has a 15,143 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information, including property characteristic printouts, on five equity comparables located within the subject's assessment neighborhood code. The comparables are improved with 2-story, class 2-06 dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 2,427 to 4,195 square

feet of living area. The homes range in age from 63 to 77 years old. Each comparable has a full basement, three of which have finished area. Four comparables each have central air conditioning. Four comparables each have one or two fireplaces and a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$25,900 to \$61,008 or from \$9.02 to \$14.54 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$102,999. The subject property has an improvement assessment of \$75,742 or \$15.63 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the subject's assessment neighborhood code. The comparables are improved with 2-story, class 2-06 dwellings of frame, masonry, stucco, or frame and masonry exterior construction ranging in size from 2,477 to 4,015 square feet of living area. The homes range in age from 63 to 72 years old. Each comparable has a full or partial basement with finished area, central air conditioning, and a 2-car or a 2.5-car garage. Three comparables each have one or two fireplaces. The comparables have improvement assessments ranging from \$47,180 to \$60,400 or from \$15.04 to \$19.05 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted nine suggested comparables for the Board's consideration. The Board finds each of these comparables is similar to the subject in neighborhood code, design, and classification with varying degrees of similarity to the subject in age, dwelling size, foundation type, and other features. Each of the parties' comparables presents three or more significant differences from the subject, including newer ages, smaller dwelling sizes, and presence of basement foundations, which the subject lacks. These comparables would require appropriate adjustments for these aforementioned differences, in addition to others, to make them more equivalent to the subject. Nevertheless, the Board accords diminished weight to the appellant's comparables #2 and #3 which lack either central air conditioning or a garage amenity, both of which are features of the subject. Nevertheless, the parties' seven remaining comparables have improvement assessments ranging from \$9.02 to \$19.05 per square foot of living area. The subject's improvement assessment of \$15.63 per square foot of living area falls within the range established by the seven remaining comparables in this record on a per square foot basis. Based on the equity evidence in this record, the Board finds the evidence in this record does not support a reduction in the subject's assessment.

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: October 21, 2025



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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