[Your Name/Company Name]
[Mailing Address]
[City, State, Zip Code]
[Phone Number]
[Email Address]

[Date]

[Assessor's Name/Board of Equalization]
[Office Name]
[Office Address]
[City, State, Zip Code]

RE: Property Tax Assessment Appeal

Property Address: [Full Property Address]
Parcel Number / APN: [Insert Parcel Number]
Current Assessed Value: $[Insert Amount]
Owner's Estimated Value: $[Insert Amount]

To the Assessor's Office,

I am writing to formally appeal the property tax assessment for the multi-family residential property referenced above. After reviewing the current assessment, I believe the valuation exceeds the fair market value of the property as of the lien date.

The basis for this appeal is supported by the following factors (checked items apply):

- **Income Approach:** The Net Operating Income (NOI) has decreased due to increased vacancy rates and rising operating expenses. Attached is the current Rent Roll and Income/Expense Statement.
- **Market Comparables:** Recent sales of similar multi-family properties in the immediate area indicate a lower market value than the current assessment.
- **Property Condition:** The property requires significant capital repairs (e.g., roof, HVAC, structural) that negatively impact its current value.
- **Assessment Equity:** The assessment is inconsistent with the valuations of comparable multi-family properties in this jurisdiction.

Attached please find supporting documentation, including photographs, independent appraisals, and financial statements for your review.

I request a review of this assessment and look forward to your response regarding a potential adjustment. Please notify me of any scheduled hearings or if further information is required.

Sincerely,

[Signature]
[Printed Name]