

ECTOR COUNTY APPRAISAL DISTRICT  
1301 E 8TH STREET  
ODESSA, TX 79761-4722

[HTTP://WWW.ECTORCAD.ORG](http://www.ectorcad.org)  
Phone: (432) 332-6834

NOTICE DATE: 04/21/2023  
PROTEST BY: 05/22/2023



**ACCOUNT NUMBER**  
16350.00020.00000

## 2023 NOTICE OF APPRAISED VALUE

**Property Address:** 2909 E UNIVERSITY BLVD

**Acres:** 0.4965

**Und. Int.:** 1.00

### PROPERTY DESCRIPTION

KENWOOD ESTATES BLOCK 1 LOT 3 & E 40 OF LOT 2 & .10 ACRES OF  
GULF PARK #11 LA PLACITA APTS

PHAM LEON & PRISCILLA REVOCABLE TRUST  
C/O PHAM LEON & PRISCILLA TRUSTEES  
33584 ALVARADO NILES RD  
UNION CITY, CA 94587-3111

| YEAR | PERSONAL<br>PROPERTY | AG USE | LAND MARKET | STRUCTURES &<br>OTHER IMPROVMENTS | TOTAL<br>MARKET | APPR VALUE (W/10% HS<br>CAP, IF APPLICABLE) |
|------|----------------------|--------|-------------|-----------------------------------|-----------------|---|
| 2022 |                      | 0      | 102,079     | 442,169                           | 544,248         |   |
| 2023 |                      | 0      | 0           | 0                                 | 954,180         | 954,180                                     |

Percent difference from 2018 Appraised Value: 89.32%

**EXEMPTIONS GRANTED:** NONE

If you receive the Over-65 or Disabled Person exemption for a residence homestead, a participating jurisdiction's tax may not exceed your established tax ceiling, unless you have added land or improvements since the ceilings were set.

**SPECIAL USE APPRAISALS:** NONE

| LAST YEAR'S<br>TAXABLE VALUE | TAXING UNIT            | EXEMPTION<br>AMOUNT | THIS YEAR'S<br>TAXABLE VALUE |
|------------------------------|------------------------|---------------------|------------------------------|
| 544,248                      | CITY OF ODESSA         | 0                   | 954,180                      |
| 544,248                      | ECTOR COUNTY           | 0                   | 954,180                      |
| 544,248                      | ECTOR COUNTY I S D     | 0                   | 954,180                      |
| 544,248                      | ECTOR CO HOSPITAL DIST | 0                   | 954,180                      |
| 544,248                      | ODESSA COLLEGE         | 0                   | 954,180                      |

This is your Appraisal Notice explaining the appraised value placed on the referenced property. The governing body of each of these taxing units decides whether or not taxes on property will increase and the appraisal district only determines the value of property. If you disagree with the proposed value or any other action the appraisal district may have taken, contact the ECTOR COUNTY APPRAISAL DISTRICT at (432) 332-6834. If you are unable to resolve the situation with the appraisal district, you have the right to file a protest and receive a hearing with the Appraisal Review Board (ARB). Your protest must be in writing and postmarked or hand delivered by **05/22/2023**. The enclosed protest form may be used to file your written protest. The ARB will begin hearings at 1301 E. 8th Street on **06/05/2023**.

Beginning August 7th, visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database. You can easily access information regarding your property taxes, including information regarding the amount of taxes each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

*"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials and all inquiries concerning your taxes should be directed to those officials."*