

CHIEF APPRAISER
FALLS COUNTY APPRAISAL DIST
403 CRAIK STREET
MARLIN TX 76661

APPRAISAL YEAR 2025

THE APPRAISAL REVIEW BOARD WILL BEGIN HEARING
PROTESTS ON 7/08/2025 AT 9:00 AM
FALLS CENTRAL APPRAISAL DIST.
403 CRAIK ST
MARLIN, TX 76661
FOR QUESTIONS PLEASE CALL
KEITH ELLISE
(817) 370-3251
Protest Deadline: 6/21/2025
ARB Hearing: 7/08/2025
Owner: 1013 86

HEART OF TEXAS ELE CO-OP U
% RYAN LLC
112 EAST PECAN SUITE 2315
SAN ANTONIO TX 78205



info@fallscad.net

Dear Property owner,

The value of your property listed below is based on an appraisal date of January 1st of this year.

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY	5,250	5,250	SEQ: 9900005 Owner #: 1013
FM LAT ROAD	5,250	5,250	Legal: FURNITURE & FIXTURES, COMPUTERS
ROSEBUD CITY	5,250	5,250	NEW BLDG ON LOOP
ROSEBUD-LOTT IS	5,250	5,250	(ROSEBUD-LOTT ISD)
FALLS CO ESD#3	5,250	5,250	Agent: 377
			Category: L2J INDUS.- FURNITURE & FIXTURES
			Rendered: R

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY	5,250	0	5,250
FM LAT ROAD	5,250	0	5,250
ROSEBUD CITY	5,250	0	5,250
ROSEBUD-LOTT IS	5,250	0	5,250
FALLS CO ESD#3	5,250	0	5,250

Additional Owner's properties are continued on following page(s).

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.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Protest and Appeal Procedures and (2) Notice of Protest. To file a protest, complete the Notice of Protest form by following the instructions included on the form and mail or deliver the form to the appraisal review board, at the above address, before the protest deadline. Property owners who file a Notice of Protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with population of 120,000 or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district with any questions or for further information.

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the value.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

Sincerely,

CHIEF APPRAISER
Chief Appraiser

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD ROSEBUD CITY ROSEBUD-LOTT IS FALLS CO ESD#3	697,300 697,300 697,300 697,300 697,300	435,030 435,030 435,030 435,030 435,030	SEQ: 9900007 Owner #: 1013 Legal: INVENTORY - MATERIALS AND SUPPLIES (ROSEBUD-LOTT ISD) Agent: 377 Category: L2A INDUS.- VEHICLES, 1 TON & OVER Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD ROSEBUD CITY ROSEBUD-LOTT IS FALLS CO ESD#3	697,300 697,300 697,300 697,300 697,300	0 0 0 0 0	435,030 435,030 435,030 435,030 435,030

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD ROSEBUD CITY ROSEBUD-LOTT IS FALLS CO ESD#3	375,000 375,000 375,000 375,000 375,000	395,000 395,000 395,000 395,000 395,000	SEQ: 9900010 Owner #: 1013 Legal: EQUIPMENT, TRUCKS, & VEHICLES (ROSEBUD-LOTT ISD) Agent: 377 Category: L2A INDUS.- VEHICLES, 1 TON & OVER Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD ROSEBUD CITY ROSEBUD-LOTT IS FALLS CO ESD#3	375,000 375,000 375,000 375,000 375,000	0 0 0 0 0	395,000 395,000 395,000 395,000 395,000

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD ROSEBUD CITY ROSEBUD-LOTT IS FALLS CO ESD#3	6,010 6,010 6,010 6,010 6,010	6,010 6,010 6,010 6,010 6,010	SEQ: 9900015 Owner #: 1013 Legal: COMMUNICATION EQUIPMENT POWER-OPERATED EQUIPEMT STORES, TOOLS, SHOP EQUIP. (ROSEBUD-LOTT ISD) Agent: 377 Category: J3A ELECTRIC - OTHER PROP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD ROSEBUD CITY ROSEBUD-LOTT IS FALLS CO ESD#3	6,010 6,010 6,010 6,010 6,010	0 0 0 0 0	6,010 6,010 6,010 6,010 6,010

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD CHILTON ISD FALLS CO ESD#2	378,390 378,390 378,390 378,390	379,550 379,550 379,550 379,550	SEQ: 9900020 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (468) METERS (CHILTON ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD CHILTON ISD FALLS CO ESD#2	378,390 378,390 378,390 378,390	0 0 0 0	379,550 379,550 379,550 379,550

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD ROSEBUD-LOTT IS FALLS CO ESD#3	1,201,760 1,201,760 1,201,760 1,201,760	1,235,960 1,235,960 1,235,960 1,235,960	SEQ: 9900025 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (1,524) METERS (ROSEBUD-LOTT ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD ROSEBUD-LOTT IS FALLS CO ESD#3	1,201,760 1,201,760 1,201,760 1,201,760	0 0 0 0	1,235,960 1,235,960 1,235,960 1,235,960

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD WESTPHALIA ISD FALLS CO ESD#3 ELM CREEK WD	194,880 194,880 194,880 194,880 194,880	197,880 197,880 197,880 197,880 197,880	SEQ: 9900035 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (244) METERS - ELM CREEK WATER (WESTPHALIA ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD WESTPHALIA ISD FALLS CO ESD#3 ELM CREEK WD	194,880 194,880 194,880 194,880 194,880	0 0 0 0 0	197,880 197,880 197,880 197,880 197,880

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 TROY ISD	34,920 34,920 34,920 34,920	37,310 37,310 37,310 37,310	SEQ: 9900040 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (46) METERS (TROY ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 TROY ISD	34,920 34,920 34,920 34,920	0 0 0 0	37,310 37,310 37,310 37,310

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	134,790 134,790 134,790 134,790	136,250 136,250 136,250 136,250	SEQ: 9900045 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (168) METERS - WCID #1 (MARLIN ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	134,790 134,790 134,790 134,790	0 0 0 0	136,250 136,250 136,250 136,250

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 ROBINSON ISD	15,430 15,430 15,430 15,430	15,410 15,410 15,410 15,410	SEQ: 9900055 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (19) METERS - RURAL (ROBINSON ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 ROBINSON ISD	15,430 15,430 15,430 15,430	0 0 0 0	15,410 15,410 15,410 15,410

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 LORENA ISD	43,850 43,850 43,850 43,850	44,610 44,610 44,610 44,610	SEQ: 9900060 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (55) METERS - RURAL (LORENA ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 LORENA ISD	43,850 43,850 43,850 43,850	0 0 0 0	44,610 44,610 44,610 44,610

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 BRUCE/EDDY ISD	34,100 34,100 34,100 34,100	38,930 38,930 38,930 38,930	SEQ: 9900065 Owner #: 1013 Legal: ELECTRIC DISTRIBUTION SYSTEM (48) METERS - RURAL (BRUCEVILLE-EDDY ISD) Agent: 377 Category: J3 ELECTRIC - UTILITY EQUIP Rendered: R
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 BRUCE/EDDY ISD	34,100 34,100 34,100 34,100	0 0 0 0	38,930 38,930 38,930 38,930

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FALLS COUNTY	3,121,680	0	2,927,190		
FM LAT ROAD	3,121,680	0	2,927,190		
ROSEBUD CITY	1,083,560	0	841,290		
ROSEBUD-LOTT IS	2,285,320	0	2,077,250		
FALLS CO ESD#3	2,480,200	0	2,275,130		
CHILTON ISD	378,390	0	379,550		
FALLS CO ESD#2	506,690	0	515,810		
WESTPHALIA ISD	194,880	0	197,880		
ELM CREEK WD	194,880	0	197,880		
TROY ISD	34,920	0	37,310		
MARLIN ISD	134,790	0	136,250		
FALLS CO ESD#1	134,790	0	136,250		
ROBINSON ISD	15,430	0	15,410		
LORENA ISD	43,850	0	44,610		
BRUCE/EDDY ISD	34,100	0	38,930		