

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: 1037 36

KCEN-TV/KAGS PP  
ACCTNT-IND.TAX - TJ LARAWAY  
PO BOX 4747  
OAK BROOK IL 60522

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	300,000	300,000	SEQ: 9900005 Owner #: 1037
FM LAT ROAD	300,000	300,000	Legal: BUILDINGS & ALL IMPROVEMENTS
CITY OF BE	300,000	300,000	TO REAL PROPERTY AT STUDIO
FALLS CO ESD#2	300,000	300,000	STUDIO TOWER - FCC #1047307
BRUCE/EDDY ISD	300,000	300,000	(BRUCEVILLE-EDDY ISD)
Category: F2 REAL - INDUSTRIAL IMPROVEMENTS			

  

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	300,000	0	300,000		
FM LAT ROAD	300,000	0	300,000		
CITY OF BE	300,000	0	300,000		
FALLS CO ESD#2	300,000	0	300,000		
BRUCE/EDDY ISD	300,000	0	300,000		

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 FALLS CO ESD#2 BRUCE/EDDY ISD	2,331,640 2,331,640 2,331,640 2,331,640	2,338,000 2,338,000 2,338,000 2,338,000	SEQ: 9900006 Owner #: 1037 Legal: (1981) 1,753' TV GUYED TOWER & ANCILLARY TOWER EQUIPMENT FCC #1047306, ON FM 1239 (BRUCEVILLE-EDDY ISD)  Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD FALLS CO ESD#2 BRUCE/EDDY ISD	2,331,640 2,331,640 2,331,640 2,331,640	0 0 0 0	2,338,000 2,338,000 2,338,000 2,338,000

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD CITY OF BE FALLS CO ESD#2 BRUCE/EDDY ISD	1,010 1,010 1,010 1,010 1,010	870 870 870 870 870	SEQ: 9900029 Owner #: 1037 Legal: (2023) MISCELLANEOUS EQUIPMENT ATEC TANK MONITORING (BRUCEVILLE-EDDY ISD)  Category: J7 CABLE TV
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD CITY OF BE FALLS CO ESD#2 BRUCE/EDDY ISD	1,010 1,010 1,010 1,010 1,010	0 0 0 0 0	870 870 870 870 870

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FALLS COUNTY	2,632,650	0	2,638,870		
FM LAT ROAD	2,632,650	0	2,638,870		
CITY OF BE	301,010	0	300,870		
FALLS CO ESD#2	2,632,650	0	2,638,870		
BRUCE/EDDY ISD	2,632,650	0	2,638,870		