

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: 1164 17

COGENT COMMUNICATIONS INC U
TAX DEPARTMENT
2450 N STREET NW
WASHINGTON DC 20037



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	9,660	30,740	SEQ: 9900005 Owner #: 1164
FM LAT ROAD	9,660	30,740	Legal: FIBER-OPTIC CABLES
MARLIN ISD	9,660	30,740	24.411 MILES - RURAL
FALLS CO ESD#1	9,660	30,740	(MARLIN ISD)
			Category: J4 TELEPHONE - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	9,660	0	30,740		
FM LAT ROAD	9,660	0	30,740		
MARLIN ISD	9,660	0	30,740		
FALLS CO ESD#1	9,660	0	30,740		

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	1,120	3,550	SEQ: 9900010 Owner #: 1164
FM LAT ROAD	1,120	3,550	Legal: FIBER-OPTIC CABLES
MARLIN CITY	1,120	3,550	2.823 MILES - CITY OF MARLIN
MARLIN ISD	1,120	3,550	
FALLS CO ESD#1	1,120	3,550	(MARLIN ISD)
			Category: J4 TELEPHONE - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	1,120	0	3,550		
FM LAT ROAD	1,120	0	3,550		
MARLIN CITY	1,120	0	3,550		
MARLIN ISD	1,120	0	3,550		
FALLS CO ESD#1	1,120	0	3,550		

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY	2,610	8,320	SEQ: 9900015 Owner #: 1164
FM LAT ROAD	2,610	8,320	Legal: FIBER-OPTIC CABLES
FALLS CO ESD#1	2,610	8,320	6.605 MILES
BREMOND ISD	2,610	8,320	(BREMOND ISD)
			Category: J4 TELEPHONE - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	2,610	0	8,320		
FM LAT ROAD	2,610	0	8,320		
FALLS CO ESD#1	2,610	0	8,320		
BREMOND ISD	2,610	0	8,320		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FALLS COUNTY	13,390	0	42,610		
FM LAT ROAD	13,390	0	42,610		
MARLIN ISD	10,780	0	34,290		
FALLS CO ESD#1	13,390	0	42,610		
MARLIN CITY	1,120	0	3,550		
BREMOND ISD	2,610	0	8,320		