

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: 140 85

ARELION US INC
% RYAN LLC
112 EAST PECAN SUITE 2315
SAN ANTONIO TX 78205

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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	7,950	5,520	SEQ: 9900005 Owner #: 140
FM LAT ROAD	7,950	5,520	Legal: (2010) TELECOMMUNICATIONS EQ.
MARLIN ISD	7,950	5,520	1327 HWY 6, REAGAN, TX
FALLS CO ESD#1	7,950	5,520	(MARLIN ISD)
			Agent: 377
			Category: J4 TELEPHONE - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	7,950	0	5,520		
FM LAT ROAD	7,950	0	5,520		
MARLIN ISD	7,950	0	5,520		
FALLS CO ESD#1	7,950	0	5,520		

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		2,120	2,120	SEQ: 9900006 Owner #: 140	
FM LAT ROAD		2,120	2,120	Legal: (2010) COMPUTERS	
MARLIN ISD		2,120	2,120	1327 HWY 6, REAGAN, TX	
FALLS CO ESD#1		2,120	2,120	(MARLIN ISD)	
				Agent: 377	
				Category: J4 TELEPHONE - UTILITY EQUIP	

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	2,120	0	2,120		
FM LAT ROAD	2,120	0	2,120		
MARLIN ISD	2,120	0	2,120		
FALLS CO ESD#1	2,120	0	2,120		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FALLS COUNTY	10,070	0	7,640		
FM LAT ROAD	10,070	0	7,640		
MARLIN ISD	10,070	0	7,640		
FALLS CO ESD#1	10,070	0	7,640		