

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: 144 35

info@fallscad.net

JIFCO INC OF TEXAS I
KEVIN KRAUSGRILL
204 COUNTY ROAD 238
KOSSE TX 76653-4425



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		1,660,000	1,660,000	SEQ: 9900001	Owner #: 144
FM LAT ROAD		1,660,000	1,660,000	Legal: MFG & OFFICE BUILDING	
MARLIN ISD		1,660,000	1,660,000	415' X 160' = 66,400 SF	
FALLS CO ESD#1		1,660,000	1,660,000	LOC: 204 CR 238 (MARLIN ISD)	
				Category: F2 REAL - INDUSTRIAL IMPROVEMENTS	

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	1,660,000	0	1,660,000		
FM LAT ROAD	1,660,000	0	1,660,000		
MARLIN ISD	1,660,000	0	1,660,000		
FALLS CO ESD#1	1,660,000	0	1,660,000		

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 MARLIN ISD FALLS CO ESD#1	109,010 109,010 109,010 109,010	114,750 114,750 114,750 114,750	SEQ: 9900002 Owner #: 144 Legal: BUILDING #2 - GARAGE 100' X 76.5' = 7,650 SF LOC: 204 CR 238 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	109,010 109,010 109,010 109,010	0 0 0 0	114,750 114,750 114,750 114,750

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	570,400 570,400 570,400 570,400	570,400 570,400 570,400 570,400	SEQ: 9900003 Owner #: 144 Legal: BLDG #3 - PAINT & BLAST BOOTH 230' X 124' = 28,520 LOC: 204 CR 238 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	570,400 570,400 570,400 570,400	0 0 0 0	570,400 570,400 570,400 570,400

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	102,600 102,600 102,600 102,600	108,000 108,000 108,000 108,000	SEQ: 9900004 Owner #: 144 Legal: BUILDING #4 - GARAGE 120' X 60' = 7,200' LOC: 204 CR 238 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	102,600 102,600 102,600 102,600	0 0 0 0	108,000 108,000 108,000 108,000

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	24,000 24,000 24,000 24,000	24,000 24,000 24,000 24,000	SEQ: 9900005 Owner #: 144 Legal: BUILDING #5 - ELECTRICAL SHED 40' X 30' = 1,200' LOC: 204 CR 238 Category: F2 REAL - INDUSTRIAL IMPROVEMENTS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	24,000 24,000 24,000 24,000	0 0 0 0	24,000 24,000 24,000 24,000

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	19,080 19,080 19,080 19,080	16,060 16,060 16,060 16,060	SEQ: 9900030 Owner #: 144 Legal: INDUS.- FURNITURE & FIXTURES Category: L2J INDUS.- FURNITURE & FIXTURES
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	19,080 19,080 19,080 19,080	0 0 0 0	16,060 16,060 16,060 16,060

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	14,890 14,890 14,890 14,890	11,210 11,210 11,210 11,210	SEQ: 9900040 Owner #: 144 Legal: INDUS.- COMPUTERS Category: L20 INDUS.- COMPUTERS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	14,890 14,890 14,890 14,890	0 0 0 0	11,210 11,210 11,210 11,210

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description		
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	65,340 65,340 65,340 65,340	45,200 45,200 45,200 45,200	SEQ: 9900045 Owner #: 144 Legal: INDUS.- VEHICLES, TO 1 TON Category: L2M INDUS.- VEHICLES, TO 1 TON		
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	65,340 65,340 65,340 65,340	0 0 0 0	45,200 45,200 45,200 45,200		

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description		
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	861,450 861,450 861,450 861,450	774,370 774,370 774,370 774,370	SEQ: 9900050 Owner #: 144 Legal: INDUS.- MACHINERY & EQUIPMENT Category: L2G INDUS.- MACHINERY & EQUIPMENT		
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	861,450 861,450 861,450 861,450	0 0 0 0	774,370 774,370 774,370 774,370		

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description		
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	695,300 695,300 695,300 695,300	695,300 695,300 695,300 695,300	SEQ: 9900060 Owner #: 144 Legal: INDUS.- INVENTORY Category: L2C INDUS.- INVENTORY		
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	695,300 695,300 695,300 695,300	0 0 0 0	695,300 695,300 695,300 695,300		

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FALLS COUNTY	4,122,070	0	4,019,290		
FM LAT ROAD	4,122,070	0	4,019,290		
MARLIN ISD	4,122,070	0	4,019,290		
FALLS CO ESD#1	4,122,070	0	4,019,290		