

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: 282 95

CELLCO PARTNERSHIP U
% KROLL LLC
PO BOX 2629
ADDISON TX 75001-2629

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	39,920	185,300	SEQ: 9900010 Owner #: 282
FM LAT ROAD	39,920	185,300	Legal: CS #38 EQUIPMENT
ROSEBUD-LOTT IS	39,920	185,300	ACCT #: 203145 BTS-P280
FALLS CO ESD#3	39,920	185,300	4MI SW OF LOOP CR265 & FM 1048 (ROSEBUD-LOTT ISD) Agent: 540
			Category: J4 TELEPHONE - UTILITY EQUIP

Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)		
FALLS COUNTY	39,920	0	185,300		
FM LAT ROAD	39,920	0	185,300		
ROSEBUD-LOTT IS	39,920	0	185,300		
FALLS CO ESD#3	39,920	0	185,300		

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 CITY OF BE FALLS CO ESD#2 BRUCE/EDDY ISD	138,090 138,090 138,090 138,090 138,090	124,530 124,530 124,530 124,530 124,530	SEQ: 9900020 Owner #: 282 Legal: CELL SITE EQUIPMENT ACCT #: 104807 111 CR457 BEHIND TV STN @ I35 & HWY 107(BRUCEVILLE-EDDY ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
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	138,090 138,090 138,090 138,090 138,090	0 0 0 0 0	124,530 124,530 124,530 124,530 124,530

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD CITY OF BE FALLS CO ESD#2 BRUCE/EDDY ISD	83,160 83,160 83,160 83,160 83,160	85,540 85,540 85,540 85,540 85,540	SEQ: 9900025 Owner #: 282 Legal: (1997) 198' SS LATTICE TOWER ACCT #: 104807 (BPS-P168) 111 CR457 BEHIND TV STN @ I35 & HWY 107(BRUCEVILLE-EDDY ISD) Agent: 540 Category: L2P INDUS.- RADIO TOWERS
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	83,160 83,160 83,160 83,160 83,160	0 0 0 0 0	85,540 85,540 85,540 85,540 85,540

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD ROSEBUD-LOTT IS FALLS CO ESD#3	0 0 0 0	2,870 2,870 2,870 2,870	SEQ: 9900030 Owner #: 282 Legal: CELL SITE EQUIPMENT 175 CR 321 (ROSEBUD-LOTT ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD ROSEBUD-LOTT IS FALLS CO ESD#3	0 0 0 0	0 0 0 0	2,870 2,870 2,870 2,870

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	190,960 190,960 190,960 190,960 190,960	154,200 154,200 154,200 154,200 154,200	SEQ: 9900040 Owner #: 282 Legal: CELL SITE EQUIPMENT ACCT #: 108404 (BTS-P306) 538 STATE HWY 6, MARLIN, TX (MARLIN ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	190,960 190,960 190,960 190,960 190,960	0 0 0 0 0	154,200 154,200 154,200 154,200 154,200

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	83,160 83,160 83,160 83,160 83,160	85,540 85,540 85,540 85,540 85,540	SEQ: 9900041 Owner #: 282 Legal: (2003) 198' SS LATTICE TOWER ACCT #: 108404 (BTS-P306) 538 S. MARLIN HWY 6 BYPASS (MARLIN ISD) Agent: 540 Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	83,160 83,160 83,160 83,160 83,160	0 0 0 0 0	85,540 85,540 85,540 85,540 85,540

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	64,400 64,400 64,400 64,400 64,400	77,840 77,840 77,840 77,840 77,840	SEQ: 9900050 Owner #: 282 Legal: CELL SITE EQUIPMENT ACCT#:108406 3312 N. MARLIN HWY 6 BYPASS (MARLIN ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	64,400 64,400 64,400 64,400 64,400	0 0 0 0 0	77,840 77,840 77,840 77,840 77,840

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	81,600 81,600 81,600 81,600 81,600	84,000 84,000 84,000 84,000 84,000	SEQ: 9900051 Owner #: 282 Legal: (1997) 300' GUYED TWR ON CR115 FCC#: 1036018 / ACCT#:108406 3312 N. MARLIN HWY 6 BYPASS (MARLIN ISD) Agent: 540 Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN CITY MARLIN ISD FALLS CO ESD#1	81,600 81,600 81,600 81,600 81,600	0 0 0 0 0	84,000 84,000 84,000 84,000 84,000

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	79,420 79,420 79,420 79,420	83,900 83,900 83,900 83,900	SEQ: 9900070 Owner #: 282 Legal: CELL SITE EQUIPMENT ACCT#:108445 352 CR 218, REAGAN, TX (MARLIN ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	79,420 79,420 79,420 79,420	0 0 0 0	83,900 83,900 83,900 83,900

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	5,670 5,670 5,670 5,670	5,250 5,250 5,250 5,250	SEQ: 9900075 Owner #: 282 Legal: TOWER-ACCESSORIES ACCT#:108445 352 CR 218, REAGAN, TX (MARLIN ISD) Agent: 540 Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD MARLIN ISD FALLS CO ESD#1	5,670 5,670 5,670 5,670	0 0 0 0	5,250 5,250 5,250 5,250

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD LOTT CITY ROSEBUD-LOTT IS FALLS CO ESD#3	65,420 65,420 65,420 65,420 65,420	65,420 65,420 65,420 65,420 65,420	SEQ: 9900090 Owner #: 282 Legal: (2004) 198' SS LATTICE TOWER ACCT #: 108411 (BTS-P277) 401 9TH ST., LOTT, TX (ROSEBUD-LOTT ISD) Agent: 540 Category: L2P INDUS.- RADIO TOWERS
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD LOTT CITY ROSEBUD-LOTT IS FALLS CO ESD#3	65,420 65,420 65,420 65,420 65,420	0 0 0 0 0	65,420 65,420 65,420 65,420 65,420

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD LOTT CITY ROSEBUD-LOTT IS FALLS CO ESD#3	42,650 42,650 42,650 42,650 42,650	58,030 58,030 58,030 58,030 58,030	SEQ: 9900095 Owner #: 282 Legal: CELL SITE EQUIPMENT ACCT #: 108411 401 9TH ST., LOTT, TX (ROSEBUD-LOTT ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD LOTT CITY ROSEBUD-LOTT IS FALLS CO ESD#3	42,650 42,650 42,650 42,650 42,650	0 0 0 0 0	58,030 58,030 58,030 58,030 58,030

Mineral Appraisal Information	Last Year	PROPOSED 2025	Property Description
FALLS COUNTY FM LAT ROAD CHILTON ISD FALLS CO ESD#2	87,800 87,800 87,800 87,800	86,580 86,580 86,580 86,580	SEQ: 9900100 Owner #: 282 Legal: CELL SITE EQUIPMENT ACCT #: 108412 4193 HWY 77, CHILTON, TX (CHILTON ISD) Agent: 540 Category: J4 TELEPHONE - UTILITY EQUIP
Taxing Units	Last Year Taxable	Proposed Deductions	Proposed Taxable (Less Deductions)
FALLS COUNTY FM LAT ROAD CHILTON ISD FALLS CO ESD#2	87,800 87,800 87,800 87,800	0 0 0 0	86,580 86,580 86,580 86,580

Mineral Appraisal Information		Last Year	PROPOSED 2025	Property Description	
FALLS COUNTY FM LAT ROAD CHILTON ISD FALLS CO ESD#2		10,840 10,840 10,840 10,840	22,560 22,560 22,560 22,560	SEQ: 9900105	

***** TOTAL FOR ALL ABOVE PARCELS *****					
Taxing Units	Owner's Last Year's Taxable	Owner's Proposed Deductions	Owner's Proposed Taxable		
FALLS COUNTY	973,090	0	1,121,560		
FM LAT ROAD	973,090	0	1,121,560		
ROSEBUD-LOTT IS	147,990	0	311,620		
FALLS CO ESD#3	147,990	0	311,620		
CITY OF BE	221,250	0	210,070		
FALLS CO ESD#2	319,890	0	319,210		
BRUCE/EDDY ISD	221,250	0	210,070		
MARLIN CITY	420,120	0	401,580		
MARLIN ISD	505,210	0	490,730		
FALLS CO ESD#1	505,210	0	490,730		
LOTT CITY	108,070	0	123,450		
CHILTON ISD	98,640	0	109,140		