



COMMUNITY FACT SHEET

Community Name Talia
Location 9850 FM 2757 Mesquite, TX 75126
County Kaufman
School District: Forney ISD
***Total Homes** 2,500
Website taliatx.com
Email hello@taliatx.com



ASSOCIATION FEES

ANNUAL DUES

- Master Association - \$325/per quarter
- Townhomes - \$1,285/per quarter
- Spectrum 2 GIG Internet - \$45/mo

ONE-TIME FEES ASSOCIATED

WITH A HOME SALE:

- Working Capital Fee: \$1,000 paid by the purchaser
- Lifestyle Fee - 0.50% of sale price paid by the seller

*The Lifestyle Fee is charged to a seller moving out of the community. Refer to the Community Charter Article 12.11 for more information on the Lifestyle Fee.

TAXES

2024 Tax Rates per \$100 Assessed Value (AV)

KAUFMAN COUNTY	\$0.332613
ROAD & BRIDGE	\$0.0825
FORNEY ISD	\$1.2869
CITY OF MESQUITE (SFPID)	\$0.6900
Total Tax Rate:	\$2.932013

EMERGENCY CONTACTS

FOR IMMEDIATE EMERGENCIES, DIAL 911

Mesquite Police Department

Phone: (972) 285-6336

Address: 777 N Galloway Ave, Mesquite, TX 75149

Fire Department

Address: 12487 Windy Ln, Forney, TX 75126

Baylor Scott & White Emergency Center - Forney

Address: 757 E US Hwy 80 Forney, TX, 75126

Phone: (972) 520-9530

SERVICE CONTACTS

CABLE TV

Spectrum: (888) 406-7063

Optimum: (866) 347-4784

GAS & ELECTRIC

ATMOS: (888)-286-6700

TVEC: (800)-766-9576

SEWER & WATER

City of Mesquite

Phone: (972)-216-6208

TRASH COLLECTION

City of Mesquite

Phone: (972)-216-6285



Now *this feels like home.*®

CCMC

Tina Borg tborg@ccmcnet.com

(469)-246-3518

Website: ccmcnet.com

PUBLIC EDUCATION

Elementary School

Johnson Elementary School

Address: 10835 Walnut Ln, Forney, TX 75126

Grades: Pre-K, K-4

Phone: (469) 762-4325

Junior High

Clay Jones Intermediate

Address: 811 S Bois D Arc St, Forney, TX 75126

Grades: 5th – 6th

Phone: 469-762-4340

Middle School

Warren Middle School

Address: 805 S Bois D Arc, Forney, TX 75126

Grades: 7th – 8th

Phone: (469) 762-4250

High School

Forney High School

Address: 1800 College Ave, Forney, TX 75126

Grades: 9th – 12th

Phone: 469-762-4200

COMMUNITY AMENITIES

- Amenity Center
- Fitness Center
- Hammock/Yoga
- Yoga Lawn
- Nature-Connected Trails
- Parks / Dog Parks
- Pickleball
- Harmony Event Park
- Swimming Pool
- On-Site Elementary School
- On-Site Fire Station
 - Police Sub-Station



*The entirety of the information reflected herein (collectively, the "Information") is provided for illustration purposes only and should be independently verified by you. The Information is conceptual in nature and may not accurately describe/depict the actual condition of the item being described/depicted. Every reasonable effort is made to present current and accurate information, there are no guarantees of any kind. The Information is subject to change at any and we reserve the right to make changes without notice. The Terms of Use, which govern the use of the Information, are set forth in full on the website of Talia at www.talibox.com/terms.



PRIVATE EDUCATION

Daycare/Preschool

Children's Lighthouse of Forney

Address: 2401 FM741, Forney, TX 75126

Grades: Newborn – PreK

Phone: (972) 430-4855

All Grades

Balch Springs Christian Academy

Address: 11524 Seagoville Rd

Balch Springs, TX 75180

Grades: Pre-K – 12th

Phone #: (972) 286-8511

Preschool-2nd

First Baptist Forney's Private Academy

Address: 1003 College Street

Forney, TX 75126

Grades: Pre-K – 2nd

Phone #: (972) 564-1836

9850 FM 2757 Mesquite, TX 75126
TaliaTX.com