



COMMUNITY FACT SHEET



Community Name Talia
Location 9400 Talia Blvd 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 - \$333/per quarter
- Townhomes - \$978/per quarter
- Spectrum 2 GIG Internet - \$145/per quarter

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

2025 Tax Rates per \$100 Assessed Value (AV)

KAUFMAN COUNTY	\$0.334478
ROAD & BRIDGE	\$0.080635
FORNEY ISD	\$1.2869
CITY OF MESQUITE	\$0.70469
SFID	\$0.5400
Total Tax Rate:	\$2.946703

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

SEWER & WATER

City of Mesquite

Phone: (972) 216-6208

GAS & ELECTRIC

ATMOS: (888) 286-6700

TVEC: (800) 766-9576

TRASH COLLECTION

City of Mesquite

Phone: (972) 216-6285



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CCMC

TStephanie.Horvath@ccmcnet.com

(469) 246-3509

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
NEHEMIAH
COMPANY



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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

9400 Talia Blvd Mesquite, TX 75126
TaliaTX.com