



# 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 - \$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 | \$0.6900   |
| SFID             | \$0.5400   |
| 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

#### 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

Tina Borg [tborg@ccmcnet.com](mailto:tborg@ccmcnet.com)

(469) 246-3518

Website: [ccmcnet.com](http://ccmcnet.com)

## PUBLIC EDUCATION

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### 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

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- 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



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COMPANY



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## PRIVATE EDUCATION

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### 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](http://TaliaTX.com)