

**APPRAISAL REPORT
OF THREE PARCELS
FOR NEW WATER TANKS
810 BIELS LOOP, KILLEEN TEXAS**

CLIENT: CITY OF KILLEEN

**DATE OF INSPECTION AND
EFFECTIVE DATE OF VALUE OCTOBER 30, 2024**

Prepared by

**Steven L. Adams, MAI, SRA
State of Texas General Certified Appraiser
Texas Commercial Appraisals
2511 Terlingua Drive
Cedar Park, Texas**



Aerial Photograph of Subject Property – Existing Water Tank Site, which is proposed for expansion located at 810 Biels Loop, Killeen, Texas (aka 410 Tower Hill Lane)

The real estate appraised is referred to as the subject property or simply the “subject”. The subject consists of three parcels of land, which are being acquired by the City of Killeen, in order to expand an existing water tank. The existing two water tanks will be removed and two new larger tanks will be constructed in their place. The three parcels are identified and described in this report. The client requested that the appraiser provide the market value of these properties in “As-Is” condition. The appraiser inspected the property on October 30, 2024, which is the effective date of value for this appraisal.



Tower Hill Lane Leading to Subject Parcels



Existing Two Tanks/Location of New Tanks

Texas Commercial Appraisals

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November 4, 2024

Mr. Steve Kana, PE
Assistant City Engineer
City of Killeen Engineering Division
3201-A S. WS Young Drive
Killeen, Texas 76542

**Re: Appraisal of Three Parcels of Land for Biels Loop (aka Tower Hill Lane)
New Water Tank Project, City of Killeen, Texas**

Dear Mr. Kana:

At your request, I have inspected the above-referenced property and have completed the necessary market research and analyses to furnish you with a value conclusion for this property.

The contents of this report and the analyses presented herein comply and meet all applicable USPAP regulations and guideline requirements to the best of the appraiser's knowledge and belief. The format of this report is an appraisal report.

The real estate appraised is referred to as the subject property or simply the "subject". The subject consists of three parcels of land, which are being acquired by the City of Killeen, in order to expand an existing water tank site. The existing two water tanks will be removed and two new larger tanks will be constructed in their place. The three parcels are identified and described in this report. The client requested that the appraiser provide the market value of these properties in "As-Is" condition. The appraiser inspected the property on October 30, 2024, which is the effective date of value for this appraisal.

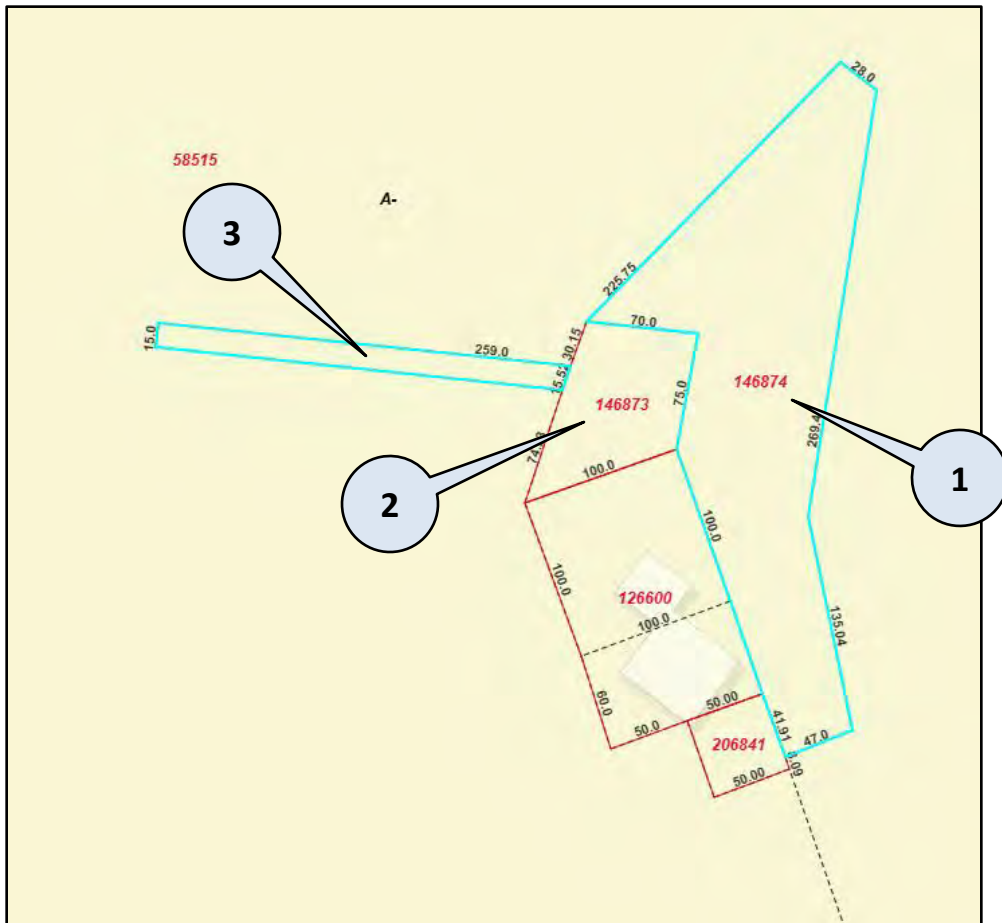
Letter of Transmittal continued

There are no known tenants or leases associated with the appraised properties, therefore, the property rights appraised in this report are the fee simple estate (aka fee simple interest).

Based on the inspection of the subject property, research and analysis of comparable sales, and a review of other pertinent data, it is my opinion that the market values of the real estate in "As-Is" condition, as of October 30, 2024 were:

Market Value of Parcel #1 (0.77 acre) – Fee Simple Estate	\$57,020
Market Value of Parcel #2 (0.168 acre) – Fee Simple Estate	\$15,587
Market Value of Parcel #3 (0.09 acre) – Fee Simple Estate	\$ 9,016

The Bell County Appraisal District plat map with the three subject parcels is shown below:



In order to determine the current market value of the property, comparable sales and listings were researched and analyzed. Summaries and analyses of these sales are included in the main body and Addendum sections of this report. For valuation purposes, the appraiser assumes that the property is in compliance with the City of Killeen and other applicable government regulations, and that there are no environmental hazards related to the property. These are standard assumptions when appraising a commercial property.

Letter of Transmittal continued

Your attention is now directed to the appraisal report which sets forth the data and reasoning used in the preparation of the above value conclusions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven L. Adams". The signature is fluid and cursive, with the first name "Steven" and last name "Adams" clearly distinguishable.

Steven L. Adams, MAI, SRA
Licensed Texas Real Estate Appraiser
General Certification TX-1321757-G

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*CoStar is a national commercial real estate database, with local search capabilities, used by appraisers and other real estate professionals. CoStar provides comparable sales, listings, signed leases, property summaries, demographics, traffic counts, and other data and analyses used in the evaluation of commercial properties. Steven L. Adams, MAI, SRA, commercial appraiser, subscribes to CoStar, and has used CoStar in the preparation of this appraisal report.

EXECUTIVE SUMMARY

Property Address	810 Biels Loop, Killeen, Texas (aka 410 Tower Hill Lane) Killeen, Texas 76542
Legal Description	<p>According to the Bell County Appraisal District (BCAD), the subject parcels have the following legal descriptions:</p> <p>Parcel #1 – 0.77 acre out of the M.T. Martin Survey, Abstract 963BC, City of Killeen, Bell County, Texas, more particularly identified by the BCAD plat map contained in this appraisal report</p> <p>Parcel #2 – 0.168 acre out of the M.T. Martin Survey, Abstract 963BC, City of Killeen, Bell County, Texas, more particularly identified by the BCAD plat map contained in this appraisal report</p> <p>Parcel #3 – 0.09 acre out of the M.T. Martin Survey, Abstract 963BC, City of Killeen, Bell County, Texas, more particularly identified by the BCAD plat map contained in this appraisal report</p> <p>A title commitment is recommended to confirm the legal description for paperwork associated with any transactions, such as the sale of the properties.</p>
Tax ID Number	<p>Parcel #1 – Part of #146874 Parcel #2 – #146873 Parcel #3 – Part of #146874</p> <p>Notes</p> <ol style="list-style-type: none"> 1) Parcels #1 and #3 are part of the same Bell County Appraisal District (BCAD) account #146874. This BCAD account shows the total acreage for these two properties to be 0.86 of one acre. The individual acreages are 0.77 acre for Parcel #1 and 0.09 for Parcel #3, which total the 0.86 acre shown for BCAD account #146874. 2) The acreage for Parcel #2 is 0.168 acre and this is a separate account from Parcels #1 and #3.
Property Owner	According to the BCAD, Central Texas Telephone Company of Texas owns all three parcels.
Client	Mr. Steve Kana, PE Assistant City Engineer City of Killeen Engineering Division 3201-A S. WS Young Drive Killeen, Texas 76542
Property Description	<p>The real estate appraised is referred to as the subject property or simply the “subject”.</p> <p>The subject consists of three parcels of land, which are being acquired by the City of Killeen, in order to expand an existing water tank site. The</p>

	<p>existing two water tanks will be removed and two new larger tanks will be constructed in their place.</p> <p>The three parcels are identified and described in this report. The client requested that the appraiser provide the market value of these properties in “As-Is” condition. The appraiser inspected the property on October 30, 2024, which is the effective date of value for this appraisal.</p> <p>Because the ownership of these parcels is fee simple, with no tenants or leases in place, the property rights appraised in this report are the fee simple estate (aka fee simple interest).</p>
Zoning	<p>According to the online zoning map for the City of Killeen, the subject properties are all zoned “A” Agriculture, surrounded by “R-1” Single Family Residential.</p> <p>If the client or user of this report, especially a buyer, desires more information about uses which would be allowed on the subject property, and restrictions which apply to use or development of the subject property, then a title company, qualified engineer, and the City of Killeen may be contacted.</p>
Floodplain	<p>According to the FEMA floodplain map for this area, 48027C0275E, effective September 26, 2008, it appears that the subject site is located out of the floodplain. A copy of this floodplain map is contained in the Addendum to this report.</p>
Excess or Surplus Site	NA/None
Highest & Best Use	<p>The three subject properties are located on a hilltop within the city limits of Killeen, Texas. They are adjacent to two old existing city water tanks. The city needs to construct larger water tanks and therefore they will be acquiring the three subject properties to enlarge this water tank site. The two old existing water tanks will be removed and two new larger water tanks will be constructed on the assembled property.</p> <p>Because this is a specific use (special purpose property), and due to the remote hilltop location, rough road access, and small sizes of the subject properties, there are limited market uses for the properties, and the highest & best use of this properties is concluded to be for assemblage and continued water tank use.</p>
Property Rights Appraised	Fee simple estate
Type of Report	Appraisal Report per 2024-2025 USPAP
Exposure Time	Up to 12 months typical exposure time
Marketing Period	Up to 12 months typical marketing period
Intended Use	Appraisal will be used for internal management purposes and to set purchase prices for the properties, so that the City of Killeen can acquire these properties in order to construct larger water tanks on this site
Intended Users	The intended user of this appraisal report is the client
Date of Inspection	October 30, 2024
Effective Date of Value	October 30, 2024

Final Market Value	Market Value of Parcel #1 (0.77 acre) – Fee Simple Estate \$57,020 Market Value of Parcel #2 (0.168 acre) – Fee Simple Estate \$15,587 Market Value of Parcel #3 (0.09 acre) – Fee Simple Estate \$ 9,016
Hypothetical Conditions & Extraordinary Assumptions	<p>There are no hypothetical conditions or extraordinary assumptions which apply to the market value shown in this appraisal report.</p> <p>In addition to the above comments, there are also industry standard assumptions contained within the main body of this report, which apply to the value conclusion shown herein.</p>

Overview & Neighborhood Analysis

The subject property is located within the city limits of Killeen, Texas, in Bell County. This part of the state is referred to as Central Texas. Killeen is the largest city in Bell County, but the county seat is in Belton, a small town to the east.

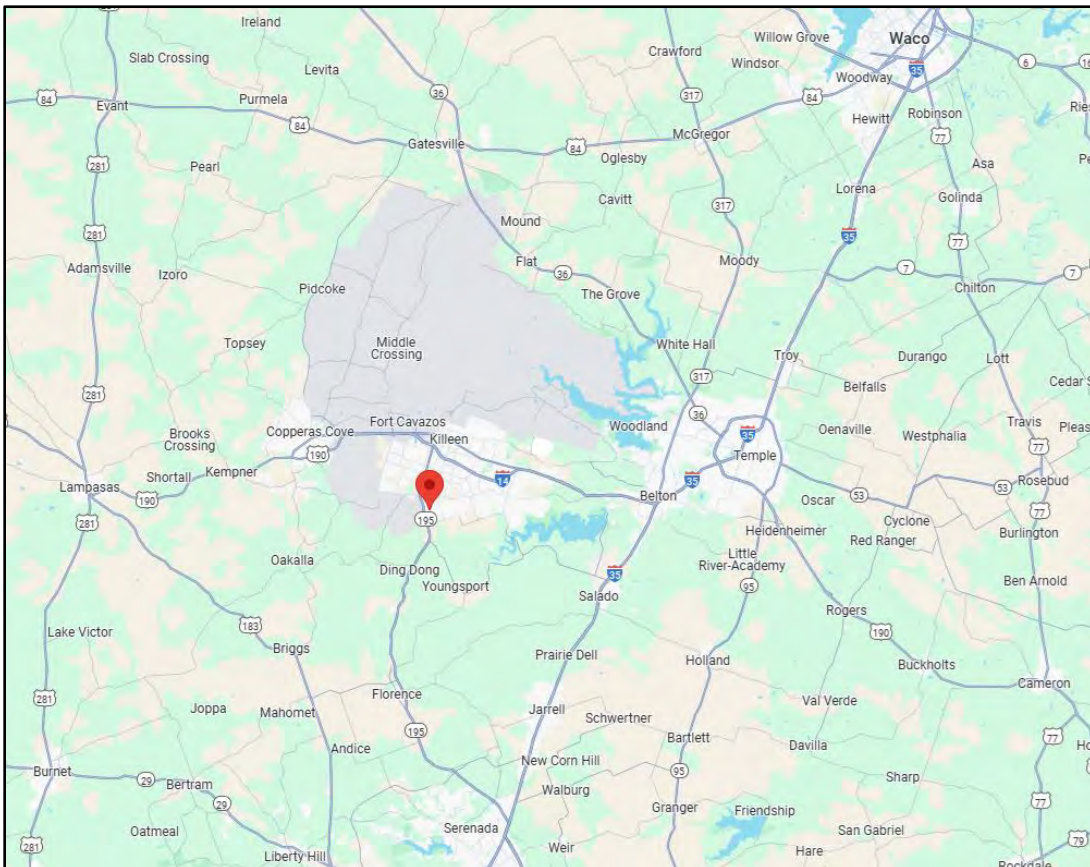
Austin is the closest large city and is the state capital and the county seat for Travis County. The year 2024 population of Austin now exceeds one million persons, with an MSA population for the five-county Austin Metroplex over 2.3 million. The five counties are Travis, Williamson, Hays, Bastrop, and Caldwell.

The populations of Killeen, Bell County, and major towns in the county are:

Bell County	393,193
City of Killeen	153,095
City of Temple	93,900
City of Belton	23,137
City of Harker Heights	35,574

Killeen is home to Fort Cavazos (formerly Ft. Hood), the largest army base in the free world. This base is the primary economic driver for Killeen and creates substantial demand for housing, shopping, medical services, education, and other population needs.

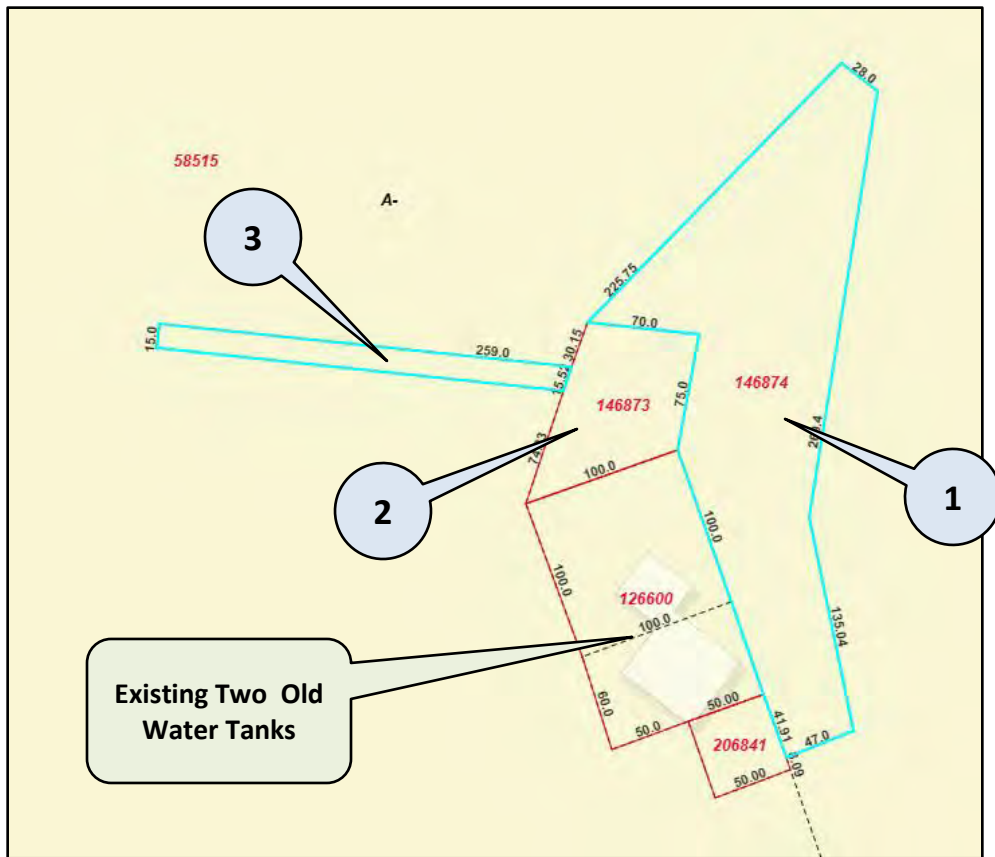
The appraiser has included Area Analyses of Killeen and Bell County in the Addendum. The following map shows the geographic location of the subject property in Central Texas:



The subject property is convenient to local shopping, stores, schools, employers, medical, parks, and recreation and social venues, all of which are only a 5 – 15 minute drive from the subject. Additional shopping, employers, and medical are located throughout Bell County, 20 – 35 minute automobile drives, depending upon the destination and traffic conditions. Downtown Austin is about 53 miles to the south of the subject, on a straight-line basis, and the typical automobile commute to downtown Austin from Killeen is just over one hour.

Roadways and linkages in the area are well laid out and general access is considered good, as can be seen on the maps contained in this report. Access to the subject area is via Highway 195, which is a major north/south highway providing access into and out of Killeen. Access from Highway 195 to the subject parcels is via Tower Hill Lane, left at the split (double gate), and then following a rough cut road up the hillside to the top of the hill. The Google maps show a rear access to the subject hilltop via Biels Loop to a private drive.

As stated, the subject property consists of three parcels located on a local hilltop, adjacent to two existing water tanks owned and operated by the City of Killeen. There is a large antenna on Parcel #206841, which is not appraised in this report. A map and descriptions of the three subject properties are:



Parcel #1 – 0.77 of one acre, currently vacant, with an existing rough road (cut into the hillside, 4-wheel drive traverse) that provides access to the subject hilltop from Highway 195 to Tower Hill Lane

Parcel #2 – 0.168 of one acre, currently vacant, with the exception of an old concrete base, which originally served as part of the first cell tower in Bell County. As of October 30, 2024, this tower has been removed.

Parcel #3 – 0.09 or one acre, currently vacant, this strip was reportedly used for one of the guy wires (support lines) for the first cell tower. As of October 30, 2024, the tower and guy wires have been removed.

The square footages of the three subject properties are:

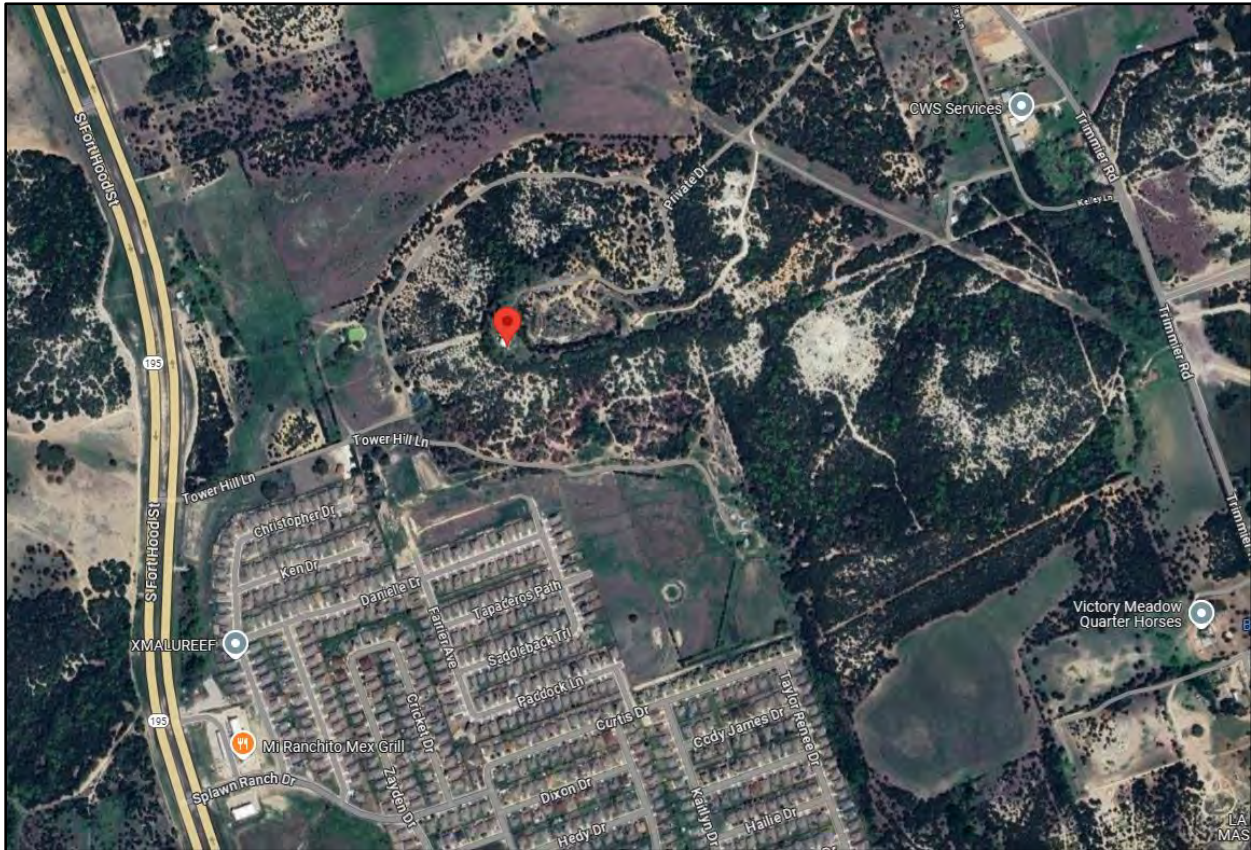
Parcel #1 Land Size Square Feet = 33,541 SF

Parcel #2 Land Size Square Feet = 7,318 SF

Parcel #3 Land Size Square Feet = 3,920 SF

Surrounding properties include large vacant acreage surrounding the hilltop, which is reportedly about 200 acres in size, owned by a development company, a 1.26 acre parcel at the bottom of the hill owned by the Kelley Family and improved with a small brick single family residence, and a large single family subdivision to the south called Splawn Ranch Subdivision. Splawn Ranch homes are traditional/ranch detached single family residences, generally priced in the \$250,000 - \$350,000 range.

The subject is located in the south end of the city. The city zoning map shows this area as Douglas Mountain. The following Google aerial photograph shows the subject and surrounding properties:



The subject property is located in the 76542 zip code. The website www.city-data.com provides demographics information about locales throughout the nation. The city-data web link to the subject zip code is shown below:

<http://www.city-data.com/zips/76542.html>

CoStar is a national real estate database, used by commercial appraisers. According to the CoStar demographics survey included in the CoStar Demographics Survey in the Addendum, the current population within a 3-mile radius is 27,490. Within 3 miles of the subject, there are 8,814 households, with a median household income of \$71,896, which is close to the state median. The median age of this local populace is 30.6 years old.

In summary, the subject property consists of three properties being assembled to create a larger tract of land for an expansion of a water tank project in Killeen, Texas. The properties are located on a local hilltop, adjacent to two existing older water tanks which will be replaced by the new tanks.

The subject is located in Central Texas, which is popular in-migration part of the state. Due to the increase in mortgage rates since early 2022, buyer demand and sales volume for commercial, industrial, and residential real estate has generally decreased throughout the United States, including Central Texas. As of October 2024, the real estate market is considered somewhat unsettled. However, the population of the subject area continues to increase. Real estate purchases and new developments are still occurring, however, at a slower pace than in 2021, during the last strong upcycle in the local real estate market.

The subject area enjoys average to good acceptance by buyers, tenants, and homeowners, as well as investors and developers of commercial and industrial projects. There is some commercial development located in the general area, especially along Highway 195 and other arterials in the area. General access is considered good and roadways and linkages are well developed. Specific access to the subject hilltop is via a rough road, cut into the hillside. The hilltop can be accessed via a 4-wheel drive/high clearance truck.

In the next section of the appraisal report, the appraiser provides a narrative description of the subject property.

Subject Property Description

The real estate appraised is referred to as the subject property or simply the “subject”.

The subject consists of three parcels of land, which are being acquired by the City of Killeen, in order to expand an existing water tank site. The existing two water tanks will be removed and two new larger tanks will be constructed in their place.

The three parcels are identified and described in this report. The client requested that the appraiser provide the market value of these properties in “As-Is” condition. The appraiser inspected the property on October 30, 2024, which is the effective date of value for this appraisal.

Because the ownership of these parcels is fee simple, with no tenants or leases in place, the property rights appraised in this report are the fee simple estate (aka fee simple interest).

The shapes of the three subject sites are irregular, as can be seen on the plat map. All three sites are vacant. The topography of Parcel #1, the 0.77 acre, varies from level at the top to steep along the east/northeast portions, where the access road is located. The topography of Parcel #2 is level. The topography of Parcel #3 is level to steep. There is some native tree coverage on the three properties. The properties may be generally described as typical Hill Country hilltop land, with considerable native rock/limestone soils.

Important Safety Note – There are reportedly rattlesnake dens and large rattlesnakes on this hilltop, so any visitors to the subject parcels, such as city personnel, construction and maintenance workers, surveyors, and others should take added precaution when walking on this hilltop.

The views from the subject parcels are excellent, of the surrounding lands, however, the subject properties will be used for a municipal (public) purposes, and the views are not important for the intended use.

According to the online zoning map for the City of Killeen, the subject properties are all zoned “A” Agriculture, surrounded by “R-1” Single Family Residential. If the client or user of this report, especially a buyer, desires more information about uses which would be allowed on the subject property, and restrictions which apply to use or development of the subject property, then a title company, qualified engineer, and the City of Killeen may be contacted.

According to the FEMA floodplain map for this area, 48027C0275E, effective September 26, 2008, it appears that the subject site is located out of the floodplain. A copy of this floodplain map is contained in the Addendum to this report.

The appraiser is not an engineer and does not express a professional opinion about the drainage. Overall, drainage appears to be satisfactory on the site, however, in times of heavy rains, drainage problems can occur for many properties. The user of this report or any buyer of this property should confirm that the on-site drainage is adequate and that surface water will properly drain away from the site.

The appraiser is not an engineer and does not offer an opinion about the utilities to the property. Based on an interview with the owner and location of the property, it appears that the following utilities are available to the property: electricity and water.

For more information about existing utilities and/or the expansion of utilities, the client or user of this report, especially a buyer, should hire a qualified engineer to work with the county and utility providers, in order to obtain utility service in sufficient capacity to serve a buyer’s proposed use of the property, including any new buildings or development.

The appraiser is not an environmental inspector. If the client has any concerns about environmental issues relating to the property, then a third-party environmental inspection of the property by a qualified environmental inspector is recommended. For valuation purposes, the appraiser assumes there are no significant environmental contamination issues relating to the subject property, defined as environmental contamination which costs more than \$5,000 to properly dispose of or remediate. This is strictly an assumption, subject to third-party confirmation.

The appraiser is not an engineer and the client should conduct their own engineering and satisfy themselves that the subject site elevation, elevations of the proposed new water tanks, topography, access, and other physical characteristics of the subject land properly support the proposed water tank project. The appraiser offers no opinion as to alternative uses of the subject parcels, other than for the proposed water tank project. This appraisal is based on the highest & best use for assemblage and continued water tank use.

In summary, the subject property consists of three parcels of land, located on a hilltop in Killeen, Texas. The property is located adjacent to two older existing water tanks, which will be removed and replaced with two new larger water tanks on the assembled site.

The appraiser is not a building inspector. If the client or user of this report, especially a buyer, desires more information about the condition of the buildings (if any), building components, the site improvements, and the land, then a qualified and licensed building inspector should be hired to inspect the property and provide their findings in the form of a written report. If significant problems are discovered, not known or disclosed to the appraiser, then the appraiser reserves the right to lower the value conclusion shown in this report, if necessary.

Additional handwritten notes which describe the subject property have been retained in the appraiser's workfile and were relied on in the preparation of this appraisal. During his on-site inspection, the appraiser took over 20 photographs and sample photographs are included in the Addendum.

Highest & Best Use

The three subject properties are located on a hilltop within the city limits of Killeen, Texas. They are adjacent to two old existing city water tanks. The city needs to construct larger water tanks and therefore they will be acquiring the three subject properties to enlarge this water tank site. The two old existing water tanks will be removed and two new larger water tanks will be constructed on the assembled property.

Because this is a specific use (special purpose property), and due to the remote hilltop location, rough road access, and small sizes of the subject properties, there are limited market uses for the properties, and the highest & best use of this properties is concluded to be for assemblage and continued water tank use.

The remainder of this appraisal report includes The Appraisal Process, the three approaches to value (as applicable), additional descriptions and comments, and an Addendum, which includes maps, photographs, and additional data and analyses in support of the appraised value.

The Appraisal Process

The purpose of this appraisal is to estimate the current market value of the property in order to assist the client in their understanding of the market value for internal management purposes.

The appraisal process is a systematic approach to the valuation of real estate, in which the problem is defined, the work to solve the problem is planned, and the market data is acquired, organized, and analyzed in order to produce value indications by the three approaches. The three approaches to value are the Sales Comparison Approach, Cost Approach, and Income Approach.

After the three approaches are completed, the appraiser considers the quantity and quality of the market data and the reliability of each approach and reconciles the value indications by the approaches considered into a final value conclusion.

Valuation of the Subject Property

The Sales Comparison Approach is based on the Principle of Substitution, in which a prudent and informed buyer would not pay more for the property being appraised, than for an equally desirable substitute property, which would provide the same or similar amount of utility.

In the Sales Comparison Approach, the appraiser researches and compares sales of comparable properties to the subject property being appraised. In the case of the subject property, these comparables consist of small tracts of land, located in Killeen.

Closed sales are considered a more reliable indicator of the true market value of an appraised property compared to listings or “for sales”, because closed sales represent transactions between willing market buyers and sellers, and listings are simply a price set by a property owner, which could be high compared to market value.

The appraiser has access to several databases of closed sales, including CoStar, the local MLS (Multiple Listing Service) as applicable, LoopNet sales database, local brokers, and the appraiser’s in-house sales databases. In order to identify closed sales to adjust to the appraised property, all of these databases were researched and the most comparable sales selected, which have been included in this valuation section. This data set was analyzed and compared to the subject property to produce the value indication by the Sales Comparison Approach.

Because the subject properties are not improved, the Cost and Income Approaches are not developed in this appraisal report.

In the Correlation and Final Value Reconciliation section of this report, the appraiser considers the strengths and weaknesses of the three approaches to value and reconciles the values indicated by each approach into a single final market value. As stated, only the Sales Comparison Approach is applicable to the valuation problem and this approach is fully developed in this appraisal report.

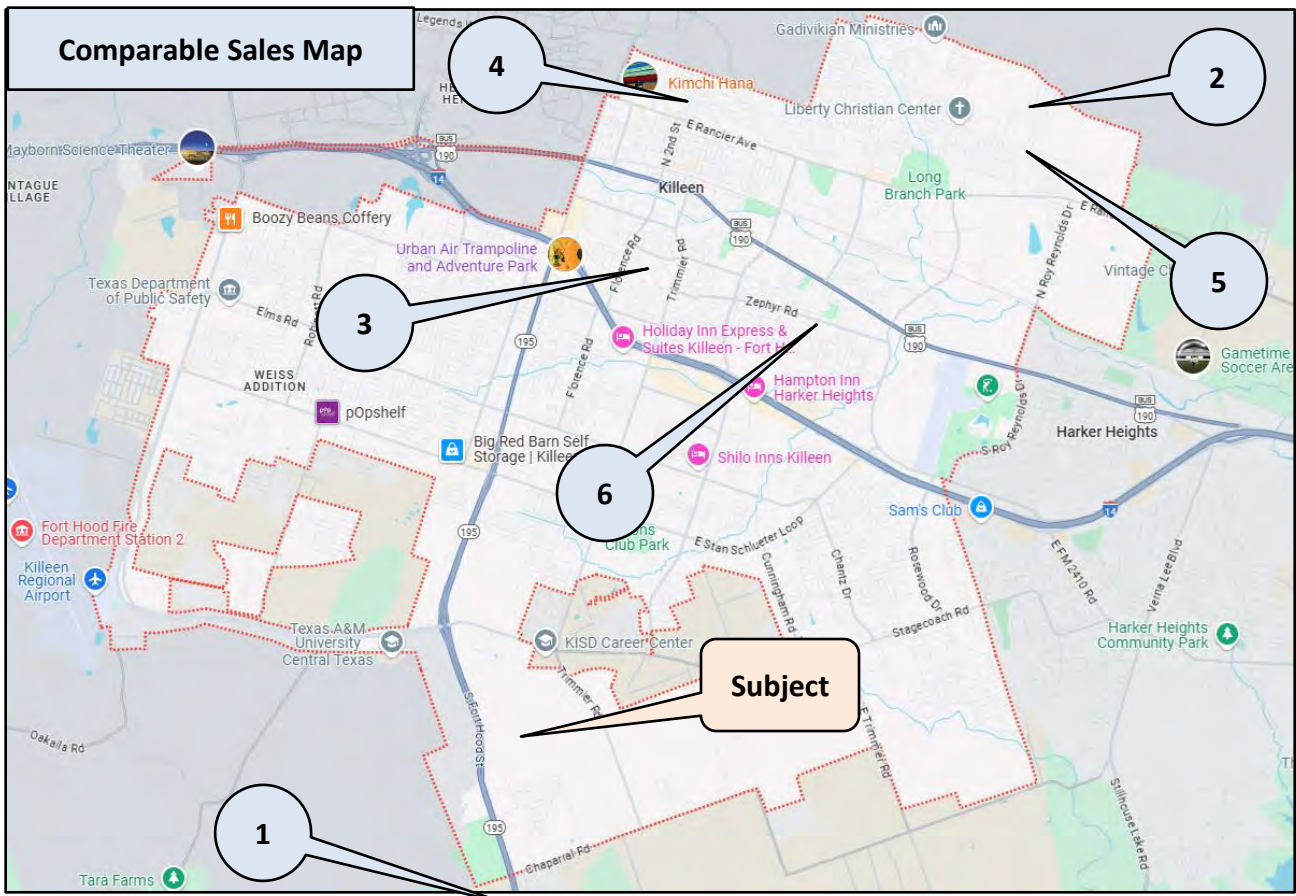
Sales Comparison Approach

In order to identify closed sales and listings to compare to the subject property, the appraiser used CoStar, Multiple Listing Service, and several other databases.

Over 20 land sales and listings were identified during the appraiser's initial data search. From this starting data set, the appraiser selected the most comparable 6 sales, which are shown on the map below.

The appraiser adjusted these 6 sales to the subject properties on traditional adjustment grids. Narrative comments explaining the adjustment process are included on the pages following the grids. Full summaries of these sales are contained in the Addendum.

The adjustment grids are shown for subject Parcel #1. Parcels #2 and #3 are similar to subject Parcel #1 except for size differences and are adjusted at the end of this valuation section. Sale No. 1 is located south of the City of Killeen, just off Highway 195.



Comparable Sales Adjustment Grid #1				
Property Characteristics	Subject	Sale 1	Sale 2	Sale 3
Address	810 Biels Loop	1200 Shady Loop	2502 Cross Timber	202 E Vardeman
Location	Killeen	Killeen	Killeen	Killeen
Sales Date	October 2024	Jul 2024	Nov 2023	Aug 2022
Sales Price	NA	\$130,000	\$28,500	\$38,000
Land Size in Acres	0.770	1.622	0.154	0.161
Land Size in Square Feet (SF)	33,541	70,654	6,708	7,013
Sales Price per SF	NA	\$1.84	\$4.25	\$5.42
Financial Characteristics				
Property Rights	Fee Simple	Similar	Similar	Similar
Adjustments	NA	0	0	0
Adjusted Price	NA	\$1.84	\$4.25	\$5.42
Financing (Cash)	Cash Equivalent	Cash	Cash	Cash
Adjustments	NA	0.00	0.00	0.00
Adjusted Price	NA	\$1.84	\$4.25	\$5.42
Conditions of Sale	Normal	Normal	Normal	Normal
Adjustments	NA	0.00	0.00	0.00
Adjusted Price	NA	\$1.84	\$4.25	\$5.42
Market (Time) Conditions	October 2024	Jul 2024	Nov 2023	Aug 2022
Adjustments	NA	0.00	0.00	0.00
Financing & Time Adjusted	NA	\$1.84	\$4.25	\$5.42
Physical Characteristics				
Location/Access	Average	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Land Size in SF	33,541	70,654	6,708	7,013
Adjustments	NA	0.37	(1.06)	(1.35)
Land Type & Appeal	Average	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Improvements	None	Mobile home	Slab	Shed
Adjustments	NA	(0.71)	(1.79)	(2.14)
Topography	Level to sloping	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Utilities/Trees	EW	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Other Characteristics	Average	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Total Adjustments	NA	(0.34)	(2.85)	(3.49)
Indicated Value Subject/SF	NA	\$1.50	\$1.40	\$1.92

Comparable Sales Adjustment Grid #2				
Property Characteristics	Subject	Sale 4	Sale 5	Sale 6
Address	810 Biels Loop	112 E Dean Ave	2012 Cedarhill	3302 Zephyr
Location	Killeen	Killeen	Killeen	Killeen
Sales Date	October 2024	Aug 2022	May 2022	May 2022
Sales Price	NA	\$65,000	\$35,000	\$17,500
Land Size in Acres	0.770	0.264	0.191	0.158
Land Size in Square Feet (SF)	33,541	11,500	8,320	6,882
Sales Price per SF	NA	\$5.65	\$4.21	\$2.54
Financial Characteristics				
Property Rights	Fee Simple	Similar	Similar	Similar
Adjustments	NA	0	0	0
Adjusted Price	NA	\$5.65	\$4.21	\$2.54
Financing (Cash)	Cash Equivalent	Cash	Cash	Cash
Adjustments	NA	0.00	0.00	0.00
Adjusted Price	NA	\$5.65	\$4.21	\$2.54
Conditions of Sale	Normal	Normal	Normal	Normal
Adjustments	NA	0.00	0.00	0.00
Adjusted Price	NA	\$5.65	\$4.21	\$2.54
Market (Time) Conditions	October 2024	Aug 2022	May 2022	May 2022
Adjustments	NA	0.00	0.00	0.00
Financing & Time Adjusted	NA	\$5.65	\$4.21	\$2.54
Physical Characteristics				
Location/Access	Average	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Land Size in SF	33,541	11,500	8,320	6,882
Adjustments	NA	(0.85)	(0.93)	(0.64)
Land Type & Appeal	Average	Similar	Zoned Duplex	Similar
Adjustments	NA	0.00	(0.42)	0.00
Improvements	None	Small SFR	Slab	None
Adjustments	NA	(3.04)	(1.20)	0.00
Topography	Level to sloping	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Utilities/Trees	EW	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Other Characteristics	Average	Similar	Similar	Similar
Adjustments	NA	0.00	0.00	0.00
Total Adjustments	NA	(3.89)	(2.55)	(0.64)
Indicated Value Subject/SF	NA	\$1.76	\$1.66	\$1.91

Explanations to the Adjustments

The initial comparable sales data set was large, which provides the appraiser with a good selection of sales for adjustment. In the case of this data set, the appraiser selected the most comparable 6 closed sales, which are considered to be good value indicators for the subject property, and adjusted these to the appraised property. Additional sales and listings were reviewed and retained in the appraiser's workfile for this report. These additional comparables were used in paired sales comparisons and trend analyses.

The unit of comparison selected is the price per square foot of land area, which is the standard unit for this property type, currently in use by Central Texas real estate professionals.

The adjustment process "puts the appraiser in the shoes of an informed and prudent marketplace buyer". The adjustment grid illustrates how a market buyer would react to the major economic and physical characteristics of each comparable sale.

The sales are adjusted to the subject property for differences in financial and physical characteristics. If the comparable sale had a characteristic which was superior to the subject, then the sale was adjusted downward. If the comparable sale had a characteristic which was inferior to the subject, then the sale was adjusted upward. The adjustments were then summed and added to the sales price of each comparable to derive a value indication for the subject property.

The adjustments are made based on paired sales comparisons of the sales, the experience of the appraiser, and other data and analyses completed by the appraiser. The following narrative explains the adjustment process to the adjusted sales.

Property Rights – This category recognizes the type of property rights being appraised. The subject property rights appraised are the fee simple estate. The sales were all fee simple, with no known long-term leases in place at below market lease rates, therefore the property rights can be fairly compared and no adjustments are necessary to the sales in this category.

Financing (Cash) – The subject value definition is based on a cash value. This means that the market buyer brings cash to the seller at closing, either cash or via a third-party lender loan. The sales were all cash to the seller and therefore no financing adjustments are necessary.

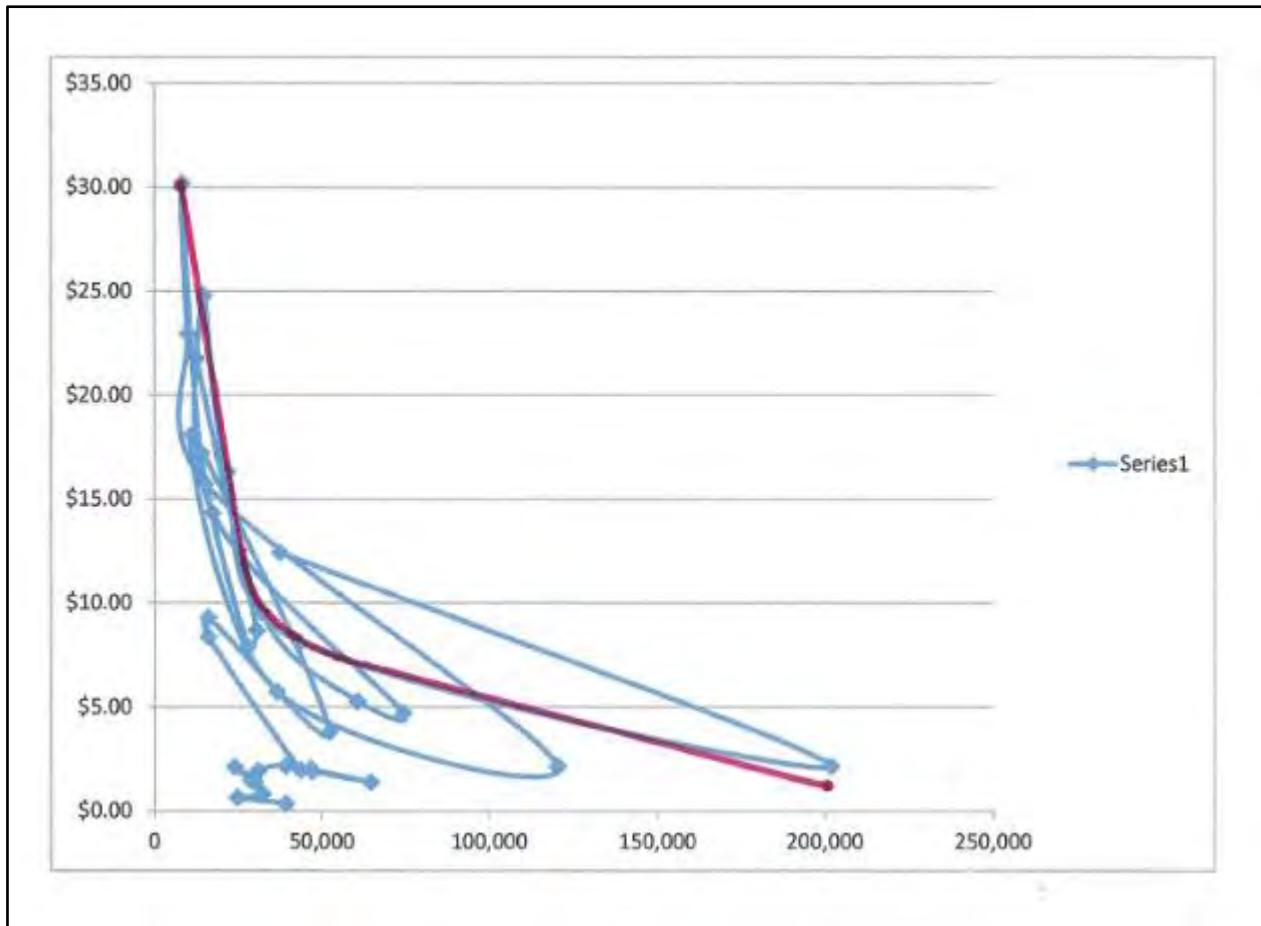
Conditions of Sale – The adjustments in this category, if any, recognize any unusual or atypical motivations between the buyers and sellers. No atypical motivations or distressed situations were identified and no adjustments are necessary in this category.

Market (Time) Conditions – The time adjustment is made based on paired sales comparisons between the sales and numerous time studies prepared by this appraiser, which are updated on a continuous basis. The five adjusted sales closed in the 2022 – 2024 time period, which is considered a relatively recent set of data for this property type. This time period represents somewhat unsettled market conditions, due to the rapid rise in interest rates beginning in early 2022, and prices have been relatively stable since then.

Based on these analyses, this data set is considered current and no significant time adjustments, either up or down, are considered necessary.

Location/Access – The subject properties are located on a hilltop. Views are excellent of the City of Killeen and surrounding lands. However, the access to the subject is poor via a rough road cut into the hillside. Compared to the comparable sales, these two physical characteristics of view and access are considered off-setting, and no adjustments are made in this category.

Land Size in Square Feet (SF) – Land size differences are an economies of scale function, in which larger sites tend to sell for less per square foot than smaller sites, comparable in other characteristics, and smaller sites tend to sell for more per square foot than larger sites. This is called an Economies of Scale (EoS) function. The appraiser has prepared a number of EoS graphs throughout his career, illustrating the curvilinear slope associated with price as a function of size. The following is one of these graphs, which was used to support the size adjustments shown on the adjustment grids.



The prices per square foot shown on the above graph do not apply to the subject valuation. The appraiser utilized the red curvilinear slope to extract the percentage adjustments due to size differences, which were applied to the prices of the sales.

Land Type & Appeal – See above comments in the Location/Access category. No adjustments are necessary in this category.

Improvements – The subject parcel is vacant. The comparables were sold primarily as lots, however, 5 of them had small improvements which contributed to value (increased their sales prices), and required adjustments, as shown in the next section.

Sale 1 was improved with a mobile home valued at \$50,000
 Sale 2 was improved with a slab valued at \$12,000
 Sale 3 was improved with a shed and concrete drive valued at \$15,000
 Sale 4 was improved with a small older cabin of 750 square feet valued at \$35,000
 Sale 5 was improved with a slab value at \$10,000
 Sale 6 had no improvements of value as reflected in the sales price for this closed comparable sale

The improvement contributions of these sales are calculated in the following tables:

Improvements	Subject	Sale 1	Sale 2	Sale 3
Value of Improvements	None	\$50,000	\$12,000	\$15,000
Land Square Footage	None	70,654	6,708	7,013
Improvements per Land SF	None	\$0.71	\$1.79	\$2.14

Improvements	Subject	Sale 4	Sale 5	Sale 6
Value of Improvements	None	\$35,000	\$10,000	\$0
Land Square Footage	None	11,500	8,320	6,882
Improvements per Land SF	None	\$3.04	\$1.20	\$0.00

Topography – Recognized in the Location/Access adjustments

Utilities/Trees – Recognized in the Location/Access adjustments

Other Characteristics – No other adjustments are necessary to this sales data set and none are made.

After adjustments to the 6 sales, the following metrics are indicated to **Subject Parcel #1 (0.77 acre)**:

Average of 6 Sales/SF	\$1.69
Median of 6 Sales/SF	\$1.71
Final Value of Subject Land/SF	\$1.70
Subject Land Size in SF	33,541
Subject Land Value	\$57,020

Subject Parcel #2

This parcel is a 0.168 acre site located on the hilltop, adjacent to Subject Parcel #1. It has similar overall characteristics compared to Parcel #1 except that it is smaller. Applying the results of the above Economies of Scale Graph, and the adjustment grids (for Parcel #1), **Subject Parcel #2** is valued at \$1.70/SF x 1.25 (25% more than Parcel #1 because Parcel #2 is smaller than Parcel #1) = \$2.13/SF x 7,318 SF = \$15,587.

Subject Parcel #3

This parcel is a 0.09 acre site located on the hilltop, adjacent to Subject Parcel #2. It has similar overall characteristics compared to Parcel #1 except that it is smaller. Applying the results of the above Economies of Scale Graph, and the adjustment grids (for Parcel #1), **Subject Parcel #3** is valued at \$1.70/SF x 1.35 (35% more than Parcel #1 because Parcel #3 is smaller than Parcel #1) = \$2.30/SF x 3,920 SF = \$9,016.

Based on the above data, analyses, and conclusions, the final values of the appraised properties in “As-Is” condition, are concluded to be:

Parcel #1 – Final Value Indication by the Sales Comparison Approach \$57,020
Parcel #2 – Final Value Indication by the Sales Comparison Approach \$15,587
Parcel #3 – Final Value Indication by the Sales Comparison Approach \$ 9,016

Correlation & Final Value Reconciliation

In the correlation and final value reconciliation, the appraiser compares the results of the valuation approaches used in this report and then reconciles them into one final value conclusion. The three approaches indicate the following value indications for the appraised property:

Sales Comparison Approach	Parcel #1 – \$57,020 Parcel #2 – \$15,587 Parcel #3 – \$ 9,016
Cost Approach	Not developed
Income Approach	Not developed

As stated above, in the final value analysis, the Sales Comparison Approach is considered accurate as it is based on good quantity and quality of market sales data. In this valuation section, the appraiser has valued the land using traditional adjustment grids. The resulting value indication is well-supported by the marketplace and the value indication by the Sales Comparison Approach is considered accurate.

Because the subject properties are not improved, the Cost and Income Approaches are not developed in this appraisal report.

As stated, only the Sales Comparison Approach is applicable to the valuation problem and this approach is fully developed in this appraisal report.

The Sales Comparison Approach indicates the market values of the properties in “As-Is” condition, as of October 30, 2024 are Parcel #1 \$57,020, Parcel #2 \$15,587, and Parcel #3 \$9,016, which are the final value conclusions for the appraised properties.

FINAL MARKET VALUES AS OF OCTOBER 30, 2024
PARCEL #1 \$57,020
PARCEL #2 \$15,587
PARCEL #3 \$ 9,016

Appraisal Format

Based on the detail of discussion contained in this report, this appraisal is classified as an appraisal report, under the current Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal report is intended to comply with the reporting requirements set forth under USPAP Standards Rules for an appraisal report.

The values shown are subject to the specific comments and assumptions contained in this report and are subject to the limitations of the attached Assumptions, Limiting Conditions, and Recommendations, which are industry standard assumptions used in modern appraisal practice. The client should read and understand these Assumptions, Limiting Conditions, & Recommendations. By acceptance of this report, the client acknowledges receipt of, and agreement to, these general Assumptions, Limiting Conditions, and Recommendations which follow the Certification.

Purpose of the Appraisal & Definition of Market Value

The purpose of this appraisal is to estimate market value. Market value is defined by most federally insured financial institutions in the Federal Register and this definition is considered appropriate for the subject valuation. The Federal Register market value definition reference is 12 C.F.R. Part 34.42 (g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994 wherein market value is as defined as “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in his own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

In the case of the subject property, specified or typical financing for a property of this type in this value range, is considered to be cash or new conventional loan, no seller points.

There is some demand for seller financing, however, the client requested a cash value and the value shown is a cash value and is based on a one year marketing time, or as otherwise stated in this report, and assumes professional brokerage and an appropriate advertising budget. The one year marketing period is based on the marketing time of the comparable sales, as well as additional sales data on file. The value shown is the market value “as-is” on the appraisal date, unless otherwise stated.

This market value definition conforms to Title XI Section 34.43 (f) of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. A cash value (cash to the seller, new loan by buyer) is shown in this report.

Property Rights Appraised

The property rights appraised in this report are the fee simple estate, which are the property rights unencumbered by any leases or tenants. Fee simple estate is defined in The Dictionary of Real Estate Appraisal, Fifth Edition published in 2010 by The Appraisal Institute as “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Date of the Appraisal

The date of inspection and effective date of value for the subject property is October 30, 2024.

Intended Use of the Report & Intended Users

This appraisal will be used for internal management by the client. There are no other intended users of this report, unless otherwise stated in this report. This report should be used by the client only for their intended use. Use of this report by other parties or for reasons other than the intended use is cautioned and may result in misleading conclusions.

Exposure Time & Marketing Period

Exposure time is the estimated amount of time it would have taken to sell the property on the open market, prior to the effective date of appraisal, and is estimated to be “Up to 12 months”. This exposure time is based on the marketing time of commercial comparable sales and interviews with local real estate professionals, including active brokers. The value shown is the market value “as-is” on the appraisal date, unless otherwise stated.

Marketing period is the estimated amount of time it will take to sell the property on the open market starting on the effective date of appraisal. For the reasons stated above, the estimated marketing period for this property is also concluded to be “Up to 12 months”.

Appraiser Acknowledgement

No one assisted the appraiser in the preparation of this appraisal report.

History of the Subject Property

A minimum three-year subject property history is required by professional appraisal standards. The current owner has owned the properties for over three years. As of the date of appraisal, the properties are not listed for sale and are not under contract to a third party buyer.

A history of the subject property is discussed in this section. If the client or user of this report desires additional information about the history of the subject property, then a qualified title company may be contacted.

As required under USPAP, the appraiser states that “I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.”

Tax Assessment Summary

The Bell County Appraisal District (BCAD) assessed Subject Parcels #1 and #3 (combined) for \$35,002 for Year 2024 and \$7,419 for Subject Parcel #2 for a grand total of \$42,421. The reader may refer to the tax records contained in the Addendum for additional information relating to the assessment of the subject parcels.

If the client or user of this report desires more information about the tax assessment or taxes, then BCAD or the Bell County tax assessor-collector may be contacted.

Continuing Education Program of the Appraiser

Steven L. Adams is currently a Certified General Appraiser and has met his continuing education requirements as of the effective date of this appraisal. Steven L. Adams has completed the continuing education program for designated members of the Appraisal Institute.

This appraisal is specifically based on the Assumptions, Limiting Conditions, and Recommendations included and made a part of this report, as well as any specific assumptions contained in this report. By acceptance of this report, the client acknowledges receipt of, and agreement to, these Assumptions, Limiting Conditions, and Recommendations. Based on the appraiser's commercial real estate appraisal experience, he is competent to complete this appraisal assignment.

Scope of Work

The intended use of this appraisal report by the client is to assist in their management of this asset. The intended user is the client. This report should be used by the client only for their intended use. Use of this report by other parties or for reasons other than the intended use is cautioned and may result in misleading conclusions.

This appraisal report is intended to be an "appraisal assignment" as defined in the Standards of Professional Practice of the Appraisal Institute, i.e. it is the intent that the appraisal service be performed in such a manner that the results of the analysis, opinion, or conclusion be that of a disinterested third-party. Under the 2024 – 2025 USPAP requirements, this assignment is identified as an appraisal report.

The scope of work for this appraisal assignment included inspection of the subject property, research and analysis of comparable sales data, inspection of this data when appropriate, research and analysis of additional supporting data, and preparation of supporting documentation. The client requested the appraiser prepare a written appraisal report which is the form followed in the preparation of this report.

This report format is intended to comply with the reporting requirements set forth under Standards Rules of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report. Supporting documentation concerning the data, reasoning and analyses has been retained in the appraiser's workfile. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated.

The Scope of Work reflects the activities undertaken during the course of this appraisal. There are three major steps in this process, which are to 1) identify the problem 2) determine the solution and 3) apply the solution to solve the problem.

In the case of the subject property appraisal, the problem was to estimate the market value of the property as of the effective date of value. The solution to solve this problem was to research and analyze the real estate market conditions and comparable sales, rentals, and additional data as appropriate, in order to estimate the market value. This solution has been applied in this appraisal report in order to derive the market value.

There are seven key assignment elements, which are identified in this appraisal report, as follows:

1. Client
2. Intended Users in addition to the client
3. Intended use
4. Objective, or type of value
5. Effective date
6. Property characteristics that are relevant to the assignment
7. Assignment conditions

These seven key assignment elements have been identified in this appraisal report.

The value shown in this report represents the market value of the real estate, which includes the existing building(s), land, and site improvements. The trade fixtures, furnishings, equipment, and business value, if any, are not included in this real estate appraisal report.

The terms “estimate of value” and “opinion of value” are used synonymously in this appraisal report.

The use of the property as of the date of inspection was three vacant tracts of land located on a hilltop in Killeen, Texas, which were not being used as of the effective date of this appraisal. They are located adjacent to two older existing water tanks owned by the City of Killeen, which are proposed to be removed and replaced with two new larger water tanks.

If the property being appraised is proposed, USPAP requires that the appraiser estimate the probable time of completion of the proposed improvements. This is a difficult estimate to make, even for an experienced builder or developer. In most cases, smaller single-family tract homes can be built within 120 – 210 days and larger single-family custom homes can be built within 180 – 365 days. Most types of commercial buildings can be completed within 180 – 365 days. For construction schedule estimates of other types of improvements or developments, the individual builder or developer should be consulted.

For proposed improvements, USPAP requires that the appraiser estimate the anticipated competition at the time of completion. The appraiser has found that anticipated future competition is difficult, if not impossible to predict, because it requires knowledge of future projects which may not be known as of the date of the appraisal of the subject property. If a building permit for a competing project has not been filed as of the date of appraisal, then it is impossible to know or predict as of the date of appraisal which, if any, permits will be filed between the date of appraisal and the date that the subject project is completed and/or leased to a market occupancy level.

The appraiser recommends that if the client or user of this report, especially a builder or developer, is interested or concerned about future competition which does not exist as of the date of this appraisal, then they meet with local building officials and research other sources on a periodic basis before purchase of the subject land, before starting the subject improvements or development, and during construction of the subject improvements or development in order to monitor the progress of new or proposed competing projects, if any.

Hypothetical Conditions & Extraordinary Assumptions

A Hypothetical Condition is a situation that is contrary to fact but is assumed to be true for the purpose of the analysis. An example of a Hypothetical Condition is a building that is proposed and will be constructed “per plans and specifications”. In this case, the appraised value is based on a future event which has not yet occurred but is assumed to have occurred as of the effective date of the appraisal.

An Extraordinary Assumption is an underlying premise of the assignment, something that is believed to be true for the sake of the analysis, but whether or not it is in fact true is uncertain. An extraordinary assumption would be based on a specific appraisal assignment.

An example of an extraordinary assumption is the appraisal of building with foundation settlement, but the amount of foundation movement is not known to the appraiser. In this case, the appraiser has to estimate the amount of foundation settlement, subject to a third-party inspection by a qualified engineer, for purposes of completing his appraisal report.

Another example of an extraordinary assumption is the appraisal of a gasoline station, in which case the appraiser does not know if there is, or is not, environmental contamination, but assumes there is no environmental contamination, subject to a third-party inspection by a qualified environmental inspector.

There are no hypothetical conditions or extraordinary assumptions which apply to the market value shown in this appraisal report.

In addition to the above comments, there are also industry standard assumptions contained within the main body of this report, which apply to the value conclusion shown herein.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analysis, opinion, and conclusion were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. I have made a personal inspection of the property that is the subject of this report.
10. The use of this report is subject to requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. No one provided significant professional assistance to the person signing this report. No one provided significant real property appraisal assistance to the person signing this Certification.
12. I have not performed any services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Certification continued

13. As of the date of this report, Steven L. Adams has completed the continuing education requirements for State of Texas certified general real estate appraisers. As of the date of this report, Steven L. Adams has completed the continuing education program for designated members of the Appraisal Institute.



Steven L. Adams, MAI, SRA

Licensed Texas Real Estate Appraiser General Certification TX-1321757-G

ASSUMPTIONS, LIMITING CONDITIONS, & RECOMMENDATIONS

This appraisal report and the Certification of the Appraiser which appears in this appraisal report are subject to the following assumptions, limiting conditions, and recommendations and to such other specific and limiting assumptions, limiting conditions, and recommendations as set forth in this report. The property being appraised is termed the “subject” or “subject property” in this report. By acceptance of this report, the client, buyer, or user of this report agrees to the following assumptions, limiting conditions, and recommendations:

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be marketable. A written title commitment by a state licensed qualified title company is always recommended prior to purchase or loan.
2. The appraiser has included a copy of a plat map or survey which shows the site boundaries for the subject property. This plat map or survey has been included to assist the reader. The appraiser does not hold himself out to be a surveyor and the appraiser assumes no responsibility for the accuracy of the plat map or survey, which is assumed to be correct. A survey by a Registered Professional Land Surveyor is always recommended to confirm the size of the property, boundaries of the property, location of improvements on the property, easements, if any, encroachments, if any, the boundaries of the 100-year floodplain, and to confirm the legal description. No adverse easements are assumed, subject to survey, including aerial, ground, and subsurface easements. No adverse encroachments are assumed, subject to survey, including aerial, ground, and subsurface encroachments. The client, buyer, or user of this report should satisfy themselves as to the impact of blanket easements, if any, on the use of the property, prior to closing.
3. The appraiser is not required to give testimony or appear in court because of this appraisal unless prior arrangements have been made.
4. The appraiser assumes that there are no hidden or unapparent conditions of the soil or subsoil which would render the property more or less valuable such as mineral deposits or landfills, Karst formations, or hazardous wastes. Soil and subsoil tests are always recommended. The appraiser assumes no responsibility for such conditions or for engineering costs which might be required to discover such factors. If soil conditions are found that render the property more or less valuable than as indicated by comparable sales, the appraiser reserves the right to change the value conclusion shown in this report to properly reflect these conditions.
5. Wherever possible, the appraiser personally confirmed information, estimates, and opinions used in this report. However, the appraiser cannot and does not guarantee the accuracy of all furnished information used in this report. Information, estimates, and opinions furnished to the appraiser were obtained from sources considered reliable and are believed to be true and correct.
6. Disclosure by the appraiser of the contents of this appraisal report is subject to review in accordance with the by-laws and regulations of The Appraisal Institute.

Assumptions, Limiting Conditions, and Recommendations continued

7. Neither all nor part of the contents of this report, or copy, thereof (conclusions as to property value, the identity of the appraiser, reference to any professional appraisal organizations, or the firm with which he is associated) shall be used for any purpose by anyone but the client or its assigns or private mortgage insurers, consultants, professional appraisal organizations, state or federally chartered banks, or by any department, agency, or instrumentality of the United States or of any state or of the District of Columbia, without the previous written consent of the appraiser, except upon demand by the mortgagor; nor shall it be conveyed to the public through advertising, public relations, news, sales or other media, without the express written consent and approval of the appraiser.

8. Possession of this report does not carry with it the right of publication nor may it be used for any purpose by anyone except the client without the previous written consent and approval of the appraiser. No fractional part of this report is to be used in conjunction with any other report or appraisal report. Such use renders it invalid.

9. It is assumed that the subject property complies in full with all applicable local, state, and federal regulations and laws unless non-compliance is stated, defined, and considered in this report. It is recommended that the client obtain the services of third-party professionals, such as building inspectors, surveyors, environmental inspectors, and engineers, to determine if the property complies with applicable laws and regulations.

10. It is assumed that there is no encroachment, trespass, or adverse easements unless noted within the report.

11. With respect to improved properties, the appraiser has inspected the subject improvements, a description of which is contained in this report. The appraiser assumes that there are no hidden or unapparent conditions in the improvements which would render the property more or less valuable, including but not limited to, the electrical system, mechanical systems, plumbing, structural systems, foundation, utilities systems, and other building components. The appraiser further assumes no current or past termite or insect infestation or damage has occurred to the improvements. An inspection by a licensed Texas professional inspector is always recommended. The appraiser further assumes that there are no products or building components that have been recalled by the manufacturer. If it is determined that the improvements are in a condition or quality that is different from estimated by the appraiser, then the appraiser reserves the right to change the value conclusion shown in this report.

12. The appraiser's inspection of the property did not include an inspection to detect the existence or use of urea-formaldehyde foam, asbestos, radon, toxic wastes, or other components or products banned by local, state, and/or federal agencies and/or private agencies.

The appraiser strongly recommends that the client, buyer, or user of this report retain an environmental inspector to inspect the property and surrounding properties and to provide an independent report of findings. A Phase I ESA (Environmental Site Assessment) is always recommended.

The existence of urea-formaldehyde foam, toxic wastes, or other environmental hazards may have a detrimental effect on the value of the property appraised.

Assumptions, Limiting Conditions, and Recommendations continued

For valuation purposes, the appraiser must assume that neither the subject building (if improved) nor site contain any of these products. If it is later determined that either the site, building (if improved), or both the site and building contain any of these products, the appraiser reserves the right to alter the value conclusion shown in this report.

13. The appraiser assumes that there are no deed restrictions placed on the property which would prohibit the full highest and best use of the property under the existing zoning classification. A title commitment by a qualified third-party title company is recommended.

14. The appraiser does not hold himself out as an expert in title analysis and has not performed a title search on the appraised property. For valuation purposes, the appraiser assumes that all subsurface and mineral interests convey. This is an assumption. The client, buyer, or user of this report should obtain a title search on the property. If it is determined that only a fractional subsurface interest can convey at sale, then the appraiser reserves the right to alter the value conclusion shown. It is the responsibility of the client to inform the appraiser of this partial ownership.

15. Unless otherwise stated in this report, the appraiser assumes the subject property is owned in fee simple estate and a full 100 percent value ownership is shown. A partial interest value may or may not represent the pro rata share of the whole value. If the client desires a partial interest valuation, this valuation may be prepared by the appraiser as a separate analysis from this appraisal report.

16. Unless otherwise stated in this report, the appraiser assumes that there are no proposed or existing governmental or quasi-government rules, regulations, laws, taxes, or programs in effect which may render the property more or less valuable, which include, but are not limited to city ordinances or laws, state or national laws, moratoriums, special assessments, enterprise zone benefits, entitlements, development cost sharing, ad valorem tax deferrals, ad valorem tax credits, agricultural exemption, other tax exemptions, rollback taxes, historical designations, regional drainage programs, rebates, tax abatements, free enterprise zone, industrial foundation, foreign trade zone, reinvestment zone, Freeport exemption city, fast track permit program, entitlements, off-site costs, road district taxes, MUD taxes, or other rules, regulations, laws, taxes, or programs.

The impact of most rules, regulations, programs, taxes, and laws is already expressed in the prices being paid for comparable market sales, however, there may be some specific or new rules, regulations, programs, taxes, or laws which apply to the subject property which affect the market value, use, and/or marketability. The appraiser recommends that the client, buyer, or user of this report educate and avail themselves of all rules, regulations, programs, taxes, and laws which may positively or negatively impact the market value, use, and marketability of the property being appraised. If a certain rule, law, tax, or other influence which has an impact on the property appraised is discovered and reported to the appraiser, the appraiser reserves the right to review this rule, law, or influence and alter the original value conclusion as necessary.

17. The appraiser is not a builder and is not a building inspector and does not guarantee that the site or subject improvements comply with applicable municipal, state, and/or federal building codes or health, safety, or security codes, regulations, or industry standards. An inspection by a qualified real estate inspector is always recommended.

Assumptions, Limiting Conditions, and Recommendations continued

18. Utilities shown to be in place are based on information furnished to the appraiser. The appraiser assumes this information to be correct. If the site is improved with a water well, septic system, or above-ground or below-ground fuel tanks, the appraiser assumes that these systems comply with applicable health code requirements, unless otherwise stated in this report. Inspections by qualified personnel of these systems are always recommended.

Unless otherwise stated, the value shown in this report assumes adequate utility service is available to the property. However, the appraiser is not an engineer and cannot and does not guarantee that there is adequate utility service to the property being appraised. The appraiser always recommends that the user of this report obtain written verification of utility availability from the utility companies. If the property is being developed and requires new or upgraded utilities, a qualified engineer should be hired to determine the availability and cost of providing adequate utility service to the property.

19. On January 26, 1992, the ADA (Americans with Disabilities Act) was passed by the United States Congress which requires that real estate that serves the public be accessible to people with disabilities. This is a national law with an extensive strict code of specifications. If the property is improved or proposed, it may be subject to this Act. The appraiser is not qualified to determine if this Act applies to the subject real estate or if the subject conforms to this Act.

The appraiser strongly recommends that the user of this report retain a qualified professional inspector, architect, or engineer to determine if the subject real estate conforms to this Act.

If alterations to the real estate are required so that the improvements conform to the Act, the appraiser reserves the right to change the value shown to reflect the costs necessary to alter the real estate to comply with this Act.

20. This property has no known special, natural, cultural, recreational, or scientific value, unless otherwise stated in this report.

21. For valuation purposes, the appraiser assumes that the subject property is accessed by a public road or a private road with permanent legal ingress and egress access. It is strongly recommended that the client, buyer, or user of this report obtain a title commitment prior to purchase or lending that confirms that legal and permanent ingress and egress is afforded to the subject property.

22. This appraisal report is not a feasibility report. An appraisal report represents the appraiser's opinion of market value as of the date of appraisal. A feasibility report for an existing project will indicate whether it is feasible for the project to continue. A feasibility report for a proposed project will indicate whether it is feasible or not to build a proposed project. If the client desires a feasibility report, then a qualified marketing consultant should be hired to prepare a third-party feasibility report.

Assumptions, Limiting Conditions, and Recommendations continued

23. The EPA (Environmental Protection Agency) and HUD (Department of Housing and Urban Development) have published a rule, "Lead: Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing." Published on March 6, 1996, this rule requires persons selling or leasing most residential housing built before 1978 to provide purchasers and renters with a federally approved lead hazard information pamphlet and to disclose known lead-based paint and/or lead-based paint hazards. In 1978, the federal Consumer Product Safety Commission banned the use of lead in residential house paint.

For owners of more than four residential dwellings, the requirements became applicable on September 6, 1996, and for owners of one to four residential dwellings, the requirements were effective December 6, 1996. These regulations are based on Federal Law P.L. 102-550, known as the Residential Lead-Based Paint Hazard Reduction Act of 1992. Title X of this act mandates a comprehensive effort to find and reduce lead-based paint hazards in residential housing to prevent childhood lead poisoning.

The appraiser is not qualified to determine if the property contains lead-based paint. If the subject property is residential in nature and was built before 1978, then the appraiser recommends that the property be inspected for lead-based paint by a qualified third-party environmental inspector. For valuation purposes, the appraiser assumes the property does not contain lead-based paint. If it is determined that the property contains lead-based paint, the appraiser reserves the right to adjust the value conclusion contained in this report to reflect the costs necessary to abate and/or remove the lead paint from the property.

24. The financial impact of area social, general economic, general governmental, and general environmental characteristics is reflected in the sales prices of the comparables and no special financial adjustments are necessary to reflect these characteristics.

25. Based on the above Assumptions, Limiting Conditions, and Recommendations the appraiser reserves the right to change the value conclusion shown in this report, should information be furnished to the appraiser subsequent to the completion of the appraisal report which has a significant measurable positive or negative impact on the value conclusion.

26. The Gramm-Leach-Bliley Act was passed in 1999 to enhance and protect the American public's right to privacy of personal financial and similar information. In order to meet the requirements of this Act, you should be aware of my privacy policy regarding any personal information that you may have furnished to me. It is my policy to handle the information you provide with the utmost confidentiality and care.

I restrict access to nonpublic personal information about you to the client of the appraisal report as needed in order to complete the appraisal service as engaged. I will not disclose your personal and confidential information to anyone other than the client without your express written permission to do so. As part of the appraisal process, I may share nonpersonal and nonconfidential information with other professionals or parties as needed. I maintain physical, electronic, and procedural safeguards that comply with federal regulations to the best of my knowledge and belief to guard your nonpublic personal information.

Assumptions, Limiting Conditions, and Recommendations continued

27. The above stated Assumptions, Limiting Conditions, and Recommendations are generally accepted standards for modern appraisal practice. In addition to these general assumptions, there may be specific assumptions contained within the body of this report. These specific assumptions are considered to be a part of these Assumptions, Limiting Conditions, and Recommendations.

The value conclusion shown is specifically based on both these general Assumptions, Limiting Conditions, and Recommendations as well as any specific Assumptions, Limiting Conditions, and Recommendations contained within the main body of this report. By acceptance of this report, the client acknowledges receipt and agreement to these general and specific Assumptions, Limiting Conditions, and Recommendations. If information is discovered or revealed after the completion of the appraisal that affects the value, either up or down, then the appraiser reserves the right to evaluate this information and revise the value conclusion, if necessary.

28. Although the appraiser has carefully selected and stated the assumptions used in this appraisal report, upon which the value conclusion is based, USPAP requires the following statement: "The use of assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the appraisal assignment might have affected the assignment results."

If the client has any questions or comments relating to the assumptions used in this appraisal report, the client may contact the appraiser to discuss the assumption, and how the assumption might have affected the assignment results.

ADDENDUM



Highway 195 Facing North, at the Tower Hill Lane Turn-Off



Highway 195 Facing South, at the Tower Hill Lane Turn-Off



Tower Hill Lane Turn-Off on Highway 195, Facing East, aligns with the Highway 195 median cross-over



Tower Hill Lane Signs



Tower Hill Lane – First section is old asphalt, then gravel, then rough cut road along the hillside



Tower Hill Lane Double Gate, left gate leads to the three subject properties on top of the hill



Access Road to Subject Properties

**Subject
Parcel #1**



Existing Two Water Tanks, which will be demolished and replaced with two new larger water tanks

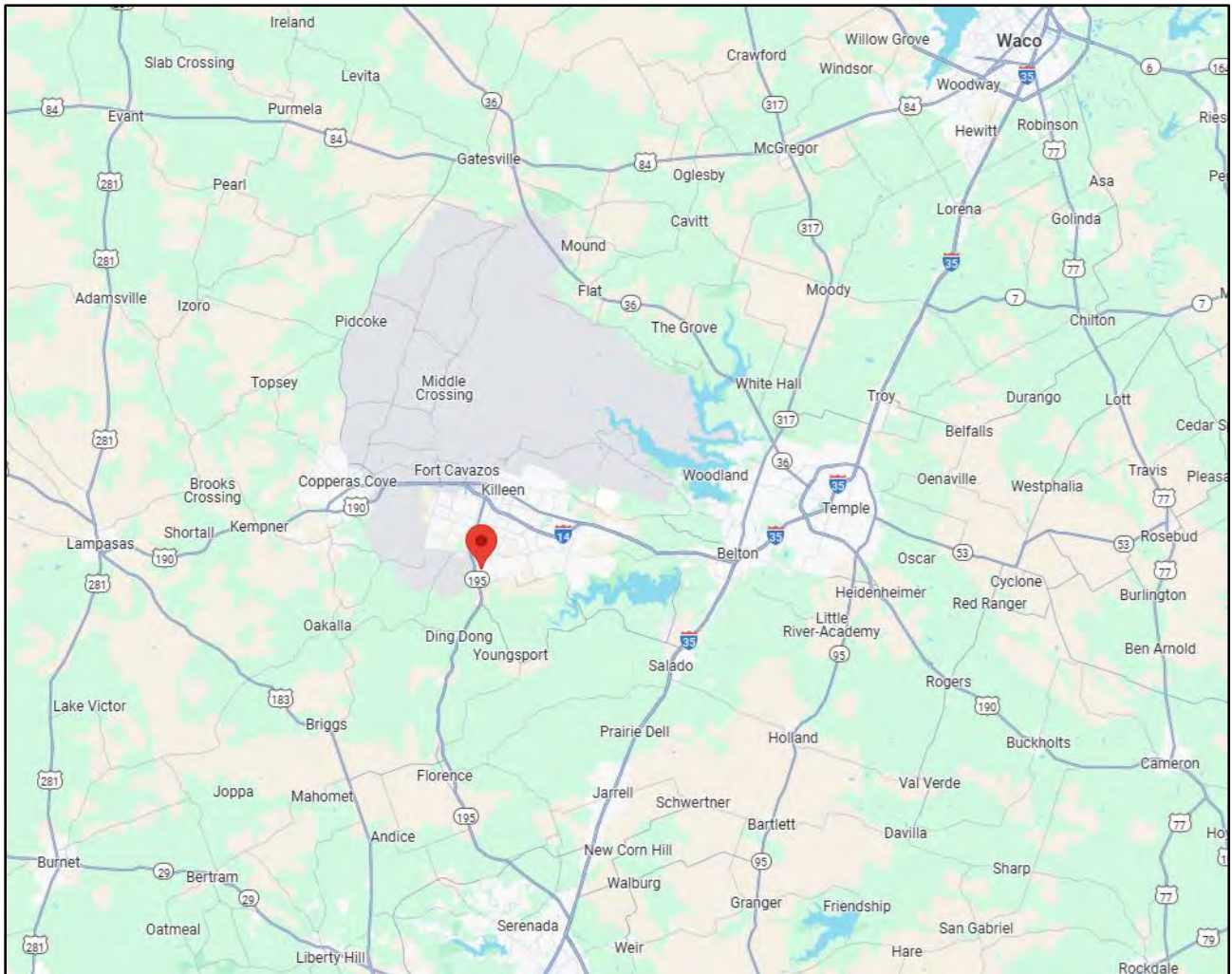


Subject Parcel #2

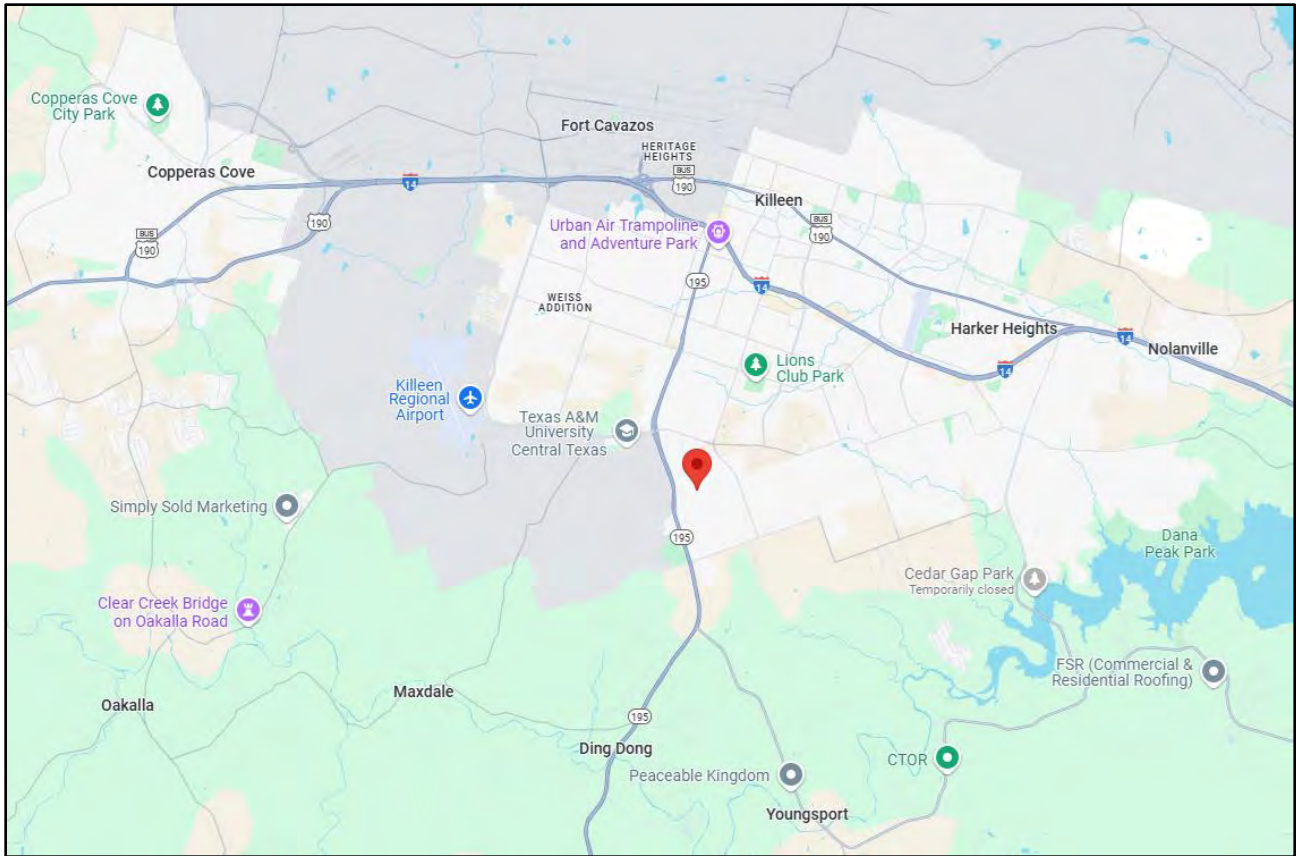


Subject Parcel #2 in the foreground and Subject Parcel #3 in the background

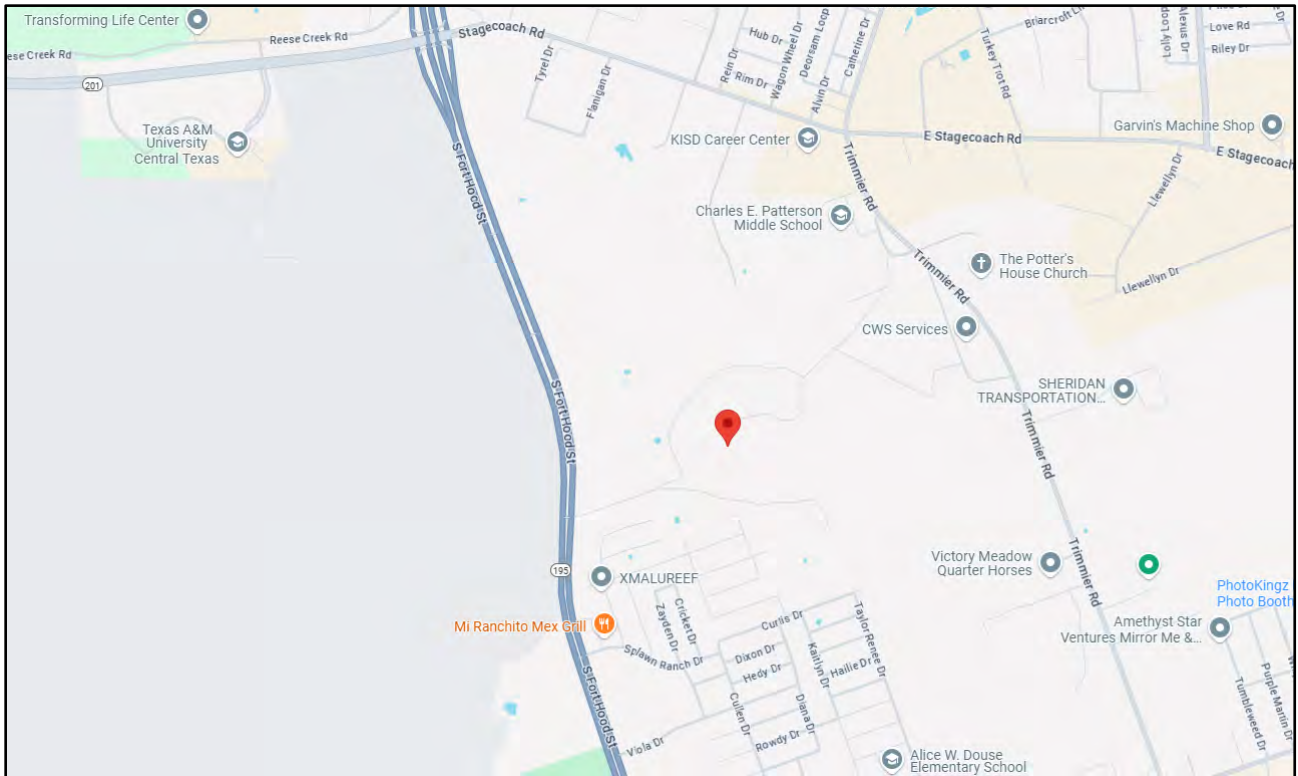
AREA MAP



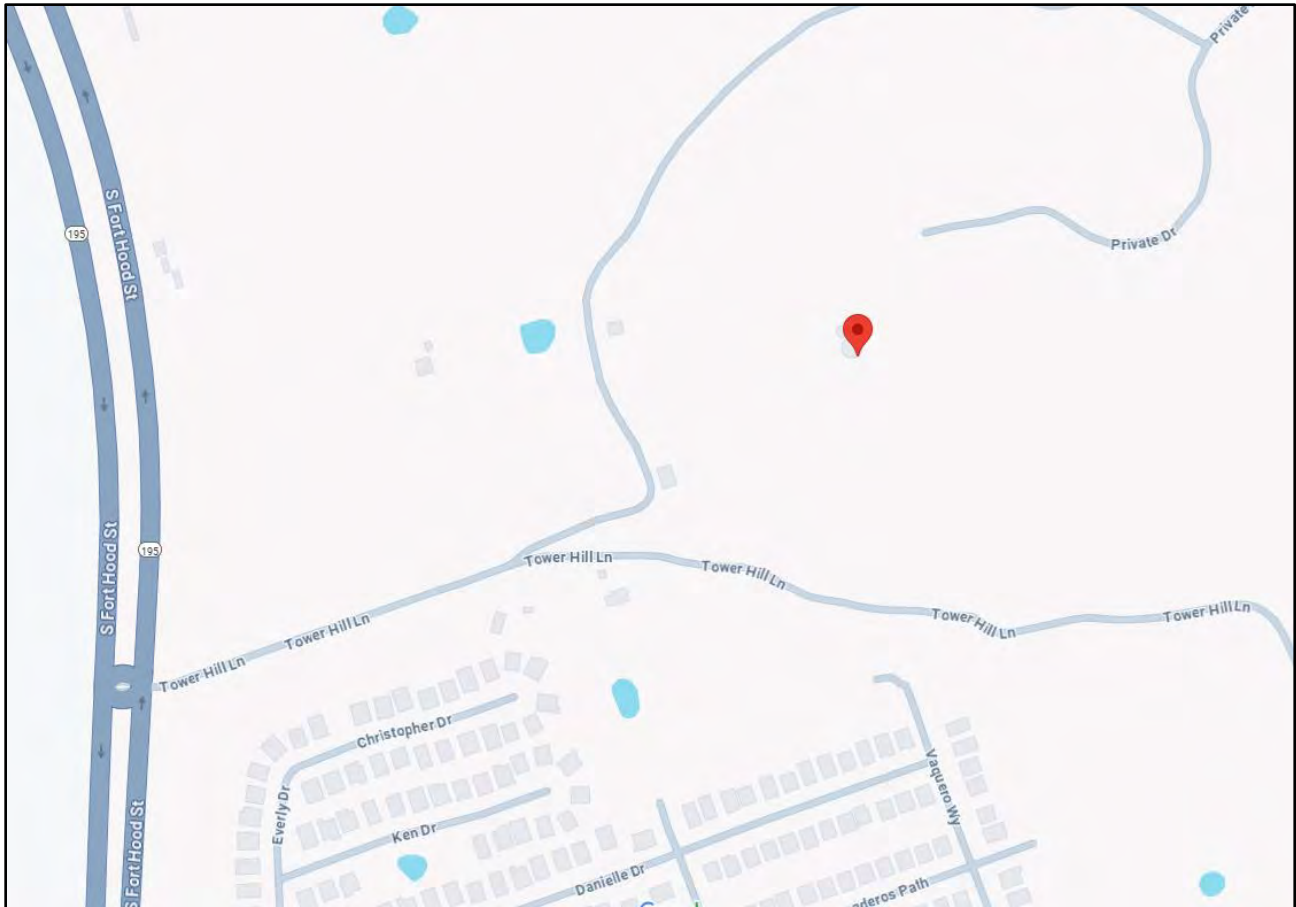
LOCATION MAP #1



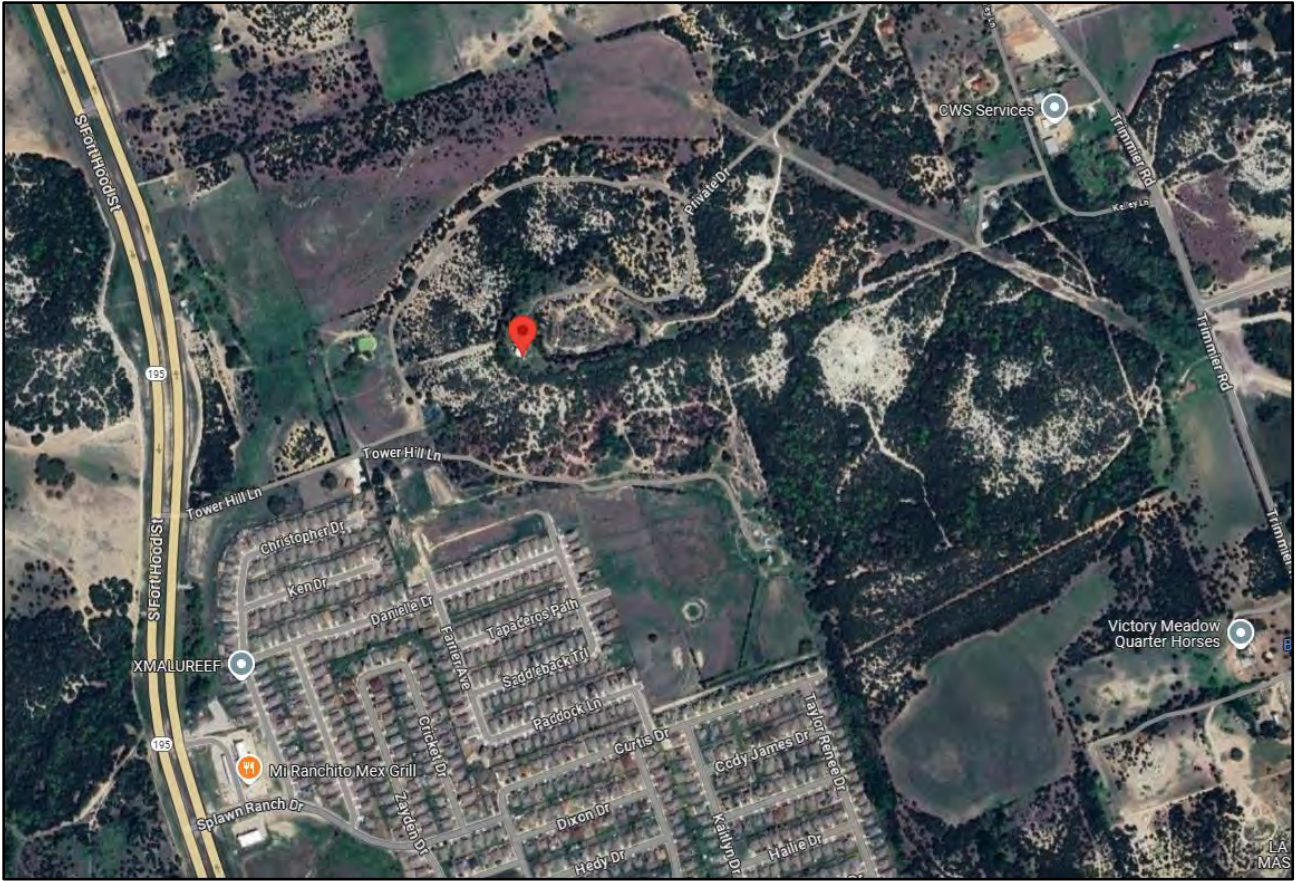
LOCATION MAP #2



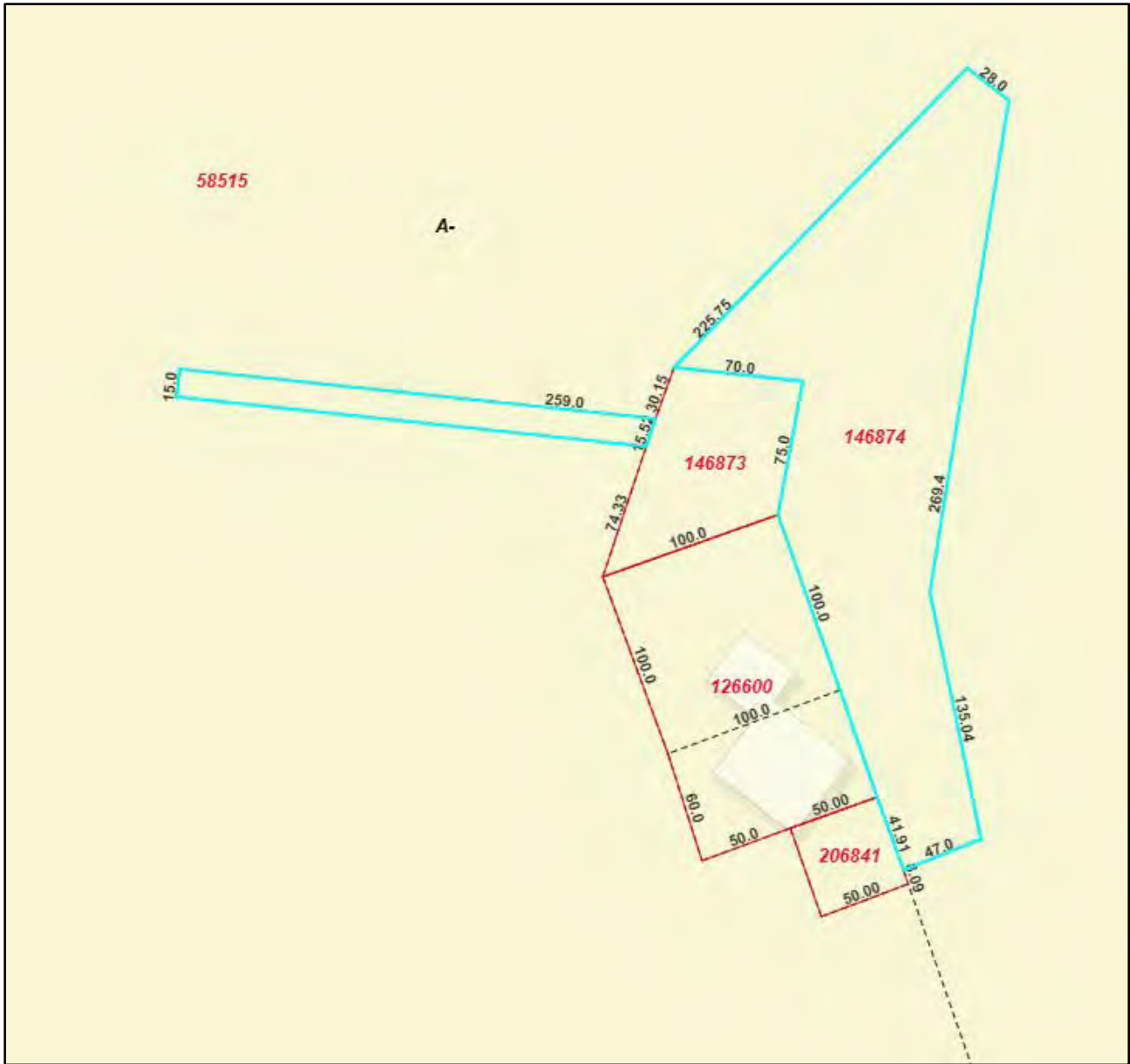
NEIGHBORHOOD MAP



AERIAL PHOTOGRAPH – NEIGHBORHOOD



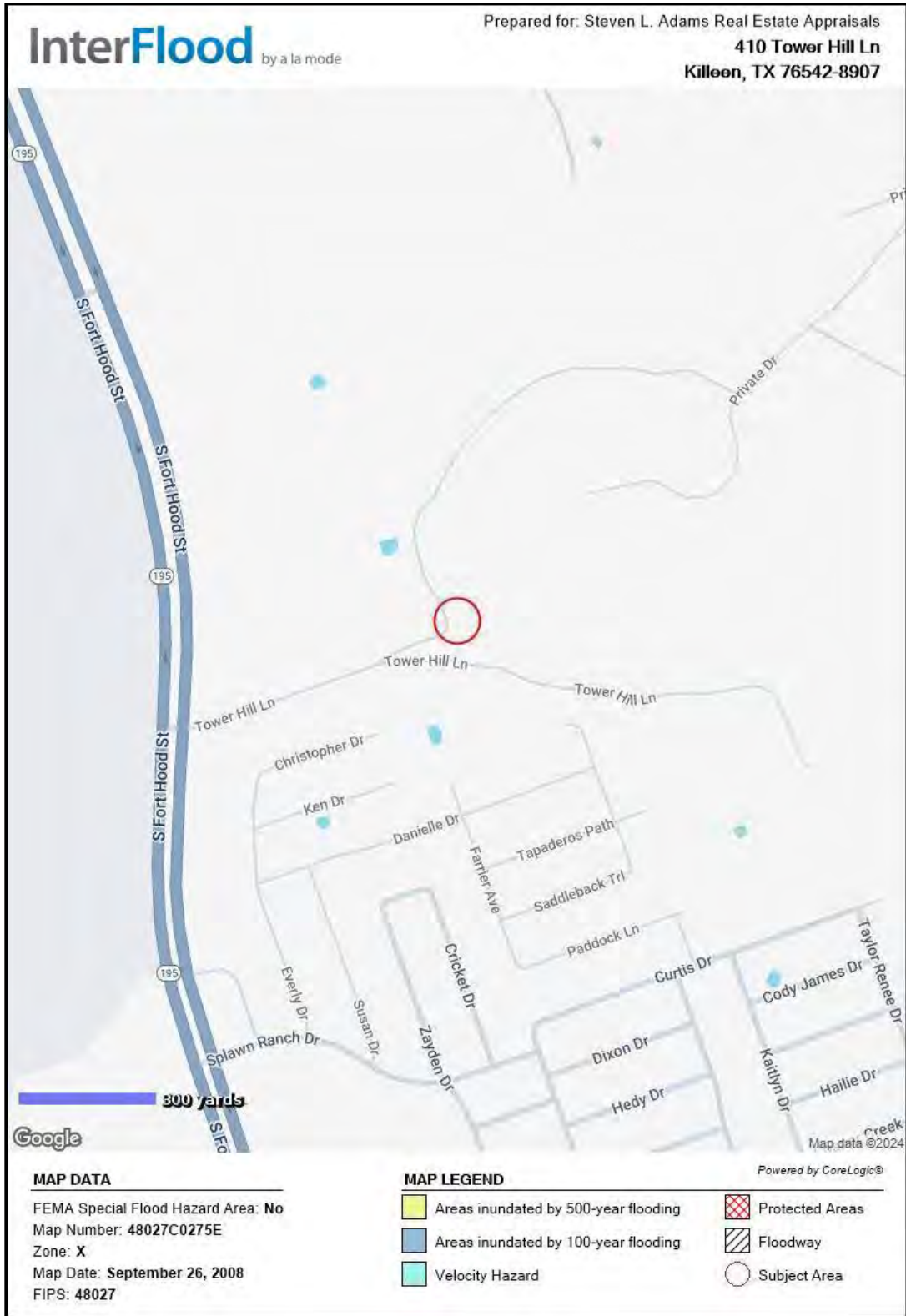
BELL COUNTY PLAT MAP



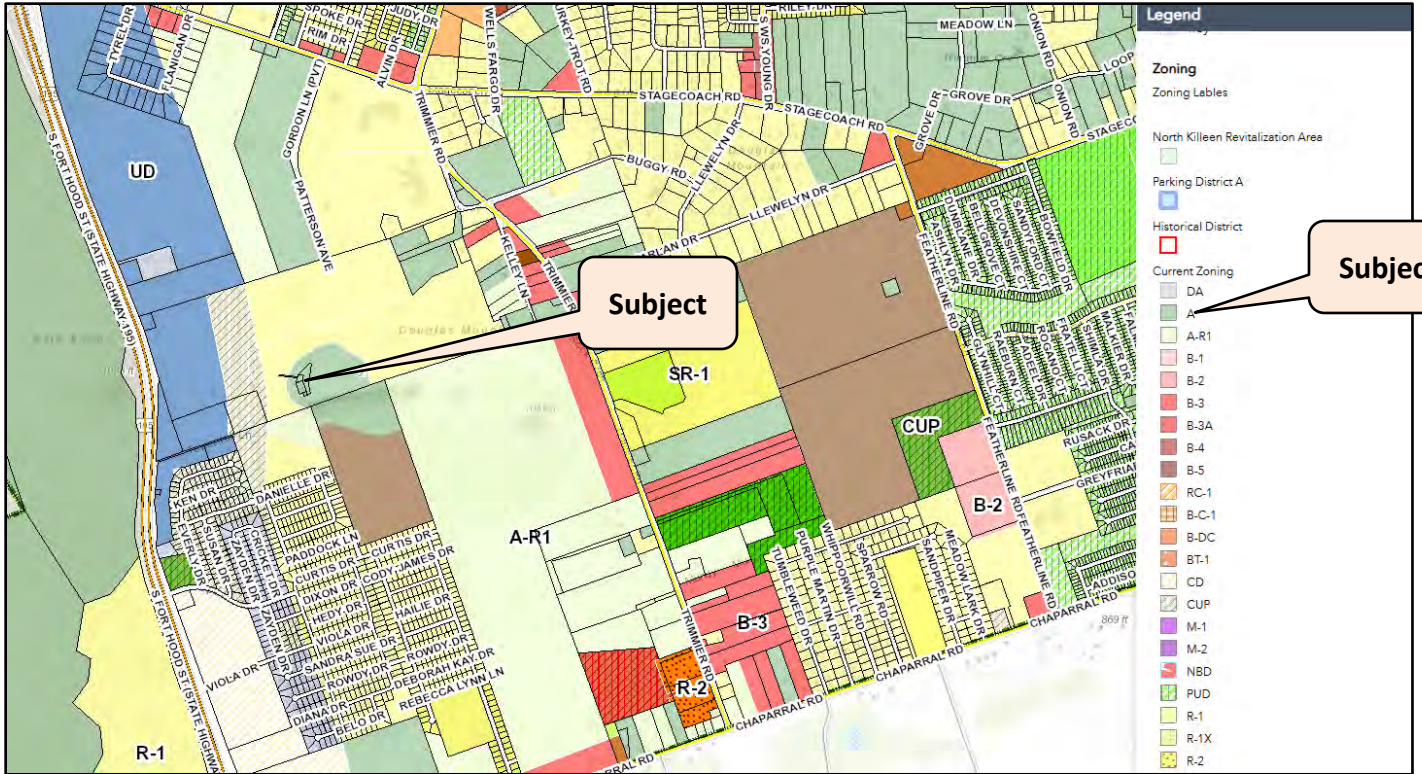
FURNISHED SURVEY



FLOODPLAIN MAP



ZONING MAP



Subject Tax Records

about:blank

Property Details

Account		
Property ID:	146874	Geographic ID: 0617480600
Type:	R	Zoning:
Location		
Situs Address:	STAGECOACH RD KILLEEN, TX 76542	
Map ID:	41B12 A11	Mapsc0:
Legal Description:	A0963BC M T MARTIN, 4-6, ACRES .86	
Owner		
Owner ID:	607018	
Name:	CENTRAL TEXAS TELEPHONE COMPANY OF TEXAS	
Agent:		
Mailing Address:	C/O DUFF & PHELPS LLC PO BOX 2629 ADDISON, TX 75001	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$35,002 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$35,002 (=)
Agricultural Value Loss:	\$0 (-)

about:blank

1/13

Appraised Value:	\$35,002 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$35,002
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

****ATTENTION****

Indicated amount may not reflect all delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED****

Property Taxing Jurisdiction

Owner: CENTRAL TEXAS TELEPHONE COMPANY OF TEXAS **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	\$35,002	\$35,002
CB	BELL COUNTY	\$35,002	\$35,002
JCTC	CENTRAL TEXAS COLLEGE	\$35,002	\$35,002
RRD	BELL COUNTY ROAD	\$35,002	\$35,002
SKIL	KILLEEN ISD	\$35,002	\$35,002
TKI	CITY OF KILLEEN	\$35,002	\$35,002
WCLW	CLEARWATER U.W.C.D.	\$35,002	\$35,002

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VAC	VACANT	0.86	37,461.60	0.00	0.00	\$35,002	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$35,002	\$0	\$35,002	\$0	\$35,002
2023	\$0	\$35,002	\$0	\$35,002	\$0	\$35,002
2022	\$0	\$26,402	\$0	\$26,402	\$0	\$26,402
2021	\$0	\$21,861	\$0	\$21,861	\$0	\$21,861
2020	\$0	\$21,130	\$0	\$21,130	\$0	\$21,130
2019	\$0	\$19,286	\$0	\$19,286	\$0	\$19,286
2018	\$0	\$16,770	\$0	\$16,770	\$0	\$16,770
2017	\$0	\$16,770	\$0	\$16,770	\$0	\$16,770
2016	\$0	\$16,125	\$0	\$16,125	\$0	\$16,125

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/7/2006	13	MISC	CENTRAL TELEPHONE COMPANY OF TEXAS	CENTRAL TEXAS TELEPHONE COMPANY OF TEXAS			

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	BELL COUNTY	\$35002.00	\$113.31	\$109.91	\$0.00	\$0.00	\$0.00	\$0.00
2024	CENTRAL TEXAS COLLEGE	\$35002.00	\$30.91	\$30.91	\$0.00	\$0.00	\$0.00	\$0.00
2024	BELL COUNTY ROAD	\$35002.00	\$7.28	\$7.06	\$0.00	\$0.00	\$0.00	\$0.00
2024	KILLEEN ISD	\$35002.00	\$306.54	\$297.34	\$0.00	\$0.00	\$0.00	\$0.00
2024	CITY OF KILLEEN	\$35002.00	\$230.07	\$230.07	\$0.00	\$0.00	\$0.00	\$0.00
2024	CLEARWATER U.W.C.D.	\$35002.00	\$0.78	\$0.76	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$688.89	\$676.05	\$0.00	\$0.00	\$0.00	\$0.00
2023	BELL COUNTY	\$35002.00	\$102.00	\$102.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	CENTRAL TEXAS COLLEGE	\$35002.00	\$28.88	\$28.88	\$0.00	\$0.00	\$0.00	\$0.00
2023	BELL COUNTY ROAD	\$35002.00	\$7.39	\$7.39	\$0.00	\$0.00	\$0.00	\$0.00
2023	KILLEEN ISD	\$35002.00	\$297.55	\$297.55	\$0.00	\$0.00	\$0.00	\$0.00
2023	CITY OF KILLEEN	\$35002.00	\$217.29	\$217.29	\$0.00	\$0.00	\$0.00	\$0.00

2023	CLEARWATER U.W.C.D.	\$35002.00	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$653.94	\$653.94	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY	\$26402.00	\$83.43	\$83.43	\$0.00	\$0.00	\$0.00	\$0.00
2022	CENTRAL TEXAS COLLEGE	\$26402.00	\$25.35	\$25.35	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY ROAD	\$26402.00	\$6.15	\$6.15	\$0.00	\$0.00	\$0.00	\$0.00
2022	KILLEEN ISD	\$26402.00	\$268.40	\$268.40	\$0.00	\$0.00	\$0.00	\$0.00
2022	CITY OF KILLEEN	\$26402.00	\$164.57	\$164.57	\$0.00	\$0.00	\$0.00	\$0.00
2022	CLEARWATER U.W.C.D.	\$26402.00	\$0.71	\$0.71	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$548.61	\$548.61	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY	\$21861.00	\$80.45	\$78.84	\$0.00	\$0.00	\$0.00	\$0.00
2021	CENTRAL TEXAS COLLEGE	\$21861.00	\$24.40	\$24.40	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY ROAD	\$21861.00	\$5.75	\$5.63	\$0.00	\$0.00	\$0.00	\$0.00
2021	KILLEEN ISD	\$21861.00	\$228.06	\$223.50	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF KILLEEN	\$21861.00	\$153.12	\$153.12	\$0.00	\$0.00	\$0.00	\$0.00
2021	CLEARWATER U.W.C.D.	\$21861.00	\$0.68	\$0.67	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$492.46	\$486.16	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY	\$21130.00	\$83.84	\$83.84	\$0.00	\$0.00	\$0.00	\$0.00
2020	CENTRAL TEXAS COLLEGE	\$21130.00	\$25.74	\$25.74	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY ROAD	\$21130.00	\$6.02	\$6.02	\$0.00	\$0.00	\$0.00	\$0.00
2020	KILLEEN ISD	\$21130.00	\$230.21	\$230.21	\$0.00	\$0.00	\$0.00	\$0.00

2020	CITY OF KILLEEN	\$21130.00	\$154.88	\$154.88	\$0.00	\$0.00	\$0.00	\$0.00
2020	CLEARWATER U.W.C.D.	\$21130.00	\$0.69	\$0.69	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$501.38	\$501.38	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY	\$19286.00	\$81.16	\$78.72	\$0.00	\$0.00	\$0.00	\$0.00
2019	CENTRAL TEXAS COLLEGE	\$19286.00	\$24.67	\$24.67	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY ROAD	\$19286.00	\$5.63	\$5.46	\$0.00	\$0.00	\$0.00	\$0.00
2019	KILLEEN ISD	\$19286.00	\$223.93	\$217.21	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF KILLEEN	\$19286.00	\$144.61	\$144.61	\$0.00	\$0.00	\$0.00	\$0.00
2019	CLEARWATER U.W.C.D.	\$19286.00	\$0.69	\$0.67	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$480.69	\$471.34	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY	\$16770.00	\$70.63	\$68.51	\$0.00	\$0.00	\$0.00	\$0.00
2018	CENTRAL TEXAS COLLEGE	\$16770.00	\$23.24	\$23.24	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY ROAD	\$16770.00	\$5.01	\$4.86	\$0.00	\$0.00	\$0.00	\$0.00
2018	KILLEEN ISD	\$16770.00	\$211.30	\$204.96	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF KILLEEN	\$16770.00	\$125.74	\$125.74	\$0.00	\$0.00	\$0.00	\$0.00
2018	CLEARWATER U.W.C.D.	\$16770.00	\$0.64	\$0.62	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$436.56	\$427.93	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY	\$16770.00	\$70.64	\$68.52	\$0.00	\$0.00	\$0.00	\$0.00
2017	CENTRAL TEXAS COLLEGE	\$16770.00	\$23.46	\$23.46	\$0.00	\$0.00	\$0.00	\$0.00

2017	BELL COUNTY ROAD	\$16770.00	\$5.01	\$4.86	\$0.00	\$0.00	\$0.00	\$0.00
2017	KILLEEN ISD	\$16770.00	\$186.15	\$180.57	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF KILLEEN	\$16770.00	\$125.75	\$125.75	\$0.00	\$0.00	\$0.00	\$0.00
2017	CLEARWATER U.W.C.D.	\$16770.00	\$0.65	\$0.63	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$411.66	\$403.79	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY	\$16125.00	\$67.92	\$67.92	\$0.00	\$0.00	\$0.00	\$0.00
2016	CENTRAL TEXAS COLLEGE	\$16125.00	\$22.03	\$22.03	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY ROAD	\$16125.00	\$4.82	\$4.82	\$0.00	\$0.00	\$0.00	\$0.00
2016	KILLEEN ISD	\$16125.00	\$181.57	\$181.57	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF KILLEEN	\$16125.00	\$120.90	\$120.90	\$0.00	\$0.00	\$0.00	\$0.00
2016	CLEARWATER U.W.C.D.	\$16125.00	\$0.63	\$0.63	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$397.87	\$397.87	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY	\$16125.00	\$67.92	\$65.88	\$0.00	\$0.00	\$0.00	\$0.00
2015	CENTRAL TEXAS COLLEGE	\$16125.00	\$22.03	\$22.03	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY ROAD	\$16125.00	\$4.82	\$4.68	\$0.00	\$0.00	\$0.00	\$0.00
2015	KILLEEN ISD	\$16125.00	\$181.89	\$176.43	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF KILLEEN	\$16125.00	\$120.91	\$117.28	\$0.00	\$0.00	\$0.00	\$0.00
2015	CLEARWATER U.W.C.D.	\$16125.00	\$0.64	\$0.62	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$398.21	\$386.92	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY	\$12900.00	\$54.33	\$52.70	\$0.00	\$0.00	\$0.00	\$0.00

2014	CENTRAL TEXAS COLLEGE	\$12900.00	\$17.62	\$17.62	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY ROAD	\$12900.00	\$3.86	\$3.74	\$0.00	\$0.00	\$0.00	\$0.00
2014	KILLEEN ISD	\$12900.00	\$145.51	\$141.15	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF KILLEEN	\$12900.00	\$96.72	\$93.82	\$0.00	\$0.00	\$0.00	\$0.00
2014	CLEARWATER U.W.C.D.	\$12900.00	\$0.52	\$0.50	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$318.56	\$309.53	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY	\$10750.00	\$45.28	\$43.92	\$0.00	\$0.00	\$0.00	\$0.00
2013	CENTRAL TEXAS COLLEGE	\$10750.00	\$14.73	\$14.73	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY ROAD	\$10750.00	\$3.21	\$3.11	\$0.00	\$0.00	\$0.00	\$0.00
2013	KILLEEN ISD	\$10750.00	\$121.26	\$117.63	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF KILLEEN	\$10750.00	\$79.85	\$77.45	\$0.00	\$0.00	\$0.00	\$0.00
2013	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$264.76	\$257.26	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY	\$10750.00	\$45.28	\$43.93	\$0.00	\$0.00	\$0.00	\$0.00
2012	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.05	\$15.05	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY ROAD	\$10750.00	\$3.21	\$3.11	\$0.00	\$0.00	\$0.00	\$0.00
2012	KILLEEN ISD	\$10750.00	\$121.58	\$117.94	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF KILLEEN	\$10750.00	\$79.86	\$77.46	\$0.00	\$0.00	\$0.00	\$0.00
2012	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00

	2012 Total:		\$265.41	\$257.91	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY	\$10750.00	\$44.04	\$42.72	\$0.00	\$0.00	\$0.00	\$0.00
2011	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.15	\$15.15	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY ROAD	\$10750.00	\$3.21	\$3.11	\$0.00	\$0.00	\$0.00	\$0.00
2011	KILLEEN ISD	\$10750.00	\$122.68	\$119.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF KILLEEN	\$10750.00	\$79.85	\$77.45	\$0.00	\$0.00	\$0.00	\$0.00
2011	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$265.36	\$257.85	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY	\$10750.00	\$41.06	\$39.83	\$0.00	\$0.00	\$0.00	\$0.00
2010	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.15	\$15.15	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY ROAD	\$10750.00	\$3.21	\$3.11	\$0.00	\$0.00	\$0.00	\$0.00
2010	KILLEEN ISD	\$10750.00	\$122.68	\$119.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF KILLEEN	\$10750.00	\$79.85	\$77.46	\$0.00	\$0.00	\$0.00	\$0.00
2010	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$262.38	\$254.97	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY	\$10750.00	\$40.41	\$39.20	\$0.00	\$0.00	\$0.00	\$0.00
2009	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.15	\$15.15	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY ROAD	\$10750.00	\$3.17	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2009	KILLEEN ISD	\$10750.00	\$122.68	\$119.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF KILLEEN	\$10750.00	\$74.72	\$72.48	\$0.00	\$0.00	\$0.00	\$0.00

2009	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$256.56	\$249.32	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY	\$10750.00	\$40.63	\$39.42	\$0.00	\$0.00	\$0.00	\$0.00
2008	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.16	\$15.16	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY ROAD	\$10750.00	\$3.17	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2008	KILLEEN ISD	\$10750.00	\$122.68	\$119.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF KILLEEN	\$10750.00	\$74.72	\$72.48	\$0.00	\$0.00	\$0.00	\$0.00
2008	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$256.79	\$249.55	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY	\$10750.00	\$40.80	\$39.58	\$0.00	\$0.00	\$0.00	\$0.00
2007	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.27	\$15.27	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY ROAD	\$10750.00	\$3.17	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2007	KILLEEN ISD	\$10750.00	\$122.68	\$119.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF KILLEEN	\$10750.00	\$74.72	\$72.48	\$0.00	\$0.00	\$0.00	\$0.00
2007	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$257.07	\$249.82	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY	\$10750.00	\$41.01	\$39.78	\$0.00	\$0.00	\$0.00	\$0.00
2006	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.27	\$15.27	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY ROAD	\$10750.00	\$3.17	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2006	KILLEEN ISD	\$10750.00	\$152.55	\$147.97	\$0.00	\$0.00	\$0.00	\$0.00

2006	CITY OF KILLEEN	\$10750.00	\$74.71	\$72.46	\$0.00	\$0.00	\$0.00	\$0.00
2006	CLEARWATER U.W.C.D.	\$10750.00	\$0.43	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$287.14	\$278.97	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY	\$10750.00	\$37.25	\$36.13	\$0.00	\$0.00	\$0.00	\$0.00
2005	CENTRAL TEXAS COLLEGE	\$10750.00	\$15.70	\$15.70	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY ROAD	\$10750.00	\$3.17	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2005	KILLEEN ISD	\$10750.00	\$167.52	\$162.49	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF KILLEEN	\$10750.00	\$74.71	\$72.47	\$0.00	\$0.00	\$0.00	\$0.00
2005	CLEARWATER U.W.C.D.	\$10750.00	\$0.47	\$0.46	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$298.82	\$290.32	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY	\$1720.00	\$5.70	\$5.53	\$0.00	\$0.00	\$0.00	\$0.00
2004	CENTRAL TEXAS COLLEGE	\$1720.00	\$2.53	\$2.53	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY ROAD	\$1720.00	\$0.51	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00
2004	KILLEEN ISD	\$1720.00	\$26.80	\$26.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	CLEARWATER U.W.C.D.	\$1720.00	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$35.62	\$34.63	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY	\$1720.00	\$5.76	\$5.58	\$0.00	\$0.00	\$0.00	\$0.00
2003	CENTRAL TEXAS COLLEGE	\$1720.00	\$2.54	\$2.54	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY ROAD	\$1720.00	\$0.51	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00
2003	KILLEEN ISD	\$1720.00	\$26.89	\$26.08	\$0.00	\$0.00	\$0.00	\$0.00

2003	CLEARWATER U.W.C.D.	\$1720.00	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00
	2003 Total:		\$35.78	\$34.77	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY	\$1720.00	\$5.79	\$5.61	\$0.00	\$0.00	\$0.00	\$0.00
2002	CENTRAL TEXAS COLLEGE	\$1720.00	\$2.54	\$2.54	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY ROAD	\$1720.00	\$0.49	\$0.48	\$0.00	\$0.00	\$0.00	\$0.00
2002	KILLEEN ISD	\$1720.00	\$26.18	\$25.40	\$0.00	\$0.00	\$0.00	\$0.00
2002	CLEARWATER U.W.C.D.	\$1720.00	\$0.09	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00
	2002 Total:		\$35.09	\$34.12	\$0.00	\$0.00	\$0.00	\$0.00
2001	BELL COUNTY	\$1720.00	\$5.79	\$5.79	\$0.00	\$0.00	\$0.00	\$0.00
2001	CENTRAL TEXAS COLLEGE	\$1720.00	\$2.55	\$2.55	\$0.00	\$0.00	\$0.00	\$0.00
2001	BELL COUNTY ROAD	\$1720.00	\$0.49	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00
2001	KILLEEN ISD	\$1720.00	\$24.56	\$24.56	\$0.00	\$0.00	\$0.00	\$0.00
2001	CLEARWATER U.W.C.D.	\$1720.00	\$0.10	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00
	2001 Total:		\$33.49	\$33.49	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY	\$1720.00	\$5.79	\$5.62	\$0.00	\$0.00	\$0.00	\$0.00
2000	CENTRAL TEXAS COLLEGE	\$1720.00	\$2.55	\$2.55	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY ROAD	\$1720.00	\$0.49	\$0.48	\$0.00	\$0.00	\$0.00	\$0.00
2000	KILLEEN ISD	\$1720.00	\$24.57	\$23.84	\$0.00	\$0.00	\$0.00	\$0.00
2000	CLEARWATER U.W.C.D.	\$1720.00	\$0.10	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00
	2000 Total:		\$33.50	\$32.59	\$0.00	\$0.00	\$0.00	\$0.00

Property Details

Account		
Property ID:	146873	Geographic ID: 0617480300
Type:	R	Zoning:
Location		
Situs Address:	STAGECOACH RD KILLEEN, TX 76542	
Map ID:	41B12 A10	Mapsc0:
Legal Description:	A0963BC M T MARTIN, ACRES .168	
Owner		
Owner ID:	12832	
Name:	CENTRAL TELEPHONE COMPANY OF TEXAS	
Agent:		
Mailing Address:	C/O DUFF & PHELPS LLC PO BOX 2629 ADDISON, TX 75001	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,419 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$7,419 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$7,419 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$1,271 (-)
Assessed Value:	\$6,148
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

****ATTENTION****

Indicated amount may not reflect all delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED****

Property Taxing Jurisdiction

Owner: CENTRAL TELEPHONE COMPANY OF TEXAS %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	\$7,419	\$6,148
CB	BELL COUNTY	\$7,419	\$6,148
JCTC	CENTRAL TEXAS COLLEGE	\$7,419	\$6,148
RRD	BELL COUNTY ROAD	\$7,419	\$6,148
SKIL	KILLEEN ISD	\$7,419	\$6,148
TKI	CITY OF KILLEEN	\$7,419	\$6,148
WCLW	CLEARWATER U.W.C.D.	\$7,419	\$6,148

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
EXCPL	EXCPL	0.17	7,318.08	0.00	0.00	\$7,419	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$7,419	\$0	\$7,419	\$0	\$6,148
2023	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2022	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2021	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2020	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2019	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2018	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2017	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123
2016	\$0	\$5,123	\$0	\$5,123	\$0	\$5,123

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	BELL COUNTY	\$6148.00	\$19.90	\$19.31	\$0.00	\$0.00	\$0.00	\$0.00
2024	CENTRAL TEXAS COLLEGE	\$6148.00	\$5.43	\$5.43	\$0.00	\$0.00	\$0.00	\$0.00
2024	BELL COUNTY ROAD	\$6148.00	\$1.28	\$1.24	\$0.00	\$0.00	\$0.00	\$0.00
2024	KILLEEN ISD	\$6148.00	\$53.84	\$52.23	\$0.00	\$0.00	\$0.00	\$0.00
2024	CITY OF KILLEEN	\$6148.00	\$40.41	\$40.41	\$0.00	\$0.00	\$0.00	\$0.00
2024	CLEARWATER U.W.C.D.	\$6148.00	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$121.00	\$118.76	\$0.00	\$0.00	\$0.00	\$0.00
2023	BELL COUNTY	\$5123.00	\$14.93	\$14.93	\$0.00	\$0.00	\$0.00	\$0.00
2023	CENTRAL TEXAS COLLEGE	\$5123.00	\$4.23	\$4.23	\$0.00	\$0.00	\$0.00	\$0.00
2023	BELL COUNTY ROAD	\$5123.00	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2023	KILLEEN ISD	\$5123.00	\$43.55	\$43.55	\$0.00	\$0.00	\$0.00	\$0.00
2023	CITY OF KILLEEN	\$5123.00	\$31.80	\$31.80	\$0.00	\$0.00	\$0.00	\$0.00

2023	CLEARWATER U.W.C.D.	\$5123.00	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$95.71	\$95.71	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY	\$5123.00	\$16.19	\$16.19	\$0.00	\$0.00	\$0.00	\$0.00
2022	CENTRAL TEXAS COLLEGE	\$5123.00	\$4.92	\$4.92	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY ROAD	\$5123.00	\$1.19	\$1.19	\$0.00	\$0.00	\$0.00	\$0.00
2022	KILLEEN ISD	\$5123.00	\$52.08	\$52.08	\$0.00	\$0.00	\$0.00	\$0.00
2022	CITY OF KILLEEN	\$5123.00	\$31.93	\$31.93	\$0.00	\$0.00	\$0.00	\$0.00
2022	CLEARWATER U.W.C.D.	\$5123.00	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$106.45	\$106.45	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY	\$5123.00	\$18.85	\$18.48	\$0.00	\$0.00	\$0.00	\$0.00
2021	CENTRAL TEXAS COLLEGE	\$5123.00	\$5.72	\$5.72	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY ROAD	\$5123.00	\$1.35	\$1.32	\$0.00	\$0.00	\$0.00	\$0.00
2021	KILLEEN ISD	\$5123.00	\$53.44	\$52.37	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF KILLEEN	\$5123.00	\$35.88	\$35.88	\$0.00	\$0.00	\$0.00	\$0.00
2021	CLEARWATER U.W.C.D.	\$5123.00	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$115.40	\$113.93	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY	\$5123.00	\$20.32	\$20.32	\$0.00	\$0.00	\$0.00	\$0.00
2020	CENTRAL TEXAS COLLEGE	\$5123.00	\$6.24	\$6.24	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY ROAD	\$5123.00	\$1.46	\$1.46	\$0.00	\$0.00	\$0.00	\$0.00
2020	KILLEEN ISD	\$5123.00	\$55.82	\$55.82	\$0.00	\$0.00	\$0.00	\$0.00

2020	CITY OF KILLEEN	\$5123.00	\$37.55	\$37.55	\$0.00	\$0.00	\$0.00	\$0.00
2020	CLEARWATER U.W.C.D.	\$5123.00	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$121.56	\$121.56	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY	\$5123.00	\$21.56	\$20.91	\$0.00	\$0.00	\$0.00	\$0.00
2019	CENTRAL TEXAS COLLEGE	\$5123.00	\$6.55	\$6.55	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY ROAD	\$5123.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2019	KILLEEN ISD	\$5123.00	\$59.48	\$57.70	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF KILLEEN	\$5123.00	\$38.41	\$38.41	\$0.00	\$0.00	\$0.00	\$0.00
2019	CLEARWATER U.W.C.D.	\$5123.00	\$0.18	\$0.17	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$127.68	\$125.19	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY	\$5123.00	\$21.58	\$20.93	\$0.00	\$0.00	\$0.00	\$0.00
2018	CENTRAL TEXAS COLLEGE	\$5123.00	\$7.10	\$7.10	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY ROAD	\$5123.00	\$1.53	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
2018	KILLEEN ISD	\$5123.00	\$64.55	\$62.61	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF KILLEEN	\$5123.00	\$38.41	\$38.41	\$0.00	\$0.00	\$0.00	\$0.00
2018	CLEARWATER U.W.C.D.	\$5123.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$133.37	\$130.72	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY	\$5123.00	\$21.58	\$20.93	\$0.00	\$0.00	\$0.00	\$0.00
2017	CENTRAL TEXAS COLLEGE	\$5123.00	\$7.17	\$7.17	\$0.00	\$0.00	\$0.00	\$0.00

2017	BELL COUNTY ROAD	\$5123.00	\$1.53	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
2017	KILLEEN ISD	\$5123.00	\$56.87	\$55.16	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF KILLEEN	\$5123.00	\$38.41	\$38.41	\$0.00	\$0.00	\$0.00	\$0.00
2017	CLEARWATER U.W.C.D.	\$5123.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$125.76	\$123.34	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY	\$5123.00	\$21.58	\$21.58	\$0.00	\$0.00	\$0.00	\$0.00
2016	CENTRAL TEXAS COLLEGE	\$5123.00	\$7.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY ROAD	\$5123.00	\$1.53	\$1.53	\$0.00	\$0.00	\$0.00	\$0.00
2016	KILLEEN ISD	\$5123.00	\$57.69	\$57.69	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF KILLEEN	\$5123.00	\$38.41	\$38.41	\$0.00	\$0.00	\$0.00	\$0.00
2016	CLEARWATER U.W.C.D.	\$5123.00	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$126.41	\$126.41	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY	\$5123.00	\$21.58	\$20.93	\$0.00	\$0.00	\$0.00	\$0.00
2015	CENTRAL TEXAS COLLEGE	\$5123.00	\$7.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY ROAD	\$5123.00	\$1.53	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
2015	KILLEEN ISD	\$5123.00	\$57.79	\$56.05	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF KILLEEN	\$5123.00	\$38.41	\$37.26	\$0.00	\$0.00	\$0.00	\$0.00
2015	CLEARWATER U.W.C.D.	\$5123.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$126.51	\$122.91	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY	\$5000.00	\$21.06	\$20.42	\$0.00	\$0.00	\$0.00	\$0.00

2014	CENTRAL TEXAS COLLEGE	\$5000.00	\$6.83	\$6.83	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY ROAD	\$5000.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2014	KILLEEN ISD	\$5000.00	\$56.40	\$54.71	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF KILLEEN	\$5000.00	\$37.50	\$36.38	\$0.00	\$0.00	\$0.00	\$0.00
2014	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$123.49	\$119.98	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY	\$5000.00	\$21.07	\$20.44	\$0.00	\$0.00	\$0.00	\$0.00
2013	CENTRAL TEXAS COLLEGE	\$5000.00	\$6.85	\$6.85	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY ROAD	\$5000.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2013	KILLEEN ISD	\$5000.00	\$56.40	\$54.71	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF KILLEEN	\$5000.00	\$37.15	\$36.03	\$0.00	\$0.00	\$0.00	\$0.00
2013	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$123.17	\$119.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY	\$5000.00	\$21.07	\$20.43	\$0.00	\$0.00	\$0.00	\$0.00
2012	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY ROAD	\$5000.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2012	KILLEEN ISD	\$5000.00	\$56.55	\$54.85	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF KILLEEN	\$5000.00	\$37.14	\$36.02	\$0.00	\$0.00	\$0.00	\$0.00
2012	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00

	2012 Total:		\$123.46	\$119.94	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY	\$5000.00	\$20.49	\$19.88	\$0.00	\$0.00	\$0.00	\$0.00
2011	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.05	\$7.05	\$0.00	\$0.00	\$0.00	\$0.00
2011	BELL COUNTY ROAD	\$5000.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2011	KILLEEN ISD	\$5000.00	\$57.06	\$55.34	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF KILLEEN	\$5000.00	\$37.14	\$36.03	\$0.00	\$0.00	\$0.00	\$0.00
2011	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$123.44	\$119.94	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY	\$5000.00	\$19.11	\$18.54	\$0.00	\$0.00	\$0.00	\$0.00
2010	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.05	\$7.05	\$0.00	\$0.00	\$0.00	\$0.00
2010	BELL COUNTY ROAD	\$5000.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2010	KILLEEN ISD	\$5000.00	\$57.06	\$55.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF KILLEEN	\$5000.00	\$37.14	\$36.03	\$0.00	\$0.00	\$0.00	\$0.00
2010	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$122.06	\$118.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY	\$5000.00	\$18.80	\$18.23	\$0.00	\$0.00	\$0.00	\$0.00
2009	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.05	\$7.05	\$0.00	\$0.00	\$0.00	\$0.00
2009	BELL COUNTY ROAD	\$5000.00	\$1.48	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2009	KILLEEN ISD	\$5000.00	\$57.06	\$55.34	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF KILLEEN	\$5000.00	\$34.75	\$33.70	\$0.00	\$0.00	\$0.00	\$0.00

2009	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$119.34	\$115.95	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY	\$5000.00	\$18.90	\$18.33	\$0.00	\$0.00	\$0.00	\$0.00
2008	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.05	\$7.05	\$0.00	\$0.00	\$0.00	\$0.00
2008	BELL COUNTY ROAD	\$5000.00	\$1.48	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2008	KILLEEN ISD	\$5000.00	\$57.06	\$55.34	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF KILLEEN	\$5000.00	\$34.75	\$33.71	\$0.00	\$0.00	\$0.00	\$0.00
2008	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$119.44	\$116.06	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY	\$5000.00	\$18.98	\$18.41	\$0.00	\$0.00	\$0.00	\$0.00
2007	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.10	\$7.10	\$0.00	\$0.00	\$0.00	\$0.00
2007	BELL COUNTY ROAD	\$5000.00	\$1.48	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2007	KILLEEN ISD	\$5000.00	\$57.06	\$55.34	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF KILLEEN	\$5000.00	\$34.75	\$33.71	\$0.00	\$0.00	\$0.00	\$0.00
2007	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$119.57	\$116.19	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY	\$5000.00	\$19.08	\$18.51	\$0.00	\$0.00	\$0.00	\$0.00
2006	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.10	\$7.10	\$0.00	\$0.00	\$0.00	\$0.00
2006	BELL COUNTY ROAD	\$5000.00	\$1.48	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2006	KILLEEN ISD	\$5000.00	\$70.96	\$68.83	\$0.00	\$0.00	\$0.00	\$0.00

2006	CITY OF KILLEEN	\$5000.00	\$34.75	\$33.71	\$0.00	\$0.00	\$0.00	\$0.00
2006	CLEARWATER U.W.C.D.	\$5000.00	\$0.20	\$0.19	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$133.57	\$129.78	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY	\$5000.00	\$17.33	\$16.81	\$0.00	\$0.00	\$0.00	\$0.00
2005	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.30	\$7.30	\$0.00	\$0.00	\$0.00	\$0.00
2005	BELL COUNTY ROAD	\$5000.00	\$1.48	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2005	KILLEEN ISD	\$5000.00	\$77.92	\$75.58	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF KILLEEN	\$5000.00	\$34.75	\$33.71	\$0.00	\$0.00	\$0.00	\$0.00
2005	CLEARWATER U.W.C.D.	\$5000.00	\$0.22	\$0.21	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$139.00	\$135.05	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY	\$5000.00	\$16.58	\$16.08	\$0.00	\$0.00	\$0.00	\$0.00
2004	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.35	\$7.35	\$0.00	\$0.00	\$0.00	\$0.00
2004	BELL COUNTY ROAD	\$5000.00	\$1.48	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2004	KILLEEN ISD	\$5000.00	\$77.92	\$75.58	\$0.00	\$0.00	\$0.00	\$0.00
2004	CLEARWATER U.W.C.D.	\$5000.00	\$0.24	\$0.23	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$103.57	\$100.68	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY	\$5000.00	\$16.76	\$16.26	\$0.00	\$0.00	\$0.00	\$0.00
2003	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.38	\$7.38	\$0.00	\$0.00	\$0.00	\$0.00
2003	BELL COUNTY ROAD	\$5000.00	\$1.50	\$1.45	\$0.00	\$0.00	\$0.00	\$0.00
2003	KILLEEN ISD	\$5000.00	\$78.17	\$75.82	\$0.00	\$0.00	\$0.00	\$0.00

2003	CLEARWATER U.W.C.D.	\$5000.00	\$0.25	\$0.24	\$0.00	\$0.00	\$0.00	\$0.00
	2003 Total:		\$104.06	\$101.15	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY	\$5000.00	\$16.84	\$16.33	\$0.00	\$0.00	\$0.00	\$0.00
2002	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.38	\$7.38	\$0.00	\$0.00	\$0.00	\$0.00
2002	BELL COUNTY ROAD	\$5000.00	\$1.43	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00
2002	KILLEEN ISD	\$5000.00	\$76.12	\$73.83	\$0.00	\$0.00	\$0.00	\$0.00
2002	CLEARWATER U.W.C.D.	\$5000.00	\$0.26	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00
	2002 Total:		\$102.03	\$99.18	\$0.00	\$0.00	\$0.00	\$0.00
2001	BELL COUNTY	\$5000.00	\$16.83	\$16.32	\$0.00	\$0.00	\$0.00	\$0.00
2001	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.43	\$7.43	\$0.00	\$0.00	\$0.00	\$0.00
2001	BELL COUNTY ROAD	\$5000.00	\$1.43	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00
2001	KILLEEN ISD	\$5000.00	\$71.40	\$69.25	\$0.00	\$0.00	\$0.00	\$0.00
2001	CLEARWATER U.W.C.D.	\$5000.00	\$0.30	\$0.29	\$0.00	\$0.00	\$0.00	\$0.00
	2001 Total:		\$97.39	\$94.68	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY	\$5000.00	\$16.83	\$16.33	\$0.00	\$0.00	\$0.00	\$0.00
2000	CENTRAL TEXAS COLLEGE	\$5000.00	\$7.43	\$7.43	\$0.00	\$0.00	\$0.00	\$0.00
2000	BELL COUNTY ROAD	\$5000.00	\$1.43	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00
2000	KILLEEN ISD	\$5000.00	\$71.40	\$69.26	\$0.00	\$0.00	\$0.00	\$0.00
2000	CLEARWATER U.W.C.D.	\$5000.00	\$0.30	\$0.29	\$0.00	\$0.00	\$0.00	\$0.00
	2000 Total:		\$97.39	\$94.70	\$0.00	\$0.00	\$0.00	\$0.00

Comparable Sales Summaries

MLS#: **544618 (Closed)** List Price: **\$175,000**
 Selling Office Name: **(317)785038202) All City Real Estate-Ltd. Co**
 Selling Agent Name: **Brian J. Weinzelt**

TBD Shady Loop Killeen, TX 76549
Close Price \$130,000 Closing Date: 07/22/2024
Crct Dt: 07/16/2024 Financing: Cash
Seller Concessions: 0

Co-Selling Office Name:
 Sold Comments:

1



Land Acreage

List Price:	\$175,000	First Right Refusal Option:	N/A
Orig Price:	\$175,000	Subdivision:	Shady Acres
Price/SQFT:	\$135.42	School District:	Killeen ISD
Price/ACRE:	\$80,147.97	Middle School:	
County:	Bell	Apx Acreage:	1.622
Elem. School:		Buildings:	Manufactured Home
High School:		Apx SqFt:	960
Style:		Zoning:	N/A
#Stories:		Suitable Use:	
Year Built:		Topo/Land Desc:	1-3 Acres
Pool:			

Legal Description: **SHADY ACRES, BLOCK 001, LOT 0067, ACRES 1.622**
 Property ID: **56150** Geo ID: **0407056700** Lot/Block: **67/1**
 Res Flooded: **No** Manufactured Allowed: In City Limits: **No** ETJ: **Yes**
 Lot Dimension: Waterfront: **No** Access: Horse Allowed:

FEMA Flood Plain: **No**
 Restrictions:
 Soil Type:

Owner(s) Legal Name: **Usman Azam & Tehmina Hameed**
Concession: If Yes, the Seller may consider a Buyer concession if it is included in an offer.
 Concession In Price:
 Earnest Money:
 HOA: **None** Also For Rent:
 HOA Amount:
 HOA Term: HOA Transfer \$:
 Online Application URL:
 HOA Website:
 HOA Fees Incl:
 Documents on File: **MUD/Water District, Survey**
 Assumable Loan Type: Assumable Interest Rate:
 Possession: **Funding**
 Acceptable Financing: **Cash, Conventional** Sale Type: **Resale**
 Prospects Exempt: **No** Auction Y/N:
 Agent Disclosure:
 # Horses Alwd:
 Community Web:
 Exemptions:
 Listing Type: **Exclusive Right to Sell** Resale Certificate Fee:
 Multiple PID #'s:
 Security Dep Amt: Security Deposit Paid To:
 Sale Type: **Resale** Tax Annl Amt: **\$778**
 Taxed by Mult Counties: Estimated Tax: Tax Rate: **1.25** Tax Year: **2023**
 Water Access:

Water/Sewer: **City Water, On-Site Water** Fencing: **None**
 Other Utilities: **Electricity Available**
 Water Features/View: **None**
 Miscellaneous:
 Mineral Rights: **No**
 Neighborhood Amenities: **None**
 Access/Road Surface: **Asphalt**

EES Features Y/N: Building Verification Type:
 Energy Efficient:
 Indoor Air Quality:
 Upgraded Energy Feat:

Energy Generation:
 Sustainability:
 Verification Source:
 Water Conservation:

Lockbox Type:
 Lockbox Loc:

Public Remarks:
Welcome to your own slice of Texas paradise! Situated on a generous 1.62-acre lot beyond the city limits, this property offers the perfect blend of space and accessibility. With convenient access to SH-195, getting around is a breeze. Enjoy the freedom of no recorded zoning or deed restrictions, aside from the exclusion of commercial hog farms or wrecking yards, allowing you to explore endless possibilities for this versatile land. Plus, rest assured knowing there's no homeowners association (HOA) to limit your freedom. This cleared property comes complete with a detached 960 SqFt 3 bedroom 2 bathroom 2020 single wide

manufactured home, offering modern comfort and convenience in a peaceful rural setting. With an all-electric setup, you can enjoy hassle-free living with low maintenance costs. Electricity and water are readily available, adding to the convenience. Don't miss the opportunity to make this property yours - schedule your viewing today and experience the endless potential firsthand!

Agent Only Remarks:

Welcome to your own slice of Texas paradise! Situated on a generous 1.62-acre lot beyond the city limits, this property offers the perfect blend of space and accessibility. With convenient access to SH-195, getting around is a breeze. Enjoy the freedom of no recorded zoning or deed restrictions, aside from the exclusion of commercial hog farms or wrecking yards, allowing you to explore endless possibilities for this versatile land. Plus, rest assured knowing there's no homeowners association (HOA) to limit your freedom. This cleared property comes complete with a detached 960 SqFt 3 bedroom 2 bathroom 2020 single wide manufactured home, offering modern comfort and convenience in a peaceful rural setting. With an all-electric setup, you can enjoy hassle-free living with low maintenance costs. Electricity and water are readily available, adding to the convenience. Don't miss the opportunity to make this property yours - schedule your viewing today.

Directions:

From Killeen, traveling southbound on SH - 195, Turn RIGHT onto Shady Loop 2, go roughly 1/3 mi. and property is on the RIGHT

Showing Instructions:

Go

Showing Phone:

Show Phone 2:

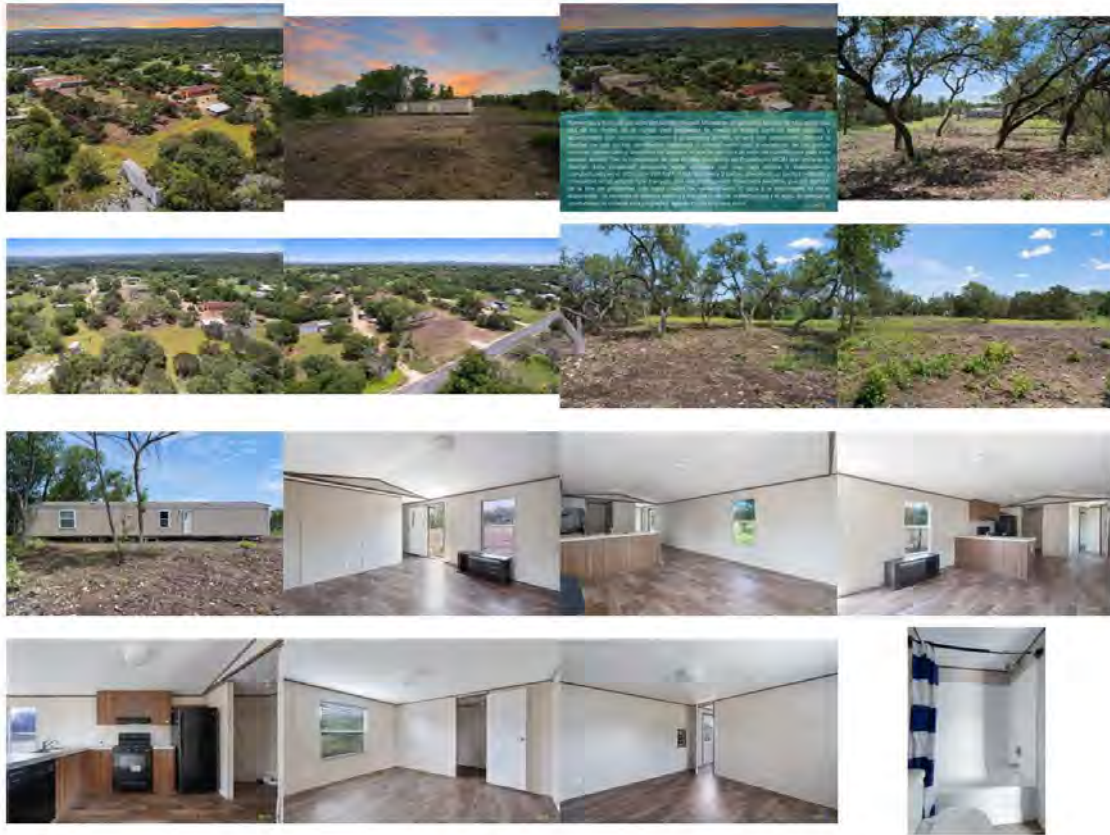
Sign on Prop: **Yes**

DOM: **57** CDOM: **57** IDX: **Yes**
List Date: **05/20/2024** Expire Date:

Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
Off Market Date: **07/16/2024** Pending Date: **07/16/2024**
Option End Date: Tentative Close Dt: **07/23/2024**

Listing Office: [\(W785038202\) All City Real Estate Ltd. Co](http://(W785038202) All City Real Estate Ltd. Co)
Office Phone: **866-277-6005**

List Agent: Sonny Zahn II
Agent Email: sonny.allcity@gmail.com
Contact #: **512-285-0272**





Prepared By: Steven Adams

Date Printed: 10/29/2024

Information Deemed Reliable But Not Guaranteed

MLS#: **521201 (Closed)** List Price: **\$32,000**
 Selling Office Name: [\(W785038202\) All City Real Estate Ltd. Co](#)
 Selling Agent Name: [Lorey Beasley](#)
 Co-Selling Agent: [April Cloud](#)
 Co-Selling Office Name: [\(H795554219\) Elevate Texas Real Estate](#)
 Sold Comments:

2502 Cross Timber Drive Killeen, TX 76543
 Close Price **\$28,500** Closing Date: **11/02/2023**
 Ctct Dt: Financing: **Cash**
 Seller Concessions: **0**

2



Land Residential Lots

List Price: **\$32,000**
 Orig Price: **\$32,000**
 Price/SQFT: **\$4.07**
 Price/ACRE: **\$184,585.49**
 County: **Bell**
 Elem. School:
 High School:
 Style:
 # Stories:
 Buildings: **None**
 Apx SqFt: **7,010**
 Zoning: **Residential**
 Suitable Use:
 Topo/Land Desc: **0-.25 Acres**
 Pool:

First Right Refusal Option: **N/A**
 Subdivision: **Len Schwertner Sub Thi**
 School District: **Killeen ISD**
 Middle School:
 Apx Acreage: **0.154**
 Year Built:

Legal Description: **LEN SCHWERTNER SUBDIVISION THIRD EXT PHASE I, BLOCK 005, LOT 0009**
 Property ID: **11337** Geo ID: **0224570954** Lot/Block: **9/5**
 Res Flooded: **No** Manufactured Allowed: In City Limits: ETJ:
 Lot Dimension: Waterfront: **No** Size Category: Access: Horse Allowed:
 FEMA Flood Plain: **No**
 Restrictions:
 Soil Type:

Owner(s) Legal Name: **REAYOU LLC**
Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**
 Concession In Price: Earnest Money: Also For Rent: Additional MLS#: Currently Leased:
 HOA: **None** HOA Management Co Name: HOA Phone: HOA Name:
 HOA Amount: HOA Term: HOA Transfer \$:
 Online Application URL: HOA Website: HOA Fees Incl:
 Documents on File: **None** Assumable Interest Rate: PITI:
 Assumable Loan Type: Possession: **Closing, Funding** Sale Type: **Resale**
 Acceptable Financing: **Cash** Short Sale:
 Prospects Exempt: **No** Auction YN):
 Agent Disclosure: # Horses Alwd: Community Web: Exemptions:
 Listing Type: **Exclusive Right to Lease** Resale Certificate Fee:
 Multiple PID #'s: Security Dep Amt: Security Deposit Paid To: Tax Annl Amt: **\$421**
 Sale Type: **Resale** Estimated Tax: Tax Rate: **2.10** Tax Year: **2023**
 Taxed by Mult Counties: Water Access:
 Water/Sewer: **City Water, Public Sewer** Fencing: **None**
 Other Utilities: **Available**
 Water Features/View: **None**
 Miscellaneous: Mineral Rights: **No**
 Neighborhood Amenities: **None**
 Access/Road Surface: **City Street**
 EES Features YN: Building Verification Type:
 Energy Efficient: Energy Generation:
 Indoor Air Quality: Sustainability:
 Upgraded Energy Feat: Verification Source: Water Conservation:

Lockbox Type:
 Lockbox Loc:

Public Remarks:

Investor's Delight: This single plot of residential land is a fantastic opportunity for investors. It already has a solid concrete foundation in place, saving you time and money on construction. Water and utilities are available as well. Whether you plan to build a rental property, a single-family home, or sell it for a profit, this plot is ready to help you get started and boost your investment returns. Don't let this golden opportunity slip through your fingers!

Agent Only Remarks:

looking for buyer to cover closing cost

Directions:

From Killeen Mall: Head south. Turn right toward Mall Dr. Turn left onto Mall Dr. Turn right onto S WS Young Dr. Turn right onto E Rancier Ave (FM-439). Turn left onto N Roy Reynolds Dr. Turn left onto Westcliff Rd. Turn right onto Caprice Dr. Turn right onto Cross Timber Dr.

Showing Instructions:

None

Showing Phone:
Sign on Prop:

Show Phone 2:

DOM: **48** CDOM: **48** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **No**
List Date: **09/15/2023** Expire Date: Off Market Date: **11/03/2023** Pending Date:
Option End Date: Tentative Close Dt: **11/03/2023**

Listing Office: [\(W785038202\) All City Real Estate Ltd. Co](#)
Office Phone: **866-277-6005**

List Agent: [Lovey Beasley](#)
Agent Email: jistwithlovev@gmail.com
Contact #: **254-419-9674**



Prepared By: Steven Adams

Date Printed: 10/29/2024

Information Deemed Reliable But Not Guaranteed

MLS#: **478783 (Closed)** List Price: **\$41,900**
 Selling Office Name: **(W785034463) Realty Austin**
 Selling Agent Name: **Meleah C. Wehman**

202 E Vardeman Avenue Killeen, TX 76541
Close Price \$38,000 Closing Date: 08/12/2022
 Ctct Dt: **08/01/2022** Financing: **Cash**
Seller Concessions: 0

Co-Selling Office Name:
 Sold Comments:

3



Land Residential Lots

List Price: **\$41,900** First Right Refusal Option: **N/A**
 Orig Price: **\$45,000**
 Price/SQFT: **\$152.00** Subdivision: **Rolling Acres Sub**
 Price/ACRE: **\$235,439.90**
 County: **Bell** School District: **Killeen ISD**
 Elem. School: Middle School:
 High School:
 Style:
 # Stories: **1** Apx Acreage: **0.161**
 Buildings: **Shed-Storage, Workshop** Year Built:
 Apx SqFt: **250**
 Zoning: **N/A**
 Suitable Use: **Residential**
 Topo/Land Desc: **0-.25 Acres**
 Pool:

Legal Description: **ROLLING ACRES SUBDIVISION, BLOCK 003, LOT PT 6, (N 126' OF 6), ALONG VARDEMAN AVE**
 Property ID: **118296** Geo ID: **0216280000** Lot/Block: **6/3**
 Res Flooded: **No** Manufactured Allowed: In City Limits: **Yes** ETJ:
 Lot Dimension: Waterfront: **No** Size Category: Access: **None** Horse Allowed:
 FEMA Flood Plain: **No** Soil Type:

Owner(s) Legal Name: **Jessica ochoa**
Concession: If Yes, the Seller may consider a Buyer concession if it is included in an offer.
 Concession In Price: Earnest Money: Also For Rent: **Yes** Additional MLS#: Currently Leased: **No**
 HOA: **None** HOA Management Co Name: HOA Phone: HOA Name:
 HOA Amount: HOA Term: HOA Transfer \$:
 Online Application URL: HOA Website: HOA Fees Incl:
 Documents on File: **None** Assumable Interest Rate: PITI:
 Assumable Loan Type: Possession: **Closing, Funding, Tenants Rights** Sale Type: **Resale**
 Acceptable Financing: **Cash** Prospects Exempt: **No** Short Sale:
 Agent Disclosure: **Owner/LREA** Auction YN: **No**
 # Horses Alwd: Community Web: Exemptions: **None** Resale Certificate Fee:
 Listing Type: **Exclusive Right to Sell**
 Multiple PID #'s: Security Dep Amt: Security Deposit Paid To: Tax Annl Amt: **\$140**
 Sale Type: **Resale** Estimated Tax: Tax Rate: **2.28** Tax Year: **2022**
 Taxed by Mult Counties: **No** Water Access: **No**
 Water/Sewer: **None-Sewer, None-Water** Fencing: **Chain Link, Full, Gate**
 Other Utilities: **Electricity Available**
 Water Features/View: **None**
 Miscellaneous: Mineral Rights: **No**
 Neighborhood Amenities: **None**
 Access/Road Surface: **City Street, Curbs, Public Maintained Road, Sidewalks**
 EES Features YN: Building Verification Type: Energy Efficient: Energy Generation:
 Energy Efficient: Indoor Air Quality: Sustainability:
 Upgraded Energy Feat: Verification Source: Water Conservation:

Lockbox Type: **Combo**
 Lockbox Loc: **Door-Front**

Public Remarks: **Great property fully fenced in and gated. Mature pecan trees throughout the property, the shed is in great condition with Ac and electricity.**
 Agent Only Remarks:

Directions: **I-14, exit jasper road, right on E vardeman Avenue property is located across from 205 E vardeman Avenue**

Showing Instructions:
Showing Service

Showing Phone: Show Phone 2:
Sign on Prop: **No**

DOM: **22** CDOM: **22** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**
List Date: **07/11/2022** Expire Date: Off Market Date: **08/01/2022** Pending Date: **08/01/2022**
Option End Date: Tentative Close Dt: **08/12/2022**

Currently Lsd: **No**

Listing Office: [\(W831007060\) AJ Real Estate](#)
Office Phone: **214-708-0381**
Co-List Office: [\(W831007060\) AJ Real Estate](#)
Co-List Ofc Ph: **214-708-0381**

List Agent: [Gerber Ochoa](#)
Agent Email: alex@ajrealestatectx.com
Contact #: **254-289-6262**
Co-List Agt: [Jessica Ochoa](#)
Co-Email: jessica@ajrealestatectx.com
Co-Contact: **214-708-0381**



Prepared By: Steven Adams

Date Printed: 10/29/2024

Information Deemed Reliable But Not Guaranteed

MLS#: **472761 (Closed)** List Price: **\$70,000**
 Selling Office Name: **(223) Non Member Office**
 Selling Agent Name: **NON-MEMBER AGENT**

112 E Dean Avenue Killeen, TX 76541
 Close Price **\$65,000** Closing Date: **08/16/2022**
 Crct Dt: **07/29/2022** Financing: **Cash**
 Seller Concessions: **0**

Co-Selling Office Name:
 Sold Comments:

4



Land Residential Lots

List Price: **\$70,000** First Right Refusal Option: **N/A**
 Orig Price: **\$95,500**
 Price/SQFT: **\$89.04** Subdivision: **Scharbauer Add**
 Price/ACRE: **\$246,212.12** County: **Bell** School District: **Killeen ISD**
 Elem. School: Middle School:
 High School:
 Style:
 # Stories: **1** Apx Acreage: **0.264**
 Buildings: **House, Shed-Storage**
 Apx SqFt: **730** Year Built:
 Zoning: **SFR**
 Suitable Use: **Residential, Other-See Remarks**
 Topo/Land Desc: **.25-.5 Acres, Corner Lot, Level, Mature Trees**
 Pool:

Legal Description: **SCHARBAUER ADDITION, BLOCK 010, LOT PT 1, (N 115.65' OF W 50' OF 1 & N 50' OF E 100' OF 1), 1305 N 4TH SCHARBAUER ADDITION, BLOCK 010, LOT PT 1, (N 65.6' OF E 100' OF 1), 505-52**
 Property ID: **241389** Geo ID: **0223900003** Lot/Block: **1/10**
 Res Flooded: **No** Manufactured Allowed: In City Limits: ETJ:
 Lot Dimension: Waterfront: **No** Size Category: Access: **Other-See Remarks** Horse Allowed:

FEMA Flood Plain: **Unknown**
 Restrictions:
 Soil Type:

Description	Apx SqFt	Description	Apx SqFt	Description	Apx SqFt
STORAGE SHED 2	150	STORAGE SHED 1	150	HOUSE	430

Owner(s) Legal Name: **Montoya**

Concession: **If Yes, the Seller may consider a Buyer concession if it is included in an offer.**

Concession In Price: Earnest Money: Also For Rent: Additional MLS#: **472756** Currently Leased: **No**
 HOA: **None** HOA Management Co Name:
 HOA Amount: HOA Phone:
 HOA Term: HOA Transfer \$:
 Online Application URL: HOA Name:
 HOA Website:
 HOA Fees Incl:

Documents on File: **Info On Brokerage Service, Lead Based Paint Addendum, Seller's Disclosure**

Assumable Loan Type: **Funding** Assumable Interest Rate: PITI:
 Possession: **Cash** Sale Type: **Resale**
 Acceptable Financing: **No** Short Sale:
 Prospects Exempt: Auction YN:
 Agent Disclosure: Resale Certificate Fee:
 # Horses Alwd:
 Community Web:
 Exemptions: **Homestead, Senior**
 Listing Type: **Exclusive Right to Sell**
 Multiple PID #'s: **241390** Security Deposit Paid To:
 Security Dep Amt: **Resale** Tax Annl Amt: **\$329**
 Sale Type: **Resale** Tax Rate: **2.28** Tax Year: **2021**
 Taxed by Mult Counties: Estimated Tax:

Water Access:
 Water/Sewer: **City on Property, Public Sewer** Fencing: **Partial, Privacy, Wood**
 Other Utilities: **City Garbage, Electricity on Property, Underground Utilities**
 Water Features/View: **None**
 Miscellaneous: **Unknown**
 Mineral Rights:
 Neighborhood Amenities: **Other-See Remarks**
 Access/Road Surface: **City Street, Street Gutters, Street Lights**

EES Features YN: Building Verification Type:
 Energy Efficient: Energy Generation:
 Indoor Air Quality: Sustainability:
 Upgraded Energy Feat: Verification Source: Water Conservation:

Lockbox Type: **None**
 Lockbox Loc:

Public Remarks: **INVESTOR SPECIAL!!! - CORNER LOT offers 2 opportunities for a savvy investor! The tiny 1/1 house is habitable or with under 500sf, easily tear down to build a single family or a duplex in a growing area! Improvements in place on the property. PLEASE**

DO NOT WALK THE PROPERTY WITHOUT A CONFIRMED APPOINTMENT. Home is Occupied.

Agent Only Remarks:

NO SURVEY - Buyer to get their own. The owners son will meet you upon a confirmed appointment to walk the Lot and/or see the house. Building sizes are estimates

Directions:

From I-14 - take FORT HOOD RD north, RIGHT on Rancier, LEFT on 2nd Street, RIGHT on E. Dean Ave.

Showing Instructions:

24 Hour Notice, Appointment Only, Owner Must Accompany, Showing Service

Showing Phone:

Show Phone 2:

Sign on Prop:

DOM: **69** CDOM: **69** IDX: **Yes** Internet: **Yes** Disp Addr: **No** Allow AVM: **No** Allow Cmts: **No**
List Date: **05/21/2022** Expire Date: Off Market Date: **07/29/2022** Pending Date: **07/29/2022**
Option End Date: Tentative Close Dt: **08/11/2022**

Currently Lsd: **No**

Listing Office: [W831006486 Realty Texas LLC](http://www.w831006486.com)
Office Phone: **800-660-1022**

List Agent: [Marcie Lowery](http://www.marcie-lowery.com)
Agent Email: marcie-lowery@realtytexas.com
Contact #: **512-629-0899**



Prepared By: Steven Adams

Date Printed: 10/29/2024

Information Deemed Reliable But Not Guaranteed

MLS#: **470941 (Closed)** List Price: **\$35,000** **2012 Cedarhill Drive Killeen, TX 76543**
 Selling Office Name: **(H7955491620) Sierra Rentals & Property Mgmt** Close Price **\$35,000** Closing Date: **05/23/2022**
 Selling Agent Name: **Lisa Klett** Crct Dt: **05/17/2022** Financing: **Cash**
Seller Concessions: 0

Co-Selling Office Name:
 Sold Comments:

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Land Residential Lots

List Price: **\$35,000**
 Orig Price: **\$35,000**
 Price/SQFT: **\$10.42**
 Price/ACRE: **\$183,534.35**
 County: **Bell**
 Elem. School:
 High School:
 Style:
 #Stories:
 Buildings: **None**
 Apx SqFt: **3,360**
 Zoning: **R3**
 Suitable Use: **Residential**
 Topo/Land Desc: **0-.25 Acres, Level**
 Pool:

First Right Refusal Option: **N/A**
 Subdivision: **Evening Hollow 3rd Ext**
 School District: **Killeen ISD**
 Middle School:
 Apx Acreage: **0.191**
 Year Built:

Legal Description: **EVENING HOLLOW 3RD EXTENSION, BLOCK 013, LOT 0002**
 Property ID: **40417** Geo ID: **0168397082** Lot/Block: **2/13**
 Res Flooded: **Unknown** Manufactured Allowed: In City Limits: ETJ:
 Lot Dimension: Waterfront: **No** Size Category: Access: Horse Allowed:
 FEMA Flood Plain: **Unknown**
 Restrictions: **None**
 Soil Type:

Owner(s) Legal Name: **ANDRES TORRES & MARIBEL SANTIAGO**

Concession: If Yes, the Seller may consider a Buyer concession if it is included in an offer.

Concession In Price: Earnest Money: **\$500.00** Also For Rent: Additional MLS#: Currently Leased:

HOA: **None** HOA Management Co Name:

HOA Amount: HOA Phone:

HOA Term: HOA Transfer \$: HOA Name:

Online Application URL:

HOA Website:

HOA Fees Incl:

Documents on File: **None**

Assumable Loan Type: Assumable Interest Rate: PITI:

Possession: **Closing**

Acceptable Financing: **Cash** Sale Type: **Resale**

Prospects Exempt: **No** Short Sale:

Agent Disclosure: Auction YN:

Horses Alwd:

Community Web:

Exemptions:

Listing Type: **Exclusive Right to Sell** Resale Certificate Fee:

Multiple PID #'s:

Security Dep Amt: Security Deposit Paid To:

Sale Type: **Resale** Tax Annl Amt: Tax Rate: **2.28** Tax Year: **2022**

Taxed by Mult Counties: Estimated Tax: Tax Year:

Water Access:

Water/Sewer: **City Water, Public Sewer** Fencing: **Partial**

Other Utilities: **Available, City Electric, City Garbage**

Water Features/View: **None**

Miscellaneous: **Unknown**

Mineral Rights: Neighborhood Amenities: **None**

Access/Road Surface: **Asphalt, City Street, Curbs, Sidewalks**

EES Features YN: Building Verification Type: Energy Generation:

Energy Efficient: Indoor Air Quality: Sustainability:

Upgraded Energy Feat: Verification Source: Water Conservation:

Lockbox Type:

Lockbox Loc:

Public Remarks:

Build your next investment property.

Agent Only Remarks:

Directions:

Rancier/FM 439 to L on Cedarhill, unit on R-OR-Westcliff to R on Cedarhill, unit on L.

Showing Instructions:

Showing Service

Showing Phone:
Sign on Prop:

Show Phone 2:

DOM: **13** CDOM: **13** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
List Date: **05/04/2022** Expire Date: Off Market Date: **05/17/2022** Pending Date: **05/17/2022**

Listing Office: [\(H79552540\) Keller Williams Realty, Waco](#)
Office Phone: **(254) 751-7900**

List Agent: [Yohana Balladares](#)
Agent Email: yohana@ybhomesales.com
Contact #: **(254) 630-8850**



Prepared By: Steven Adams

Date Printed: 10/29/2024

Information Deemed Reliable But Not Guaranteed

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MLS#: **468567 (Closed)** List Price: **\$17,500** **3302 Zephyr Road Killeen, TX 76543**
 Selling Office Name: **(V500) Non Member Office** **Close Price \$17,500** **Closing Date: 05/19/2022**
 Selling Agent Name: **Non Member** **Crtct Dt:** **Financing: Cash**
Seller Concessions: 0
 Co-Selling Office Name:
 Sold Comments:



Land Residential Lots
 List Price: **\$17,500** First Right Refusal Option: **N/A**
 Orig Price: **\$17,500** Subdivision: **Rose Add 3rd Unit**
 Price/SQFT: **\$12.87** School District: **Killeen ISD**
 Price/ACRE: **\$110,829.64** Middle School:
 County: **Bell** Style:
 Elem. School: # Stories: **None** Apx Acreage: **0.158**
 High School: Buildings: **1,360** Year Built:
 Style: Apx SqFt: **A1**
 # Stories: **A1** Zoning: **Residential**
 Buildings: **0-.25 Acres**
 Apx SqFt: **0-.25 Acres**
 Zoning: **0-.25 Acres**
 Suitable Use: **0-.25 Acres**
 Topo/Land Desc: **0-.25 Acres**
 Pool:

Legal Description: **ROSE ADDITION 3RD UNIT, BLOCK 014, LOT 0002**
 Property ID: **74197** Geo ID: **021952000** Lot/Block: **2/14**
 Res Flooded: **Unknown** Manufactured Allowed: In City Limits: **ETJ:**
 Lot Dimension: Waterfront: **No** Size Category: **Horse Allowed;**
 FEMA Flood Plain: **Unknown** Access: **Horse Allowed;**
 Restrictions:
 Soil Type:

Owner(s) Legal Name: **US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**
Concession: If Yes, the Seller may consider a Buyer concession if it is included in an offer.
 Concession In Price:
 Earnest Money: Also For Rent: Additional MLS#: Currently Leased:
 HOA: **None** HOA Management Co Name:
 HOA Amount: HOA Phone:
 HOA Term: HOA Transfer \$: HOA Name:
 Online Application URL:
 HOA Website:
 HOA Fees Incl:
 Documents on File: **None** Assumable Interest Rate: PITI:
 Assumable Loan Type: Possession: **Closing, Funding** Sale Type: **Resale**
 Acceptable Financing: **Cash, Other-See Remarks** Short Sale:
 Prospects Exempt: **No** Auction YN):
 Agent Disclosure: Resale Certificate Fee:
 # Horses Alwd:
 Community Web:
 Exemptions:
 Listing Type: **Exclusive Right to Sell** Resale Certificate Fee:
 Multiple PID #'s:
 Security Dep Amt: Security Deposit Paid To:
 Sale Type: **Resale** Tax Annl Amt: **\$1,401**
 Taxed by Mult Counties: Estimated Tax: Tax Rate: **2.28** Tax Year: **2021**
 Water Access:

Water/Sewer: **City on Property, Public Sewer** Fencing: **Partial**
 Other Utilities: **Available**
 Water Features/View: **None**
 Miscellaneous:
 Mineral Rights: **No**
 Neighborhood Amenities: **None**
 Access/Road Surface: **City Street, Curbs, Sidewalks**

EES Features YN: Building Verification Type:
 Energy Efficient: Energy Generation:
 Indoor Air Quality: Sustainability:
 Upgraded Energy Feat: Verification Source: Water Conservation:

Lockbox Type:
 Lockbox Loc:
 Public Remarks:
Wanting to find a lot to build a home on in town? This is the one for you! It is conveniently located near all amenities & utilities are located at the property!
 Agent Only Remarks:
HUD #492-723540. Buyers Agent must be present at property for all showings, inspections, appraisers & turn utilities on. Broker MUST be registered w/HUD. See attachments. Go to HUDHOMESTORE.com for bidding period details, offers & info. SOLD "AS-IS". Based on inspection, FHA status may change. Winterization fee. Buyer's agent to verify all information. Go to

HUDHOMESTORE.com to make offers & for bidding details. Managed by Raine & Company LLC, www.rainecompany.com. Open to all bidders. Bids opened daily.

Directions:

Head north on WS Young, right on Zephyr, lot is on the right hand side of the street

Showing Instructions:

Showing Service

Showing Phone:

Show Phone 2:

Sign on Prop:

DOM: **1** CDOM: **1** IDX: **Yes** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
List Date: **04/11/2022** Expire Date: Off Market Date: **04/12/2022** Pending Date:

Listing Office: [\(H79554490\) RE/MAX Family](http://(H79554490) RE/MAX Family)
Office Phone: **(254) 953-0295**

List Agent: Tara Campbell
Agent Email: TaraCampbell4U@aol.com
Contact #: **(254) 458-5824**



Prepared By: Steven Adams

Date Printed: 10/29/2024

Information Deemed Reliable But Not Guaranteed

QUALIFICATIONS OF STEVEN L. ADAMS

**Steven L. Adams, MAI, SRA
Texas Commercial Appraisals
2511 Terlingua Drive
Cedar Park, Texas 78613**

**email sadams2050@gmail.com
cell (512) 906-7924**

Professional Experience by Date

Since 1979, Mr. Adams has been active in the Texas real estate community in real estate appraisal, brokerage, investments, land predevelopment (entitlement), property management, and consulting. The following lists experience by time periods and affiliations.

- September 1979 - March 1984** Independent fee appraiser with T.E. Wiley Company.
- March 1984 - October 1993** Owner and President of S.L. Adams Company, Inc., a real estate appraisal firm. Sold S.L. Adams Company, Inc. to concentrate on other business interests and remained as an independent consultant and appraiser.
- October 1993 - February 1995** Senior Appraiser S.L. Adams Company, Inc.
- February 1995 to December 2005** Owner and President of Steven L. Adams Real Estate Appraisals. Started new appraisal company after non-compete clause expired. Active in appraisals, brokerage, investments, and predevelopment.
- December 2005 to December 2011** Focus on real estate investments and brokerage
- December 2011 to present** Real estate appraisal work, brokerage, and investments

Professional Experience by Type

- Appraisals** Over 7,500 commercial, farm and ranch, & residential appraisals completed
- Principal** Principal ownership in over 50 different properties during 1979 – 2010
- Real Estate** Appraisal, brokerage, investments, predevelopment and entitlement, property management, and real estate consulting

Qualifications of Steven L. Adams continued

Professional Associations and Honors

Real Estate Broker's License, State of Texas No. 254277 1979 – present

Real Estate Appraisal General Certification, State of Texas No. 1321757 G

Member Appraisal Institute (MAI) No. 7627 1987 – 2006, 2014 – present

Austin Chapter Appraisal Institute Member 1980 – 2006, 2014 – present

Senior Residential Appraiser (SRA) 1983 – 2006, 2014 – present

Austin Board of Realtors Member 1984 - 1993, 1996 – 2006, 2017 – present

Ft. Hood Board of Realtors Member 2017 – 2020

Texas Association of Realtors Member 1984 - 1993, 1996 – 2006, 2017 – present

National Association of Realtors Member 1984 - 1993, 1996 – 2006, 2017 – present

Texas Property Tax Consultant, Registration Number 11151 2012 – 2013

University of Texas Beta Gamma Sigma Business Scholastic Society

University of Texas Phi Beta Sigma Scholastic and Honor Society

University of Texas Phi Eta Sigma Scholastic and Honor Society

Eagle Scout Awarded March 1975

Assistant Scoutmaster Boy Scout Troop 46 1975 - 1984

Scoutmaster Boy Scout Troop 46 1984 - 1989

Advisor Boy Scout Explorer Post 69 1989 - 1993

Graduate Wood Badge Management Course December 1978

National Eagle Scout Association Life Member

Boy Scouts Order of the Arrow Honor Camping Society Member

Qualifications of Steven L. Adams continued

Staff Instructor Scout Leader Basic Training October/November 1985

Team Leader Marketing Consultant Group, Community Advisory Service, University of Texas
September 1978 - May 1979

Education Committee Member Society of Real Estate Appraisers Austin Chapter 80 1983 - 1986

Chairman Society of Real Estate Appraisers Course 101 January/February 1985

Co-Chairman Public Relations Committee Society of Real Estate Appraisers Chapter 80 1985 - 1986

Assistant Leader Girl Scout Troop 194, Austin International School Sponsor November 2006 –
December 2016

Co-Leader Girl Scout Troop 1192, Summit Christian Academy Sponsor September 2013 –
present

Educational Background

Graduate Round Rock High School, Round Rock, Texas May 1975

BBA Finance Summa Cum Laude University of Texas at Austin May 1979

Passed Society of Real Estate Appraisers Course 101, Principles of Residential Property Valuation

Passed Society of Real Estate Appraisers Course 102, Applied Residential Property Valuation

Passed Society of Real Estate Appraisers Course 201, Principles of Income Property Appraising

Passed Society of Real Estate Appraisers Course 202, Applied Income Property Appraising

Passed American Institute of Real Estate Appraisers Course 1A1, Real Estate Appraisal Principles

Passed American Institute of Real Estate Appraisers Course 1A2, Basic Valuation Procedures

Passed American Institute of Real Estate Appraisers Course 1B1, Capitalization Theory & Technique,
Part 1

Qualifications of Steven L. Adams continued

Passed American Institute of Real Estate Appraisers Course 1B2, Capitalization Theory & Technique, Part 2

Passed American Institute of Real Estate Appraisers Course 1BB, Capitalization Theory & Technique, Part B (Part 3)

Passed American Institute of Real Estate Appraisers Course 2-1, Case Studies in Real Estate Valuation

Passed American Institute of Real Estate Appraisers Course 2-2, Valuation Analysis and Report Writing

Passed American Institute of Real Estate Appraisers Course 2-3, Standards of Professional Practice

Passed American Institute of Real Estate Appraisers Course 3, Rural Valuation

Passed American Institute of Real Estate Appraisers Income Producing Property Demonstration Report

Passed American Institute of Real Estate Appraisers Non-Income Producing Property Demonstration Report

Passed American Institute of Real Estate Appraisers Comprehensive Examination

Attended American Institute of Real Estate Appraisers Interest Rate Seminar

Passed American Institute of Real Estate Appraisers Course 2-3, Standards of Professional Practice July 1990

Passed Appraisal Institute Course 310 Basic Capitalization August 1993

Passed Appraisal Institute Course 410 Standards of Professional Practice August 1993

Passed Appraisal Institute Course 420 Standards of Professional Practice August 1993

Attended American Management Seminar International Joint Ventures and Strategic Alliances November 1995

Passed Lincoln Graduate Center Standards of Professional Practice Course December 1995

Qualifications of Steven L. Adams continued

Passed Lincoln Graduate Center Farm and Land Appraisal Course December 1995

Passed Lincoln Graduate Center Standards of Professional Practice Course September 1997

Passed Lincoln Graduate Center Environmental Site Assessment Course December 1997

Passed Appraisal Institute Part C (Course 430) Standards of Professional Practice October 1998

Passed Lincoln Graduate Real Estate Appraisal Principles Course January 1999

Passed Lincoln Graduate Practice of Real Estate Appraisal Course February 1999

Passed McKissock Vacant Land Appraisal Course April 2001

Passed McKissock The Appraiser as Expert Witness Course April 2001

Passed McKissock Real Estate Fraud and The Appraiser's Role Course April 2001

Passed McKissock Current Issues in Appraising Course April 2001

Passed Appraisal Institute Part C (Course 430) Standards of Professional Practice October 2001

Passed McKissock National USPAP Update Course December 2003

Passed McKissock Information Technology and the Appraiser Course December 2003

Passed McKissock Factory-Built Housing Course December 2003

Passed McKissock Construction Details and Trends Course December 2003

Passed McKissock Developing & Growing an Appraisal Practice Course December 2003

Passed McKissock Income Capitalization Course December 2003

Passed McKissock FHA Appraising Today Course December 2003

Passed McKissock FHA Exam Preparation Course December 2003

Passed McKissock 2010 – 2011 National USPAP Course June 2011

Passed McKissock Statistics, Modeling, and Finance Course June 2011

Qualifications of Steven L. Adams continued

Passed McKissock General Appraiser Site Valuation and Cost Approach Course June 2011

Passed McKissock General Appraiser Market Analysis Highest and Best Use Course June 2011

Passed McKissock General Appraiser Sales Comparison Approach Course June 2011

Passed State of Texas Property Tax Consulting Class 2012

Passed McKissock Basic Appraisal Principles Course February 2014

Passed McKissock Basic Appraisal Procedures Course February 2014

Passed General Appraiser Income Approach Course February 2014

Passed General Appraiser Report Writing & Case Studies Course February 2014

Passed Commercial Appraisal Review Course February 2014

Passed Expert Witness for Commercial Appraisers Course February 2014

Passed McKissock 2014 – 2015 National USPAP Course March 2014

Passed Appraisal Institute Business Practices and Ethics August 2014

Passed McKissock 2016 – 2017 National USPAP Course January 2016

Passed McKissock 2018 – 2019 National USPAP Course December 2017

Passed McKissock 2020 – 2021 National USPAP Course January 2020

Passed McKissock 2022 – 2023 National USPAP Course January 2022

Passed McKissock 2024 – 2025 National USPAP Course January 2024

Partial List of Appraisal Clients

Attorneys

Jim Arnold, Jr., Attorney at Law (Arnold & Fleckman)

Becky Beaver, Attorney at Law (Law Office of Becky Beaver)

Chester Beaver, Attorney at Law (Arnold & Fleckman)

Larry Cooper, Attorney at Law (Clark, Thomas, Winters, & Newton)

Qualifications of Steven L. Adams continued

Banks and Savings and Loans

American Bank of Texas (Carl H. Frietsch, Vice President)
 Bank One/Capitol City Federal Savings Association (Tami Ponton, Marketing Specialist)
 Bank One (H. Lewis Aven, Vice President Business Banking Group)
 Bonnet Resources (Allan Carmichael, Review Appraiser)
 Bowie State Bank (Robert E. Rhoades, President and Chief Executive Officer)
 CaminoReal Bank, N.A. (Wallie E. Fields, Vice President)
 Certified Savings/RTC (Pat Barrington, Compliance Supervisor)
 Continental Savings and Loan (Meg Murphy, Commercial Lending)
 First Capital Bank – Victoria (David Weatherston, Vice President)
 First City, Texas (David Brown, SRPA, Vice President)
 First State Bank of Central Texas Georgetown Office (Jack Buchanan, President)
 First State Bank of Central Texas Round Rock Office (Bill Romans, President)
 Franklin Bank (Robert Rhoades, President)
 Franklin Federal Bankcorp (Tim Dalton, Vice President)
 Frost Bank (Tom Hardin, Chief Review Appraiser)
 Golden Triangle Savings and Loan (Sherry A. Thiels, Managing Agent)
 Guaranty Federal Savings & Loan (Mike Smith, Manager Second Lien Department)
 Hartland Bank, N.A. (Bill Romans, Branch Manager)
 Hill Country Bank (Denny Buchanan, Senior Vice President)
 Horizon Bank & Trust (Mark Monroe, Senior Vice President)
 IronStone Bank (Sean Denton, Vice President)
 Jefferson Heritage Bank (Jake Massey, Vice President)
 Liberty National Bank (Jeff Geslin, President)
 NCNB Texas (Tim Chapin, Banking Officer Special Credits Area)
 NCNB/Gill Savings (William L. Armstrong, Appraisal Coordinator)
 Northern Trust Bank of Texas, N.A. (Madylon Hammond, Mortgage Team Leader)
 OmniBank (Doug Marwitz, Vice President and Robin Thigpin, Vice President)
 PNB Financial (James Dyess, Vice President)
 Savings of Texas (Joe D. Willoughby, Officer/Dallas)
 Security State Bank (Mark Cowden, Senior Vice President/Branch Manager)
 State Bank - Cedar Park (Tab Fowler, Vice President)
 Team Bank - Austin (Jean Bentzen, Special Assets Representative)
 Texas Commerce Bank (Michael R. Stout, Assistant Vice President)
 Texas Heritage Bank (Norman Whitlow, Lending Officer)
 Victoria Savings Association (Lee Rogers, Commercial Lending Department)
 Village Bank & Trust (J. Brian Huber, Vice President and Mike Meyer, Vice President)
 Windsor Savings Association/RTC (Bob Roberts, Senior Vice President)
 Yancey-Hausman (Eric D. Stanley, CPM)

Qualifications of Steven L. Adams continued

Mortgage Companies, Institutions, Companies, & Individuals

Associates National Mortgage
Bankers Capital Corporation (Doug Batson, President)
Bobby Castle Construction Company (Bobby Castle, President)
Chasco Contracting (Chaz Glace, President)
City of Cedar Park (Sam Roberts, Public Works Director)
City of Jonestown
City of Lancaster
CompuLoan (Rachelle Bingham, Mortgage Loan Processor)
Concordia University
FDIC Federal Deposit Insurance Corporation - Dallas and San Antonio, Texas Offices
Flame Tech (Ken Hay, V.P. de Operaciones)
FNMA Federal National Mortgage Association Southwest Regional Office - Dallas, Texas
Ford Consumer Credit
Foster Mortgage Company
GE Capital Small Business Finance (David Busby, Liquidation Specialist)
GMAC General Motors Acceptance Corporation
ICA Mortgage Corporation (Review Appraisal)
Instant Replay Golf (Robert and Ingrid Oler)
NCNB Mortgage
Nelson Nagle Investments (Nelson Nagle, President)
Norwest Mortgage, Inc. (Claire Craig, Loan Officer)
RTC Resolution Trust Corporation
SBA Small Business Administration (Alaina Amason, Liquidation Division)
Sierra West Mortgage (Britt Christiansen)
State of Texas Department of Highways and Public Transportation (Texas Department of Transportation)
Taylor Economic Development Corporation
Tomlinson, Russell P. (Mortgage Broker)
Taylor Economic Development Corporation
The Lending Company (John Alberts, President)
The MacDonald Companies (Granger MacDonald, President)
The Oasis Restaurant (Mike Farley, Comptroller)
Travis County Transportation and Natural Resources

Qualifications of Steven L. Adams continued

Relocation Companies

Alcoa Relocation
Associates Relocation Management Company, Inc.
ChemExec Relocation Company
Coldwell Banker Relocation
Corporate Moves
ERA Seller Security Program
GenRel Relocation Management
Marriott Corporation Relocation
Prudential Relocation Management
State Farm Insurance Company Relocation Division
Texas Instruments Relocation Division
Traveler’s Relocation Company

Types of Properties Appraised

1979 - 1996	Wide variety of commercial, farm and ranch, and residential property appraisals
1996 - 2006	Focus on improved and unimproved commercial properties, farms and ranches, and single family residences over one million dollars in value
2006 – 2011	Real estate investments and brokerage
2011 – 2024	Appraisal work, including commercial, land, and farm and ranch, real estate investments, and brokerage

Specific appraisal assignments completed include, but are not limited to, the following:

Proposed 20,000 square foot office building Cedar Park, Texas
Downtown shopping center Austin, Texas
University of Texas area apartment building Austin, Texas
Bowling alley Hondo, Texas
Church Round Rock, Texas
Golf course New Braunfels, Texas
Proposed three sheet ice skating facility North Richland Hills, Texas
Vacant commercial lot on Marathon Boulevard Austin, Texas
Office/warehouse Round Rock, Texas
Downtown tenant occupied retail building Austin, Texas
Manufacturing facility New Braunfels, Texas
Office condominium project on Spicewood Springs Road Austin, Texas

Qualifications of Steven L. Adams continued

Proposed mini-storage project New Braunfels, Texas
 Proposed office building on Parmer Lane Austin, Texas
 459 acres on FM 1431 near US 183 Cedar Park, Texas
 164 acre ranch with over one million dollars in improvements Hutto, Texas
 1,140 acre ranch and subdivision appraisal near Enchanted Rock Fredericksburg, Texas
 Proposed industrial park Taylor, Texas
 Proposed extended stay motel Austin, Texas
 132 unit apartment complex Fredericksburg, Texas
 Proposed apartment complex Dripping Springs, Texas
 Twin Springs single family residential subdivision Kerrville, Texas
 72 unit apartment complex Kerrville, Texas
 97 lot waterfront subdivision on Lake Travis Jonestown, Texas
 66 acres of raw land on FM 1431 Jonestown, Texas
 Proposed mobile home subdivision Liberty Hill, Texas
 Printing facility on Manor Road Austin, Texas
 Proposed concrete batch plant Austin, Texas
 Office/warehouse on 25 acres with severe flood plain encroachment Round Rock, Texas
 Day care on Pond Springs Road Austin, Texas
 177 acres in the Lake Travis area valued with endangered species limitations in place and also valued as though with U.S. Fish & Wildlife clearance had been obtained for a proposed residential development Volente, Texas
 Automotive repair facility on Interstate 35 Austin, Texas
 Ice skating facility Austin, Texas
 138,000 square foot manufacturing facility Austin, Texas
 Loss in value analysis due to extensive fire in single family residence Pflugerville, Texas
 Loss in value analysis due to Oak Wilt disease on acreage tract Liberty Hill, Texas
 Loss in value analysis due to extensive mold, mildew, and bacteria contamination in single family residence Lake Travis, Texas
 Trial testimony United State Bankruptcy Court Austin, Texas
 11,878 square foot custom waterfront residence Lake Travis, Texas
 Numerous waterfront lots and residences on Lake Travis Lake Travis, Texas
 Lake Creek Office Park office condominiums Austin, Texas
 88 acres on San Gabriel River, improved with ranchhouse Leander, Texas
 Restricted rent apartment complex on South Congress Avenue Austin, Texas
 Proposed bank per plans and specifications Round Rock, Texas
 1.88 acres with vehicular ingress and egress impaired Georgetown, Texas
 241 acres of waterfront land Lago Vista, Texas
 Dental office condominium Austin, Texas
 Automotive lube facility leased fee and leasehold analysis Austin, Texas

Qualifications of Steven L. Adams continued

Condemnation right-of-way taking Parmer Lane extension Leander, Texas
 Marshall Ranch Golf Course Lago Vista, Texas
 Marshall Harbor Subdivision Lago Vista, Texas
 Marshall Vista Subdivision Lago Vista, Texas
 78 acres of development land Georgetown, Texas
 Meat processing plant Burnet, Texas
 9 acres donation gift appraisal to meet IRS appraisal requirements Lake Travis, Texas
 Comanche Canyon Subdivision 469 acre mixed use development Lake Travis, Texas
 Downtown block for redevelopment Georgetown, Texas
 Spicewood automotive repair & lube facility Spicewood, Texas
 Spanish Oaks Plaza, proposed office condominium project Cedar Park, Texas
 Downtown parking lot near University of Texas main campus Austin, Texas
 3,203 acres Hays County Blanco River frontage Kyle, Texas
 Appraisal of damages due to improperly located fence Spicewood, Texas
 74 single family residential lots plus church lot Pflugerville, Texas
 Medical office condominium Austin, Texas
 135,993 square foot manufacturing facility Taylor, Texas
 The Vistas Apartments to FNMA and GMAC appraisal requirements Marble Falls, Texas
 Texas Ice Stadium Houston, Texas
 Hudson Harbor Condominiums proposed waterfront condominium project Lake Travis, Texas

Real Estate Brokerage

Various residential and commercial brokerage throughout central Texas from 1979 to present.

Real Estate Investments & Projects As Principal Owner

1981 – 1993 Various single family, duplex, and residential land investments and remodeling of seven single family residences
 1996 Purchase and resale of two Booth Circle waterfront lots on Lake Travis, Volente, Texas
 1997 Purchase of land, predevelopment, and resale of Abbey's Place, a three-lot waterfront subdivision on Lake Travis, Volente, Texas
 1997 Purchase of land and predevelopment of 9.169 acre multi-family site on FM 1431, Cedar Park, Texas

Qualifications of Steven L. Adams continued

1997	Purchase and resale of the former YWCA camp on Lake Travis, Volente, Texas
1999	Purchase of land, predevelopment, and resale of 54 acre prime retail site located at the northeast corner of Highway 79 and proposed FM 1460 extension, Round Rock, Texas
2000	Purchase of land, predevelopment, and resale of Rosehill, a 921 lot single family home subdivision sold as a preliminary plat, Manor, Texas
2000	Purchase of land, predevelopment, and resale of the Waterside Oaks site, a 43-unit waterfront condominium project, Lago Vista, Texas
2002	Purchase of two Robert Mueller Airport buildings and donation of building materials to a non-profit organization, Austin, Texas
2003	Purchase of raw land and predevelopment of 55 acre retail site across from the high school, Hutto, Texas
2004 - 2005	Assemblage and predevelopment of 475 acres of mixed use land with SH 130 bisecting the tract, Hutto, Texas
2005	Assemblage and predevelopment of 58 acres of waterfront land for residential condominiums, dry stack marina, & floating restaurant, Lago Vista, Texas
Jan 2007	Closed the sale of the 475 acre Hutto project, including the 55 acres across from the high school
Jan 2007	Purchase and predevelopment of 34 acre retail site and 41 acre apartment site, Elgin, Texas
April 2007	Purchase of VIP Marina on Lake Travis, a covered 177 slip facility, now renamed Volente Marina
June 2007	Purchase of 406 acres of investment land on US 290, Elgin, Texas
July 2007	Purchase of Volente Beach Club water park on Lake Travis to predevelop site and sell to a vertical developer

Qualifications of Steven L. Adams continued

- Dec 2007 Purchase of downtown Austin CBD land for proposed mixed use tower
- 2007 – 2011 Completed entitlement of real estate portfolio, real estate investments, and real estate brokerage
- 2011 – 2024 Real estate appraisal, brokerage, and investments and general business consulting



Certified General Real Estate Appraiser

Appraiser: **Steven Lee Adams**

License #: **TX 1321757 G**

License Expires: **07/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

Chelsea Buchholtz
Executive Director

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

CoStar Demographics Survey – Subject Neighborhood / Nearby Property

10500 Fort Hood St - 10500 Highway 195



Land - Outlying Bell County
Submarket
Killeen, TX 76542

7.45 AC Lot	324,522 SF Lot	B-5 Zoning	\$8.46M Sale Price	\$1.1M Price/AC
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Sale

For Sale: \$8,456,401 (\$1,135,087/AC - \$28.08/SF)
Sale Type: Investment Status: Active

Land

Type: 2 Star Commercial Land
Location: Suburban
Zoning: B-5

Land AC - Gross: 7.45 AC	Land SF - Gross: 324,522 SF
--------------------------	-----------------------------

Topography: Level
On Sites: Raw land
Proposed Use: Retail
Frontage: 1,140' on Texas 195
Walk Score®: Car Dependent (13)

Public Transportation

Airport	Drive	Distance
Killeen Municipal	14 min	8.5 mi
Robert Gray AAF	18 min	9.4 mi

Property Contacts

Sale Broker: Jim Wright Company

Demographics

	1 mile	3 miles
Population	2,295	27,490
Households	778	8,814
Median Age	33.50	30.60
Median HH Income	\$82,448	\$71,896
Daytime Employees	404	3,349
Population Growth '24 - '29	▲ 12.03%	▲ 11.68%
Household Growth '24 - '29	▲ 12.21%	▲ 11.84%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Me...	Distance
State Hwy 201	S Clear Creek Rd N	31,011	2022	1.14 mi
TX 360	S Clear Creek Rd N	33,756	2020	1.15 mi
Chaparral Rd	Stoneham Ln E	2,409	2022	1.15 mi
Chaparral Rd	Cody Ln E	2,819	2022	1.16 mi
W Trimmer Rd	Stagecoach Rd S	3,075	2022	1.23 mi
State Hwy 195	Stagecoach Rd N	16,212	2022	1.24 mi
TX 360	Brandy Loop S	29,846	2020	1.27 mi
State Hwy 195	Brandy Loop S	25,627	2022	1.27 mi
Clear Creek Road	University Village ...	13,467	2022	1.31 mi
South Clear Creek ...	University Village ...	11,779	2020	1.31 mi

Made with TrafficMetrics® Products

Public Record

2024 Assessment
Land: \$102,704 \$0.32/SF

Harcels: 476009

Location

Postcode: 76542
Submarket: Outlying Bell County
Submarket Cluster: Outlying Bell County
Location Type: Suburban
Market: Killeen/Temple/Fort Hood
County: Bell
State: Texas
CBSA: Killeen-Temple, TX
DMA: Waco-Temple-Bryan, TX
Country: United States

Flood Risk

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	48099C0675F
FIRM ID	48027C
FIRM Panel Number	0675F
FEMA Map Date	Feb 17, 2010

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 19631433



Killeen, Texas

Killeen is a city in the U.S. state of Texas, located in Bell County. According to the 2020 census, its population was 153,095,^[5] making it the 19th-most populous city in Texas and the largest of the three principal cities of Bell County. It is the principal city of the Killeen–Temple–Fort Cavazos Metropolitan Statistical Area. Killeen is 55 miles (89 km) north of Austin, 125 miles (201 km) southwest of Dallas, and 125 miles (201 km) northeast of San Antonio.

Killeen is directly adjacent to the main cantonment of Fort Cavazos. Its economy depends on the activities of the post, and the soldiers and their families stationed there. It is known as a military "boom town" because of its rapid growth and high influx of soldiers.

History

In 1881, the Gulf, Colorado and Santa Fe Railway extended its tracks through central Texas, buying 360 acres (1.5 km²) a few miles southwest of a small farming community known as Palo Alto, which had existed since about 1872. The railroad platted a 70-block town on its land and named it after Frank P. Killeen, the assistant general manager of the railroad. By the next year, the town included a railroad depot, a saloon, several stores, and a school. Many of the residents of the surrounding smaller communities in the area moved to Killeen. By 1884, the town had grown to include about 350 people, served by five general stores, two gristmills, two cotton gins, two saloons, a lumberyard, a blacksmith shop, and a hotel.

Killeen expanded as it became an important shipping point for cotton, wool, and grain in western Bell and eastern Coryell Counties. By 1900, its population was about 780.

Around 1905, local politicians and businessmen convinced the Texas legislature to build bridges over Cowhouse Creek and other streams, doubling Killeen's trade area. A public water system began operation in 1914 and its population had increased to 1,300 residents.

Killeen, Texas

City



Avenue D in downtown Killeen



Flag

Motto(s): "Dedicated Service - Every Day, for Everyone"



Location of Killeen, Texas

Until the 1940s, Killeen remained a relatively small and isolated farm trade center. The buildup associated with World War II changed that dramatically. In 1942, Camp Hood (recommissioned as Fort Hood in 1950) was created as a military training post to meet war demands. Laborers, construction workers, contractors, soldiers, and their families moved into the area by the thousands, and Killeen became a military boomtown. The opening of Camp Hood radically altered the nature of the local economy, since the sprawling new military post covered almost half of Killeen's farming trade area.

The loss of more than 300 farms and ranches led to the demise of Killeen's cotton gins and other farm-related businesses. New businesses were started to provide services for the military camp. Killeen then suffered a recession when Camp Hood was all but abandoned after the end of the Second World War, but when Southern congressmen got it established in 1950 as a permanent army post, the city boomed again. Its population increased from about 1,300 in 1949 to 7,045 in 1950, and between 1950 and 1951, about 100 new commercial buildings were constructed in Killeen.

In addition to shaping local economic development after 1950, the military presence at Fort Hood also changed the city's racial, religious, and ethnic composition. No blacks lived in the city in 1950, for example. By the early 1950s, Marlboro Heights, an all-black subdivision, had been developed. In 1956, the city school board voted to integrate the local high school. The city's first resident Catholic priest was assigned to the St. Joseph's parish in 1954, and around the same time, new Presbyterian and Episcopal churches were built.

By 1955, Killeen had an estimated 21,076 residents and 224 businesses. Troop cutbacks and transfers in the mid-1950s led to another recession in Killeen, which lasted until 1959, when various divisions were reassigned to Fort Hood. The town continued to grow through the 1960s, especially after US involvement deepened in the Vietnam War and demand for troops kept rising.

By 1970, Killeen had developed into a city of 35,507 inhabitants and had added a municipal airport, a new municipal library, and a junior college (Central Texas College). By 1980, when the census counted 49,307 people in Killeen, it was the largest city in Bell County.

After the Iraqi invasion of Kuwait in the late summer of 1990, the city prepared for war, sending thousands of troops from the 2nd Armored Division and the 1st Cavalry Division to the Middle East.



Country	United States
State	Texas
County	Bell
Government	
 • Type	Council-Manager
Area ^[1]	
 • City	55.50 sq mi (143.75 km ²)
 • Land	54.85 sq mi (142.06 km ²)
 • Water	0.65 sq mi (1.69 km ²)
Elevation ^[3]	863 ft (263 m)
Population (2020)	
 • City	153,095
 • Density	2,765.16/sq mi (1,067.63/km ²)
 • Urban	257,222 (US: 157th) ^[2]
 • Urban density	2,561.4/sq mi (989.0/km ²)
 • Metro	475,367 (US: 115th)
Time zone	UTC−6 (Central (CST))
 • Summer (DST)	UTC−5 (CDT)
ZIP codes	76540, 76541, 76542, 76543, 76548, 76549
Area code	254
FIPS code	48-39148 ^[4]
GNIS feature ID	2411542 ^[3]
Website	www.killeentexas.gov (http://www.killeentexas.gov)

On October 16, 1991, George Hennard murdered 23 people and then committed suicide at the Luby's Cafeteria in Killeen.

In December 1991, one of Killeen's high school football teams, the Killeen Kangaroos, won the 5-A Division I state football championship by defeating Sugar Land Dulles 14–10 in the Astrodome.

By 2000, the census listed Killeen's population as 86,911, and by 2010, it was over 127,000, making it one of the fastest-growing areas in the nation.^[6]

Numerous military personnel from Killeen have served in the wars in Iraq and Afghanistan. As of April 2008, more than 400 of its soldiers had died in the two wars.^[7]

On November 5, 2009, only a few miles from the site of the Luby's massacre, a gunman opened fire on people at the Fort Hood military base with a handgun, killing 13 and wounding 32. Major Nidal Hasan, a career officer and psychiatrist, sustained four gunshot wounds after a brief shootout with a civilian police officer. He suffered paralysis from the waist down. He was arrested and convicted by a court-martial, where he was sentenced to death.

In 2011, Killeen got media attention from a new television series called *Surprise Homecoming*, hosted by Billy Ray Cyrus, about military families who have loved ones returning home from overseas.

On April 2, 2014, a second shooting spree occurred at several locations at Fort Hood. Ivan Lopez, a career soldier, killed three people and wounded 16 others before committing suicide.^{[8][9]}

Geography

Killeen is located in western Bell County and is bordered to the north by Fort Cavazos and to the east by Harker Heights. Killeen is 16 miles (26 km) west of Belton, the county seat and nearest access to Interstate 35.

According to the United States Census Bureau, the city has a total area of 54.2 square miles (140.5 km²), of which 53.6 square miles (138.8 km²) is land and 0.66 square miles (1.7 km²), or 1.24%, is covered by water.^[10]

Climate

According to the Köppen Climate Classification system, Killeen has a humid subtropical climate, abbreviated "Cfa" on climate maps. The hottest temperature recorded in Killeen was 112 °F (44.4 °C) on September 4, 2000 and September 6, 2000, while the coldest temperature recorded was −2 °F (−18.9 °C) on December 23–24, 1989.^[11]

Climate data for Killeen, Texas, 1991–2020 normals, extremes 1983–present													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Record high °F (°C)	88 (31)	100 (38)	96 (36)	98 (37)	100 (38)	106 (41)	111 (44)	108 (42)	112 (44)	97 (36)	91 (33)	84 (29)	112 (44)
Mean maximum °F (°C)	78.6 (25.9)	82.3 (27.9)	86.7 (30.4)	89.8 (32.1)	93.2 (34.0)	98.4 (36.9)	101.7 (38.7)	102.3 (39.1)	98.7 (37.1)	92.5 (33.6)	84.9 (29.4)	79.2 (26.2)	103.1 (39.5)
Mean daily maximum °F (°C)	59.5 (15.3)	63.1 (17.3)	69.8 (21.0)	77.0 (25.0)	83.8 (28.8)	92.2 (33.4)	95.7 (35.4)	96.6 (35.9)	89.6 (32.0)	79.7 (26.5)	69.4 (20.8)	60.4 (15.8)	78.1 (25.6)
Daily mean °F (°C)	47.8 (8.8)	51.5 (10.8)	58.5 (14.7)	65.3 (18.5)	73.4 (23.0)	81.0 (27.2)	84.0 (28.9)	84.6 (29.2)	78.2 (25.7)	68.0 (20.0)	57.6 (14.2)	49.3 (9.6)	66.6 (19.2)
Mean daily minimum °F (°C)	36.1 (2.3)	39.9 (4.4)	47.1 (8.4)	53.6 (12.0)	63.0 (17.2)	69.7 (20.9)	72.3 (22.4)	72.7 (22.6)	66.7 (19.3)	56.4 (13.6)	45.8 (7.7)	38.1 (3.4)	55.1 (12.9)
Mean minimum °F (°C)	21.8 (−5.7)	26.3 (−3.2)	30.1 (−1.1)	39.7 (4.3)	48.9 (9.4)	61.5 (16.4)	67.1 (19.5)	67.3 (19.6)	54.2 (12.3)	39.1 (3.9)	28.0 (−2.2)	24.3 (−4.3)	19.6 (−6.9)
Record low °F (°C)	10 (−12)	2 (−17)	17 (−8)	29 (−2)	37 (3)	41 (5)	55 (13)	56 (13)	41 (5)	24 (−4)	19 (−7)	−2 (−19)	−2 (−19)
Average precipitation inches (mm)	2.45 (62)	2.16 (55)	3.27 (83)	2.15 (55)	4.70 (119)	3.21 (82)	2.74 (70)	1.64 (42)	3.89 (99)	3.42 (87)	2.72 (69)	2.40 (61)	34.75 (884)
Average precipitation days (≥ 0.01 in)	7.1	7.3	8.2	6.1	7.4	5.8	3.9	3.9	5.6	6.3	6.4	6.9	74.9
Source 1: NOAA ^[12]													
Source 2: National Weather Service ^[11]													

Demographics

2020 census

Historical population		
Census	Pop.	%±
1890	285	—
1900	780	173.7%
1910	1,265	62.2%
1920	1,208	−4.5%
1930	1,260	4.3%
1940	1,268	0.6%
1950	7,045	455.6%
1960	23,377	231.8%
1970	35,507	51.9%
1980	46,296	30.4%
1990	63,535	37.2%
2000	86,911	36.8%
2010	127,921	47.2%
2020	153,095	19.7%

U.S. Decennial Census (<https://www.census.gov/programs-surveys/decennial-census.html>)

Killeen city, Texas – Racial and ethnic composition

Note: the US Census treats Hispanic/Latino as an ethnic category. This table excludes Latinos from the racial categories and assigns them to a separate category. Hispanics/Latinos may be of any race.

Race / Ethnicity (NH = Non-Hispanic)	Pop 2000 ^[14]	Pop 2010 ^[15]	Pop 2020 ^[16]	% 2000	% 2010	% 2020
White alone (NH)	34,570	44,233	36,955	39.78%	34.58%	24.14%
Black or African American alone (NH)	28,267	41,301	54,109	32.52%	32.29%	35.34%
Native American or Alaska Native alone (NH)	538	635	577	0.62%	0.50%	0.38%
Asian alone (NH)	3,669	4,835	5,764	4.22%	3.78%	3.76%
Pacific Islander alone (NH)	708	1,614	2,533	0.81%	1.26%	1.65%
Other Race alone (NH)	310	312	1,132	0.36%	0.24%	0.74%
Mixed race or Multiracial (NH)	3,380	5,646	10,600	3.89%	4.41%	6.92%
Hispanic or Latino (any race)	15,469	29,345	41,425	17.80%	22.94%	27.06%
Total	86,911	127,921	153,095	100.00%	100.00%	100.00%

As of the 2020 United States census, there were 153,095 people, 54,840 households, and 36,735 families residing in the city. The population density was 2,458.9 inhabitants per square mile (949.4/km²). There were 53,913 housing units at an average density of 999.9 per square mile (386.1/km²).

Among the Hispanic population in 2010, 16,321 (12.8%) were of Mexican descent, 8,117 (6.3%) were of Puerto Rican descent, with a sizable population of Central Americans at 1,758 (1.4%).^[17]

There were 54,840 households, out of which 40.1% had children under the age of 18 living with them, 47.1% were married couples living together, 17.2% had a female householder with no husband present, and 30.8% were non-families. 24.4% of all households were made up of individuals, and 3.6% had someone living alone who was 65 years of age or older. The average household size was 2.66 and the average family size was 3.17.

In the city, the population was spread out, with 33.2% under the age of 20, 38.7% from 20 to 39, 22.8% from 40 to 64, and 5.2% who were 65 years of age or older. The median age was 27 years.

The median income for a household in the city was \$44,370, and the median income for a family was \$36,674. The per capita income for the city was \$20,095, compared to the national per capita of \$39,997. About 11.2% of families and 16.4% of the population were below the poverty line, including 18.5% of those under age 18 and 8.6% of those age 65 or over.

In 2007, Coldwell Banker rated Killeen the most affordable housing market in the United States, with an average cost of \$136,725.^[18]

Economy

According to the city's 2021 Annual Comprehensive Financial Report,^[19] the top employers in the city are:

#	Employer	# of Employees
1	Ill Corps & Fort Cavazos	36,786
2	Killeen Independent School District	6,800
3	Military Defense Contractors & Others	6,209
4	Civilian Personnel Office	5,083
5	Teleperformance	1,800
6	Central Texas College	1,488
7	City of Killeen	1,173
8	AdventHealth	1,000
9	Seton Medical Center Harker Heights	480
10	Texas A&M University–Central Texas	305

[Killeen Mall](#) serves as the city's main shopping destination, and one of two regional shopping malls in Bell County.

Arts and culture

Vive Les Arts Theatre

Killeen is home to Vive Les Arts Theatre, a full-time arts organization which produces several Main Stage and Children's Theatre shows each year. Killeen has also been home of Classic schools at KGSR for Tchaikovsky (The Nutcracker) and KGSR (Imagine Dragons 2018), (Justin Medellin - Moore 2023-2024).
 Encyclopedia.

Government

The adoption of the City Charter in 1949 established the [council-manager](#) form of government under which the City of Killeen still operates today. The mayor is the city's chief elected officer. The mayor preside over the city's seven-member city council, which sets all policy. The city elects its mayor and three council members at large, meaning that every registered voter within the city limits may vote for all four positions. The other four council members represent specific districts of the city and are elected by voters living in their districts. Terms for the mayor and all council members are two years, with a three-consecutive-term limitation for each office. The city holds nonpartisan elections each May. The mayor and the at-large council members are elected in even-numbered years, and the four district council members are elected in odd-numbered years.

Local government

According to the city's 2020 Comprehensive Annual Financial Report, the city's various funds had \$187.9 million in revenues, \$174.8 million in expenditures, \$593.4 million in total assets, \$359.3 million in total liabilities, and \$94.6 million in cash and investments.^[20]

In 2022, city voters approved the decriminalization of possession of misdemeanor amounts of marijuana.^[21]

Education

Public schools

The Killeen Independent School District (KISD) is the largest school district between Round Rock and Dallas, encompassing Killeen, Harker Heights, Fort Cavazos, Nolanville, and rural west Bell County. KISD has 32 elementary schools (PK–5), 11 middle schools (6–8), 5 high schools (9–12), and 5 specialized campuses. KISD's five high schools and mascots are the Killeen High School Kangaroos (the original citywide high school), the Ellison High School Eagles, the Harker Heights High School Knights, the Shoemaker High School Grey Wolves, and the Early College High School Lions. Killeen ISD's 6th high school, Chaparral, will open in Fall 2022.



Killeen High School

Private schools

Memorial Christian Academy (K–12) and Creek View Academy (previously Destiny School), a K–9 charter school of Honors Academy, are in Killeen.^[22]

Colleges and universities

Central Texas College was established in 1965 to serve Bell, Burnet, Coryell, Hamilton, Lampasas, Llano, Mason, Mills, and San Saba Counties, in addition to Fort Cavazos. CTC offers more than 40 associate degrees and certificates of completion.

Texas A&M University-Central Texas was established on September 1, 1999, as Tarleton State University-Central Texas. The university currently offers bachelor's and master's degrees.

Media

Killeen's main newspaper is the *Killeen Daily Herald*, which has been publishing under different formats since 1890.^[23] The paper was one of four owned by the legendary Texas publisher Frank W. Mayborn, whose wife remains its editor and publisher.

The *Herald* also publishes the *Fort Cavazos Herald*, an independent publication in the Fort Cavazos area, not authorized by Fort Cavazos Public Affairs, and the *Cove Herald*, a weekly paper for the residents of Copperas Cove.

The official paper of Fort Cavazos is *The Fort Cavazos Sentinel*, an authorized publication for members of the U.S. Army that is editorially independent of the U.S. government and military.

Television stations include KAKW (Univision O&O), KCEN (NBC), KNCT (The CW), KWTX (CBS/Telemundo), KWKT (Fox), KXXV (ABC), and KAMU (PBS).

Killeen is served by 2 AM radio stations: KTEM and KTON; and 17 FM stations: KBDE, KIIZ, KJHV, KLFX, KLTD, KMYB, KNCT, KOOC, KOOV, KRGN, KRYH, KSSM, KUSJ, KVBM, KVLT, KWTX, and WACO.

NOAA Weather Radio station WXX35 broadcasts weather and hazard information.

Spectrum and Grande Communications provide cable service and DirecTV and Dish Network provide satellite service.

Infrastructure

Transportation

Killeen is served by a small regional airfield known as Skylark Field (ILE) and the larger Killeen Regional Airport (GRK), the latter with commercial passenger flights.

The Hill Country Transit District (The HOP) operates a public bus transit system within the city with eight routes including connections to Temple, Copperas Cove, and Harker Heights.^[24] The HOP buses are easily identified by their teal and purple exteriors. The HOP recently purchased new buses with the new color green. In the metro area's partner city, Temple, there is Amtrak inter-city passenger train service on the Texas Eagle.

Major highways that run through Killeen are Interstate 14/U.S. Highway 190 (Central Texas Expressway or CenTex), Business Loop 190 (Veterans Memorial Boulevard), State Highway 195, and Spur 172 (leading into Fort Cavazos main gate). Interstate 35 is accessible in Belton, 16 miles (26 km) east of the center of Killeen.

Public safety

The city of Killeen is protected by two municipal civil service departments: the Killeen Police Department (<https://web.archive.org/web/20010220170358/http://www.killeenpd.com/>) and the Killeen Fire Department (<https://archive.today/20130127053816/http://www.killeenfire.com/>).

Killeen Police Department

The Killeen Police Department has 355 members in its organization with 265 allotted sworn personnel strength. It is responsible for all police functions in Killeen, Texas, covering about 55.235 square miles.^[25]

Police Chief Pedro "Pete" Lopez leads the department. Lopez was sworn in June 5, 2023.^[26]

Killeen Fire Department

The Killeen Fire Department is separated into four separate divisions; Operations, Fire Prevention, Support, and Emergency Management. Currently, the department operates by three 24-hour shifts and provides emergency services from 8 staffed fire stations strategically placed throughout the city. Over two hundred personnel staff 6 Engine Companies, 2 Ladder Companies, 2 Rescue Companies, and 8 Ambulances as well as Technical Rescue and specialty to include Water Rescue, High-Angle Rescue, Wildland Team and Hazardous Materials Team. In addition to the line companies, each shift is staffed with two Battalion Chiefs and two EMS Captains who are supported by three Deputy Chiefs, an Assistant Chief, and Fire Chief.

In 2009, KFD built Station 8 and relocated Fire Station # 1 to a new facility on Westcliff Road to provide improved responses in the southeast and northeast areas of the city respectively. With continued growth and expansion, Fire Station #9 was completed in 2017 and provides service the southwest area of town.

Crime

In 2017 Killeen was ranked the 9th most dangerous city in Texas based on crime data.^[27] The city's violent crime rate of 766.2 in 2017 was more than double the national rate of 382.9^[28]

The number of murders rose from 10 in 2014 to 17 in 2015, an increase of 70%. The number of rapes increased from 114 to 189, an almost 66% increase from the prior year.^[29] There were 16 homicides in 2016.^[30] There were 22 homicides in Killeen in 2017, the deadliest year on record since 1991.^[31]

In 2008, there were 885 violent crimes and 4,757 non-violent crimes reported in the city of Killeen as part of the FBI's Uniform Crime Reports (UCR) Program. Violent crimes are the aggregation of the UCR Part 1 crimes of murder, forcible rape, robbery, and aggravated assault. Non-violent crimes are the aggregation of the crimes of burglary, larceny-theft, and motor vehicle theft.

Killeen's 2008 UCR Part 1 crimes break down as follows:

Crime	Reported offenses ^[32]	Killeen rate ^[32]	Texas rate ^[33]	U.S. rate ^[34]
Murder	10	8.6	5.6	5.6
Rape	66	56.9	32.9	29.4
Robbery	216	186.4	155.2	154.0
Aggravated assault	593	511.6	314.4	281.6
Violent crime	885	763.5	508.2	470.6
Burglary	1,711	1,476.2	946.5	743.4
Larceny – theft	2,877	2,482.2	2,688.9	2,200.1
Motor vehicle theft	169	145.8	351.1	330.5
Non-violent crime	4,757	4,104.2	3,988.6	3,274.0

Rates are crimes per 100,000 population. The Killeen rates are calculated using the estimated 2008 population figure of 115,906 as provided by the Texas Department of Public Safety.

Luby's shooting

A mass shooting took place on October 16, 1991, at a Luby's restaurant in Killeen. The perpetrator, George Hennard, drove his pickup truck through the front window of the restaurant, and immediately shot and killed 23 people, and wounded 27 others before fatally shooting himself.



Memorial to those killed in the Luby's Massacre

Two additional mass shooting events have taken place at the adjacent Ft. Hood, the 2009 Fort Hood shooting and the 2014 Fort Hood shootings.

Notable people

- Brad Buckley, member of the Texas House of Representatives for House District 54
- Lisa Kristine Cummins, American dentist and fashion model
- Mike Dimes, rapper
- Adam Earnhardt, academic and author
- Ta'Quon Graham, NFL player
- Michael Hancock, mayor of Denver, Colorado
- Don Hardeman, football running back
- Tommie Harris, football defensive tackle
- Nidal Hasan, US army officer who was responsible for the 2009 Fort Hood shooting
- Othello Henderson, football defensive tackle
- Oveta Culp Hobby, first Secretary of U.S. Dept. of Health, Education and Welfare
- Cory Jefferson, basketball player
- Shane Kimbrough, NASA astronaut
- Royce O'Neale, NBA player
- Mike Stulce, shot putter
- Carl Eugene Watts, serial killer

Twin towns – sister cities

Osan, South Korea, has been Killeen's Sister City since 1995.^[35]

Killeen is also twinned with San Juan, Puerto Rico.^[36]

Notes

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External links

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Bell County, Texas

Bell County is a county in the U.S. state of Texas. It is in Central Texas and its county seat is Belton.^[1]

As of the 2020 census, its population was 370,647.^{[2][3]} Bell County is part of the Killeen–Temple, Texas, Metropolitan Statistical Area.

The county was founded in 1850 and is named for Peter Hansborough Bell, the third governor of Texas.

In 2010, the center of population of Texas was located in Bell County, near the town of Holland.^[4]

History

In 1834–1835, Little River became part of Robertson's Colony, made up of settlers from Nashville, Tennessee, led by Sterling C. Robertson; they were the families of Captain Goldsby Childers, Robert Davison, John Fulcher, Moses Griffin, John Needham, Michael Reed and his son William Whitaker Reed, William Taylor, and Judge Orville T. Tyler.^[5] This area became known as the Tennessee Valley. Soon after (1836) the settlements were deserted during the Runaway Scrape,^[6] reoccupied, deserted again after the Elmwood Creek Blood Scrape, and reoccupied. Texas Ranger George Erath established a fort on Little River.^[7]

During 1843–44, settlers began returning.^[5] The next year, the Republic of Texas founded Baylor Female College (since developed as University of Mary Hardin–Baylor).^[8]

In 1850, Bell County was organized and named for Texas Governor Peter Hansborough Bell. The population then was 600 whites and 60 black slaves.^[5] Belton^[9] was designated as the county seat in 1851.

The last serious Indian raid in the area occurred in 1859.^[5] Bell County assumed its present boundaries^[5] with the 1860 resurvey of the line between Bell and Milam Counties.

Bell County

County



The Bell County Courthouse in Belton





Location within the U.S. state of Texas



Texas's location within the U.S.
Coordinates: 31°02′N 97°29′W﻿ / ﻿31.03°N 97.48°W﻿ / 31.03; -97.48

Country
State

 United States
 Texas

In 1861, the county voted for secession from the Union.^[5] Residents were divided, as many yeomen farmers did not support the war. From 1862 to 1865, Union sympathizers and Confederate deserters holed up in "Camp Safety".^[5] Following the war, new social movements developed. In 1867, the Belton Women's Commonwealth, the first women's movement in Central Texas, was formed by Martha McWhirter. The group provided shelter to women in abusive relationships.^[5]

During the early years of the Reconstruction era (1865–1877), so much violence occurred in the county that the government stationed federal troops in Belton. Some racist whites attacked blacks and their white supporters. Corruption, lawlessness, and racial divides were severe. As in many areas, a local version of white paramilitary insurgents developed who were similar to the Ku Klux Klan; they worked to suppress black and Republican voting.^[5]

Founded	1850
Named for	Peter Hansborough Bell
Seat	Belton
Largest city	Killeen
Area	
• Total	1,088 sq mi (2,820 km ²)
• Land	1,051 sq mi (2,720 km ²)
• Water	37 sq mi (100 km ²) 3.4%
Population (2020)	
• Total	370,647
• Density	340/sq mi (130/km ²)
Time zone	UTC−6 (Central)
• Summer (DST)	UTC−5 (CDT)
Congressional districts	11th, 31st
Website	www.bellcountytexas.com (http://www.bellcountytexas.com)

The coming of railroads in the late 19th century stimulated growth across the state. In 1881, the Gulf, Colorado and Santa Fe Railway, the first railroad to be built in Bell County, established Temple as its headquarters.^[5] Reflecting growth in the county, in 1884, the Bell County Courthouse was built. It is still used. The ambitious Renaissance Revival design was by architect Jasper N. Preston and Sons.^[10] As another improvement, in 1905, the Belton and Temple Interurban electric railway was completed, providing service between the cities.^[5]



Confederate statue at Bell County Courthouse

During the 1920s, the Ku Klux Klan underwent a revival in Bell County. In many areas, it was concentrated on nativist issues, opposing Catholic and Jewish immigration from eastern and southern Europe. After a scandal involving the leader of the KKK, the group's influence declined markedly by the end of the decade.^[5]

In 1925, Miriam A. Ferguson, a native of the county, was inaugurated as the first woman governor of the state.^[11] She won re-election in 1932 for a nonconsecutive second term.^[11]

The county and state supported founding Temple Junior College in 1926. The entry of the United States in World War II stimulated war spending across the country. In 1942, Fort Hood was opened as a military training base. It drew recruits from across the country.^[5]

The postwar period was one of suburbanization in many areas. In 1954, the U.S. Supreme Court ruled in *Brown v. Board of Education* that racial segregation in public schools, supported by all the taxpayers, was unconstitutional. Two years later, the Killeen school board voted to integrate the local high school. ^[12]

The state founded Central Texas College in 1965 in Killeen.^[12]

Since the late 20th century, new retail development has taken the form of large malls. In 1976, Temple Mall opened.^[13] By 1980, Killeen became the most populous city in Bell County.^[12] The following year, the Killeen Mall opened, adding to retail choices in the area.^[14] In another type of development, the Bell

County Expo Center opened in 1987.

Since the late 20th century, the county has been the site of several mass shootings. On October 16, 1991, in the Luby's shooting, George Hennard murdered 23 people and wounded 27 others before killing himself. It was the deadliest mass shooting in the United States at the time.^[15] In the 2009 Fort Hood shooting, Army major Nidal Hasan murdered 13 people and wounded 30 others before being paralyzed in return fire.^[16] In the 2014 Fort Hood shootings, Army Specialist Ivan Lopez murdered three people and wounded 16 others.^[17]

Geography

According to the U.S. Census Bureau, the county has a total area of 1,088 square miles (2,820 km²), of which 1,051 square miles (2,720 km²) are land and 37 square miles (96 km²) (3.4%) are covered by water.^[18]

Adjacent counties

- McLennan County (north)
- Falls County (northeast)
- Milam County (southeast)
- Williamson County (south)
- Burnet County (southwest)
- Lampasas County (west)

- [Coryell County \(northwest\)](#)

Demographics

Bell County, Texas – Racial and ethnic composition

Note: the US Census treats Hispanic/Latino as an ethnic category. This table excludes Latinos from the racial categories and assigns them to a separate category. Hispanics/Latinos may be of any race.

Race / Ethnicity (NH = Non-Hispanic)	Pop 2000 ^[24]	Pop 2010 ^[22]	Pop 2020 ^[23]	% 2000	% 2010	% 2020
White alone (NH)	136,241	157,289	156,780	57.25%	50.70%	42.30%
Black or African American alone (NH)	47,344	63,380	80,759	19.89%	20.43%	21.79%
Native American or Alaska Native alone (NH)	1,297	1,484	1,448	0.55%	0.48%	0.39%
Asian alone (NH)	5,935	8,350	10,884	2.49%	2.69%	2.94%
Pacific Islander alone (NH)	1,005	2,245	3,454	0.42%	0.72%	0.93%
Other race alone (NH)	479	500	2,063	0.20%	0.16%	0.56%
Mixed race or Multiracial (NH)	5,972	9,977	21,792	2.51%	3.22%	5.88%
Hispanic or Latino (any race)	39,701	67,010	93,467	16.68%	21.60%	25.22%
Total	237,974	310,235	370,647	100.00%	100.00%	100.00%

Census	Pop.	%±
1860	4,799	—
1870	9,771	103.6%
1880	20,518	110.0%
1890	33,377	62.7%
1900	45,535	36.4%
1910	49,186	8.0%
1920	46,412	−5.6%
1930	50,030	7.8%
1940	44,863	−10.3%
1950	73,824	64.6%
1960	94,097	27.5%
1970	124,483	32.3%
1980	157,889	26.8%
1990	191,088	21.0%
2000	237,974	24.5%
2010	310,235	30.4%
2020	370,647	19.5%
2023 (est.)	393,193^[19]	6.1%

U.S. Decennial Census^[20]
1850–2010^[21] 2010^[22] 2020^[23]

As of the census^[25] of 2010, 310,235 people, 114,035 households, and 80,449 families resided in the county. The population density was 295.2 people per square mile (114.0 people/km²). The 125,470 housing units averaged 88 units per square mile (34/km²). The racial makeup of the county was 61.4% White, 21.5% Black, 0.8% Native American, 2.8% Asian, 0.8% Pacific Islander, and 5.0% from two or more races. About 21.6% of the population was Hispanic or Latino of any race; 14.9% were of Mexican, 3.6% were of Puerto Rican, 0.2% Cuban, and 0.2% were of Dominican descent.

Of the 85,507 households, 40.10% had children under the age of 18 living with them, 56.60% were married couples living together, 12.30% had a female householder with no husband present, and 27.50% were not families. About 22.30% of all households were made up of individuals, and 6.50% had someone living alone who was 65 years of age or older. The average household size was 2.68 and the average family size was 3.14. As of the 2010 census, about 3.6 same-sex couples per 1,000 households were in the county.^[26]

In the county, the population was distributed as 28.90% under the age of 18, 13.40% from 18 to 24, 31.90% from 25 to 44, 17.00% from 45 to 64, and 8.80% who were 65 years of age or older. The median age was 29 years. For every 100 females, there were 100.80 males. For every 100 females age 18 and over, there were 99.30 males.

The median income for a household in the county was \$36,872, and for a family was \$41,455. Males had a median income of \$28,031 versus \$22,364 for females. The per capita income for the county was \$17,219. About 9.70% of families and 12.10% of the population were below the poverty line, including 16.30% of those under age 18 and 9.80% of those age 65 or over.

Education

Bell County is served by several school districts:^[27]

- Academy Independent School District
- Bartlett Independent School District (partial)
- Belton Independent School District
- Bruceville-Eddy Independent School District (partial)
- Copperas Cove Independent School District (partial)
- Florence Independent School District (partial)
- Gatesville Independent School District (partial)
- Holland Independent School District (partial)
- Killeen Independent School District (partial)
- Lampasas Independent School District (partial)
- Moody Independent School District (partial)
- Rogers Independent School District (partial)
- Rosebud-Lott Independent School District (partial)
- Salado Independent School District
- Temple Independent School District
- Troy Independent School District

Areas in the boundary of Central Texas College's service area, as defined by the Texas Education Code, include all of Killeen ISD, Fort Cavazos and North Fort Cavazos, and the Bell County portions of Copperas Cove ISD and Lampasas ISD.^[28]


Areas in the boundary of Temple Junior College's service area include Academy ISD, Bartlett ISD, Belton ISD, Holland ISD, Rogers ISD, Salado ISD, Temple ISD, and Troy ISD.^[29]

State legislation does not specify the community colleges of the Bruceville-Eddy ISD and Moody ISD areas.

Transportation

Major highways

These major highways run through Bell County:

-  Interstate 14/U.S. Highway 190

- 35 [Interstate 35](#)
- 36 [State Highway 36](#)
- 53 [State Highway 53](#)
- 95 [State Highway 95](#)
- 195 [State Highway 195](#)

Mass transit

The [Hill Country Transit District](#) operates a regularly scheduled fixed-route [bus service](#) within the urban areas of Killeen and Temple, as well as a [paratransit service](#) throughout the county.^[20] [Amtrak](#) also has scheduled service to Temple.

Communities

Cities

- [Bartlett](#) (partly in [Williamson County](#))
- [Belton](#) (county seat)
- [Copperas Cove](#) (mostly in [Coryell County](#) and a small part in [Lampasas County](#))
- [Harker Heights](#)
- [Holland](#)
- [Killeen](#) (largest city)
- [Little River-Academy](#)
- [Morgan's Point Resort](#)
- [Nolanville](#)
- [Rogers](#)
- [Temple](#)
- [Troy](#)



The [Bell County Expo Center](#), located off [Interstate Highway 35](#) north of [Belton](#).

Village

- [Salado](#)

Census-designated place

- [Fort Cavazos](#) (partly in [Coryell County](#))
- [Pendleton](#)

Unincorporated communities

- [Airville](#)
- [Belfalls](#)
- [Cedar Valley](#)
- [Cyclone](#)

- [Ding Dong](#)
- [Edgeworth](#)
- [Heidenheimer](#)
- [Joe Lee](#)
- [Leedale](#)
- [Maxdale](#)
- [Meeks](#)
- [Moffat](#)
- [New Colony](#)
- [Oenaville](#)
- [Oscar](#)
- [Owl Creek](#)
- [Prairie Dell](#)
- [Ratibor](#)
- [Red Ranger](#)
- [Seaton](#)
- [Sparks](#)
- [Stampede](#)
- [Summers Mill](#)
- [Union Grove](#)
- [Vilas](#)
- [White Hall](#)
- [Youngsport](#)
- [Zabcikville](#)

Ghost towns

- [Bland](#)
- [Brookhaven](#)
- [Donahoe](#)
- [Ocker](#)
- [Old Troy](#)
- [Stringtown](#)
- [Sparta](#)
- [Tennessee Valley](#)
- [Old Aiken](#)

Government and Politics

Politically, Bell County tends to support [Republican Party](#) candidates for office. It has voted for the Republican presidential nominee every cycle beginning with [Ronald Reagan](#) in 1980. The county has been trending Democratic, similar to the patterns of the state as a whole.

The county is a bellwether for Texas, voting for the statewide winner of every presidential election in Texas, except in 1952 and 1956. In 1952 and 1956, Republican [Dwight D. Eisenhower](#) (who was born in Texas) won the state while losing Bell County.

Democratic strength in the county is concentrated in the city of Killeen, which gave Joe Biden 63.4% of the vote in the 2020 election. The remainder of the county, particularly the cities of Belton and Temple, is much more strongly Republican.^[32]

United States presidential election results for Bell County, Texas^[31]

Year	Republican		Democratic		Third party(ies)	
	No.	%	No.	%	No.	%
2020	67,893	53.17%	57,014	44.65%	2,783	2.18%
2016	51,998	54.33%	37,801	39.50%	5,902	6.17%
2012	49,574	57.36%	35,512	41.09%	1,339	1.55%
2008	49,242	54.36%	40,413	44.61%	935	1.03%
2004	52,135	65.39%	27,165	34.07%	424	0.53%
2000	41,208	65.11%	21,011	33.20%	1,072	1.69%
1996	30,348	53.20%	22,638	39.68%	4,063	7.12%
1992	24,936	45.27%	18,684	33.92%	11,457	20.80%
1988	29,382	61.79%	17,751	37.33%	418	0.88%
1984	31,117	69.52%	13,322	29.76%	323	0.72%
1980	20,729	54.72%	15,823	41.77%	1,333	3.52%
1976	15,126	45.96%	17,499	53.17%	287	0.87%
1972	17,525	71.79%	6,848	28.05%	38	0.16%
1968	5,705	26.98%	11,893	56.24%	3,547	16.77%
1964	2,938	16.78%	14,557	83.13%	17	0.10%
1960	4,606	30.13%	10,651	69.67%	31	0.20%
1956	4,285	30.76%	9,603	68.93%	44	0.32%
1952	4,862	33.86%	9,484	66.05%	12	0.08%
1948	1,069	11.73%	7,548	82.83%	496	5.44%
1944	763	8.52%	6,960	77.72%	1,232	13.76%
1940	1,050	12.40%	7,418	87.60%	0	0.00%
1936	475	7.17%	6,119	92.42%	27	0.41%
1932	724	8.67%	7,607	91.06%	23	0.28%
1928	3,366	52.17%	3,079	47.72%	7	0.11%
1924	1,632	17.26%	7,273	76.91%	552	5.84%
1920	483	7.94%	3,595	59.12%	2,003	32.94%
1916	356	8.54%	3,615	86.75%	196	4.70%
1912	128	4.01%	3,024	94.68%	42	1.31%

County government

Bell County elected officials

Position	Name	Party
County Judge	David Blackburn	Republican
Commissioner, Precinct 1	Russell Schneider	Republican

Commissioner, Precinct 2	Bobby Whitson	Republican
Commissioner, Precinct 3	Bill Schumann	Republican
Commissioner, Precinct 4	Louie Minor	Democratic
District Attorney	Henry Garza	Republican
District Clerk	Joanna Staton	Republican
County Attorney	James E. Nichols	Republican
County Clerk	Shelley Coston	Republican
Sheriff	Eddy Lange	Republican
Tax Assessor-Collector	Shay Luedeke	Republican
Treasurer	Gaylon Evans	Republican
County Court-at-Law #1	Paul Motz	Republican
County Court-at-Law #2	John Mischlian	Republican
County Court-at-Law #3	Rebecca DePew	Republican
27th Judicial District Court	John Gauntt	Republican
146th Judicial District Court	Jack Jones	Republican
169th Judicial District Court	Cari L. Starritt-Burnett	Republican
264th Judicial District Court	Paul L. LePak	Republican
426th Judicial District Court	Steve Duskie	Republican
Peace Justice, Pct. 1	Theodore R. Duffield	Republican
Peace Justice, Pct. 2	Cliff Coleman	Republican
Peace Justice, Pct. 3 Pl. 1	Keith Reed	Republican
Peace Justice, Pct. 3 Pl. 2	Larry Wilkey	Republican
Peace Justice, Pct. 4 Pl. 1	Gregory Johnson	Democratic
Peace Justice, Pct. 4 Pl. 2	Nicola James	Democratic
Constable, Precinct 1	Patricia "Pat" Duffield	Republican
Constable, Precinct 2	Christopher "Chris" Bazar	Republican
Constable, Precinct 3	Devin Rosenthal	Republican
Constable, Precinct 4	Martha Dominguez	Democratic

See also

- List of museums in Central Texas
- National Register of Historic Places listings in Bell County, Texas
- Recorded Texas Historic Landmarks in Bell County
- Hugh Shine, Republican member of the Texas House of Representatives from Bell County



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