

APPRAISAL REPORT OF



TBD 15 Acres out of 9132 Trimmier Rd.
Killeen, TX 76542

PREPARED FOR

Killeen Independent School District, C/O JJ Johnson
P.O. Box 967
Killeen, TX 76540

AS OF

December 21, 2021

PREPARED BY

Steven Grant Gryseels
GrantGryseels@yahoo.com, (254) 541-0890
Hal Dunn & Associates: 5106 S. General Bruce Dr., Suite 200, Temple, TX 76502

Borrower N/A
Property Address TBD 15 Acres out of 9132 Trimmier Rd.
City Killeen County Bell State TX Zip Code 76542
Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540

December 30, 2021

Killeen Independent School District
C/O JJ Johnson
P.O. Box 967
Killeen, TX 76540

Attention (Intended User): Killeen Independent School District, C/O JJ Johnson

Re: Appraisal of real property (vacant land) located at TBD 15 Acres out of 9132 Trimmier Rd., Killeen, TX 76542

Legal: 15 acres out of Lot 1, Block 1, KISD Satellite Transportation Facility, Killeen, Bell County, TX

In accordance with your request, I have physically-viewed the above-referenced property, and developed this appraisal report in order to estimate its market value. I have done research into various factors that influence its market value. The report of that appraisal is attached. The objective/purpose of this appraisal is to estimate the market value of the property described in this report, as-is, in unencumbered fee-simple title of ownership.

The intended use of this appraisal is for the client to make financial decisions regarding the subject property. This appraisal will establish a market value of the real estate for the exclusive use of the client. **The purpose of this appraisal is to provide an opinion of market value along with relevant analysis and data for the client.** This appraisal was prepared for utilization solely by the client in making financial decisions regarding the subject property. I have performed no appraisal or other specified service 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 acceptance of this assignment.

This report is based on a physical observation of the site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. This report determined the highest and best use of the subject, completed or analyzed the three approaches to value (when appropriate), and has reconciled the appropriate approaches to value into a final estimate of market value. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. According to the Uniform Standards of Professional Appraisal Practice, this report fulfills the requirements of an 'Appraisal Report' (formerly known as a Summary Report).

The market value conclusions reported are as of the effective date stated in the body of the report, and are contingent upon the certification and limiting conditions attached. I am not required to testify or explain the appraisal results other than respond to the client's routine and customary questions. This cover letter is invalid as an opinion of value without the attached report that contains the text, exhibits, and addenda.

The existence of any hazardous substances, including and without limitation to asbestos, radon gas, petroleum leakage, or agricultural chemicals, mold, fungus, or any other environmental conditions, including any cemeteries or burial grounds, which may or may not be present on or within the property, were not called to the attention of the appraiser nor did this appraiser become aware of such during the inspection of the subject. This appraiser has no knowledge of the existence of such materials, unless otherwise noted. This appraiser is not qualified to detect or test for such substances or conditions. If such substances exist on the subject property, the finding and removal of those could be quite costly and could substantially affect the value of the property. The final value estimate is predicted on the assumption that there is no such condition on, near, or within the property, or within such proximity thereto that it would cause a loss of value. No responsibility is assumed for any such conditions, or for expertise including engineering knowledge required to discover them. A new survey, title commitment, or qualified engineer, surveyor, or other professional would be required to make easement, encroachment, drainage condition, deed restriction, liens, soil condition, exact land size, availability and location of utilities, environmental condition, flood condition, lead-based paint condition, mold and/or fungus condition, asbestos condition, septic system condition, water well conditions, HVAC condition, roofing condition, structural condition, and other condition determinations regarding the subject property. We are not property inspectors, therefore we always recommend getting a full inspection and construction estimate to know more about the condition of the subject property, and any possible need for repairs and what the cost might be for those repairs.

After consideration of the data, discussion, and analysis contained within this report, and subject to the hypothetical conditions, extraordinary assumptions, and other assumptions and limiting conditions, it is concluded that the market value of the subject property, with an estimated marketing period and exposure time of 180 to 365 days, as of December 21, 2021, is:

**\$24,000 Per Acre
or
\$360,000 (Three Hundred & Sixty Thousand Dollars) As-Is, Fee-Simple**

It has been a pleasure to assist you. Please do not hesitate to contact us if we can be of additional service to you.

Appraiser Name Steven Grant Gryseels Supervisor Name _____
Steven Grant Gryseels

Table of Contents

Page Title	Page #
Cover Letter	1
Certification	2
Comments	3
Comments Page 2	4
Comments Page 3	5
Comments Page 4	6
Comments Page 5	7
Land Appraisal	8
Extra Comps 4-5-6	9
Subject Photos	10
Subject Photos	11
Site Plan	12
Site Plan	13
CAD Map 1	14
CAD Map 2	15
Location Map	16
Location Map	17
Site Map	18
Site Map	19
TNRIS LIDAR Topography Map	20
Survey	21
Survey (Subject Magnified)	22
Wetlands Map	23
CAD Record	24
CAD Record	25
Topography Map	26
Subdivision Map	27
Zoning Map	28
Terrain Map	29
Contour Map	30
Future Roadways around subject	31
Flood Map	32
Flood Map 2	33
Soil Map	34
Neighborhood Data (Source: FFIEC)	35
City and County Quickfacts (Source: US Census Bureau)	36
City and County Quickfacts (Source: US Census Bureau)	37
Killeen Economic Development News	38
New Killeen High School	39
Fort Hood	40
Killeen	41
Location Map	42
Photo Comparables 1-2-3	43
Photo Comparables 4-5-6	44
Comments	45

Table of Contents

Page Title	Page #
Comments Page 2	46
Appraiser Independence Cert.	47
Appraisal Compliance Addendum	48
Appraiser Independence Requirements	49
Privacy Notice	50
Limiting Conditions	51
Land Certification Page 1	52
Land Certification Page 2	53
Land Certification Page 3	54
Limit.Cond. w/Environ.	55
Appraiser Disclosure Statement	56
Appraiser License Certificate	57
Appraiser Qualifications	58
Engagement	59

Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, and in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person or persons signing this report.
- This appraisal was prepared based upon my experience, and the data available.
- I have not been engaged to provide, and this appraisal does not provide a warranty of any kind that the conclusions set forth in this report will, in fact, be realized.
- I have not been engaged to evaluate the effectiveness of the management of the subject property.
- I have not been engaged to be responsible for future marketing efforts and other actions of management of the subject property, and they may affect the actual results.
- I have not been engaged to take responsibility for any circumstances, events, or conditions in the economy or marketplace that take place or exist subsequent to the effective date of this appraisal.
- This appraisal has not and can not be re-addressed to another client. No other user is intended.
- This appraisal makes no reduction for commissions on the sale of the subject property, unpaid taxes, or liens against the subject property.
- Through my experience, education, and other resources, I have established sufficient competence to appraise the subject property. I am an employee of, and an appraiser for, CenTex Valuation LLC, as well as, Hal Dunn & Associates.
- I have performed no other appraisal or other specified service 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 acceptance of this assignment."

Appraiser Name


Steven Grant Gryseels

Supervisor Name _____

PURPOSE OF ASSIGNMENT

The purpose of this report is to present this appraiser's concluded opinion of the market value of the fee-simple estate (Full ownership of the complete bundle of rights; Unencumbered by any other interest or estate, subject only to the limitations imposed by the government powers of escheat, eminent domain, taxation, and police power) and surface estate of the subject property as of the effective date of this report, along with a summary of the data and rationale that support this conclusion for the exclusive use of the client.

Your appraiser will estimate the market value of the property described in this report in as-is, fee-simple title of ownership. The intended use of this appraisal is for the client to make financial decisions regarding the subject property.

NEIGHBORHOOD

See the overall subject neighborhood map in the addenda for the approximate boundaries estimated for the overall subject neighborhood. The neighborhood consists of various commercial, industrial, agricultural, rural-residential, and suburban single-family residential properties, the majority of which are maintained and show pride of ownership.

The subject has good marketability and appeal. This neighborhood has good appeal to the marketplace. This is a growing neighborhood with several new developments. The subject is located in an area with a high-occupancy rate among all types of properties.

The subject is considered to be well-located within the city of Killeen. The subject is located off of Trimmier Rd. which is a minor arterial roadway. The subject is in close proximity to other heavily-trafficked roadways. In addition, there are two roadways proposed to run east to west, just to the north and south of the subject property (See Future Road Map in addenda of this report), both of which should increase visibility of the subject property, access, and traffic flow in this area.

Primarily because of the growth of Fort Hood, the greater Killeen region has experienced tremendous growth that will last well into the future. Killeen's economy is almost 100% dependent upon the military, but it does have a few industries and distributors. The area is also a military retirement area. Fort Hood, covering over 340 square miles, is one of the largest military bases in the free world. It is the only post in the United States capable of training and stationing two armored divisions. There are reportedly over 50,000 military personnel stationed at the base.

In conclusion, the general area has been growing at a healthy pace over the past ten years. Fort Hood is reportedly the largest single-site employer in the state of Texas, and has a multi-billion dollar impact on the community. Killeen's economy, which is tied closely to Fort Hood, is based upon a stabilized Fort Hood and upon the growing local economy, and the long term growth of the Killeen/Bell County area appears to be good.

Property values in this neighborhood are expected to remain stable in the foreseeable future. See the Quickfacts and Neighborhood Data summaries in the addenda of this report.

REASONABLE MARKETING PERIOD AND EXPOSURE TIME

The subject has an estimated marketing period and exposure time of 180 to 365 days, based on the location of the subject property, sales of comparable properties, the opinions of knowledgeable broker's in this area, and assuming reasonable and proper marketing of the subject. This would include competent and professional marketing, and no significant or abrupt changes to the national or local economy.

As of the effective date, the short and long-term impact on the market from the COVID-19 virus is unknown; however, it is reasonable to assume that current restrictions in market activity, due to the virus, will possibly extend marketing times beyond the current levels. This assumption has been taken into consideration with regards to the estimate of reasonable marketing period and exposure time. At this time, the appraiser assumes that there will be a delay in market activity, but not a significant long-term shift in demand or supply which would result in a significant change in market prices. These are considered to be extraordinary assumptions which, if proven false, could impact the opinions and conclusions expressed herein.

PROPERTY DESCRIPTION

Legal Description:

15 acres out of Lot 1, Block 1, KISD Satellite Transportation Facility, Killeen, Bell County, TX

History of the Subject Property:

According to county records, the subject (out of CAD ID#455443) property has been under the ownership of Killeen Independent School District for more than 3 years prior to the effective date of this appraisal. Land details will be provided later in this report. No current listings, options, or agreements of sale of the subject property were discovered or observed over the course of this appraisal. This appraisal is needed by the client to make financial decisions regarding the subject property.

Zoning:

According to the City of Killeen, the subject property is zoned SR-1 (Suburban Residential). See the Zoning Map in the addenda of this report.

Description of the Land:

The subject property is of level to gently-sloping topography. **It has not been individually platted or subdivided as of the effective date of this appraisal.** It is pasture land with some tree-cover, primarily native cedar trees. In total, the subject is proposed to cover approximately 15 acres according to the site plan. The subject property is located in Census Tract 225.02. The subject land appears to be served with or have access to public water, sewer, and electricity, however this should be confirmed by all parties involved in a potential sale.

The subject property is located in Flood Zone X according to the FEMA Flood Insurance Rate Map. Zone X is defined as outside the 0.2% annual chance floodplain; this does not imply that the subject property and/or its improvements will be free from flooding or flood damage; this flood statement shall not create liability on the part of this appraiser. There do appear to be some wetland areas, however, which can be seen on the Wetlands Map in the addenda of this report; a full survey would be required to know for sure; as of now, they are considered to be non-adverse features.

The subject has frontage on, and ingress/egress from, Trimmier Rd. which is a 2-way, 2-lane (1 lane in each direction), asphalt-paved, publicly-maintained roadway. It is often referred to as "West" Trimmier Rd. because there is also an East Trimmier Rd. even though they both run north to south.

There is a transmission electrical line easement near the subject property, but is proposed to not run through the subject property; there is a water line easement that is either on or near the subject's northern property line; a full survey would be required to know for sure; as of now, they are considered to be non-adverse features.

As of now, it is unknown as to whether there would be individual access (driveway for ingress/egress) granted from Trimmier Rd. for the subject 15-acre tract or if there will be shared access from the adjacent existing driveway. This appraisal will assume that in either scenario, adequate access is available to the subject tract for any future development.

A new survey, title commitment/policy, environmental survey, or site evaluation report would be required in order to know more about the subject property such as existing easements, encroachments, overall exact land size, availability and location of utilities, environmental conditions (above and below ground level), deed restrictions, drainage conditions, flood conditions, liens, soil conditions, roofing conditions, HVAC conditions, asbestos conditions, lead-based paint conditions, mold and/or fungus conditions, structural conditions, and other site features and conditions.

Unless mentioned specifically, the final value estimate is predicated on the assumption that there is no such condition on, near, or within the property, or within such proximity thereto that it would cause a loss of value. Your appraiser is not a property inspector or surveyor, therefore no responsibility is assumed for any such conditions, or for expertise including engineering knowledge required to discover them. Unless mentioned specifically, this appraisal assume's that any easements or encroachments on the subject property are non-adverse.

Hypothetical Conditions and Extraordinary Assumptions:

This appraisal will be made under the following hypothetical conditions and extraordinary assumptions:

The subject has not been individually platted or subdivided as of the effective date of this appraisal.

The subject land appears to be served with or have access to public water, sewer, and electricity, however this should be confirmed by all parties involved in a potential sale; it is assumed that there is nothing that would prevent the subject property from being a stand-alone economic entity.

There do appear to be some wetland areas, however, which can be seen on the Wetlands Map in the addenda of this report; a full survey would be required to know for sure; as of now, they are considered to be non-adverse features.

There is a transmission electrical line easement near the subject property, but is proposed to not run through the subject property; there is a water line easement that is either on or near the subject's northern property line; a full survey would be required to know for sure; as of now, they are considered to be non-adverse features.

As of now, it is unknown as to whether there would be individual access (driveway for ingress/egress) granted from Trimmier Rd. for the subject 15-acre tract or if there will be shared access from the adjacent existing driveway. This appraisal will assume that in either scenario, adequate access is available to the subject tract for any future development. The KISD Transportation Facility might create a noise issue for the subject, however at the present time, it is unknown as to whether that would be significantly adverse enough to require an adjustment; this appraisal will assume it to be non-adverse, but it should be confirmed by any potential parties.

Unless mentioned specifically, it is assumed that the subject property and any improvements fulfill any and all requirements for all of the improvements and uses (including drainage, meters, solid waste, etc.) to be in place, up to code, permitted, and working properly.

Unless mentioned specifically, this appraisal will be made assuming that the title is clear, and that there are no adverse easements, encroachments, environmental conditions (above or below ground), lead-based paint conditions, deed restrictions, drainage issues, flood conditions, soil conditions, liens, back taxes, existing leases, life estates, roofing conditions, asbestos conditions, mold conditions, fungus conditions, HVAC conditions, well conditions, sewer or septic conditions, structural conditions, and other adverse site features and conditions on the subject property.

It will be assumed that there are no issues involving unrecorded or unplatted agreements for easements, utilities, encroachments, proposed right-of-ways, access on or to the subject property, life estates, or multiple ownership interests. Franchise/business fees, costs, business value, sub-surface/mineral rights, and individual percentages of ownership are not included, nor evaluated in this appraisal. Non-fixtures and personal property will not be given an estimate of value in this appraisal. There are no known improvements on the subject property, therefore none will be considered in this appraisal; this is a land appraisal only.

Your appraiser is not a property inspector; therefore he always recommends getting a full inspection and construction estimate to know more about the condition of the subject property, and any possible need for repairs and what the cost might be for those repairs. Unless mentioned specifically, this appraisal will assume that there are no items needing repaired or replaced.

Any and all subject property data and comparable property data provided by the owner, our client, agents, property managers, appraiser colleagues, comparable databases, public maps, and other sources, are assumed to be accurate, confirmed, and up to date; your appraiser is not an expert in all of the areas related to the subject and comparable properties; some data cannot be verified; some findings are communicated by your appraiser, but may or may not be the findings or opinion of your appraiser.

Your appraiser assumes that the comparable information is correct, and this appraisal is based on the extraordinary assumption that all of the information provided to your appraiser and discovered online is accurate. Should any information become available that is contradictory to this assumption, your appraiser reserves the right to revisit and/or amend this appraisal, if necessary.

Your appraiser's conclusion of market value is based upon the assumption that there are no hidden or unapparent conditions on the subject property that might impact its buildability, usability, current use, or proposed use. Your appraiser recommends due diligence be conducted through the local building department or municipality to investigate further buildability, feasibility, and whether or not the subject property is suitable for the current use and other proposed uses. Your appraiser makes no representations, guarantees, or warranties. The subject is assumed to have legal/developable use.

Any and all services or businesses in operation or to be in operation on the subject property are assumed to be doing so legally, and in compliance with any and all local, state, and federal guidelines.

As of the effective date, the short and long-term impact on the market from the COVID-19 virus is unknown; however, it is reasonable to assume that current restrictions in market activity, due to the virus, will possibly extend marketing times beyond the current levels. This assumption has been taken into consideration with regards to the estimate of reasonable marketing period and exposure time. At this time, the appraiser assumes that there will be a delay in market activity, but not a significant long-term shift in demand or supply which would result in a significant change in market prices. These are considered to be extraordinary assumptions which, if proven false, could impact the opinions and conclusions expressed herein.

These conditions and assumptions or lack thereof might have affected the assignment results.

Date of Market Value and Date of Inspection:

The market value estimate is made based upon knowledge and data available on December 21, 2021. The subject property was physically inspected on December 21, 2021.

HIGHEST AND BEST USE

Highest and best use may be defined as the reasonably probable and legal use which is physically possible, appropriately supported, financially feasible, and that results in the highest value. It is the most profitable likely use to which a property can be used. The opinion of such use may be based upon the highest and most profitable continuous use to which the property is adapted and needed, or likely to be in demand, in the reasonably near future.

As implied in its definition, the highest and best use of a property must be:

1. Legally permissible;
2. Physically possible;
3. A use for which there is a demand in the area;
4. Financially feasible;
5. Reasonably probable and not speculative nor conjectural;
6. Profitable;
7. Deliver to the land the highest net return for the longest period of time, or be maximally productive.

The neighborhood consists of various commercial, industrial, agricultural, rural-residential, and suburban single-family residential properties, the majority of which are maintained and show pride of ownership.

The subject has good marketability and appeal. This neighborhood has good appeal to the marketplace. This is a growing neighborhood with several new developments. The subject is located in an area with a high-occupancy rate among all types of properties.

The subject is considered to be well-located within the city of Killeen. The subject is located off of Trimmier Rd. which is a minor arterial roadway. The subject is in close proximity to other heavily-trafficked roadways. In addition, there are two roadways proposed to run east to west, just to the north and south of the subject property (See Future Road Map in addenda of this report), both of which should increase visibility of the subject property, access, and traffic flow in this area.

Taking all of the above into consideration, a new suburban-residential development would meet all of the above criteria based on several factors including the size of the subject tract, the location of the subject property, the zoning of the subject property, the occupancy of others in the area, the general economic condition of this market, the visibility of the subject property, and the probable future operating performance of the subject. It is also the opinion of your appraiser that this use would deliver to the land the highest net return for the longest period of time, or be maximally productive.

Based on the location of the subject property, the zoning of the subject property, the size of the subject property, the nature and layout of the subject property, and the uses of surrounding properties, it is the opinion of your appraiser that the highest and best use of the subject property is Suburban-Residential.

DEFINITION OF MARKET VALUE

Market Value (Source: The Appraisal of Real Estate, 11th Edition by the Appraisal Institute):

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed, well advised, and are acting prudently in what they consider their own best interests.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash in United States dollars, or in terms of financial arrangements comparable thereto.
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.

VALUATION PROCESS

The Sales Comparison Approach will be used to estimate the market value of the subject land as a whole. This approach utilizes sales of comparable properties to conclude a value estimate for the subject property. This involves comparing the sales to the subject property, and making the required adjustments for factors that affect the value of the land. This approach is based on the idea that a property's value may be equated with the cost of acquiring an equally desirable substitute/alternative property. Relying upon the principle of substitution, this approach estimates value by a comparison of the subject with comparable properties. Differences between the comparable's and the subject are considered. A value from the Sales Comparison Approach is then concluded from the values indicated by the adjusted price per square foot or price per acre of the comparable properties.

The Cost Approach and Income Approach were not applicable approaches to value in this assignment.

SCOPE OF THE APPRAISAL ASSIGNMENT

The following steps and procedures were completed in processing this appraisal assignment:

- 1.) Definition of the objective/purpose of the appraisal.
- 2.) Inspection of the subject neighborhood.
- 3.) Inspection of the subject property.
- 4.) Gather economic data which pertains to the subject property, neighborhood, and region.
- 5.) Determine the highest and best use of the subject property.
- 6.) Determine the appraisal techniques which are appropriate for the subject property.
- 7.) Process Sales Comparison Approach for the land.
 - A.) Select comparable's from data gathered from various multiple listing services, other databases, our files, other appraisers, and other agents.
 - B.) Analyze comparable's by comparing them to the subject property; Make appropriate adjustments to the comparable's for factors that affect land value, and use this analysis to estimate the market value of the subject land as a whole based on a price per square foot or price per acre basis.

LAND APPRAISAL REPORT

IDENTIFICATION

Borrower N/A Census Tract 0225.02 Map Reference 42A11
 Property Address TBD 15 Acres out of 9132 Trimmier Rd.
 City Killeen County Bell State TX Zip Code 76542
 Legal Description 15 acres out of Lot 1, Block 1, KISD Satellite Transportation Facility, Killeen, Bell County, TX
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes Not yet available (yr) Loan Charges to be paid by seller \$ N/A Other Sales Concessions N/A
 Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540
 Occupant N/A Appraiser Steven Grant Gryseels Instructions to Appraiser Market value of fee-simple interest of the subject property, as-is.

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good Avg. Fair Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Present Land Use	<u>50</u> %1 Family <u>5</u> %2-4 Family _____ % Apts _____ % Condo <u>4</u> % Commercial			Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	<u>1</u> %Industrial <u>40</u> % Vacant _____ %			Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Change In Present Land Use	<input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely(*) <input checked="" type="checkbox"/> Taking Place (*)			Property of Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	(*) From <u>Vacant land</u> To <u>Residential</u>			Protection from Detrimental Conditions <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Predominate Occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant			Police and Fire Protection <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Price Range	\$ <u>55,000</u> to \$ <u>500,000</u> Predominant Value \$ <u>150,000</u>			General Appearance of Properties <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Age	<u>0</u> yrs to <u>75</u> yrs. Predominant Age <u>10</u> yrs			Appeal to Market <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): This is a growing neighborhood with several new developments. The subject is located off of Trimmier Rd. which is a minor arterial roadway. There are two roadways proposed to run east to west, just to the north and south of the subject property (See Future Road Map in addenda of this report), both of which should increase visibility of the subject property, access, and traffic flow in this area. The KISD Transportation Facility might create a noise issue for the subject, however it is unknown as to whether that would be enough to require an adjustment.

SITE

Dimensions Survey Required = 15 acres Corner Lot
 Zoning Classification Suburban Residential 1 Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Suburban Residential
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS
 Gas _____ Street Access Public Private
 Water _____ Surface Asphalt
 San. Sewer _____ Maintenance Public Private
 Underground Elect. & Tel. Sidewalk Street Lights
 Topo Level to Gently-Sloping
 Size 15 acres
 Shape Irregular
 View Primarily Rural
 Drainage Assumed Adequate; Site Evaluation Report/Drainage Plan Required
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): **No apparent adverse easements, encroachments, or environmental conditions were noted during the site inspection or documents studied over the course of this appraisal (Title commitment was not provided; it is recommended that a title search be performed for confirmation). See the Hypothetical Conditions and Extraordinary Assumptions on page 5.**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	TBD 15 acres out of 9132 Trimmier Rd. Killeen, TX 76542	TBD Trimmier Rd. Killeen, TX	TBD Trimmier Rd. Killeen, TX	TBD Meadow Ln. Killeen, TX
Proximity to Subject		0.64 miles S	0.09 miles S	1.23 miles NE
Sales Price	\$ N/A	\$ 175,000	\$ 55,100	\$ 140,000
Price / Per Acre	\$ N/A	\$ 35,000	\$ 21,448	\$ 29,787
Data Source	N/A	MLS#455688, County Records	MLS#386136, County Records	MLS#5932636, County Records
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 12/20/2021	DESCRIPTION 08/22/2019	DESCRIPTION 12/18/2020
Location	Average/Good	Average/Good	Average/Good	Average/Good
Site/View	15 acres	5 acres -7,000	2.569 acres -6,434	4.70 acres -5,957
Zoning at time of sale	SR-1	A-R1	SR-1	A
Other	None	Partial Flood Plain +5,250	None	None
Sales or Financing Concessions				
Net Adj.(Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -1,750	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -6,434	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -5,957
Indicated Value of Subject		Net=-1% Gross=7% \$ 33,250	Net=-12% Gross=12% \$ 15,014	Net=-4% Gross=4% \$ 23,830

Comments on Market Data Also see Comparable 4 on the next page. All of the Comparable's were adjusted for size respectively. Comparable 1 was 25% to 30% in the flood plain, at the back of the property, which required a 15% adjustment.

Comments and Conditions of Appraisal: These adjustments are based on recent marketing conditions, paired sales analysis, the opinion of your appraiser, and typical sales price concessions in this market.

RECONCILIATION

Final Reconciliation: **Based upon my analysis of the comparable land sales, the subject has an adjusted land market value range from \$15,014 per acre to \$33,250 per acre. The subject property is considered to have a market value of \$24,000 per acre or \$360,000 (Rounded).**

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF December 21, 2021 to be \$ 360,000

Appraiser(s) Steven Grant Gryseels Review Appraiser (if applicable) Did Did Not Physically
 Date Report Signed December 30, 2021 Inspect Property _____
 State Certification # _____ State TX Date Report Signed _____
 Or State License # 1335811-G State TX Or State License # _____
 Expiration Date of License or Certification 02/28/2022 Expiration Date of License or Certification _____

Hal Dunn & Associates
Comparable's 4-6

File No. 156121-SGG
Case No.

Owner Killeen Independent School District
 Property Address TBD 15 Acres out of 9132 Trimmier Rd.
 City Killeen County Bell State TX Zip Code 76542
 Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	TBD 15 Acres out of 9132 Trimmier Rd. Killeen, TX 76542	5011 Cunningham Rd. Killeen, TX		
Proximity to Subject		1.84 miles NE		
Sales Price	\$ N/A	\$ 470,000	\$	\$
Price Per Acre	\$ N/A	\$ 20,884	\$	\$
Data Source	N/A	MLS#410458, County Records		
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 10/22/2021	DESCRIPTION Adjustment +(-)\$	DESCRIPTION Adjustment +(-)\$
Location	Average/Good	Average/Good		
Site/View	15 acres	22.505 acres	+2,088	
Zoning at time of sale	SR-1	A & R-1		
Other	None	None		
Sales or Financing Concessions				
Net Adj.(Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 2,088	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 0	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 0
Indicated Value of Subject		Net=0% Gross=0% \$ 22,972	Net=0% Gross=0% \$	Net=0% Gross=0% \$

COMMENTS

Comments on Market Data _____

The sales comparable's were acquired from our appraisal files, agents, and various multiple listing services. They were also confirmed with county records and local agents. The agents and appraisers provided detailed and unbiased information, and they were all considered to be reliable and trustworthy sources for comparable information.

The comparable sales used in this analysis represent the best available from the open market, and will be used to determine the subject's market value in this approach. While some of the comparable's are more ideal than others, your appraiser believes that they represent a sufficient sample of market data to indicate a sound, market-based conclusion for the subject property.

Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540



Front View 1



Front View 2



Rear View 1



Rear View 2



Side View 1



Side View 2

Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540



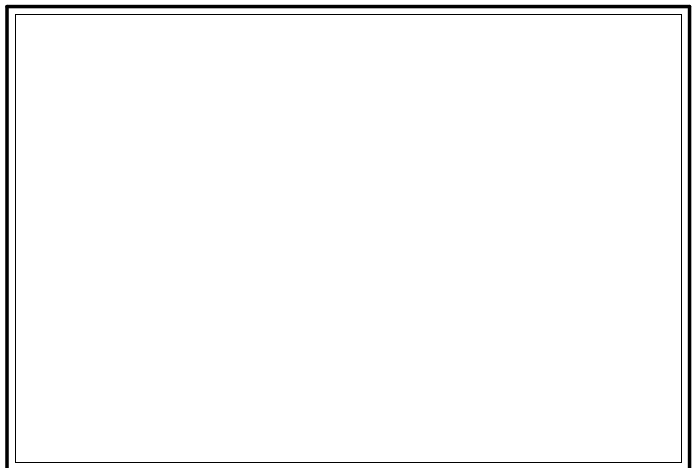
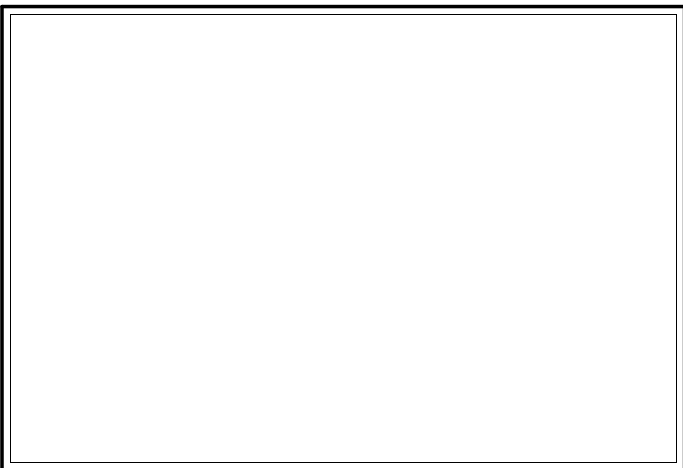
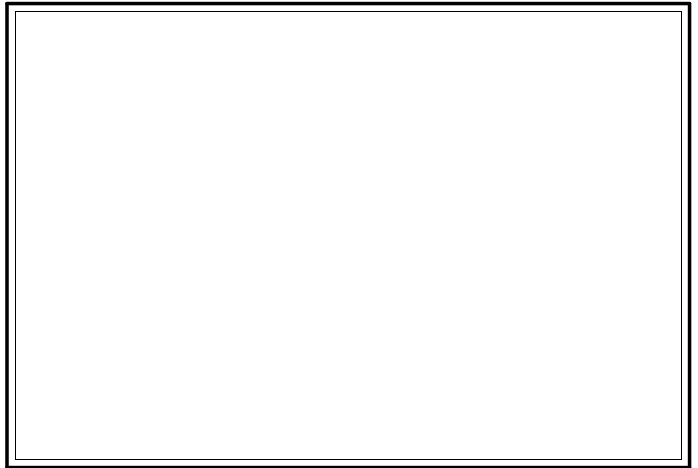
Side View 3



Street View facing south, subject on the left



Street View facing north, subject on the right





Huckabee

SHERIDAN TRANSPORTATION EXPANSION : KILLEEN INDEPENDENT SCHOOL DISTRICT

NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

JASON ANDREWS TV - 10/1/17



Huckabee
SHERIDAN TRANSPORTATION FACILITY EXPANSION | WILLEEN INDEPENDENT SCHOOL DISTRICT

SHERIDAN TRANSPORTATION FACILITY - SITE PLAN

PROJECT PREPARED BY: AERIAL, MAPS AND GIS CONSULTING | 3000 W. 10TH AVENUE, SUITE 100 | DENVER, CO 80202

04

COLOR LEGEND

- Grass
- Driveway/Pavement
- Existing Pavement/Driveway
- Asphalt/Pavement/Driveway
- Sidewalk
- Existing Buildings
- New Buildings
- Fence
- Gate

PARKING SPACES

BUS PARKING SPACES

Existing	94
New	95
TOTAL BUS SPACES	189

CAR PARKING SPACES

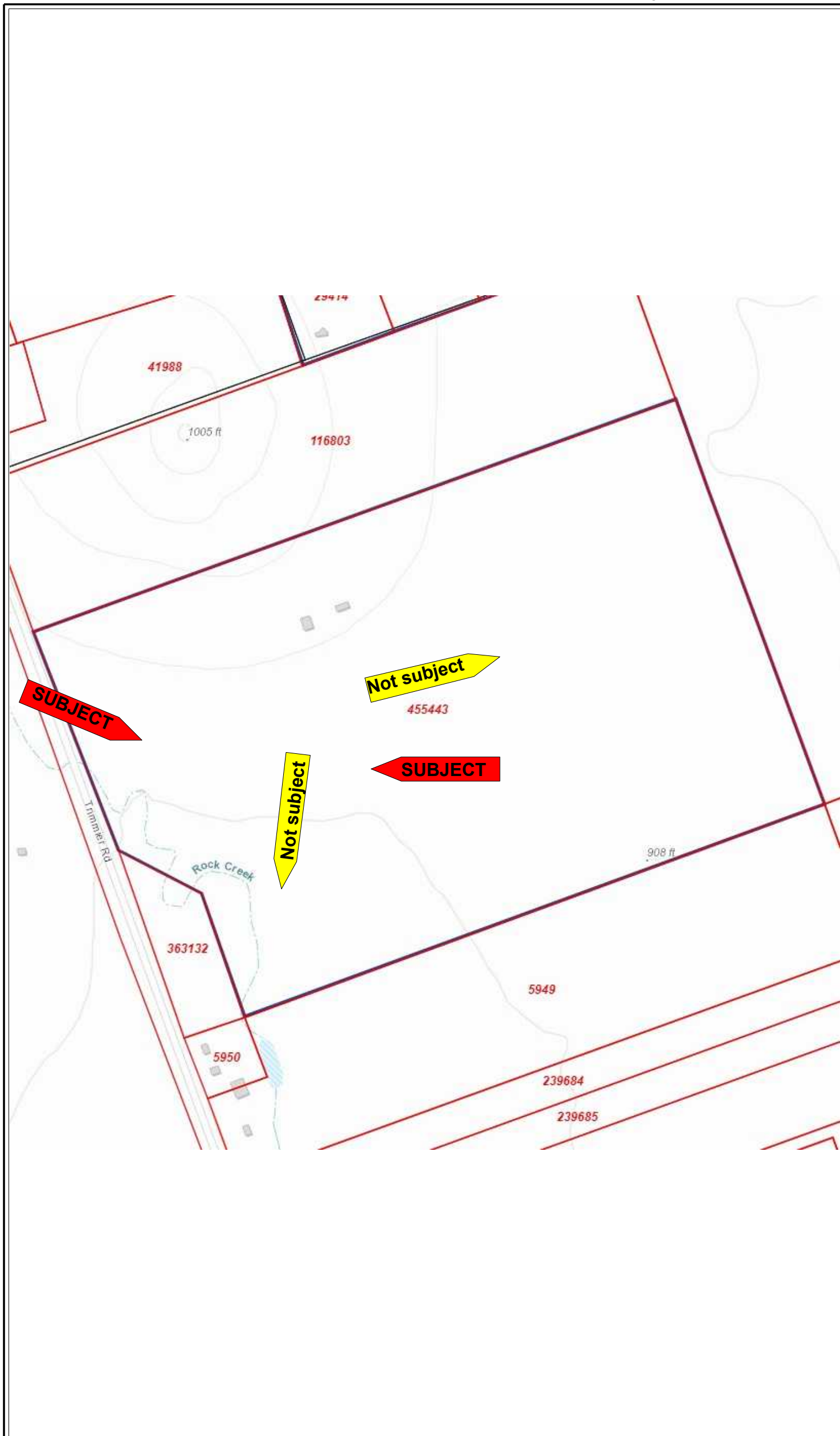
Existing	95
New	300
Total Car Spaces	395

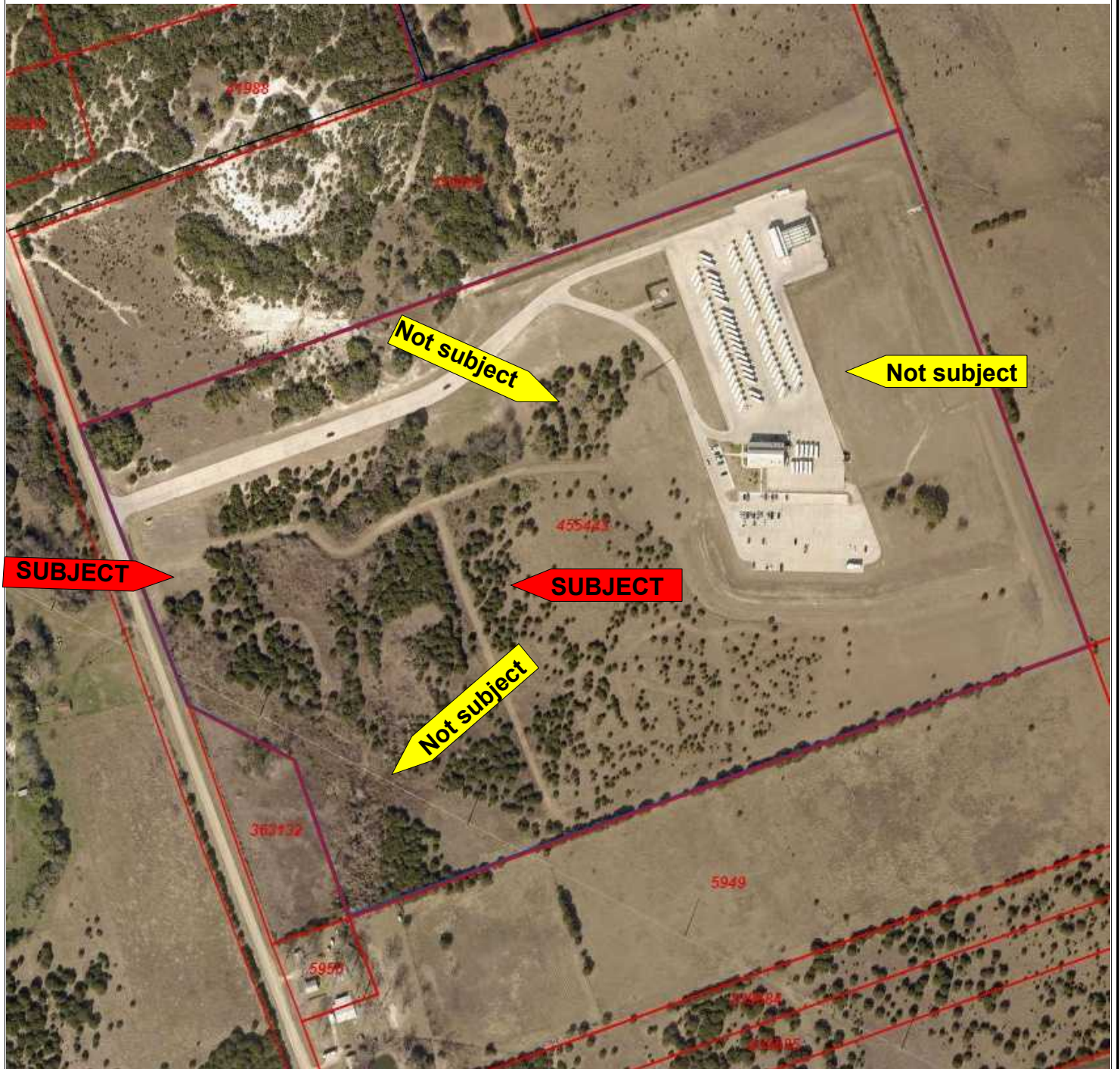
Total Vehicle Spaces

Existing	189
New	395
Total Vehicle Spaces	584

(94 existing spaces become dedicated work maintenance)

0 90 1

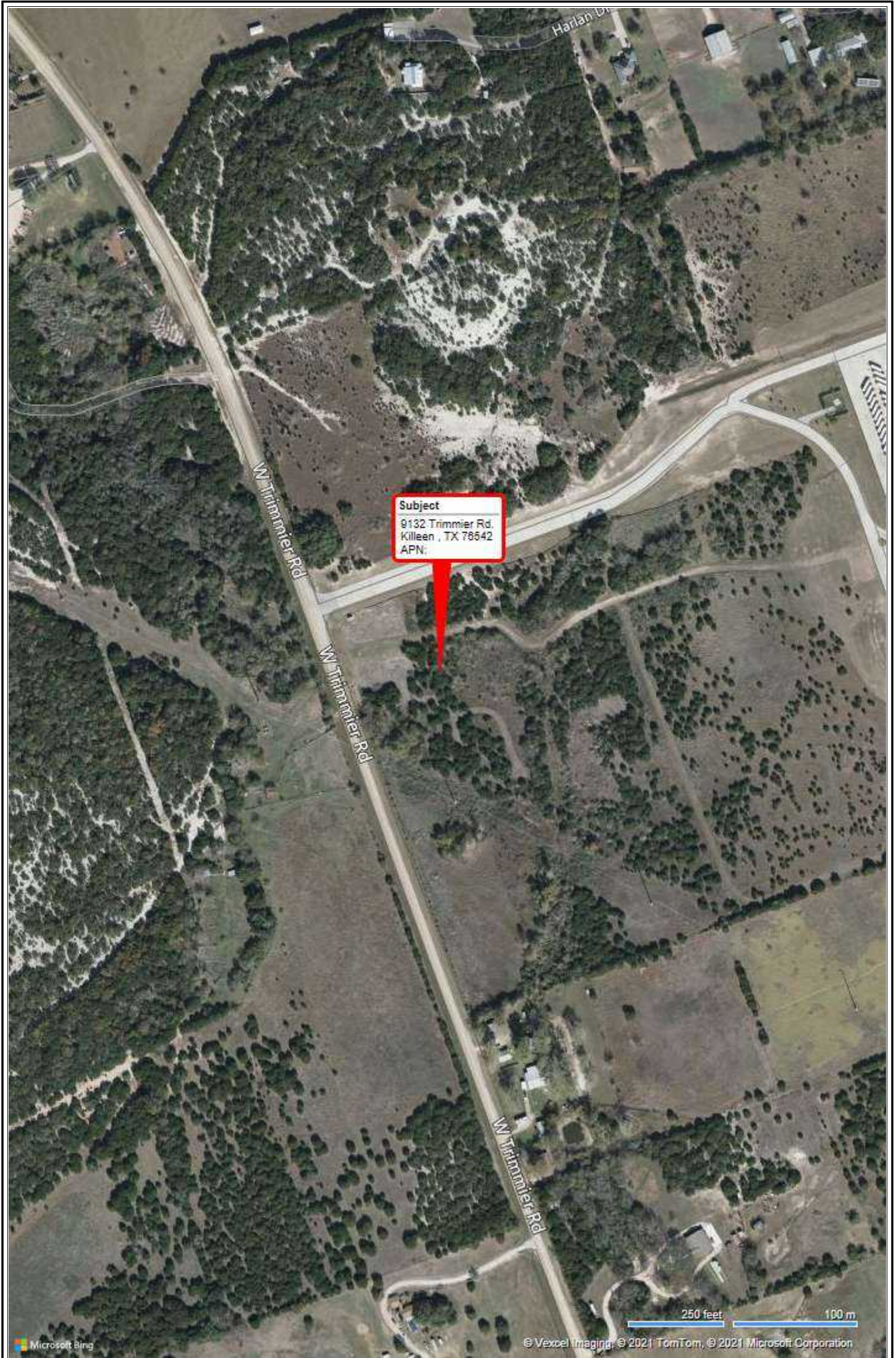




Hal Dunn & Associates
LOCATION MAP ADDENDUM

File No. 156121-SGG
Case No.

Borrower	N/A						
Property Address	TBD 15 Acres out of 9132 Trimmier Rd.						
City	Killeen	County	Bell	State	TX	Zip Code	76542
Lender/Client	Killeen Independent School District, C/O JJ Johnson		Address	P.O. Box 967, Killeen, TX 76540			



Hal Dunn & Associates
LOCATION MAP ADDENDUM

File No. 156121-SGG
Case No.

Borrower	N/A						
Property Address	TBD 15 Acres out of 9132 Trimmier Rd.						
City	Killeen	County	Bell	State	TX	Zip Code	76542
Lender/Client	Killeen Independent School District, C/O JJ Johnson		Address P.O. Box 967, Killeen, TX 76540				



Hal Dunn & Associates
SITE LOCATION MAP

File No. 156121-SGG

Case No.

Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540



Hal Dunn & Associates
SITE LOCATION MAP

File No. 156121-SGG
Case No.

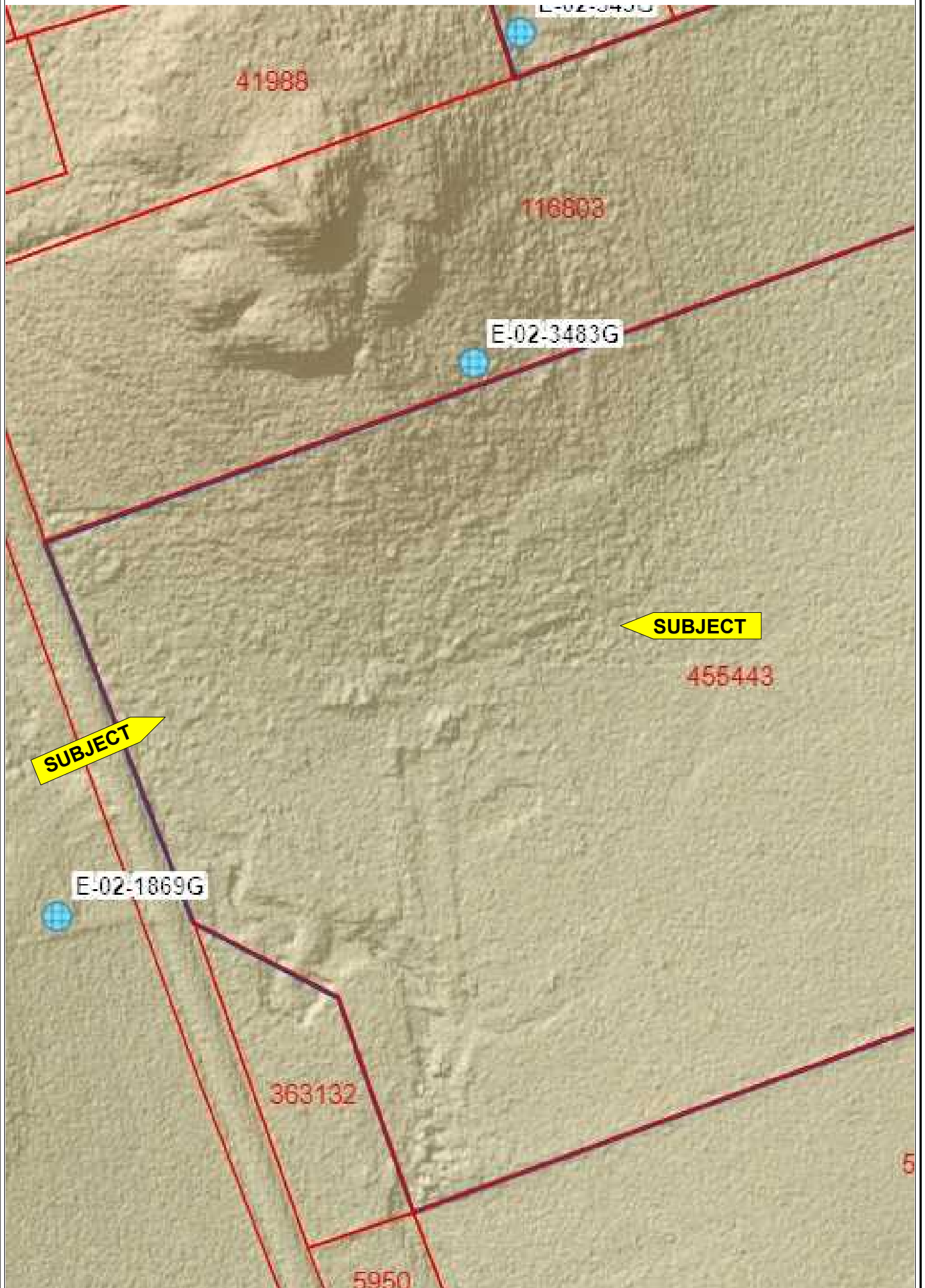
Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540







Doc # 2014 - 0419

FINAL PLAT

KISD SATELLITE TRANSPORTATION FACILITY
KILLEEN, BELL COUNTY, TEXAS

KILLEN ENGINEERING & SURVEYING, LTD
2807 E. Main Street, Suite 100
Killeen, Texas 76782
OFFICE: (254) 265-0881 FAX: (254) 265-4881
1996 REGISTRATION NO. 71408
1991 & 1992 REGISTRATION: 0046482

IN WITNESS WHEREOF, the undersigned Surveyor, on this 1st day of April, 2014, at Killeen, Texas, has hereunto set his hand and the seal of his office.

[Signature]
Surveyor

APPROVED AND GRANTED by the Board of Commissioners of the City of Killeen, Texas, on this 1st day of April, 2014.

[Signature]
Mayor

APPROVED AND GRANTED by the Board of Commissioners of the City of Killeen, Texas, on this 1st day of April, 2014.

[Signature]
Mayor

APPROVED AND GRANTED by the Board of Commissioners of the City of Killeen, Texas, on this 1st day of April, 2014.

[Signature]
Mayor

Project No.	2013-013
Acct No.	70308
No. of Lots	1
Scale	1" = 100'
Date	1/31/2014
Checker	ML/TJA
Sheet No.	1 OF 1

JACK WELDON HUSUNG, SR.
(INSTRUMENT NO. 2010-00022419)

S 21°11'47" E 307.73' 6" CEDAR POST FOUND S 20°53'46" E - 1103.61'

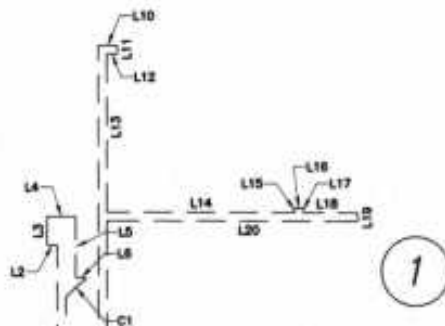
3/8" IRF 3/8" IRS



REMAINDER OF
JACK W. HUSUNG, SR. AND
WIFE, CELIA L. HUSUNG
(VOL. 3566, PG. 566)

N 68°50'11" E - 2235.33'
2230.33'

S 68°37'17" W - 2021.11'



SUBJECT

3/8" IRF N 21°10'39" W - 771.34'

3/8" IRF N 64°14'28" W 283.68'
305.45'

3/8" IRF N 21°13'30" W 424.44'
REMAINDER OF
JACK W. HUSUNG, SR. AND
WIFE, CELIA L. HUSUNG
(VOL. 3566, PG. 566)



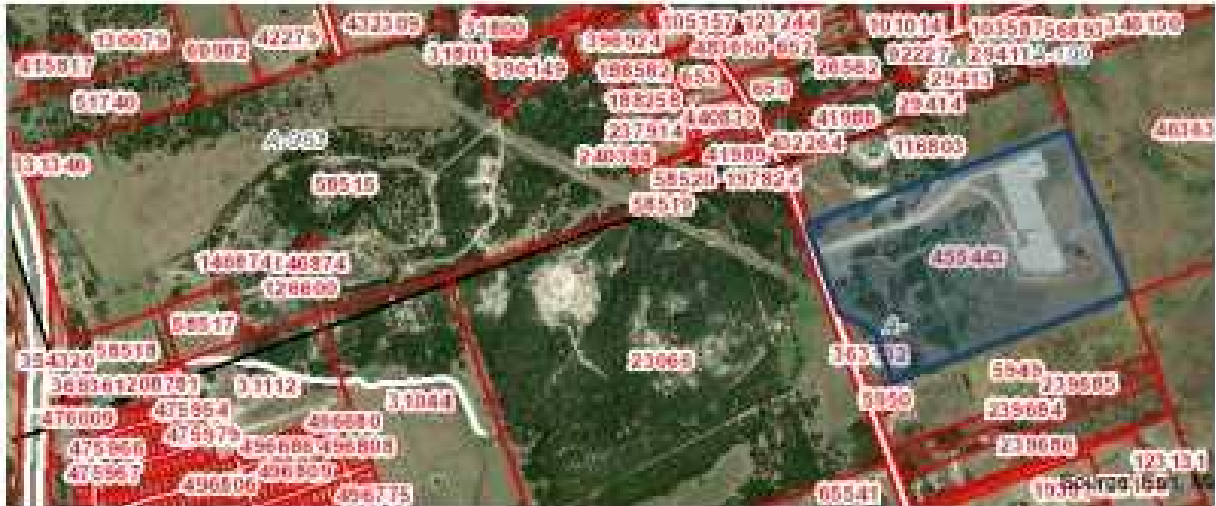
3/8" IRF W. TRIMMIE ROAD (90' RIGHT-OF-WAY)

KAREN COLE PROTECTION TRUST
(INSTRUMENT NO. 2010-00045638)



Property ID: 455443 For Year 2021

Map



Property Details

Account	
Property ID:	455443
Legal Description:	KISD SATELLITE TRANSPORTATION FACILITY, BLOCK 001, LOT 0001
Geographic ID:	0195252888
Agent:	
Type:	Real
Location	
Address:	9132 TRIMMIER RD KILLEEN, TX
Map ID:	42A11
Neighborhood CD:	CKIL010CV
Owner	
Owner ID:	40880
Name:	KILLEEN IND SCHOOL DISTRICT
Mailing Address:	PO BOX 987 KILLEEN, TX 78540-0987
% Ownership:	100.0%
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$4,231,492
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$805,000
Agricultural Market Valuation:	\$0
Market Value:	\$5,036,492
Ag Use Value:	\$0
Appraised Value:	\$5,036,492
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$5,036,492

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	0.000000	\$5,038,492	\$0	\$0.00	
CB	BELL COUNTY	0.368000	\$5,038,492	\$0	\$0.00	
JCTC	CENTRAL TEXAS COLLEGE	0.111600	\$5,038,492	\$0	\$0.00	
RRD	BELL COUNTY ROAD	0.028300	\$5,038,492	\$0	\$0.00	
SKIL	KILLEEN ISD	1.043200	\$5,038,492	\$0	\$0.00	
TKI	CITY OF KILLEEN	0.700400	\$5,038,492	\$0	\$0.00	
WCLW	CLEARWATER U.W.C.D.	0.003100	\$5,038,492	\$0	\$0.00	

Total Tax Rate: 2.252600 Estimated Taxes With Exemptions: \$0.00 Estimated Taxes Without Exemptions: \$113,452.62

Property Improvement - Building

Description: COMMERCIAL Type: COMMERCIAL State Code: F1 Living Area: 8,025.00sqft Value: \$4,231,492

Type	Description	Class CD	Year Built	SQFT
WHE	WAREHOUSE	WHEH	2014	5,225.00
COVB	FAIR QUAL COV/CAN/AWING	*	2014	60.00
WHE	WAREHOUSE	WHEH	2014	2,800.00
CPY	CANOPY	SSGWOD	2014	3,500.00
CON	CONCRETE	*	2014	1,270,680.00

Property Land

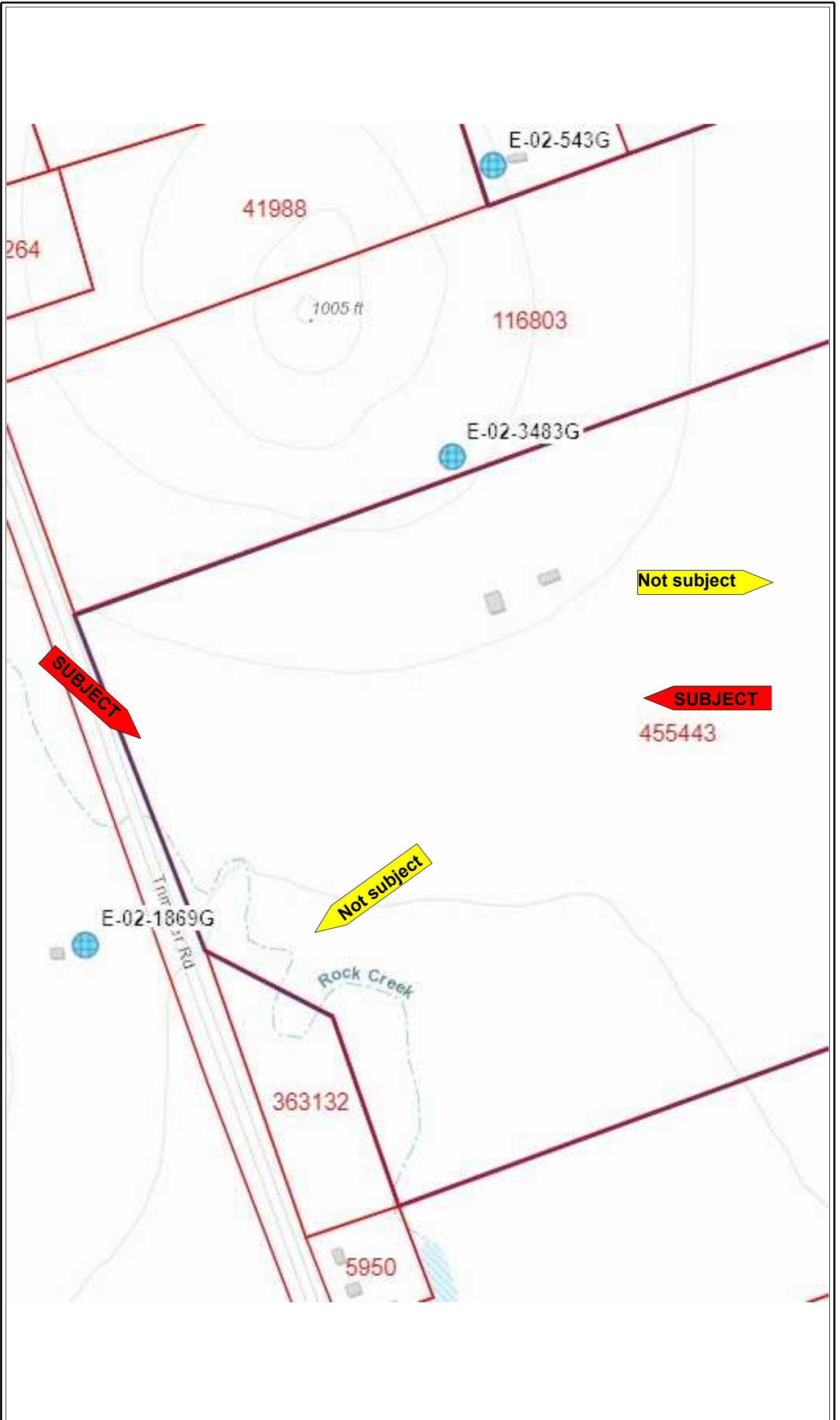
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SCHOOL	SCHOOL OWNED	70	3,049,200.00	0.00	0.00	\$805,000	\$0

Property Roll Value History

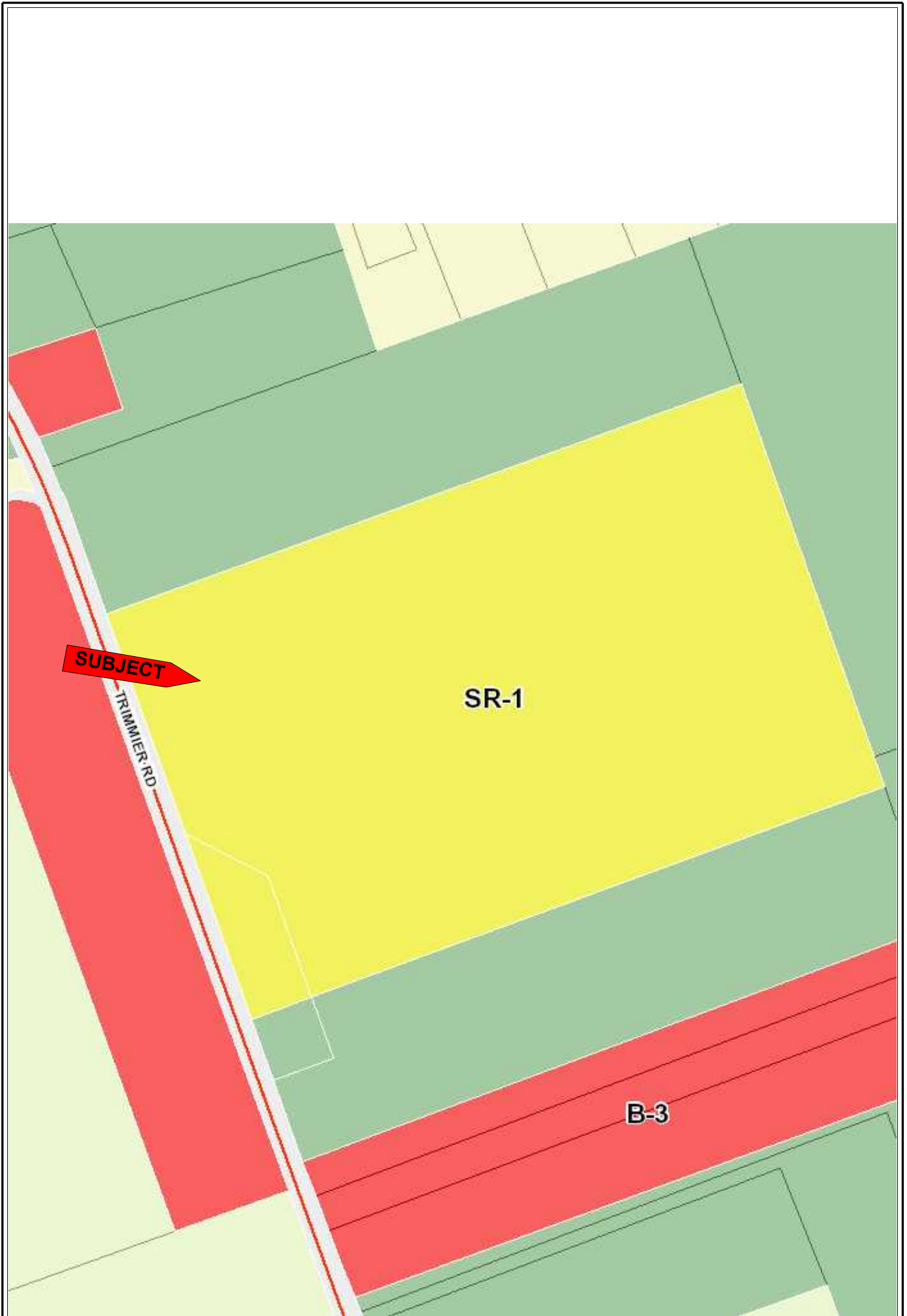
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$4,231,492	\$805,000	\$0	\$5,038,492	\$0	\$5,038,492
2020	\$4,458,980	\$805,000	\$0	\$5,261,980	\$0	\$5,261,980
2019	\$4,481,852	\$805,000	\$0	\$5,486,852	\$0	\$5,486,852
2018	\$4,460,658	\$805,000	\$0	\$5,265,658	\$0	\$5,265,658
2017	\$4,665,087	\$805,000	\$0	\$5,470,087	\$0	\$5,470,087
2016	\$0	\$905,854	\$0	\$905,854	\$0	\$905,854
2015	\$0	\$905,854	\$0	\$905,854	\$0	\$905,854

Property Deed History

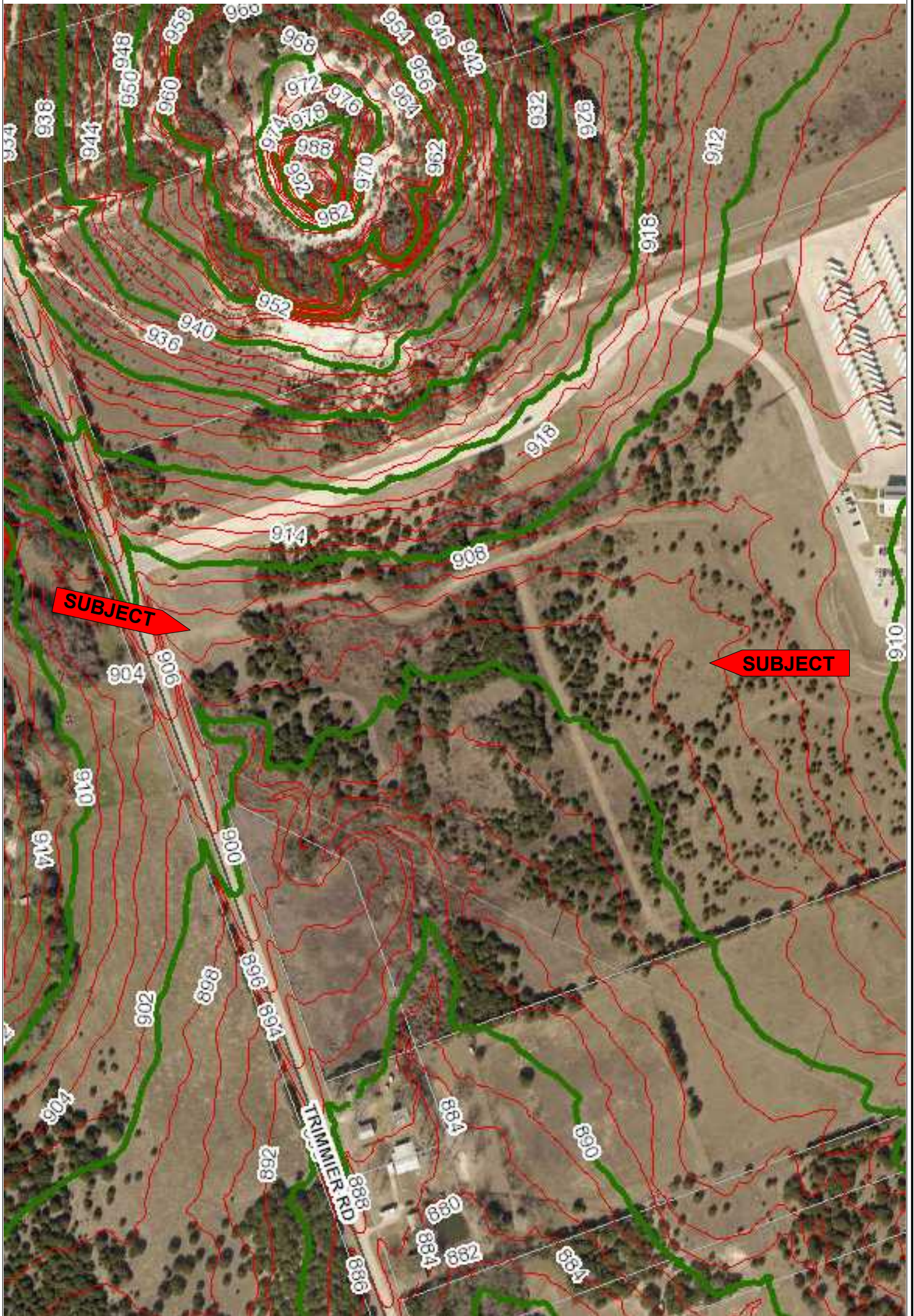
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/4/2014	4	SUBDIVISION	KILLEEN IND SCHOOL DISTRICT	KILLEEN IND SCHOOL DISTRICT			201400013419

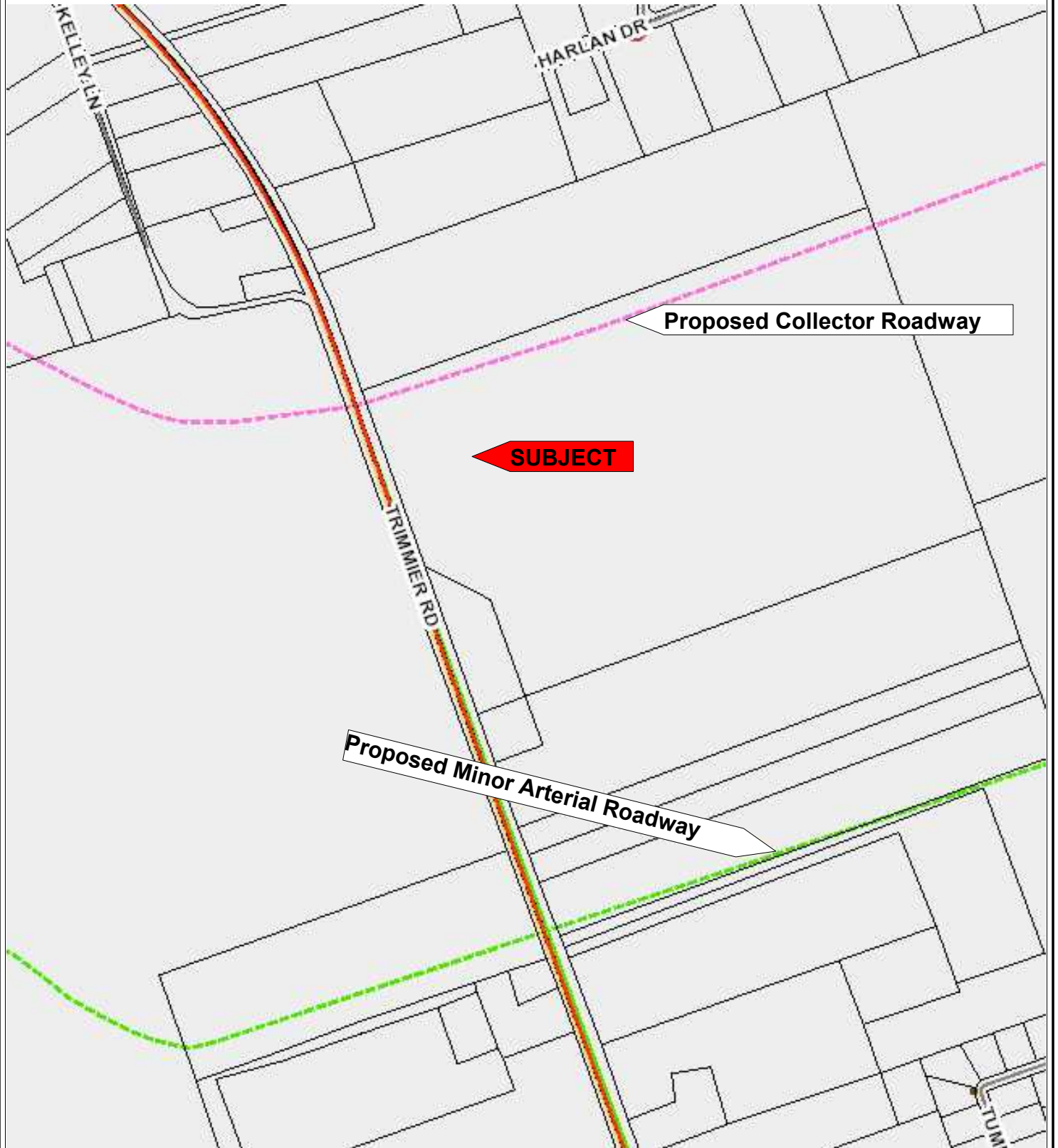




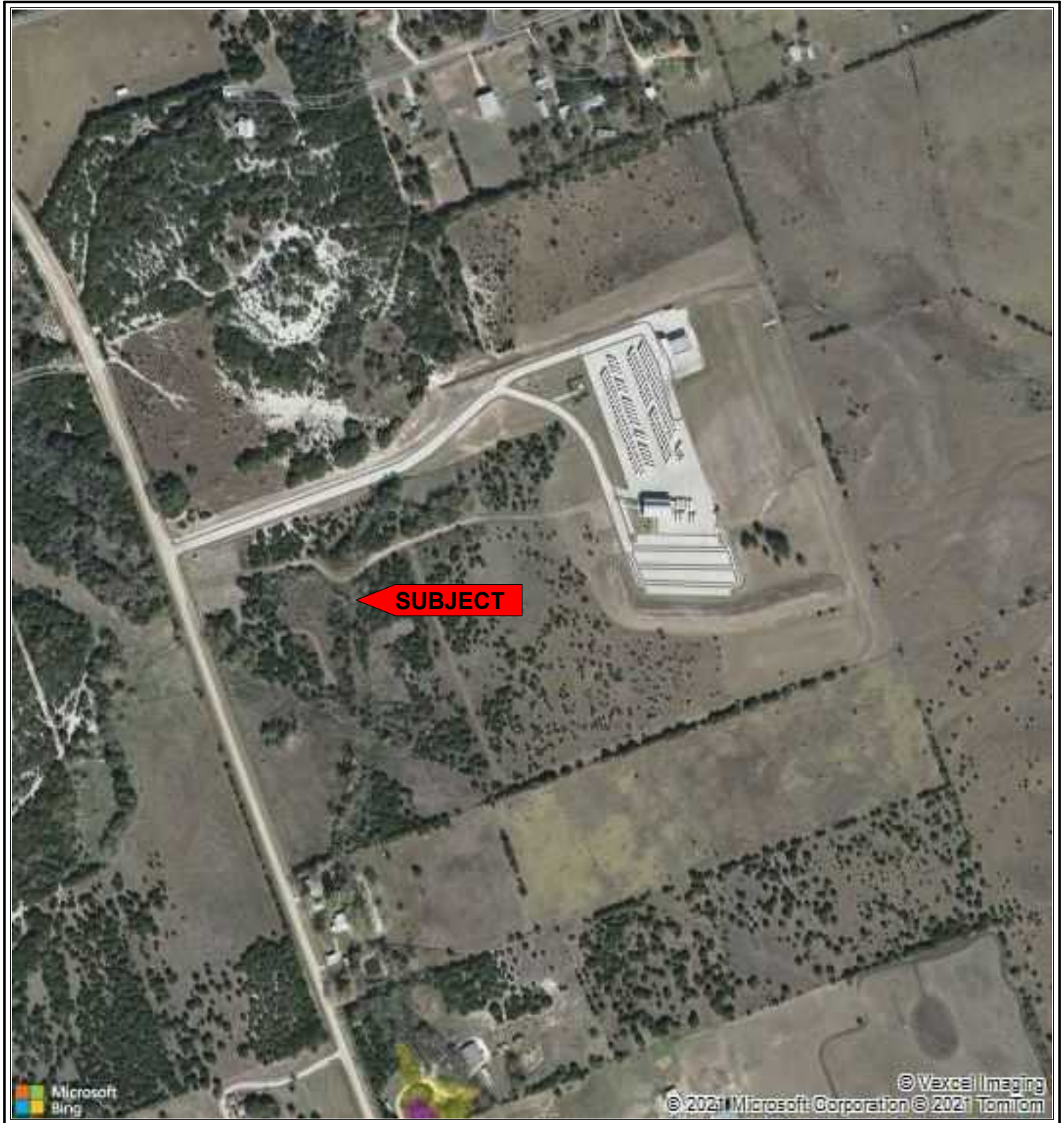








Borrower N/A
 Property Address TBD 15 Acres out of 9132 Trimmier Rd.
 City Killeen County Bell State TX Zip Code 76542
 Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540



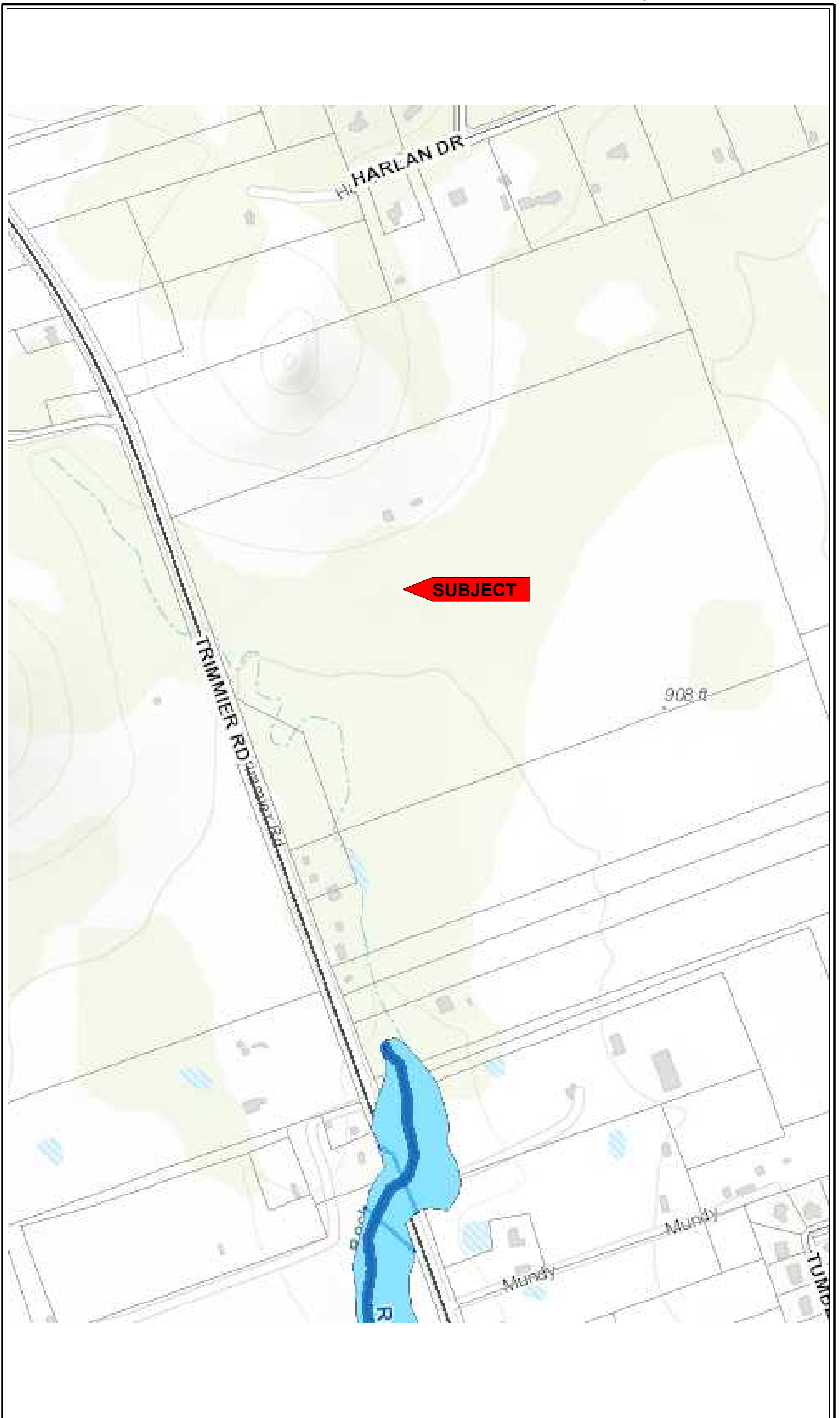
Flood Map Legends

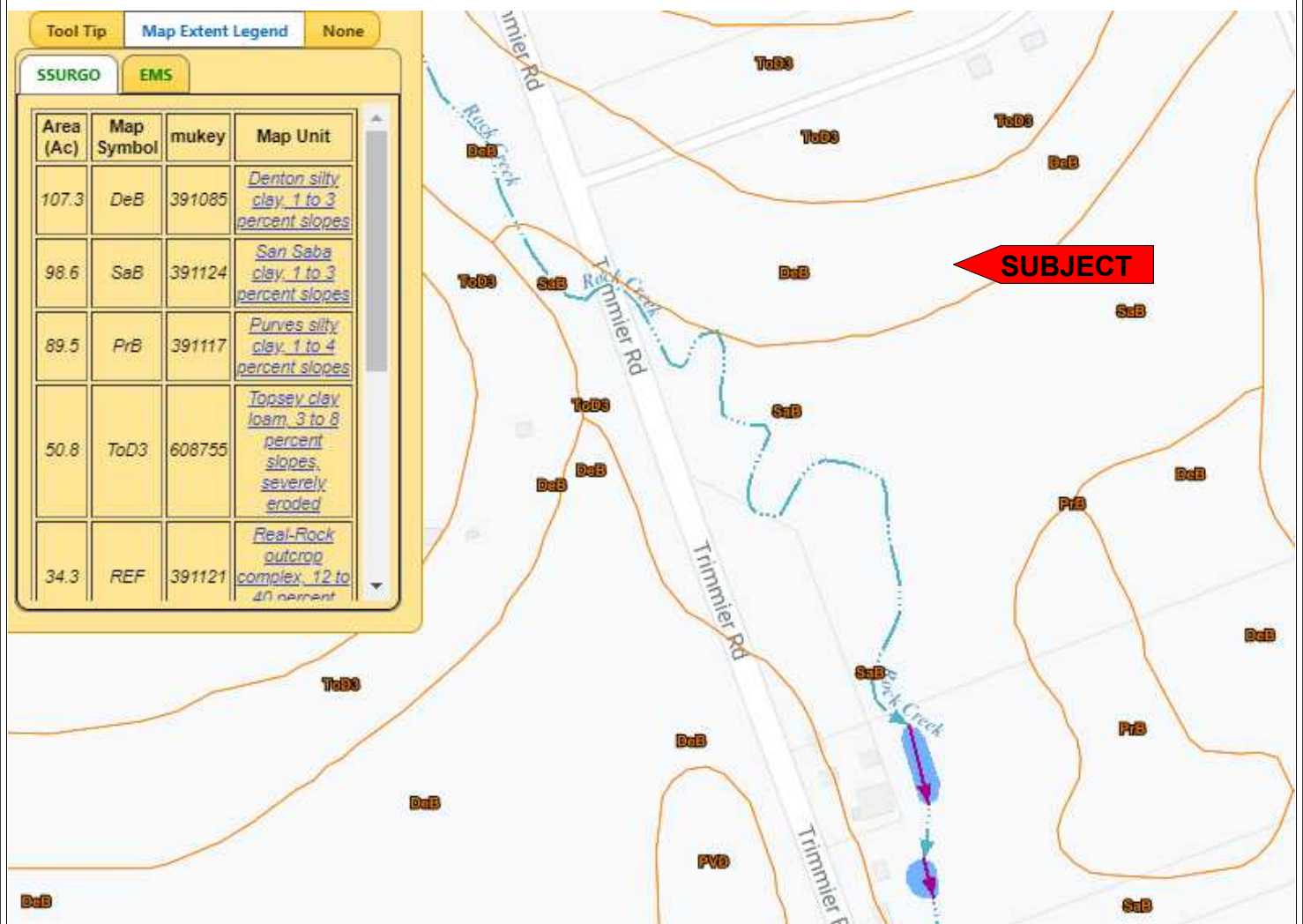
- Flood Zones
- Areas inundated by 100-year flooding
 - Areas inundated by 500-year flooding
 - Areas of undetermined but possible flood hazards
 - Floodway areas with velocity hazard
 - Floodway areas
 - COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out
 Within 250 ft. of multiple flood zones? Not within 250 feet
 Community: 480031
 Community Name: KILLEEN, CITY OF
 Map Number: 48027C0290E
 Zone: X Panel: 0290E Panel Date: 09/26/2008
 FIPS Code: 48027 Census Tract: 0225.02

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.







2021 FFIEC Geocode Census Report

Address: 9132 TRIMMIER RD, KILLEEN, TX, 76542
MSA: 28660 - KILLEEN-TEMPLE, TX
State: 48 - TEXAS
County: 027 - BELL COUNTY
Tract Code: 0225.02

Summary Census Demographic Information

Tract Income Level	Middle
Underserved or Distressed Tract	No
2021 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$65,100
2021 Estimated Tract Median Family Income	\$69,091
2010 Tract Median Family Income	\$61,558
Tract Median Family Income %	106.13
Tract Population	9872
Tract Minority %	65.70
Tract Minority Population	6486
Owner-Occupied Units	1555
1- to 4- Family Units	2970

Census Income Information

Tract Income Level	Middle
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$58,001
2021 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$65,100
% below Poverty Line	6.65
Tract Median Family Income %	106.13
2010 Tract Median Family Income	\$61,558
2021 Estimated Tract Median Family Income	\$69,091
2010 Tract Median Household Income	\$55,648

Census Population Information

Tract Population	9872
Tract Minority %	65.70
Number of Families	2510
Number of Households	3440
Non-Hispanic White Population	3386
Tract Minority Population	6486
American Indian Population	248
Asian/Hawaiian/Pacific Islander Population	357
Black Population	3379
Hispanic Population	1879
Other/Two or More Races Population	623

Census Housing Information

Total Housing Units	3822
1- to 4- Family Units	2970
Median House Age (Years)	13
Owner-Occupied Units	1555
Renter Occupied Units	1885
Owner Occupied 1- to 4- Family Units	1555
Inside Principal City?	YES
Vacant Units	382

All Topics	Bell County, Texas	Killeen city, Texas
Population Estimates, July 1 2021, (V2021)	NA	NA
PEOPLE		
Population		
Population Estimates, July 1 2021, (V2021)	NA	NA
Population estimates base, April 1, 2020, (V2021)	NA	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	NA	NA
Population, Census, April 1, 2020	370,647	153,095
Population, Census, April 1, 2010	310,235	127,921
Age and Sex		
Persons under 5 years, percent	8.2%	9.9%
Persons under 18 years, percent	27.6%	30.3%
Persons 65 years and over, percent	11.2%	6.2%
Female persons, percent	50.3%	50.9%
Race and Hispanic Origin		
White alone, percent	65.7%	44.3%
Black or African American alone, percent (a)	24.4%	40.1%
American Indian and Alaska Native alone, percent (a)	1.1%	0.8%
Asian alone, percent (a)	3.2%	3.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.8%	1.3%
Two or More Races, percent	4.7%	6.4%
Hispanic or Latino, percent (b)	25.6%	26.6%
White alone, not Hispanic or Latino, percent	44.0%	28.1%
Population Characteristics		
Veterans, 2015-2019	49,937	26,719
Foreign born persons, percent, 2015-2019	8.4%	9.7%
Housing		
Housing units, July 1, 2019, (V2019)	144,240	X
Owner-occupied housing unit rate, 2015-2019	54.3%	43.8%
Median value of owner-occupied housing units, 2015-2019	\$147,700	\$126,200
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,369	\$1,256
Median selected monthly owner costs -without a mortgage, 2015-2019	\$485	\$441
Median gross rent, 2015-2019	\$927	\$923
Building permits, 2020	3,108	X
Families & Living Arrangements		
Households, 2015-2019	122,689	53,363
Persons per household, 2015-2019	2.75	2.73
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	75.4%	71.3%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	19.4%	24.6%
Computer and Internet Use		
Households with a computer, percent, 2015-2019	92.1%	92.7%
Households with a broadband internet subscription, percent, 2015-2019	85.0%	86.3%

Education		
High school graduate or higher, percent of persons age 25 years+, 2015-2019	91.0%	91.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	25.2%	20.2%
Health		
With a disability, under age 65 years, percent, 2015-2019	11.8%	11.8%
Persons without health insurance, under age 65 years, percent	▲ 16.6%	▲ 13.1%
Economy		
In civilian labor force, total, percent of population age 16 years+, 2015-2019	58.5%	60.1%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	57.2%	60.0%
Total accommodation and food services sales, 2012 (\$1,000) (c)	552,019	275,297
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	2,849,556	181,234
Total manufacturers shipments, 2012 (\$1,000) (c)	1,962,480	16,021
Total retail sales, 2012 (\$1,000) (c)	3,626,052	1,879,607
Total retail sales per capita, 2012 (c)	\$11,225	\$12,474
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	21.2	21.9
Income & Poverty		
Median household income (in 2019 dollars), 2015-2019	\$54,884	\$49,630
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$26,677	\$22,878
Persons in poverty, percent	▲ 14.7%	▲ 14.7%

BUSINESSES

Businesses		
Total employer establishments, 2019	5,340	X
Total employment, 2019	97,978	X
Total annual payroll, 2019 (\$1,000)	4,272,408	X
Total employment, percent change, 2018-2019	1.5%	X
Total nonemployer establishments, 2018	19,882	X
All firms, 2012	17,636	5,648
Men-owned firms, 2012	8,393	2,330
Women-owned firms, 2012	7,045	2,711
Minority-owned firms, 2012	6,573	3,066
Nonminority-owned firms, 2012	9,961	2,169

Veteran-owned firms, 2012	2,299	791
Nonveteran-owned firms, 2012	14,076	4,502

GEOGRAPHY

Geography		
Population per square mile, 2010	296.2	2,387.5
Land area in square miles, 2010	1,051.02	53.58
FIPS Code	48027	4839148

Economic Drivers / Major Employers

- Texas A&M University-Central Texas just built their 3rd building and they continue to expand their campus and curriculum as full-time student enrollment increases.
- Texas A&M University-Central Texas in partnership with local organizations are at the beginning stages of creating a virtual and real research park.
- A National Mounted Warfare Museum should be built within the next 2 years. This will be a state-of-the-art facility focusing on all armed forces and not just the Army.
- Z Modular will be hiring 250 people within three years. They manufacturer a steel modular piece that makes constructing multi-unit high rises much faster and less expensive.
- MGC Pure Chemicals America should be operational by the 1st Quarter 2019. They will purify hydrogen peroxide that is used in the semi-conductor industry.
- The voters approved a \$400+ million bond and the school district will either repurpose some of the older schools or tear them down to ground level. The ISD will also build new schools or expand currents ones. The goal is to not have any more portable buildings at the Junior and High School campuses.
- There is a study that was completed and it indicated the area can construct a 3PL railhead that will be joint-use with Fort Hood.

Source: Killeen EDC

KISD releases new render of high school No. 6

The Killeen Independent School District Tuesday released a new rendering of its sixth high school to be.



The 450,000 square-foot campus, which will be located at the corner of Chaparral and Featherline Roads in south Killeen, is expected to open in the fall of 2022, according to Chief Communication Officer Terry Abbott.

It is funded by the voter-approved \$426 million bond program. Although the campus was originally projected to cost upward to \$171 million, Abbott said Tuesday the high school is anticipated to cost around \$140 million when finished.

The yet-to-be-named school is said to be the largest in Killeen ISD history. KISD has four other traditional high schools and Early College High School at Fort Hood.

Source: http://kdhnews.com/kisd-releases-new-render-of-high-school-no/article_96471de0-5589-11e9-a03c-cf86e5cb3ff5.html

Military Demographics



Fort Hood "Fast Facts"

As of: 6 March 2018

- Current Authorized Military Strength: 35,040
 - Current Assigned** Military Strength: **35,779** Soldiers & Airmen
 - Family Members: 48,207 (72.1% off-post)
 - Civilian Employees (AF and NAF): ≈ 5,489
 - AAFES and Commissaries : ≈ 1,291
 - Contractors/KISD/Others: ≈ 5,998
- } ≈ 96,764

CURRENT DEPLOYMENTS	
UNIT	APPROX # OF PERSONNEL
III Corps	216
1 st Cav Division (1 st ACB, 2ABCT)	2,804
1 st Medical Brigade	83
89 th Military Police Brigade	358
36 th Engineer Brigade	237
13 th Expeditionary Sustainment Command	63
504 th Military Intelligence Brigade	224
11 th Signal Brigade	271
3 rd Cavalry Regiment	2
Total ≈	4,258

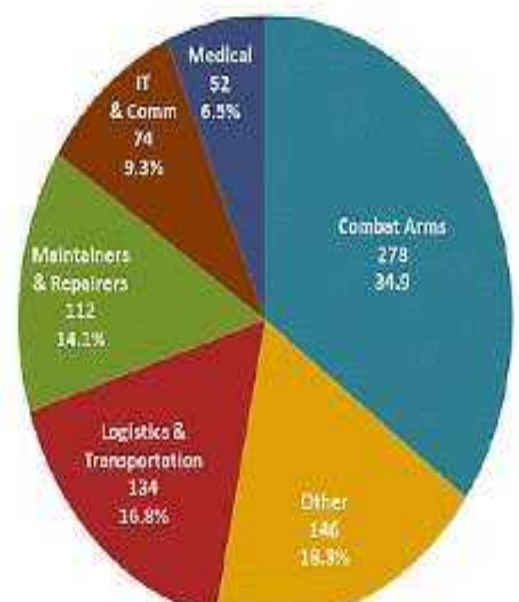
FUTURE ANNOUNCED DEPLOYMENTS/MOBILIZATIONS:
800+ Soldiers (18 units) mobilizing/demobilizing at North Fort Hood

Military Occupational Demographics

Soldiers Staying in the MSA



■ Retirees
■ Separating



Killeen named 5th 'Best Place to Live in Texas'

<https://www.kxxv.com/hometown/bell-county/killeen-named-5th-best-place-to-live-in-texas>

Story Credit: KXXV Posted at 3:14 PM, Sep 12, 2019

KILLEEN, TX — Killeen was recently ranked the 5th best place to live in Texas, according to U.S. News & World Report's 2019 "Best Places to Live in Texas" study.

Other Texas metro areas that made the top five include Austin, Dallas-Fort Worth, Houston and San Antonio.

Researchers looked at 125 Metro areas in Texas to determine the rankings. Cities coming in behind Killeen that made the top 10 are Beaumont, Corpus Christi, El Paso, McAllen and Brownsville.

The study considers five main factors in its rankings, including desirability, job market, value, quality of life and net migration.

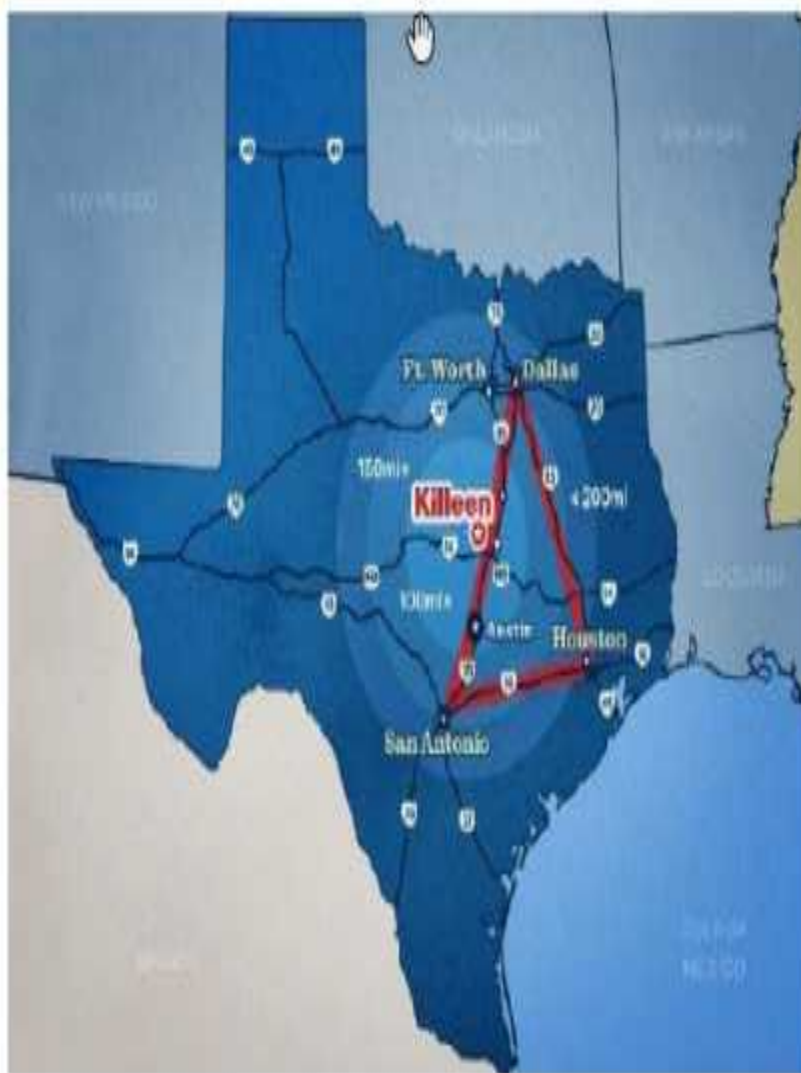
Contributing factors to Killeen's placement are assets such as affordability and low unemployment.

Killeen's unemployment rate is 4 percent and the median monthly rent is \$888 dollars. The average salary for a person living in Killeen is \$41,770.

Other areas considered are a city's diverse population, average commute time, recreational opportunities and quick access to other major metro areas. Killeen's average commute time was estimated at 21.1 minutes.

The study uses data from the U.S. Census Bureau, Federal Bureau of Investigation, Department of Labor and other sources.

Killeen Metro area has a population of 432,797.



Hal Dunn & Associates
LOCATION MAP ADDENDUM

File No. 156121-SGG
 CASE NO

Borrower	N/A						
Property Address	TBD 15 Acres out of 9132 Trimmier Rd.						
City	Killeen	County	Bell	State	TX	Zip Code	76542
Lender/Client	Killeen Independent School District, C/O JJ Johnson		Address	P.O. Box 967, Killeen, TX 76540			



Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540



COMPARABLE SALE # 1
TBD Trimmier Rd.
Killeen, TX



COMPARABLE SALE # 2
TBD Trimmier Rd.
Killeen, TX



COMPARABLE SALE # 3
TBD Meadow Ln.
Killeen, TX

Borrower N/A

Property Address TBD 15 Acres out of 9132 Trimmier Rd.

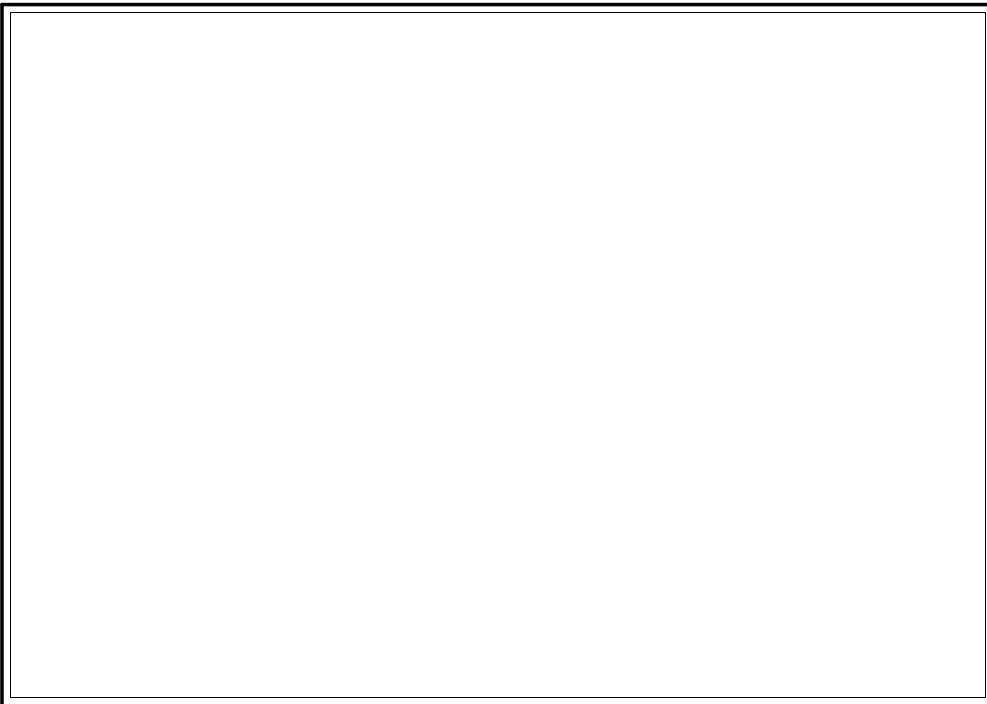
City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen Independent School District, C/O JJ Johnson Address P.O. Box 967, Killeen, TX 76540

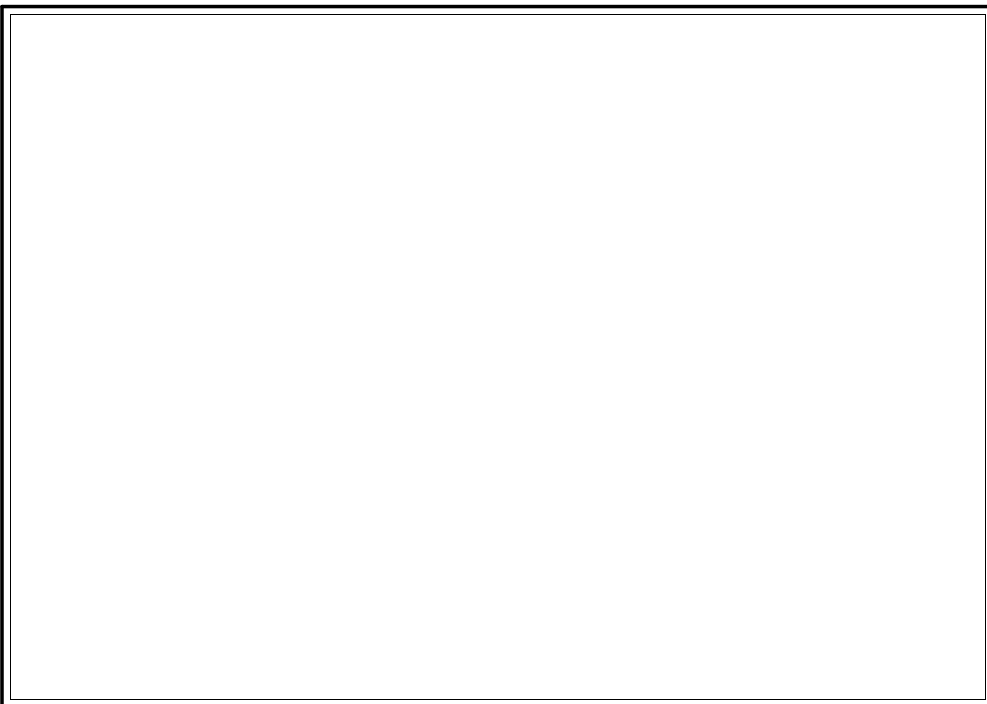


COMPARABLE SALE # 4

5011 Cunningham Rd.
Killeen, TX



COMPARABLE SALE # 5



COMPARABLE SALE # 6

Comparable Land Sale 1

Date: 12/20/2021

Location: TBD Trimmier Rd., Killeen, TX

Size: 5 acres

Grantor: Laila Merchant and Akbar Kasamali

Grantee: CAD info has not been updated.

Recording Data: CAD#132763; MLS#455688

Consideration: \$175,000 (\$35,000/acre)

Zoning: Agricultural/Residential-1

Comments: 25% to 30% in flood plain at back of property; 50 days on the market.

Comparable Land Sale 2

Date: 08/22/2019

Location: TBD Trimmier Rd., Killeen, TX

Size: 2.569 acres

Grantor: Jack Husung Sr.

Grantee: Uresti Group Ltd.

Recording Data: CAD#363132; I#39188; MLS#386136

Consideration: \$55,100 (\$21,448/acre)

Zoning: Suburban Residential-1

Comments: 4 days on the market.

Comparable Land Sale 3

Date: 12/18/2020

Location: TBD Meadow Ln., Killeen, TX

Size: 4.70 acres

Grantor: Ralph Chase

Grantee: Debbie Jefferson

Recording Data: CAD#30503; I#71199; MLS#5932636

Consideration: \$140,000 (\$29,787/acre)

Zoning: Agricultural

Comments: 22 days on the market.

Comparable Land Sale 4

Date: 10/22/2021

Location: 5011 Cunningham Rd., Killeen, TX

Size: 22.505 acres

Grantor: Ilse Marta Klimaszewski

Grantee: 5011 Cunningham Rd Killeen LLC

Recording Data: CAD#60623 & 60618; I#70231; MLS#410458

Consideration: \$470,000 (\$20,884/acre)

Zoning: Agricultural/Residential-1

Comments: 361 days on the market.

APPRAISER INDEPENDENCE CERTIFICATION

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:


- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisal pursuant to the required guidelines.

In addition, the undersigned appraiser agrees that no one has influenced or attempted to influence the development, reporting, result, or review of this appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery or in any other manner including but not limited to:

1. withholding or threatening to withhold timely payment or partial payment for this appraisal report;
2. withholding or threatening to withhold future business;
3. expressly or implied promising future business, promotions, or increased compensation;
4. conditioning the ordering of the appraisal report or the payment of the appraisal fee on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requesting;
5. requesting that the appraiser provide an estimated, predetermined, or desired valuation in this appraisal report prior to the completion of the appraisal report, or requesting that the appraiser provide estimated values or comparable sales at any time prior to the completion of this appraisal report;
6. providing to the appraiser an anticipated, estimated, encouraged, or desired value for the subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
7. providing the appraiser, or any entity or person related to the appraiser, any other financial or non-financial benefits;
8. Any other act or practice that impairs or attempts to impair my independence, objectively, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER

SUPERVISOR

Signature 
 Appraiser Name Steven Grant Gryseels
 Company Name Hal Dunn & Associates
 Company Address 5106 S. General Bruce Dr., Suite 200
Temple, TX 76502
 Date of Signature December 30, 2021
 State Certification # _____
 or State License # 1335811-G
 or Other (describe) _____
 State TX
 Expiration Date of Certification or License 02/28/2022

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

APPRAISAL COMPLIANCE

Borrower/Client <u>N/A</u>		Unit No. _____	
Address <u>TBD 15 Acres out of 9132 Trimmier Rd.</u>		City <u>Killeen</u> County <u>Bell</u> State <u>TX</u> Zip Code <u>76542</u>	
Lender/Client <u>Killeen Independent School District, C/O JJ Johnson</u>			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I **HAVE** made a personal inspection of the property that is the subject of this report.
- I have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.


ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: _____

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 180 to 365 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 180 to 365 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name Steven Grant Gryseels
Date of Signature December 30, 2021
State Certification # _____
or State License # 1335811-G
State TX
Expiration Date of Certification or License 02/28/2022
Effective Date of Appraisal December 21, 2021

Signature _____
Name _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____
Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior Only from street Interior and Exterior

Affidavit of Appraiser - Certification of Non-Influence

The appraiser named respectfully submits and represents to the following:

I hereby acknowledge to the best of my ability the following:

1. There have been no written or verbal communications or conversations between the mortgage lender or any staff person thereof and myself, my assistant, or any other staff member working on my behalf during the completion of this particular assignment or review assignment regarding a predetermined value for the subject property of this assignment.
2. I acknowledge that I have not been influenced, coerced, extorted, or bribed regarding the outcome of this appraisal report, nor am I knowingly aware of being recommended by any staff member, director, or agent of the mortgage lender's loan production staff, including the loan officer, to complete this assignment.
3. I certify that I have been engaged to provide a complete order with the information required for me to agree and complete a full appraisal assignment that meets USP AP guidelines and standards. Included on their order form was the originating lender's company name and address for purposes of inclusion on the appraisal report. No individual names from lender's staff, including loan officer name, was provided to me. No preliminary estimation of value, loan amount, or any similar information was provided to me or communicated to me or any staff person within my company. With respect to a Purchase Transaction, the Purchase Agreement (Sales Contract) was made available in its entirety (as required by USPAP Standard Rule 1- Sa). In the event the loan is an FHA transaction, I understand that the lender may require my identity, including my State Certification number; however, no attempt was made to coerce or influence the outcome of this appraisal report.
4. I acknowledge that I have completed this assignment and have only acted with the highest integrity and in a manner considered ethical to my profession, and consistent both with USPAP standards and the Appraiser Independence Requirements rules and regulations.
5. I acknowledge that I am not an employee of nor affiliated with the mortgage lender, and that I am not a staff appraiser to any entity that is either wholly or partially owned by the lender/investor or by any entity that is owned in whole or in part by a "Settlement Services" provider. By including this document within this appraisal report, I acknowledge to the best of my ability that all of the above statements are valid and true, I have honestly agreed with them, and that I have no objections or reservations to their contrary.

Privacy Notice

Appraisers, along with all providers of personal financial services, are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

DEFINITION OF MARKET VALUE: 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, 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 what he considers 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: 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, 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 what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

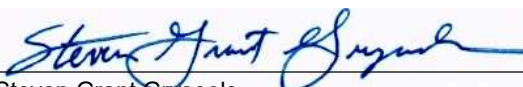
21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Steven Grant Gryseels
 Company Name Hal Dunn & Associates
 Company Address 5106 S. General Bruce Dr., Suite 200
Temple, TX 76502
 Telephone Number 254-541-0890
 Email Address grantgryseels@yahoo.com
 Date of Signature and Report December 30, 2021
 Effective Date of Appraisal December 21, 2021
 State Certification # _____
 or State License # 1335811-G
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 02/28/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

TBD 15 Acres out of 9132 Trimmer Rd.
Killeen, TX 76542

APPRAISED VALUE OF SUBJECT PROPERTY \$ See Cover Letter.

LENDER/CLIENT

Name JJ Johnson
 Company Name Killeen Independent School District
 Company Address P.O. Box 967, Killeen, TX 76540
 Email Address jj.johnson@killeenisd.org

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

DEFINITION OF MARKET VALUE: 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, knowledgeable 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 what he considers 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The 'Estimate of Market Value' in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the under-signed affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report, unless indicated as 'Review Appraiser'. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

CONTINGENT AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

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 good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

ENVIRONMENTAL DISCLAIMER: The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environment conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

Date: December 30, 2021

Appraiser(s) Steven Grant Gryseels

Steven Grant Gryseels

APPRAISER DISCLOSURE STATEMENT

Appraiser:

Name of Appraiser: Steven Grant Gryseels

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed
 Registered Real Estate Appraiser Assistant

Certification/Licensure Number: 1335811-G

Scope: This Report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Supervisor:

Name of Supervisor: _____

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: _____

Scope: This Report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



Steven Grant Gryseels

Signature of Supervisor:

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.



**Certified General
Real Estate Appraiser**

Appraiser: **STEVEN GRANT GRYSEELS**

License #: **TX 1335811 G**

License Expires: **02/28/2022**

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

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

**Chelsea Buchholtz
Commissioner**

QUALIFICATIONS OF S. GRANT GRYSEELS

Mr. Steven Grant Gryseels became a State Certified General Real Estate Appraiser on February 7, 2006. He has been engaged in the analysis and appraisal of real estate since January of 2003, appraising various types of real estate for Harold P. Dunn (Hal Dunn & Associates). Mr. Gryseels has appraised various types of real estate including single-family and multi-family residences, apartments, various commercial/office/retail buildings, industrial buildings, churches, subdivisions, raw land of all kinds, and farm/ranch properties.

Mr. Gryseels specializes in the appraisal of commercial real estate (including industrial and multi-family properties), and has appraised many types of commercial properties for various banks, mortgage companies, public/government entities (city, county, state, and federal), and private parties in various counties/markets in the Central Texas area.

COVERAGE AREA:

Bell, Coryell, Falls, Lampasas, McLennan, Williamson, Milam, Hamilton, Mills, San Saba, Comanche, Erath, Hill, Navarro, Burnet, Coleman, Johnson, Victoria, Bexar, Comal, Bastrop, Travis, Brown, Llano, Limestone, Robertson, Mason, and Hays counties.

EDUCATIONAL BACKGROUND:

Mr. Gryseels graduated in 2002, with a Bachelor of Business Administration degree in Finance from Baylor University. Since then, he has completed many continuing education courses in the field of real estate appraisal.

TEXAS REAL ESTATE APPRAISER CERTIFICATION:

State Certified General Real Estate Appraiser: TX-1335811-G, effective February 7, 2006. FHA certified on October 30, 2006.

CURRENT STATUS:

Mr. Gryseels is the president of CenTex Valuation LLC, and performs appraisal inspections and completes appraisal reports for Hal Dunn & Associates. Mr. Gryseels is engaged in the valuation of all types of real estate throughout the Central Texas area. Mr. Gryseels responsibilities include research, inspection, and report preparation for various types of appraisal assignments.

APPRAISAL COURSES COMPLETED:

Real Estate Principles: Baylor University, 12/15/01, Semester Course
 Real Estate Appraisal: Baylor University, 05/15/02, Semester Course
 USPAP: Leonard Hawes Real Estate School, 05/08/03, 15 Hours
 Appraisal 0211: Austin Institute of Real Estate, 12/13/03, 30 Hours
 Appraising Residential Properties: Lon Morris College, 01/28/05, 30 Hours
 Income Property Appraisal: Texas A&M Commerce, 09/06/05, 30 Hours
 USPAP: Foundation of Real Estate Appraisers, 11/04/05, 15 Hours
 USPAP: Champions School of Real Estate, 01/16/08, 7 Hours
 AQE Residential Report Writing: Champions School of Real Estate, 01/17/08, 15 Hours
 Residential Cost Approach: Champions School of Real Estate, 01/17/08, 7 Hours
 USPAP 2010-2011 Update: Champions School of Real Estate, 02/09/10, 7 Hours
 Commercial Appraisal: Champions School of Real Estate, 01/26/10, 3.5 Hours
 FHA & VA Appraisal: Champions School of Real Estate, 01/28/10, 7 Hours
 Supervising Appraisal Trainees: Champions School of Real Estate, 01/28/10, 3.5 Hours
 Mortgage Fraud: Champions School of Real Estate, 02/03/10, 7 Hours
 USPAP 2012-2013 Update: Champions School of Real Estate, 01/31/12, 7 Hours
 Foreclosure Basics for Appraisers: Champions School of Real Estate, 01/23/12, 7 Hours
 Appraisal of 2-4 Family & MF: Champions School of Real Estate, 01/20/12, 7 Hours
 Challenging Assignments: Champions School of Real Estate, 02/01/12, 7 Hours
 Methodology and Applications of Sales Comparison: CSRE, 01/17/14, 7 Hours
 Green Residences and Appraisals: CSRE, 01/23/14, 7 Hours
 Appraisal Review of Residential Properties: CSRE, 01/15/14, 7 Hours
 USPAP 2014-2015 Update: CSRE, 02/23/14, 7 Hours
 Appraisal of Land Subject to Ground Leases: McKissock School, 02/16/2016, 7 Hours
 Appraisal of Fast Food Facilities: McKissock School, 02/19/2016, 7 Hours
 USPAP 2016-2017 Update: McKissock School, 02/19/2016, 7 Hours
 Appraisal of Self-Storage Facilities: McKissock School, 02/22/2016, 7 Hours
 USPAP 2018-2019 Update: McKissock School, February 2018, 7 Hours
 Creating Credible Appraisals; Financing for Appraisers: Allied Business School, February 2018, 21 Hours
 USPAP 2020-2021 Update: Columbia Institute, 02/04/2020, 7 Hours
 Appraisal Review of Residential Properties: Columbia Institute, 02/03/2020, 7 Hours
 Defensible Appraising: Columbia Institute, 01/30/2020, 7 Hours
 Green-in Residences and Appraisals: Columbia Institute, 01/22/2020, 7 Hours

REFERENCES:

National United Bank: Christy Lavender: 512-556-8288
 First National Bank Texas: Pat Foster: 800-677-9801
 OptimaValuation: Jonathan Chilson: 512-769-0851

RE: Possible Appraisal

From: Johnson, JJ S (jjjohnson@killeenisd.org)
To: grantgryseels@yahoo.com
Cc: Letty Adams@killeenisd.org
Date: Wednesday, October 27, 2021, 11:35 AM CDT

Yes, Sir, you're tracking. It would be ideal if you could provide a total appraised value (of the 15 acres) and a value per acre just in case we sell slightly more or less.

Please proceed, as able, and feel free to send the invoice to Letty once complete.

Appreciatively,

JJ

From: Grant Gryseels <grantgryseels@yahoo.com>
Sent: Wednesday, October 27, 2021 11:38 AM
To: Johnson, JJ S <jj.johnson@killeenisd.org>
Cc: Adams, Letty <Letty.Adams@killeenisd.org>
Subject: Re: Possible Appraisal

CAUTION: This email originated from outside Killeen ISD. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. For assistance, contact the Help Desk @ (254) 336-2999.

Sounds good. Looks like you are referring to approximately 15 acres off of Trimmer in front of your existing facility at Property ID#455443. The fee would be \$1750 to \$2000, somewhere in there.

Completion would be in December. Let me know if you would like to proceed, and if you need anything else from me.

Thank you,

Grant Gryseels
General Real Estate Appraiser
TX-1335811-G
(254) 541-0890 (Call or Text)
grantgryseels@yahoo.com (Email)

On Wednesday, October 27, 2021, 11:38:59 AM CDT, Johnson, JJ S <jj.johnson@killeenisd.org> wrote:

Grant,

Good day to you. When you have a moment, may we discuss a potential appraisal? Attached you will find a schematic design of our Sheridan Transportation Facility. On the Southwest side you will see 15+/- acres that we may be looking to sell.

JJ

INVOICE

Company Hal Dunn & Associates
 Appraiser Steven Grant Gryseels
 Address 5106 S. General Bruce Dr #200
 City, State, Zip Temple, TX 76502
 GrantGryseels@yahoo.com

Tax ID#457-88-3769

Contract Information

BILL TO

Killeen Independent School District, C/O JJ Johnson
 P.O. Box 967
 Killeen, TX 76540

PROPERTY

N/A
 TBD 15 Acres out of 9132 Trimmier Rd. Unit No.
 Killeen, TX 76542

LENDER NO.	LOAN NO.	LOAN OFFICER	INVOICE DATE	INVOICE NO.
			December 30, 2021	156121-SGG

DESCRIPTION	PRICE INFO.	MISC INFO.	INVOICE AMOUNT
Appraisal			2,000.00

Comments/Notes

Please include on the check memo line one or more of the following options:
 The File NO located on the upper-right corner of this invoice ...or the Property Address..
 ...or clip the payment slip off the invoice and include with the check. Thank you

Subtotal	\$ 2,000.00
Shipping & Handling	\$
Sales Tax @	%
Total	\$ 2,000.00

(Office Copy - Clients Copy - Lenders Copy)

LENDER. NO.	LOAN NO.	LOAN OFFICER	INVOICE DATE	INVOICE NO.
			December 30, 2021	156121-SGG

Borrower: N/A

Property Address: TBD 15 Acres out of 9132 Trimmier Rd., Killeen, TX 76542

Billed To: Killeen Independent School District, C/O JJ Johnson
 P.O. Box 967
 Killeen, TX 76540

Amount Due	\$ 2,000.00
Amount Paid	\$

Mail To: Hal Dunn & Associates
 5106 S. General Bruce Dr #200
 Temple, TX 76502

Contact: Steven Grant Gryseels
 Phone #: 254-541-0890