

APPRAISAL REPORT OF



108 W. Jasper Dr. (Former Bellaire Elementary)
Killeen, TX 76542

PREPARED FOR

Killeen ISD
P.O. Box 967
Killeen, TX 76540

AS OF

November 20, 2024

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 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen	County	Bell	State	TX	Zip Code	76542
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Lender/Client Killeen ISD	Address P.O. Box 967, Killeen, TX 76540
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January 15, 2025 (Updated from December 5, 2024, with new demolition estimates)

Killeen Independent School District

P.O. Box 967

Killeen, TX 76540

Attention (Intended User): Killeen Independent School District

Re: Appraisal of real property located at 108 W. Jasper Dr., Killeen, TX 76542

Legal: Lot 1, Block 1, Bellaire Elementary School, 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 viewing of the site, a locational analysis of the neighborhood and city, and an 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'.

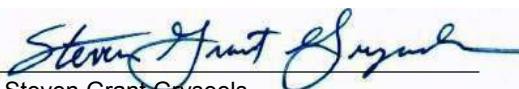
The market value conclusions reported are as of the effective date stated in the body of the report, and are contingent upon the certification and limiting conditions attached. I am not required to testify or explain the appraisal results other than respond to the client's routine and customary questions. 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. This 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.

Non-fixtures/business-personal property (FF&E)/trade fixtures/inventory will be considered personal property, and will not be given an estimate of value in this appraisal; your appraiser is not an expert at appraising personal property, does not have comparable's to support any personal property values, and personal property typically is discounted at varying rates.

Continued on the next page.

Appraiser Name



Steven Grant Gryseels

Supervisor Name

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

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Lender/Client Killeen ISD

Address P.O. Box 967, Killeen, TX 76540

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 90 to 365 days, as of November 20, 2024, is:

**\$803,000 (Eight Hundred and Three Thousand Dollars)*
As-Is, Fee-Simple**

***This estimated value is broken down via the following estimates:**

258,180 square feet x \$6.25/square foot = \$1,614,000 (Land Value, Rounded)

-\$811,000 Demolition/removal of improvements

\$803,000

***Demolition and removal of the buildings is estimated at approximately \$936,000 based on the estimates provided to KISD; your appraiser is not an expert at determining demolition/removal costs.**

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

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"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 the Hypothetical Conditions and Extraordinary Assumptions; these 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 viewing 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 been, and cannot be, re-addressed to another client. No other user is intended.

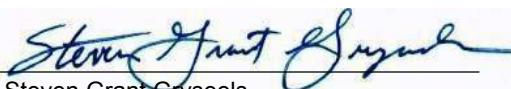
This appraisal makes no reduction for commissions on the sale of the subject property, unpaid taxes, or liens against the subject property.

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 a general-contractor-appraiser for Hal Dunn & Associates.

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."

Appraiser Name



Steven Grant Gryseels

Supervisor Name

SUBJECT LOCATION, NEIGHBORHOOD, & CITY

The overall subject neighborhood is considered to be the area roughly bordered by Hallmark Ave. to the north, Fort Hood St. to the west, Turtle Creek to the south, and Trimmier Rd. to the east. See the neighborhood map in the addenda for the approximate boundaries estimated for the subject neighborhood. This is an established and active neighborhood primarily consisting of various commercial and residential properties; there are several well-established subdivisions in this neighborhood as well. The subject is located in an area with a high-occupancy rate among all of the types of properties.

This neighborhood has good appeal to the marketplace. The subject property is located in an area with good visibility, access, and traffic flow. The subject is located along 4 roadways, including Jasper Dr. and Florence Rd., both of which are heavily-trafficked roadways through Killeen; these are considered Collector roadways; this portion of Florence Rd. had a traffic count of 4,570 vehicles per day in 2020; this portion of Jasper Dr. had a traffic count of 8,267 vehicles per day in 2023, both according to TXDOT.

There are several established large residential neighborhoods around the subject property, and throughout the overall subject neighborhood. Being located in close proximity to Fort Cavazos, IH-14, other arterial roadways, major restaurants, hotels, major retailers, shopping centers, schools, churches, large residential neighborhoods, offices, city parks, and the Killeen Airport are positive attributes for properties of this nature.

The subject property is a 4-corner lot (an entire block) located across the street from commercial properties on three sides and a residential neighborhood on one side; there is also a busy traffic-signalled intersection here at Florence Rd./Jasper Dr./IH-14; all of which add to the visibility and marketability factors. The subject is considered to be well-located within the city of Killeen. The subject has good visibility, marketability, and commercial/residential appeal. The neighborhood consists of various commercial, multi-family, and single-family properties.

There are commercial and residential properties around the subject property. The subject is considered to be in a good commercial/residential location with a desirable and marketable redevelopment potential. The surrounding residential neighborhoods (as well as those further out), businesses, Killeen, and Fort Cavazos provide support to businesses in this area/neighborhood, and generate traffic to this location. There are several major commercial properties near and around the subject property, and throughout the overall subject neighborhood.

Killeen is located in the 5th fastest growing MSA in Texas, which is the Killeen/Fort Cavazos/Temple MSA. The principle trade centers for Bell County are Temple (which is 10 miles northeast of Belton, 19 miles north of Salado, and 25 miles east of Killeen) and Killeen which is 18 miles to the west of Belton (the county seat). Killeen has a population of over 153,000 people (up 27% from 2010 to 2020). The city of Killeen is located adjacent to Fort Cavazos, along IH-14, approximately 158 miles south of Dallas, 68 miles north of Austin, and 62 miles south of Waco, Texas. It is an incorporated city with a council-manager form of government. Land uses are enforced by zoning regulations with construction standards maintained by a building inspection department. Major employers in the area include the school system, the Killeen-Fort Cavazos Regional Airport (GRK), Wal-Mart, government services, healthcare systems, banks, Teleperformance, various major retailers, construction services, and restaurants. Killeen Business Park is also host to several major businesses; for example, Pepsi Bottling Company. Fort Cavazos reportedly employs over 60,000 people and contributes over \$35 billion to the Texas economy.

Primarily because of the growth of Fort Cavazos, 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. Central Texas is also a military retirement area. Fort Cavazos has hundreds of millions in quarterly expenditures and millions in annual capital improvements. Although Fort Cavazos encompasses much of Killeen's former farm and ranch trade area, some income is still derived from agriculture. Cattle are grazed on the post by arrangement with the military authorities, and the remaining trade area supports considerable cattle, sheep, goat, and horse operations with some limited farming.

Fort Cavazos, 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. Fort Cavazos is reportedly the largest single-site employer in the state of Texas, and has a \$3.9 billion dollar impact on the community. In conclusion, the general area has been growing at a healthy pace over the past ten years. Killeen's economy, which is tied closely to Fort Cavazos, is based upon a stabilized Fort Cavazos and upon the growing local economy. The long term growth of the Killeen/Bell County area appears to be good.

Overall, the economy of the city of Killeen is considered to be good. Killeen has shown a gradual increase in population since 2010. There are no apparent factors which would significantly modify this historical pattern. Therefore, it is my opinion, that the short term outlook is for stable or increasing property values, with longer term appreciation moderating to a level approximately that of inflation. Property values in this neighborhood are expected to remain stable in the foreseeable future. See the Quickfacts, Demographics, Housing Report, and Neighborhood Data summaries in the addenda of this report.

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.

REASONABLE MARKETING PERIOD AND EXPOSURE TIME

The subject has an estimated marketing period and exposure time of 90 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.

PROPERTY DESCRIPTION

Identification of Subject Property and Legal Description:

The property appraised is the real property at 108 W. Jasper Dr., Killeen, TX 76542.

Lot 1, Block 1, Bellaire Elementary School, Killeen, Bell County, TX

History of the Subject Property:

According to county records, the subject property has been under the ownership of *Killeen Independent School District* for more than 3 years prior to the effective date of this appraisal. The subject property is improved with a vacant/former public school with several buildings and related improvements. It was built in 1966, with additions in 1976, 1988, and 2011. Improvement and land details will be provided later in this report. This report is needed by the client to make financial decisions regarding the subject property. No current listings, options, or agreements of sale of the subject property were discovered or observed over the course of this appraisal.

Property Taxes and Assessments:

Under Property ID#59559, the subject property is currently tax-exempt; the land is valued at \$1,941,515 and the improvements are valued at \$1,793,201. The CAD map and record can be seen in the addenda.

Zoning:

According to the City of Killeen, the subject property is zoned R-1 Single-Family Residential. See the Zoning Map in the addenda of this report.

Date of Market Value and Date of Site Visit:

The market value estimate is made based upon knowledge and data available on November 20, 2024. The subject property was physically-viewed on November 20, 2024.

Property Rights Appraised/Objectives of the Appraisal/Use of the Appraisal:

The subject property rights appraised are those constituting the fee-simple estate; To estimate the Market Value of the subject property as-is, in unencumbered fee-simple title of ownership. This appraisal report serves to communicate the analyses and conclusions which led to the market value estimate. The intended use of this appraisal is to establish a market value of the real estate in order for our client to make financial decisions regarding the subject property.

Description of the Land:

The subject property is of level to gently-sloping topography, and is generally-rectangular in shape. According to the survey, the subject property covers a total of approximately 5.927 acres or 258,180 square feet. There are some mature oak trees on the subject property.

The subject property is located in Census Tract 231.03. The subject property is served with public water, sewer, natural gas, and electricity. The subject property is located above the 100-year flood plain in Zone X according to the Flood Map which can be seen in the addenda of this report. 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 or company.

The subject property is located along four roadways/corners: Jasper Dr., Florence Rd., Daisy Dr., and Marigold Dr. Jasper Dr. is a 4-lane (2 lanes each way), asphalt-paved, two-way, publicly-maintained roadway with concrete curbing, gutter, sidewalks, and street lights. Florence Rd. is a 3-lane (1 lane each way plus a turn lane), asphalt-paved, two-way, publicly-maintained roadway with concrete curbing, gutter, sidewalks, and street lights. Daisy Dr. is a 2-lane (1 lane each way), asphalt-paved, two-way, publicly-maintained roadway with concrete curbing, gutter, and street lights. Marigold Dr. is a 2-lane (1 lane each way), asphalt-paved, two-way, publicly-maintained roadway with concrete curbing, gutter, sidewalks, and street lights. There is a traffic signal at Jasper Dr. and Florence Rd. and the IH-14 frontage road.

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 assumes that any easements or encroachments on the subject property are non-adverse.

Description of the Improvements:

The subject property is improved with an elementary school building, and other related buildings and improvements. It was built in 1966, with additions in 1976, and 1988, and 55,679 square feet of net leaseable area in the main school building; The subject property is also improved with a Physical Education building (built in 2011) which has approximately 3,897 square feet of net leaseable area.

The subject property is also improved with paved-asphalt parking lots and driveways, concrete flatwork and sidewalks, chainlink fencing, an irrigation system, light poles, an outdoor basketball court (concrete), basketball goals.

Overall, the buildings/improvements are antiquated, and likely in need of renovations and/or repairs that are cost-prohibitive. It is the opinion of your appraiser that they are at the end of their useful/economic life; and more importantly, that a future school or church use would not serve the highest and best use of the property. Their demolition and removal is recommended, however it is unknown as to how much that would cost. It would require a professional demolition inspection and bid, which your appraiser cannot perform. However, the client provided a rough estimate that was received from a general contractor, which will be used in this appraisal.

Based on the subject property's location, the subject has significant potential and marketability as a redevelopment project, likely mixed use such as commercial, office, retail, multi-family, and/or single-family, assuming it could get a change in zoning for such uses which should be relatively easy with an acceptable site plan.

For the purpose of this appraisal, the subject's improvements will not be given an estimate of contributory value (see the Highest and Best Use analysis).

The subject buildings are not being used as intended, nor to their full potential, likely due to their age and condition. The subject's location and size lends itself to a significant potential for redevelopment with a variety of uses.

It is the opinion of your appraiser that the subject's improvements appear to be an under-improvement for the site. The subject tract's location and size could be further taken advantage of and utilized with more profitable uses/improvements.

Hypothetical Conditions and Extraordinary Assumptions:

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

Unless mentioned specifically, this appraisal will be made assuming that the title is clear, and that there are no adverse easements (including utility, sewer, and passage), encroachments, environmental conditions (above or below ground), underground pipelines, hazardous waste, lead-based paint conditions, deed restrictions, drainage issues, flood conditions, soil conditions, liens, back taxes, existing lease agreements, life estates, fencing conditions, asbestos conditions, mold conditions, fungus conditions, HVAC conditions, roofing conditions, well conditions, sewer or septic conditions, structural conditions, and other adverse site features and conditions on the subject property. This appraisal assumes there are no adverse conditions on or at the subject property, or any adverse issues with the subject property.

It will be assumed that there are no issues involving unrecorded or unplatting 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, ground leases, going-concern value, sub-surface/mineral rights, condominium ownership, and individual percentages of ownership are not included, nor evaluated in this appraisal. Non-fixtures & personal property will not be given an estimate of value in this appraisal.

Your appraiser is not a property inspector, nor construction specialist, 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. All parties involved should inquire about the building and property conditions, and needs and costs, and take those into consideration.

Any and all subject property data and comparable property data provided by the owner, our client, agents, tenants, 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. This appraisal is based on the assumption that any income and expense information provided by the property manager, agent, and owner are correct.

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. Comparable photographs were, in some cases, acquired from comparable drive-by's, and/or the corresponding MLS or other online databases, and confirmed with the corresponding appraisal district and Google Maps Street View. 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.

It is assumed that there is nothing that would prevent the subject from being stand-alone economic entity. It is recommended prior to any purchase or development that all interested parties confirm any of their intended proposed uses with the city in order to determine if such use or uses will be legal and permissible. Your appraiser was not made aware of any proposed use, makes no guarantee, and takes on no liability for any potential or proposed use. The subject is assumed to have legal, developable, and permissible use. The redevelopment and use of the subject property with proposed commercial and residential improvements are assumed to be legal and permissible, and that a corresponding zoning change has been granted or could be granted for such uses relatively easily with an acceptable site plan.

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. This appraisal assumes that there are no tenants or landlords in violation of their respective leases. This appraisal is not to be used, and was not requested for use, for any divorce or IRS related matter.

The buildings, related improvements, non-fixtures, and personal property will not be given an estimate of value in this appraisal; those improvements do not appear to support the highest and best use of the subject property; your appraiser is not an expert at estimating the cost for demolishing and removing those items, therefore your appraiser will use the general contractor's estimate which was provided by the client; actual cost for demolition and removal of any improvements should be considered by all parties involved.

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

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.

This is an established and active neighborhood primarily consisting of various commercial and residential properties; there are several well-established subdivisions in this neighborhood as well. The subject is located in an area with a high-occupancy rate among all of the types of properties.

This neighborhood has good appeal to the marketplace. The subject property is located in an area with good visibility, access, and traffic flow. The subject is located along 4 roadways, including Jasper Dr. and Florence Rd., both of which are heavily-trafficked roadways through Killeen; these are considered Collector roadways; this portion of Florence Rd. had a traffic count of 4,570 vehicles per day in 2020; this portion of Jasper Dr. had a traffic count of 8,267 vehicles per day in 2023, both according to TXDOT.

There are several established large residential neighborhoods around the subject property, and throughout the overall subject neighborhood. Being located in close proximity to Fort Cavazos, IH-14, other arterial roadways, major restaurants, hotels, major retailers, shopping centers, schools, churches, large residential neighborhoods, offices, city parks, and the Killeen Airport are positive attributes for properties of this nature.

The subject property is a 4-corner lot (an entire block) located across the street from commercial properties on three sides and a residential neighborhood on one side; there is also a busy traffic-signalled intersection here at Florence Rd./Jasper Dr./IH-14, all of which add to the visibility and marketability factors. The subject is considered to be well-located within the city of Killeen. The subject has good visibility, marketability, and commercial/residential appeal. The neighborhood consists of various commercial, multi-family, and single-family properties. There are commercial and residential properties around the subject property.

The subject is considered to be in a good commercial/residential location with a desirable and marketable redevelopment potential. The surrounding residential neighborhoods (as well as those further out), businesses, Killeen, and Fort Cavazos provide support to businesses in this area/neighborhood, and generate traffic to this location. There are several major commercial properties near and around the subject property, and throughout the overall subject neighborhood.

The current improvements and use are no longer considered to support the highest and best use, for the following reasons:

- The good location provides the subject with marketability, visibility, and wide range of potential.
- Other uses are more conforming and would produce greater net operating income, thus indicating that the highest and best use is for the buildings to be removed, leaving the subject as a vacant land tract ready for development. This implies that the current use and improvements are not serving the highest and best use of the subject because they are not delivering to the land the highest net return for the longest period of time, or maximally productive.

Continued on the next page.

Highest and Best Use continued:

-It is the opinion of your appraiser that the subject's improvements appear to be an under-improvement for the site. The subject tract's location and size could be further taken advantage of and utilized with more profitable structures/uses. The age and antiquated design of the buildings also support redevelopment.

-There is no current rental data or reported cash-flow history on the subject property being used by a tenants which is also not supportive of the subject being at its highest and best use for a tract of this size and location; thus not delivering to the land the highest net return for the longest period of time, or being maximally productive. The subject buildings are not being used as intended, nor to their full potential, likely due to their age, condition, and lack of demand. The subject's location and size lends itself to a significant potential for redevelopment with a variety of uses as a redevelopment project, likely mixed use such as commercial, office, retail, multi-family, and/or single-family, assuming it could get a change in zoning for such uses which should be relatively easy with an acceptable site plan.

-We are of the opinion that a developer from the open market would not be interested in the current improvements, and would likely raise all of the current improvements. Commercial investors are very improvement-specific; they build new and to their exact specifications; it is unlikely that they would be interested in converting, using, or investing in the existing improvements. A new potential user would likely want to start from scratch since they typically have or want their own custom improvement design, style, and finish-out that would likely not coincide with the current set-up and finish-out.

-It is also the opinion of your appraiser that there are a very limited number of users for a facility of this nature as-is, whether that be to own it or lease it. Whereas there are many more potential users interested in this property as vacant land.

-A new user of these buildings would likely have to make significant upgrades from the start, which is adverse to the marketability of the buildings. It is the opinion of your appraiser that the highest and best use of the subject property is not to renovate or convert any of the existing buildings.

-It is the opinion of this appraiser that the current improvements are at or near the end of their economic life due to their physical depreciation and likely some functional obsolescence. The buildings have antiquated design, as well as a likely need for updating and/or repairs that are cost-prohibitive.

-There are very few comparable sales in this market of properties with improvements like the subject for which to even evaluate the improvements on an apples to apples basis; in cases where older buildings of this nature have sold, the value was in the land, and the improvements were not given much, if any, contributory value. Of the few school sales out there, they are selling for pennies on the dollar.

-Based upon my research, and discussion with Killeen ISD and Temple ISD, there does not appear to be significant/valuable demand for the current improvements. I do not see a need for more schools or churches in this location at this time, especially of this size, layout, and age. School officials have not seen high demand for their previous surplus buildings. They believe that the sites without the buildings may increase the sales price of those properties.

A new commercial/residential development would meet all of the above criteria based on several factors including the size of the tract, the location of the property, the zoning of the property (assuming an appropriate change in zoning), the rental rates and 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 (assuming an appropriate change in zoning), 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 Commercial/Residential Mixed-Use Development (Redevelopment).

The highest and best use of the subject property determines the path and scope of the appraisal. Therefore, based on the current highest and best use, this appraisal will estimate the market value of the subject land less the cost for demolition and removal of the improvements.

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

Accepted appraisal procedures generally require the utilization of three basic approaches in analyzing and estimating the market value of a piece of property: The Cost, Sales Comparison, and Income Approaches.

Since the highest and best use is for commercial/residential redevelopment, the most applicable and reliable approach for appraising the subject property is the Sales Comparison Approach for land-value.

The subject improvements do not support the highest and best use. Therefore, taking the above reasons into consideration, all "improved" evaluations will not provide an accurate estimate of market value for the fee-simple interest of the subject property as of the effective date of this appraisal, therefore your appraiser has chosen not to include them in this appraisal. The inclusion of approaches based on the subject's improvements would not have added to the credibility of this appraisal, and might have detracted from this process; therefore, your appraiser has chosen not to include them in this appraisal.

The highest and best use determines the scope of the appraisal. Therefore, since the current improvements do not support or coincide with the highest and best use of the subject property, the current improvements will not be given an estimate of value in this appraisal.

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. The Sales Comparison Approach will be analyzed to determine an estimated market value of the subject land as a whole.

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.) Viewing of the subject neighborhood.
- 3.) Viewing 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 estimate of as-is land market value.
 - 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.
 - C.) Deduct an estimated cost for demolition and removal of the subject improvements.

LAND APPRAISAL REPORT

Borrower N/A	Census Tract	0231.03	Map Reference	Killeen
Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)				
City Killeen	County Bell	State TX	Zip Code	76542
Legal Description Lot 1, Block 1, Bellaire Elementary School, Killeen, Bell County, TX				
Sale Price \$ N/A	Date of Sale N/A	Loan Term N/A	yrs. Property Rights Appraised X Fee	<input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes Tax Exempt (yr)		Loan Charges to be paid by seller \$ N/A		Other Sales Concessions N/A
Lender/Client Killeen ISD 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.		

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	Present Land Use 65 %1 Family 5 %2-4 Family 5 % Apts _____ % Condo 18 % Commercial 1 %Industrial 5 % Vacant 1 % Educational				Adequacy of Public Transportation	<input checked="" 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 (*)	Adequacy of Utilities	<input checked="" type="checkbox"/>
(*) From Vacant land To Commercial & Residential					Property of Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Predominate Occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant % Vacant				Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ 50,000 to \$ 400,000 Predominant Value \$ 175,000				Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Single Family Age	2 yrs to 78 yrs. Predominant Age 59 yrs				General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is located along 4 roads, including Jasper Dr. and Florence Rd., both of which are heavily-trafficked Collector roadways; Florence Rd. had a traffic count of 4,570 vehicles per day in 2020; Jasper Dr. had a traffic count of 8,267 vehicles per day in 2023, according to TXDOT. The subject is across the street from commercial properties on 3 sides and a residential neighborhood on 1 side; there is also a busy traffic-signalled intersection here.

Dimensions See Survey = 5.927 acres or 258,180 square feet Corner Lot

Zoning Classification Residential-1 Present Improvements do do not conform to zoning regulations

Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/> Other (specify) Commercial/Residential Mixed Use Redevelopment
Public	Other (Describe)	OFF SITE IMPROVEMENTS
Elec.	<input checked="" type="checkbox"/>	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Gas	<input checked="" type="checkbox"/>	Surface Asphalt
Water	<input checked="" type="checkbox"/>	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
San. Sewer	<input checked="" type="checkbox"/>	Storm Sewer <input checked="" type="checkbox"/> Curb/Gutter
	Underground Elect. & Tel.	Sidewalk <input checked="" type="checkbox"/> Street Lights
Topo Level to Gently-Sloping		
Size 5.927 acres or 258,180 square feet		
Shape Rectangular		
View Commercial and residential		
Drainage Assumed Adequate; Site Evaluation Report/Drainage Plan Required		

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): Unless mentioned specifically, no apparent adverse easements, encroachments, or environmental conditions were noted during the site viewing 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).

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	108 W. Jasper Dr. Killeen, TX 76542	3900 Robinett Rd. & Elms Rd. Killeen, TX		Swope Dr. and IH-14 Frontage Killeen, TX		2206 Florence Rd. Killeen, TX	
Proximity to Subject		2.60 miles W		0.43 miles N		0.11 miles SE	
Sales Price	\$ N/A	\$ 335,000		\$ 395,000		\$ 308,000	
Price / Per SqFt	\$ N/A	\$ 5.06		\$ 4.08		\$ 8.84	
Data Source	N/A	MLS#460155, County Records		MLS#5807595, County Records		MLS#4694693, County Records	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
	N/A	12/15/2022	+1.49	02/22/2022	+1.07	06/01/2022	+3.29
Location	Good	Inferior	+1.27	Good		Inferior	+2.21
Site/View	258,180 SqFt	66,211 SqFt	-1.01	96,921 SqFt	-0.61	34,848 SqFt	-3.54
Zoning	R-1	B-3		B-3		B-5	
Flood Plain	None	None		None		None	
Other	None	None		Adverse Easements	+0.41	None	
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 1.75	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 0.87	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus	\$ 1.96
Indicated Value of Subject		Net=35% Gross=75%	\$ 6.81	Net=21% Gross=51%	\$ 4.95	Net=22% Gross=102%	\$ 10.80

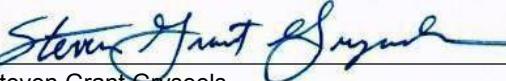
Comments on Market Data Also see Comparable's 4-9 on the next two pages. Each comparable was adjusted for time at 15% per year respectively. Comparable's 1, 3, 6, 7, & 9 required location adjustments between 25% and 35%. All of the Comparable's, except for Comparable 4, were adjusted respectively for size. Zoning adjustments were not warranted since the subject is assumed to have a zoning change.

Comments and Conditions of Appraisal: Comparable 3 was adjusted 10% for adverse easements. These adjustments are based on recent marketing conditions, paired sales analysis, the opinion of your appraiser, and typical sales price concessions in this market.

Final Reconciliation: **Based upon my analysis of the comparable land sales, the subject has an adjusted land market value range from \$2.54 per square foot to \$10.80 per square foot. The subject property is considered to have a market value of \$6.25 per square foot or \$1,614,000 (Rounded) less the cost for demolition and removal.**

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF November 20, 2024 to be \$ 1,614,000 (Less Demo)

Review Appraiser (if applicable)

Appraiser(s)  Did Did Not Physically

Steven Grant Gryseels

Inspect Property

Date Report Signed January 15, 2025

Date Report Signed

State Certification # 1335811-G State TX

State Certification #

Or State License #

Or State License #

Expiration Date of License or Certification 02/28/2026

Expiration Date of License or Certification

Owner Killeen ISD

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City	Killeen	County	Bell	State	TX	Zip Code	76542
Client	Killeen ISD		Address		P.O. Box 967, Killeen, TX 76540		

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	108 W. Jasper Dr. Killeen, TX 76542	1700 S. Fort Hood St. (Hwy 195) Killeen, TX		3706 E. Elms Rd. Killeen, TX		500 W. Stefk Dr. Killeen, TX	
Proximity to Subject		0.66 miles SW		2.75 miles SE		1.47 miles S	
Sales Price	\$ N/A	\$ 700,000		\$ 460,000		\$ 217,800	
Price Per SqFt	\$ N/A	\$ 2.23		\$ 6.00		\$ 4.70	
Data Source	N/A	MLS#330656, County Records		MLS#497243, County Records		MLS#343605, County Records	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Location	N/A	12/18/2023	+0.31	06/02/2023	+1.31	02/09/2024	+0.56
Site/View	258,180 SqFt	313,676 SqFt		76,622 SqFt	-1.20	46,304 SqFt	-1.41
Zoning	R-1	B-5		B-5		B-5/AOB	
Flood Plain	None	None		None		None	
Other	None	None		None		None	
Sales or Financing Concessions							
Net Adj.(Total)		X Plus <input type="checkbox"/> Minus \$ 0.31		X Plus <input type="checkbox"/> Minus \$ 0.11		X Plus <input type="checkbox"/> Minus \$ 0.80	
Indicated Value of Subject		Net=14% Gross=14%	\$ 2.54	Net=2% Gross=42%	\$ 6.11	Net=17% Gross=77%	\$ 5.50

Comments on Market Data

Hal Dunn & Associates
Comparable 7-8

File No. 120324-SGG

Case No.

Owner Killeen ISD

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City	Killeen	County	Bell	State	TX	Zip Code	76542
Client	Killeen ISD		Address		P.O. Box 967, Killeen, TX 76540		

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. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	108 W. Jasper Dr. Killeen, TX 76542	4401 S. Hwy 195 Killeen, TX		2818 Rosewood Dr. Killeen, TX		4013 E. Stan Schlueter Loop Killeen, TX	
Proximity to Subject		1.59 miles S		3.70 miles SE		2.74 miles SE	
Sales Price	\$ N/A	\$ 375,000		\$ 631,402		\$ 650,000	
Price Per SqFt	\$ N/A	\$ 4.17		\$ 6.81		\$ 7.25	
Data Source	N/A	Agent, Grantor, County Records		MLS#395807, County Records		MLS#467991, County Records	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	^{+\$} Adjustment	DESCRIPTION	^{+\$} Adjustment	DESCRIPTION	^{+\$} Adjustment
Location	N/A	03/30/2023	+1.04	11/04/2022	+2.09	04/14/2023	+1.72
Site/View	Good	Inferior	+1.04	Good		Superior	-1.81
Zoning	R-1	B-5		B-3		M-1	
Flood Plain	None	None		None		None	
Other	None	None		None		None	
Sales or Financing Concessions							
Net Adj.(Total)		X Plus	Minus \$ 1.45	X Plus	Minus \$ 1.07	Plus X	Minus \$ -1.18
Indicated Value of Subject		Net=35% Gross=65%	\$ 5.62	Net=16% Gross=46%	\$ 7.88	Net=-16% Gross=64%	\$ 6.07

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.

Other less similar sales comparable's also supported the figures used in this approach. The following are additional sales worth mentioning for observational purposes that further support this appraisal, however they were not used for various reasons such as they required too many extensive and significant adjustments, and/or lacked enough similarity to the subject:

2718 Rosewood Dr. in Killeen, according to a sales database is under contract for \$6.00/SF; it has 4.49 acres or 195,467 square feet; zoned B-3.

These sales are mentioned here to show recent demand for properties in or near the subject market. These additional sales were considered less comparable and less similar to the subject than those used in this appraisal, therefore these were not given weight in the overall analysis and estimate of market value, but were included for observational purposes and additional support from other local sales.

Land Analysis Results:

Based upon our analysis of the comparable land sales, the subject property is considered to have a land market value of \$6.25 per square foot or \$1,614,000 (As-Vacant Land, Fee-Simple, Rounded)*Less the cost of demolition/removal of the existing buildings.

Demolition & Removal:

A deduction for the cost for demolition and removal of the improvements should be considered; Demolition, abatement, and removal of the buildings is estimated at approximately \$811,000 based on the estimates provided to KISD; your appraiser is not an expert at determining demolition/removal costs.

\$1,614,000 Estimated Land Value

-\$ 811,000 Demolition and removal of improvements

\$ 803,000

RECONCILIATION AND FINAL ESTIMATE OF MARKET VALUE

Conclusion:

Based upon my knowledge of the subject marketplace, and after consideration of the data, discussion, and analysis contained within this report (and/or within the appraiser's subject work-file), 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 90 to 365 days, as of November 20, 2024, is:

**\$803,000 (Eight Hundred and Three Thousand Dollars)*
As-Is, Fee-Simple**

***This estimated value is broken down via the following estimates:**

258,180 square feet x \$6.25/square foot = \$1,614,000 (Land Value, Rounded)

-\$811,000 Demolition/removal of improvements

\$803,000

***Demolition and removal of the buildings is estimated at approximately \$811,000 based on the estimates provided to KISD; your appraiser is not an expert at determining demolition/removal costs.**

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

Schools sales data for observational purposes (Former/closed schools that sold with/for their improvements):

Sale Number	Address	Date of Sale	Acres	NLA	Sales Price	Price Per SF NLA
1.	1020-1100 Trimmier Rd., Killeen	01/14/2021	6.656 Ac.	47,268 SF	\$250,000	\$5.29
2.	701 Whitlow & 709 W. Dean, Killeen	01/05/2022	16.08 Ac.	142,966 SF	\$500,000	\$3.50
3.	1100 S. 33rd St., Temple	05/31/2024	2.259 Ac.	26,541 SF	\$600,000	\$22.61
4.	405 S. 2nd St., Killeen	09/28/2023	1.038 Ac.	10,093 SF	\$250,000	\$24.77
5.	510 E. Avenue J, Temple	06/16/2017	2.69 Ac.	36,649 SF	\$275,000	\$7.50
6.	900 Newton St., West Orange	06/30/2023	8.18 Ac.	56,522 SF	\$378,000	\$6.69
7.	2415 Cumberland Ave., Waco	04/17/2014	6.057 Ac.	86,199 SF	\$451,000	\$5.23
8.	401 W. Byrd Blvd., Universal City	04/13/2018	4.86 Ac.	33,070 SF	\$400,000	\$12.10
9.	216 E. College St., Seguin	06/01/2022	4.00 Ac.	36,155 SF	\$751,000	\$20.77
10.	225 N. Saunders Ave., Seguin	02/05/2021	2.19 Ac.	15,409 SF	\$300,001	\$19.47
11.	615 N. Kaufman St., Seagoville	11/02/2021	4.66 Ac.	15,000 SF	\$550,000	\$36.67

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen

County

Bell

State

TX

Zip Code

76542

Lender/Client Killeen ISD

Address P.O. Box 967, Killeen, TX 76540



Front View 1



Front View 2



Front View 3



Front View 4



Front View 5



Front View 6

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen

County

Bell

State

TX

Zip Code

76542

Lender/Client Killeen ISD

Address P.O. Box 967, Killeen, TX 76540



Marigold Dr. facing west



Florence Rd. facing north



Daisy Dr. facing south



Jasper Dr. facing west



Jasper Dr. facing east



Daisy Dr. facing north

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen

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State

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Zip Code

76542

Lender/Client Killeen ISD

Address P.O. Box 967, Killeen, TX 76540



PE Building



Front View 7



Front View 8



Front View 9



Front View 10



Interior View

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen

County

Bell

State

TX

Zip Code

76542

Lender/Client Killeen ISD

Address P.O. Box 967, Killeen, TX 76540



Parking lot view



Interior view



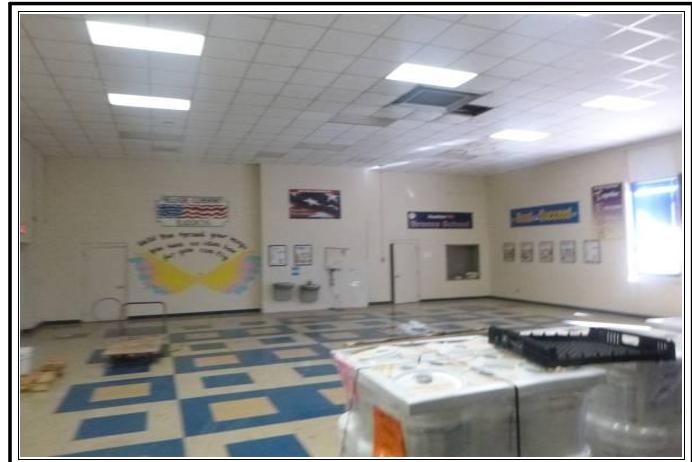
Interior View



Parking lot view



Stage



Cafeteria

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen

County

Bell

State

TX

Zip Code

76542

Lender/Client Killeen ISD

Address P.O. Box 967, Killeen, TX 76540



Library



Hallway



Classroom



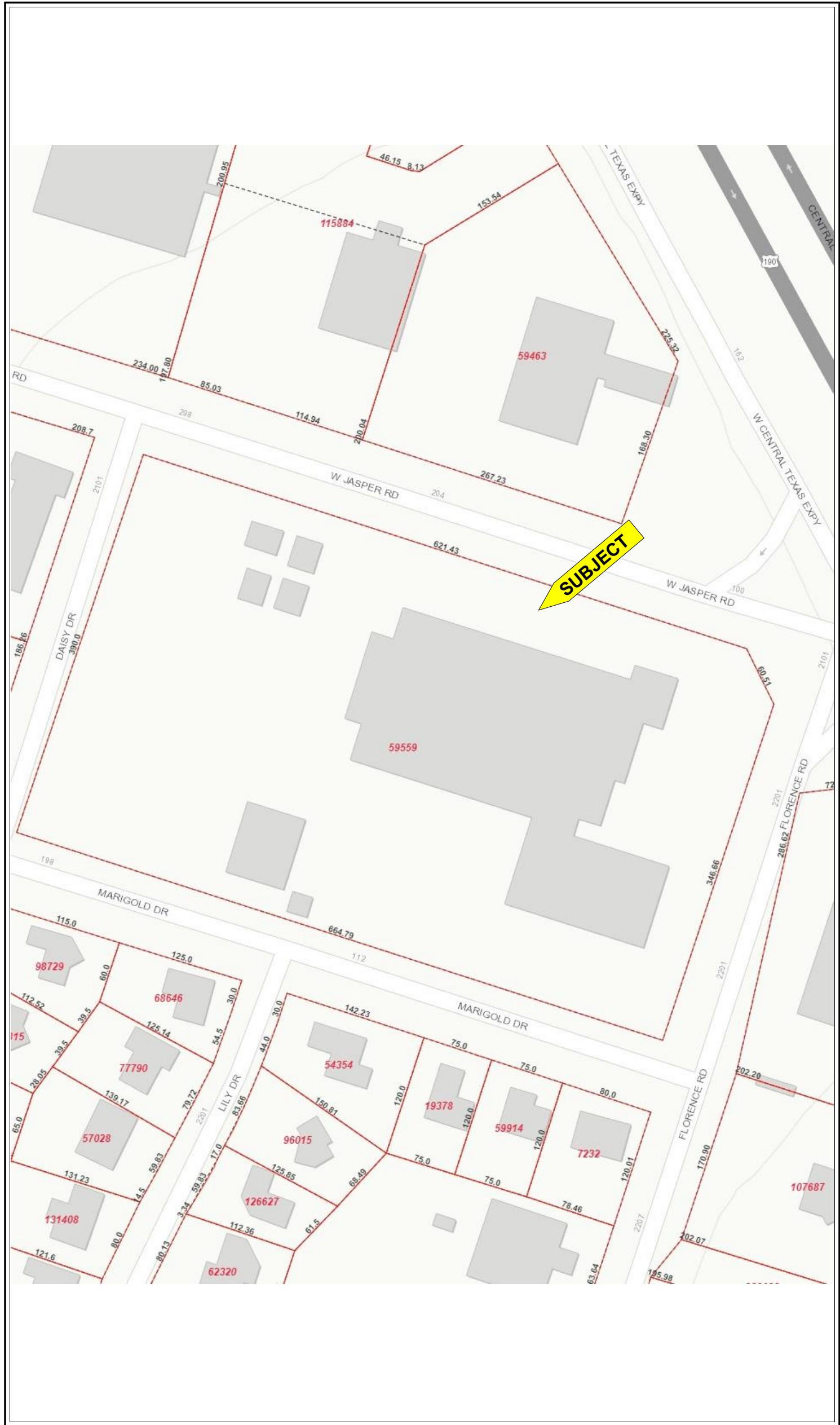
Office



Classroom



Kitchen







Hal Dunn & Associates
LOCATION MAP ADDENDUM

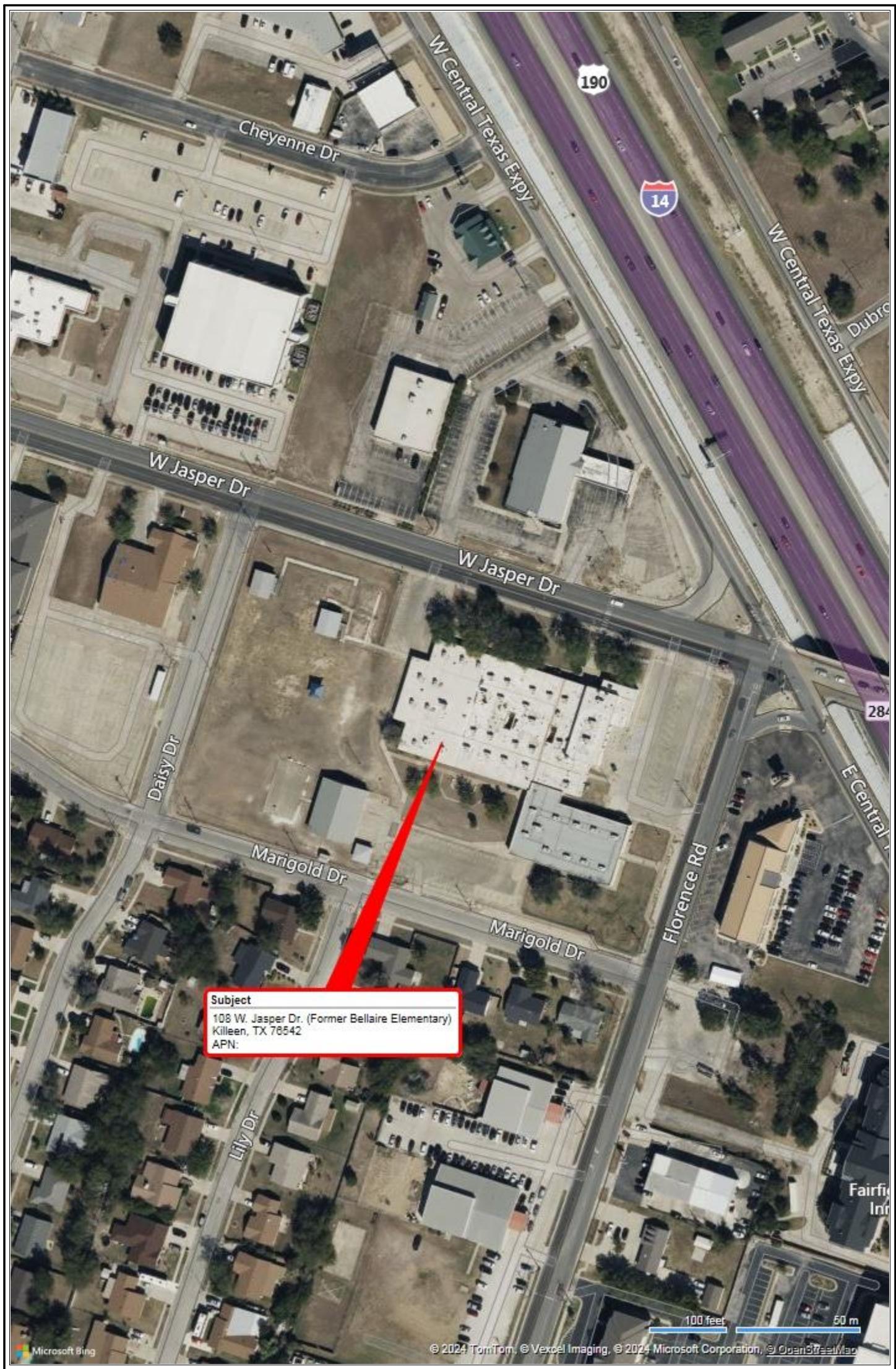
File No. 120324-SGG
Case No.

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540



Hal Dunn & Associates
LOCATION MAP ADDENDUM

File No. 120324-SGG
Case No.

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540



Hal Dunn & Associates
LOCATION MAP ADDENDUM

File No. 120324-SGG
Case No.

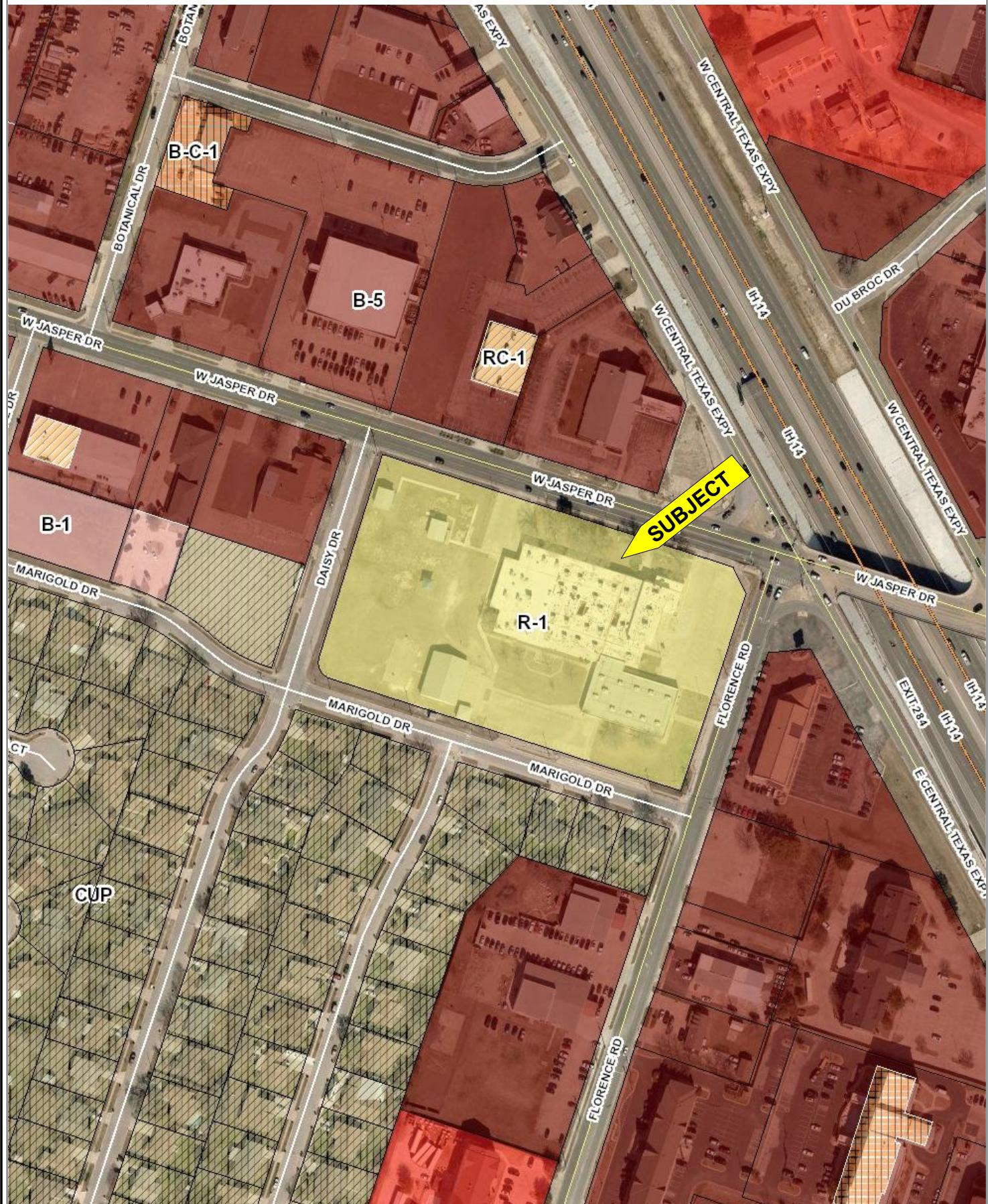
Borrower N/A

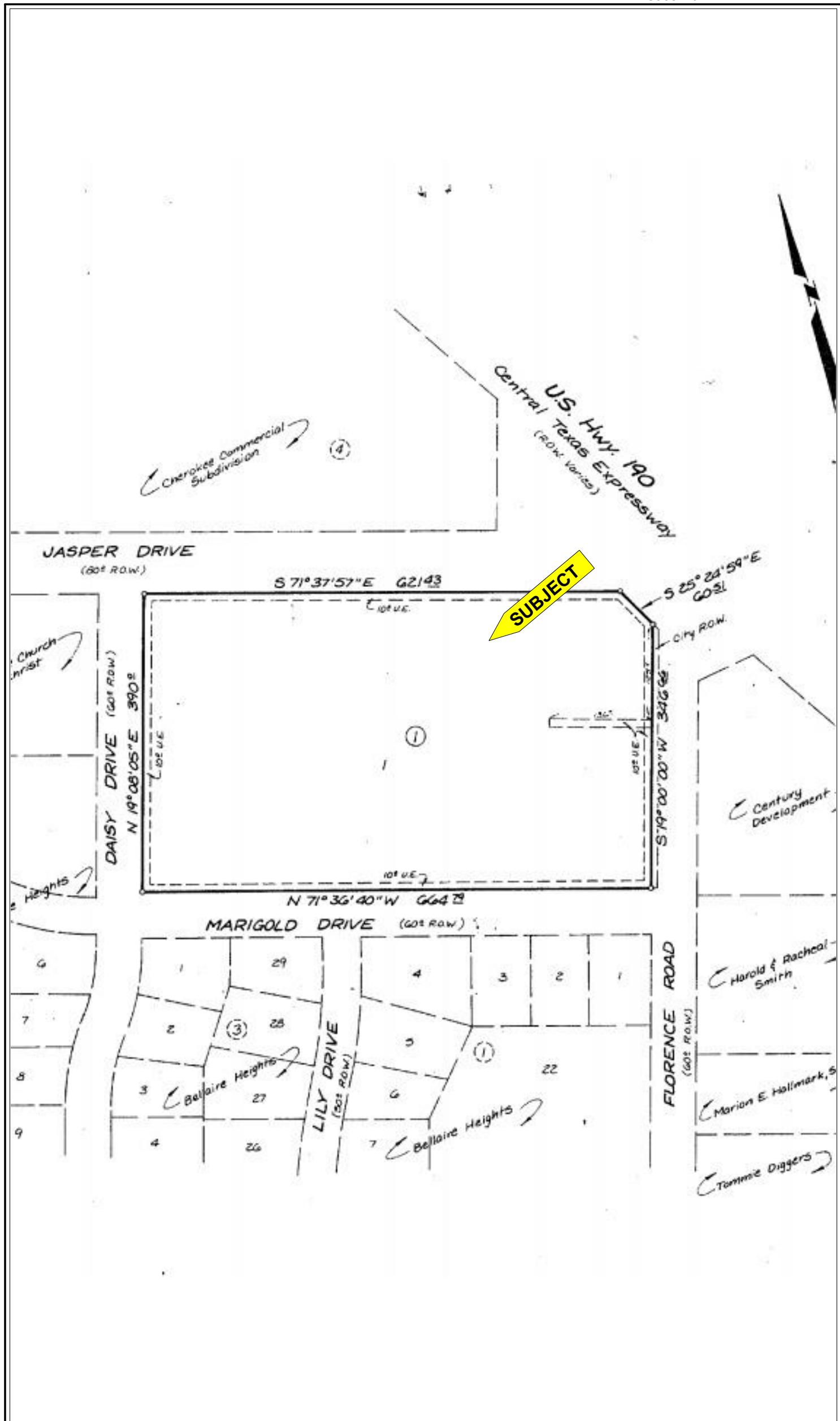
Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540







KNOW ALL MEN BY THESE PRESENTS, that the KILLEEN INDEPENDENT SCHOOL DISTRICT, whose address is P.O. Box 967, Killeen, Texas, being the sole owners of that certain 5.927 acre tract out of the Nathan Halbert Survey, Abstract No. 388, which is more fully described in the Dedication of BELLAIRE ELEMENTARY SCHOOL ADDITION, as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City Council of the City of Killeen, Bell County, Texas, and the KILLEEN INDEPENDENT SCHOOL DISTRICT does hereby adopt said BELLAIRE ELEMENTARY SCHOOL ADDITION, as an Addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said City all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility easements shown on said plat are dedicated to said City for the installation and maintenance of any and all public utilities, which the City may install or permit to be installed or maintained.

Kay Young
KAY YOUNG, PRESIDENT
BOARD OF TRUSTEES

Mendell L. Kearney
DR. MENDELL KEARNEY, SECRETARY
BOARD OF TRUSTEES

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Kay Young and Dr. Mendell Kearney, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that the same was the act of said KILLEEN INDEPENDENT SCHOOL DISTRICT, and that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF November, 1987.



NOTARY PUBLIC FOR STATE OF TEXAS

APPROVED this the 9th day of November, 1987, by the Planning Commission of the City of Killeen, Bell County, Texas.

M. L. Kearney
Chairman, Planning Commission

Virginia A. Dawson
Secretary, Planning Commission

APPROVED this the 24th day of November, 1987, by the City Council of the City of Killeen, Bell County, Texas.

Dee E. Mitchell
Mayor, City of Killeen

Don Johnson
Attest: City Secretary



FILED FOR RECORD this 19th day of Dec, 1987, in Cabinet, Slide 109, Plat Records of Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS,

That I, Dee E. Mitchell, Registered Public Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.

Dee E. Mitchell
Dee E. Mitchell
Registered Public Surveyor
No. 1682

FINAL PLAT

BELLAIRE ELEMENTARY
SCHOOL ADDITION
KILLEEN, BELL COUNTY, TEXAS

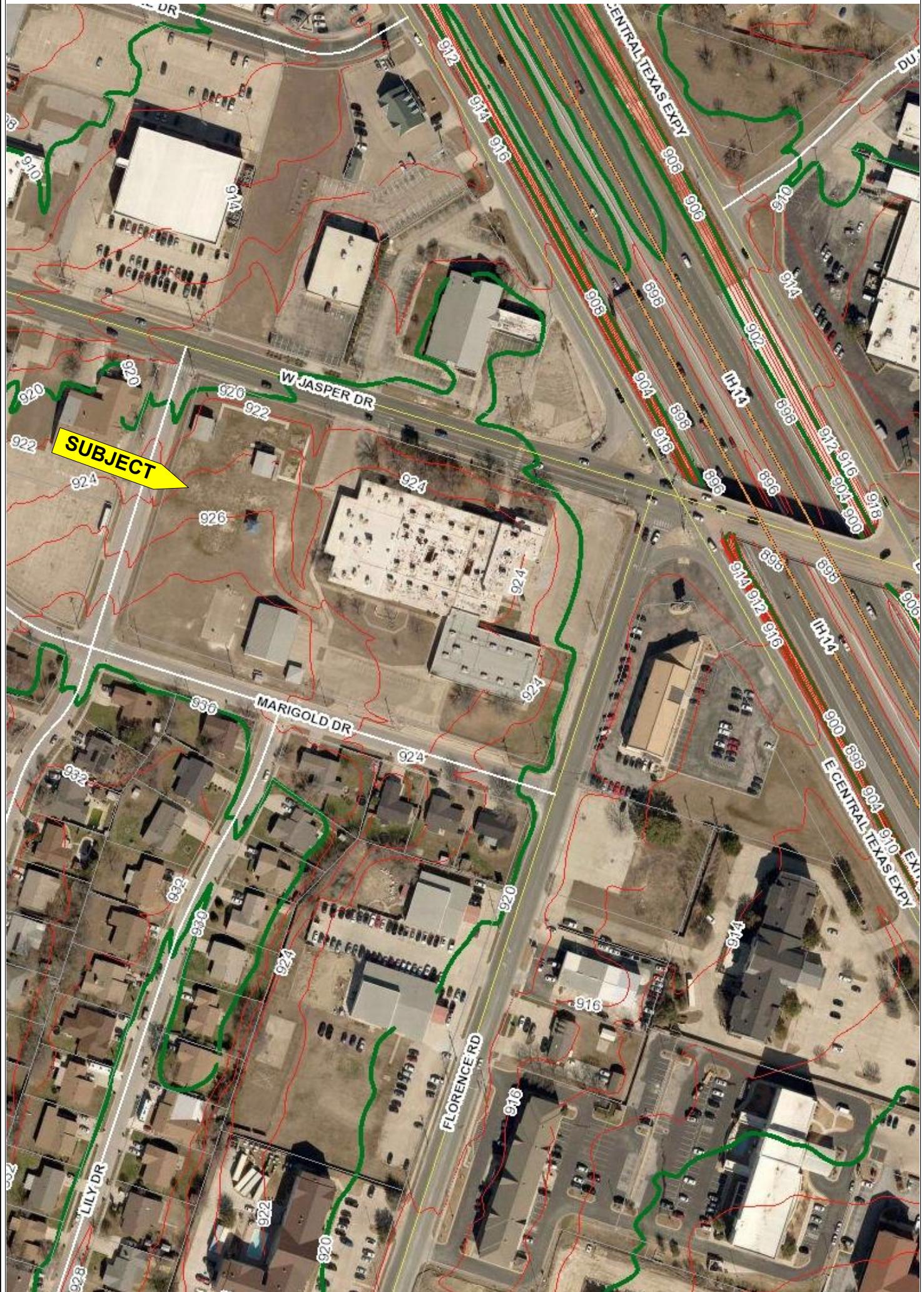
REVISIONS		MITCHELL & ASSOCIATES, INC.			
No. Date		Killeen ENGINEERING & SURVEYING Temple			
		DEVELOPER: K.I.S.D.			
		DATE: Sept '87	SCALE: 1" = 100'	DRAWN BY: 73	REF. NO. DWG. NO. 3548-D

1 Lot
5.927 Acres

Decommissioned Facility Demolition Cost Estimates			
	Old Clifton Park	Sugar Loaf	Bellaire
Demolition Budget	\$ 642,771.06	\$ 718,884.76	\$ 639,860.74
Contingency (15%)	\$ 96,415.68	\$ 107,832.71	\$ 95,979.11
Subtotal	\$ 739,186.72	\$ 826,717.48	\$ 735,839.85
Abatement Budget	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Total	\$ 939,186.72	\$ 1,026,717.48	\$ 935,839.85

**Decommissioned Facility
Demolition Cost Estimates**

	Old Clifton Park	Sugar Loaf	Bellaire
Demolition Budget	\$ 642,771.06	\$ 718,884.76	\$ 639,860.74
Contingency (15%)	\$ 96,415.66	\$ 107,832.71	\$ 95,979.11
Subtotal	\$ 739,186.72	\$ 826,717.48	\$ 735,839.85
Abatement Budget	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
Total	\$ 814,186.72	\$ 901,717.48	\$ 810,839.85



Hal Dunn & Associates
FLOOD MAP ADDENDUM

File No. 120324-SGG
Case No.

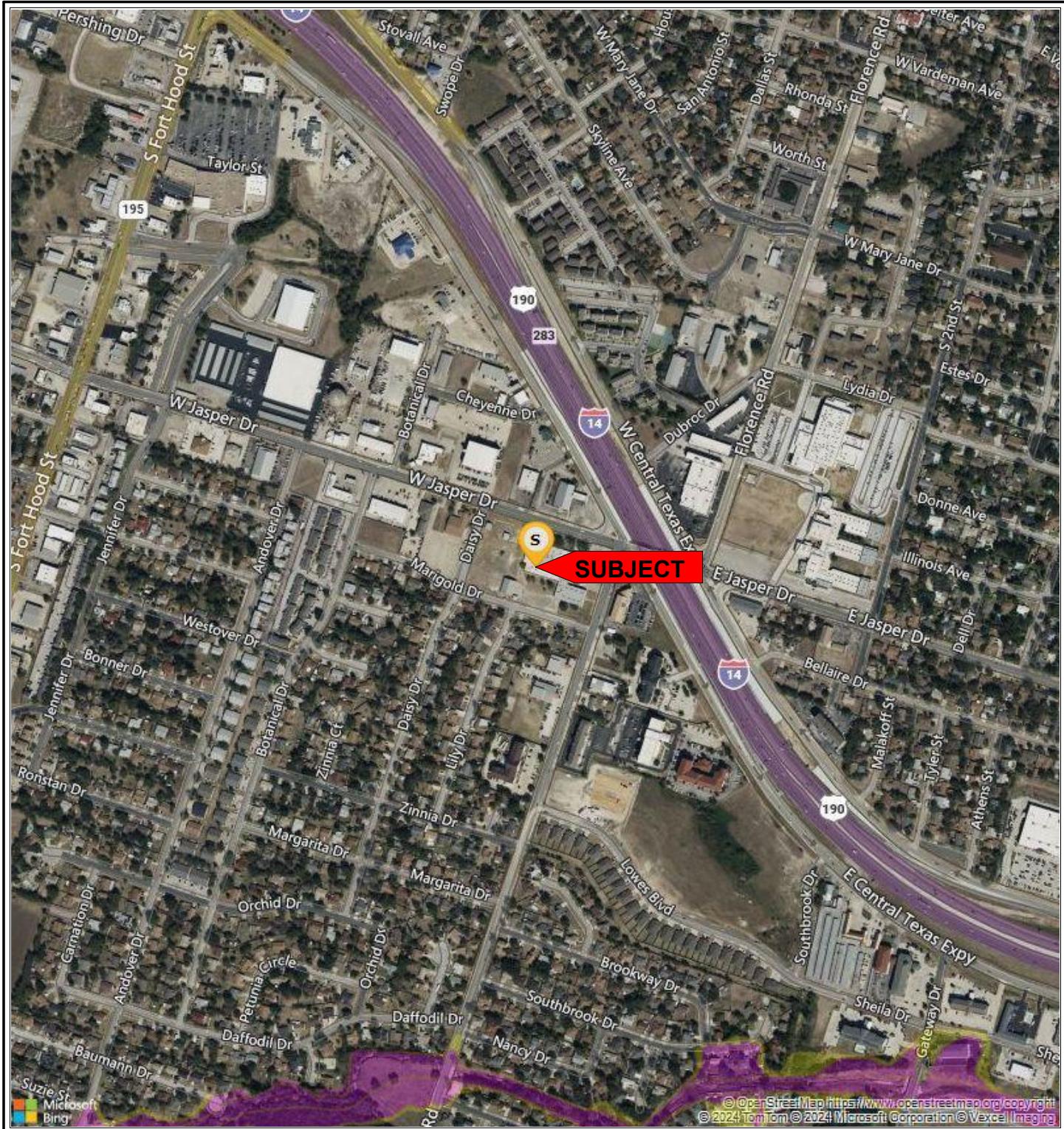
Owner Killeen ISD

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Client Killeen ISD

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: 48027C0280E
Zone: X Panel: 0280E Panel Date: 09/26/2008
FIPS Code: 48027 Census Tract: 0231.03

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.





Property ID: 59559 For Year

[View Map](#)[Print](#)

2024 ▾

Property Details**Account**

Property ID:	59559	Geographic ID:	\$0146350000
Type:	R	Zoning:	
Location			
Situs Address:	108 W JASPER DR KILLEEN, TX 76542		
Map ID:	29A10 GK7	Mapsco:	
Legal Description:	BELLAIRE ELEMENTARY SCHOOL, BLOCK 001, LOT 0001, ACRES 5.927		
Owner			
Owner ID:	40680		
Name:	KILLEEN IND SCHOOL DISTRICT		
Agent:			
Mailing Address:	PO BOX 967 KILLEEN, TX 76540-0967		
% Ownership:	100.0%		
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,793,201 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$1,941,515 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$3,734,716 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$3,734,716 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$3,734,716
Ag Use Value:	\$0

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

****ATTENTION****

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

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED******Property Taxing Jurisdiction**[Back to Top](#)**Owner:** KILLEEN IND SCHOOL DISTRICT

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	\$3,734,716	\$0
CB	BELL COUNTY	\$3,734,716	\$0
JCTC	CENTRAL TEXAS COLLEGE	\$3,734,716	\$0
RRD	BELL COUNTY ROAD	\$3,734,716	\$0
SKIL	KILLEEN ISD	\$3,734,716	\$0
TKI	CITY OF KILLEEN	\$3,734,716	\$0
WCLW	CLEARWATER U.W.C.D.	\$3,734,716	\$0
WWC6	BELL COUNTY WCID #6	\$3,734,716	\$0

Property Improvement - Building[Back to Top](#)**Type:** COMMERCIAL **Living Area:** 56197.0 sqft **Value:** \$1,793,201

Type	Description	Class CD	Year Built	SQFT
SCH	SCHOOL	SCHE	0	56197
ASPH	ASPHALT PAVING	*	0	8000
OP.	OPEN PORCH	*	0	150
OP.	OPEN PORCH	*	0	150
STGC	AVG QUAL STORAGE	*	0	400

Property Land[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
MAJORCORNRR	CORNER LOT PRIMARY INTERSECTION	5.93	258,180.12	0.00	0.00	\$1,941,515	\$0

Property Roll Value History[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$1,793,201	\$1,941,515	\$0	\$3,734,716	\$0	\$3,734,716
2023	\$1,537,749	\$1,941,515	\$0	\$3,479,264	\$0	\$3,479,264
2022	\$1,348,070	\$1,941,515	\$0	\$3,289,585	\$0	\$3,289,585
2021	\$1,305,948	\$1,941,515	\$0	\$3,247,463	\$0	\$3,247,463
2020	\$1,406,304	\$1,941,515	\$0	\$3,347,819	\$0	\$3,347,819
2019	\$1,506,658	\$1,941,515	\$0	\$3,448,173	\$0	\$3,448,173
2018	\$1,460,922	\$1,941,515	\$0	\$3,402,437	\$0	\$3,402,437
2017	\$1,552,155	\$1,941,515	\$0	\$3,493,670	\$0	\$3,493,670
2016	\$1,612,976	\$59,270	\$0	\$1,672,246	\$0	\$1,672,246

Property Deed History[Back to Top](#)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/17/1987	4	SUBDIVISION			02363	00562	



2024 FFIEC Geocode Census Report

Address: 108 W Jasper Dr, Killeen, Texas, 76542

MSA: 28660 - KILLEEN-TEMPLE, TX

State: 48 - TEXAS

County: 027 - BELL COUNTY

Tract Code: 0231.03

Summary Census Demographic Information

Tract Income Level	Moderate
Underserved or Distressed Tract	No
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$75,800
2024 Estimated Tract Median Family Income	\$48,626
2020 Tract Median Family Income	\$42,619
Tract Median Family Income %	64.15
Tract Population	4450
Tract Minority %	74.49
Tract Minority Population	3315
Owner-Occupied Units	607
1- to 4- Family Units	1644

Census Income Information

Tract Income Level	Moderate
2020 MSA/MD/statewide non-MSA/MD Median Family Income	\$66,430
2024 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$75,800
% below Poverty Line	27.64
Tract Median Family Income %	64.15
2020 Tract Median Family Income	\$42,619
2024 Estimated Tract Median Family Income	\$48,626
2020 Tract Median Household Income	\$36,013

Census Population Information

Tract Population	4450
Tract Minority %	74.49
Number of Families	1170
Number of Households	1828
Non-Hispanic White Population	1135
Tract Minority Population	3315
American Indian Population	19
Asian/Hawaiian/Pacific Islander Population	306
Black Population	1589
Hispanic Population	1054
Other/Two or More Races Population	347

Census Housing Information

Total Housing Units	1963
1- to 4- Family Units	1644
Median House Age (Years)	41
Owner-Occupied Units	607
Renter Occupied Units	1221
Owner Occupied 1- to 4- Family Units	607
Inside Principal City?	YES
Vacant Units	135

DEMOCRAPHICS near 108 W JASPER DR

	1 MILE	3 MILE	5 MILE
2024 Total Population	14,968	103,377	190,981
2029 Population	16,821	115,608	212,643
Pop Growth 2024-2029	+ 12.38%	+ 11.83%	+ 11.34%
Average Age	35	32	32
2024 Total Households	6,123	38,530	66,894
HH Growth 2024-2029	+ 12.71%	+ 12.41%	+ 12.08%
Median Household Inc	\$36,580	\$43,603	\$51,839
Avg Household Size	2.40	2.50	2.60
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$121,868	\$149,816	\$169,018
Median Year Built	1977	1987	1993

All Topics	Killeen city, Texas	Bell County, Texas
Population estimates, July 1, 2023, (V2023)	▲ 159,643	▲ 393,193
PEOPLE		
Population		
Population estimates, July 1, 2023, (V2023)	▲ 159,643	▲ 393,193
Population estimates base, April 1, 2020, (V2023)	▲ 153,143	▲ 370,657
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)	▲ 4.2%	▲ 6.1%
Population, Census, April 1, 2020	153,095	370,647
Population, Census, April 1, 2010	127,921	310,235
Age and Sex		
Persons under 5 years, percent	▲ 9.5%	▲ 7.7%
Persons under 18 years, percent	▲ 29.2%	▲ 27.3%
Persons 65 years and over, percent	▲ 7.5%	▲ 11.8%
Female persons, percent	▲ 50.4%	▲ 50.0%
Race and Hispanic Origin		
White alone, percent	▲ 36.7%	▲ 65.0%
Black or African American alone, percent (a)	▲ 38.9%	▲ 24.8%
American Indian and Alaska Native alone, percent (a)	▲ 0.6%	▲ 1.1%
Asian alone, percent (a)	▲ 3.9%	▲ 3.2%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.9%	▲ 0.9%
Two or More Races, percent	▲ 12.6%	▲ 5.0%
Hispanic or Latino, percent (b)	▲ 27.7%	▲ 26.8%
White alone, not Hispanic or Latino, percent	▲ 26.2%	▲ 43.0%
Population Characteristics		
Veterans, 2018-2022	25,048	49,403
Foreign born persons, percent, 2018-2022	9.4%	8.2%
Housing		
Housing Units, July 1, 2023, (V2023)	X	158,785
Owner-occupied housing unit rate, 2018-2022	46.3%	54.5%
Median value of owner-occupied housing units, 2018-2022	\$175,400	\$196,300
Median selected monthly owner costs -with a mortgage, 2018-2022	\$1,464	\$1,573
Median selected monthly owner costs -without a mortgage, 2018-2022	\$490	\$550
Median gross rent, 2018-2022	\$1,084	\$1,095
Building Permits, 2023	X	3,107
Families & Living Arrangements		
Households, 2018-2022	57,570	134,495
Persons per household, 2018-2022	2.67	2.69
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	74.4%	77.1%
Language other than English spoken at home, percent of persons age 5 years+, 2018-2022	24.1%	19.3%
Computer and Internet Use		
Households with a computer, percent, 2018-2022	95.4%	94.9%
Households with a broadband Internet subscription, percent, 2018-2022	89.9%	89.2%
Education		
High school graduate or higher, percent of persons age 25 years+, 2018-2022	91.9%	90.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	22.1%	26.8%
Health		
With a disability, under age 65 years, percent, 2018-2022	12.5%	11.7%
Persons without health insurance, under age 65 years, percent	▲ 16.7%	▲ 15.4%

Economy

In civilian labor force, total, percent of population age 16 years+, 2018-2022	59.5%	58.8%
In civilian labor force, female, percent of population age 16 years+, 2018-2022	60.2%	57.9%
Total accommodation and food services sales, 2017 (\$1,000) (c)	322,666	663,000
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	308,787	4,194,010
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	33,047	895,666
Total retail sales, 2017 (\$1,000) (c)	2,005,093	4,247,320
Total retail sales per capita, 2017 (c)	\$13,801	\$12,216

Transportation

Mean travel time to work (minutes), workers age 16 years+, 2018-2022	23.8	22.9
----------------------------------------------------------------------	------	------

Income & Poverty

Median household income (in 2022 dollars), 2018-2022	\$57,086	\$62,858
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$28,002	\$31,822
Persons in poverty, percent	▲ 16.0%	▲ 14.2%

 **BUSINESSES****Businesses**

Total employer establishments, 2021	X	5,596
Total employment, 2021	X	97,560
Total annual payroll, 2021 (\$1,000)	X	4,657,237
Total employment, percent change, 2020-2021	X	-0.8%
Total nonemployer establishments, 2021	X	25,042
All employer firms, Reference year 2017	1,565	4,176
Men-owned employer firms, Reference year 2017	774	2,174
Women-owned employer firms, Reference year 2017	214	727
Minority-owned employer firms, Reference year 2017	402	730
Nonminority-owned employer firms, Reference year 2017	772	2,630
Veteran-owned employer firms, Reference year 2017	144	423
Nonveteran-owned employer firms, Reference year 2017	1,038	2,972

 **GEOGRAPHY****Geography**

Population per square mile, 2020	2,791.2	351.7
Population per square mile, 2010	2,387.5	295.2
Land area in square miles, 2020	54.85	1,053.83
Land area in square miles, 2010	53.58	1,051.02
FIPS Code	4839148	48027

Killeen Housing Report

June 2024



Median price
\$240,750

↑ 0.4 %

Compared to June 2023

Price Distribution



Active listings

↑ 79.4 %

556 in June 2024



Closed sales

↓ 29.2 %

138 in June 2024



Days on market

Days on market	53
Days to close	30
Total	83

16 days more than June 2023



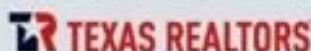
Months of inventory

3.8

Compared to 1.6 in June 2023

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.



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): \approx 5,489
- AAFES and Commissaries : \approx 1,291
- Contractors/KISD/Others: \approx 5,998

 \approx 96,764

CURRENT DEPLOYMENTS

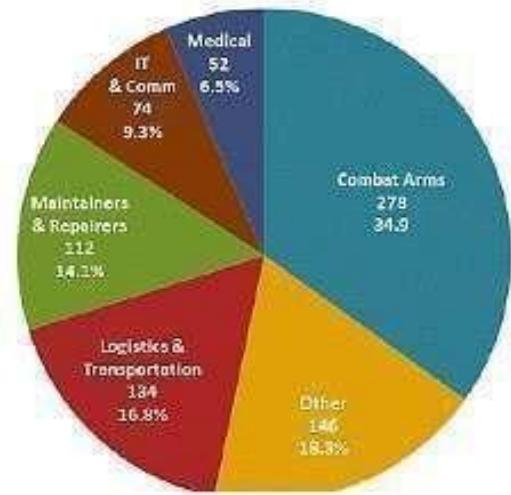
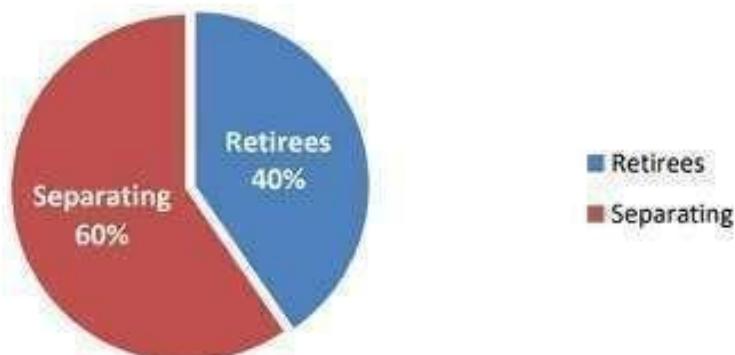
UNIT	APPROX # OF PERSONNEL
III Corps	216
1 st Cav Division (1 st ACB, 2ABCT)	2,804
1 st Medical Brigade	83
89 th Military Police Brigade	358
36 th Engineer Brigade	237
13 th Expeditionary Sustainment Command	63
504 th Military Intelligence Brigade	224
11 th Signal Brigade	271
3 rd Cavalry Regiment	2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

FUTURE ANNOUNCED DEPLOYMENTS/MOBILIZATIONS:

800+ Soldiers (18 units) mobilizing/demobilizing at North Fort Hood

Military Occupational Demographics

Soldiers Staying in the MSA



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

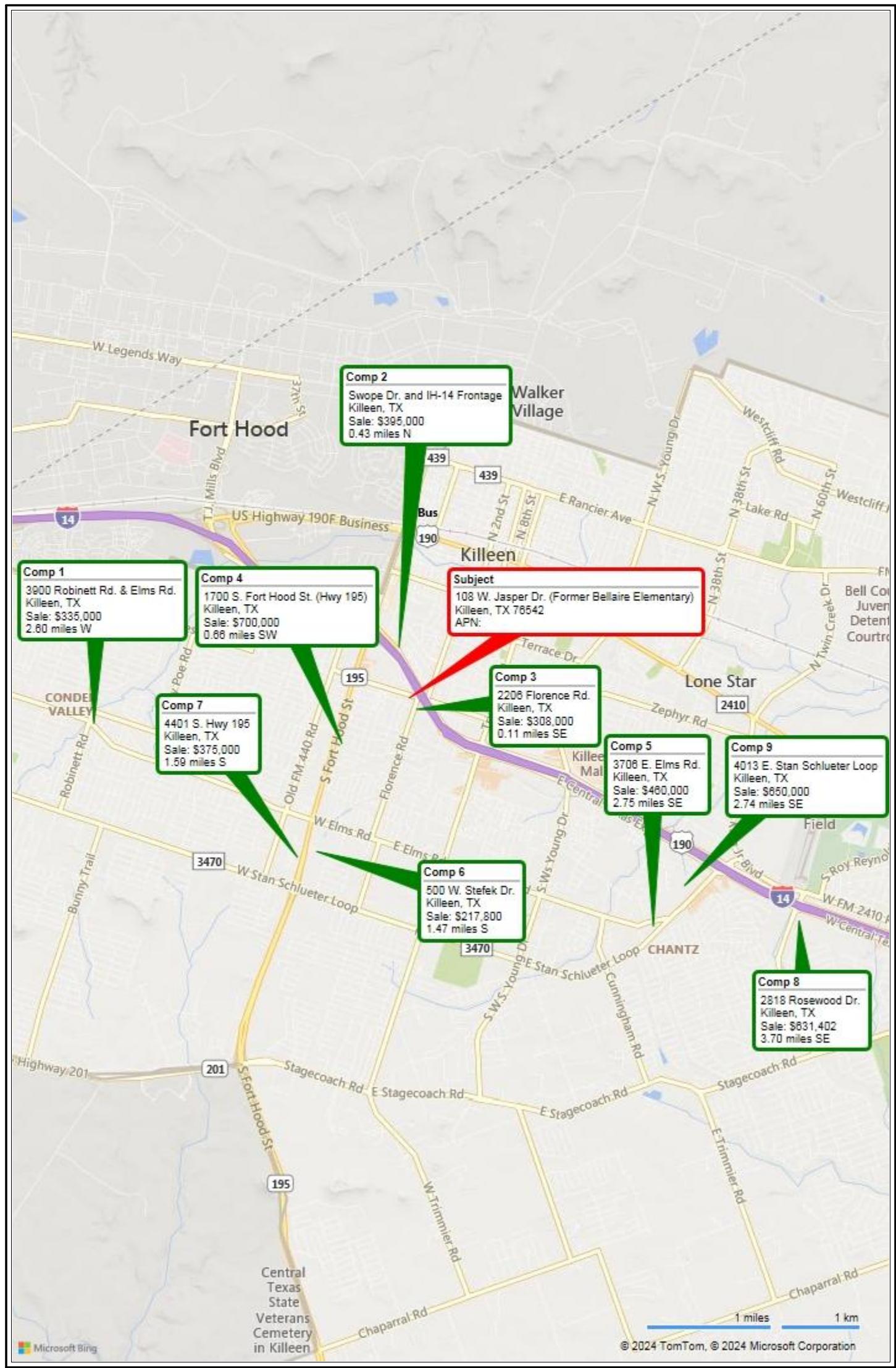
File No. 120324-SGG
CASE NO

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540



Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540



COMPARABLE SALE # 1
3900 Robinett Rd. & Elms Rd.
Killeen, TX



COMPARABLE SALE # 2
Swope Dr. and IH-14 Frontage
Killeen, TX



COMPARABLE SALE # 3
2206 Florence Rd.
Killeen, TX

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540



COMPARABLE SALE # 4
1700 S. Fort Hood St. (Hwy 195)
Killeen, TX



COMPARABLE SALE # 5
3706 E. Elms Rd.
Killeen, TX



COMPARABLE SALE # 6
500 W. Stefek Dr.
Killeen, TX

Borrower N/A

Property Address 108 W. Jasper Dr. (Former Bellaire Elementary)

City Killeen County Bell State TX Zip Code 76542

Lender/Client Killeen ISD Address P.O. Box 967, Killeen, TX 76540



COMPARABLE SALE # 7
4401 S. Hwy 195
Killeen, TX



COMPARABLE SALE # 8
2818 Rosewood Dr.
Killeen, TX



COMPARABLE SALE # 9
4013 E. Stan Schlueter Loop
Killeen, TX

Comparable Land Sale 1

Date of Sale: 12/15/2022

Location: 3900 Robinett Rd. and Elms Rd., Killeen, TX

Size: 66,211 square feet

Grantor: Nancy Kenneally

Grantee: Robinett Investment Group LLC

Property ID: 409550; I#73976; MLS#460155

Consideration: \$335,000 (\$5.06/SqFt)

Comments: Corner; zoned B-3; signalled intersection; 346 days on the market.

Comparable Land Sale 2

Date of Sale: 02/22/2022

Location: 601 W. Central Texas Expy/1400 Swope Dr. and IH-14 frontage road westbound, Killeen, TX

Size: 96,921 square feet

Grantor: Ivest Holdings Ltd.

Grantee: Abbott Springs Ltd.

Property ID: 23309; I#11780; MLS#5807595

Consideration: \$395,000 (\$4.08/SqFt)

Comments: Corner lot; zoned B-3; had adverse utility and ROW easements.

Comparable Land Sale 3

Date of Sale: 06/01/2022

Location: 2206 Florence Rd., Killeen, TX

Size: 34,848 square feet

Grantor: Florencio Garcia Jr.

Grantee: CVC Partners Killeen LLC

Property ID: 107687; I#35312; MLS#4694693

Consideration: \$308,000 (\$8.84/SqFt)

Comments: At intersection; zoned B-5; improvements at end of useful life were removed after the sale; value was in the land; 454 days on market.

Comparable Land Sale 4

Date of Sale: 12/18/2023

Location: 1700 S. Fort Hood St. (Hwy 195), Killeen, TX

Size: 313,676 square feet

Grantor: Texas Sunflower Ltd.

Grantee: O'Reilly Auto Enterprises LLC

Property ID: 527321; I#55921; MLS#330656

Consideration: \$700,000 (\$2.23/SqFt)

Comments: zoned B-5; 1,371 days on the market.

Comparable Land Sale 5

Date: 06/02/2023

Location: 3706 E. Elms Rd., Killeen, TX 76542

Size: 76,622 square feet

Grantor: Texas First State Bank

Grantee: Centextech Holdings LLC

Recording Data: CAD#392530; I#24641; MLS#497243

Consideration: \$460,000 (\$6.00/SqFt)

Zoning: Business-5

Comments: 79 days on the market; interior lot; 1 lot off of Stan Schlueter Loop, as well as some access to it.

Comparable Land Sale 6

Date: 02/09/2024

Location: 500 W. Stefek Dr., Killeen, TX

Size: 46,304 SF

Grantor: BCMB Properties/Stefek Trust

Grantee: Metronet

Property ID#470628 I#5528; Source: MLS#343605, 2,289 days on the market

Consideration: \$217,800 (\$4.70/SqFt)

Zoning at the time of sale: Business-5/Adult-Oriented Businesses

Comparable Land Sale 7

Date: 03/30/2023

Location: 4401 S. Hwy 195, Killeen, TX 76542

Size: 89,908 SqFt

Grantor: Tiffani and Keith Foxx

Grantee: Tae Sa Gong Corporation

Recording Data: CAD#420381; I#13287; Confirmed with agent/grantor

Consideration: \$375,000 (\$4.17/SqFt)

Zoning: Business-5

Comparable Land Sale 8

Date: 11/04/2022

Location: 2818 Rosewood Dr., Killeen, TX 76542

Size: 92,783 square feet

Grantor: KNC Associates

Grantee: Sophal Kornng Investments, LLC

Recording Data: CAD#501471; I#68143; MLS#395807

Consideration: \$631,402 (\$6.81/SF)

Zoning: Business-3

Comments: 58 days on market; interior lot; 1 lot south of IH-14.

Comparable Land Sale 9

Date of Sale: 04/14/2023

Location: 4013 E. Stan Schlueter Loop, Killeen, TX 76542

Size: 89,603 square feet

Grantor: Lamer Corporation

Grantee: JDR Solution LLC

Recording Data: CAD#406977; I#16142; MLS#467991

Consideration: \$650,000 (\$7.25/SF)

Zoning: Manufacturing-1

Comments: 346 days on 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	January 15, 2025
State Certification #	1335811-G
or State License #	
or Other (describe)	
State	TX
Expiration Date of Certification or License	02/28/2026

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	N/A		
Address	108 W. Jasper Dr. (Former Bellaire Elementary)		
City	Killeen	County	Bell
Lender/Client	Killeen ISD		
	State	TX	Zip Code
			76542

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 workflow.

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 90 to 365 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 90 to 365 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name Steven Grant Gryseels
 Date of Signature January 15, 2025
 State Certification # 1335811-G
 or State License #
 State TX
 Expiration Date of Certification or License 02/28/2026
 Effective Date of Appraisal November 20, 2024

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 January 15, 2025
 Effective Date of Appraisal November 20, 2024
 State Certification # 1335811-G
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 02/28/2026

ADDRESS OF PROPERTY APPRAISED

108 W. Jasper Dr. (Former Bellaire Elementary)
 Killeen, TX 76542

APPRAISED VALUE OF SUBJECT PROPERTY \$ See Cover Letter.
 LENDER/CLIENT
 Name Adam Rich
 Company Name Killeen ISD
 Company Address P.O. Box 967, Killeen, TX 76540
 Email Address adam.rich@killeenisd.org

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 _____

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 undersigned 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: January 15, 2025

Appraiser(s)


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: _____

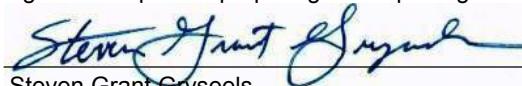
Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

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.

Appraiser License Certificate

File No. 120324-SGG
Case No.

STEVEN GRANT GRYSEELS
3333 DUNNS CANYON RD.
BELTON, TX 76513



Certified General Real Estate Appraiser

Appraiser: STEVEN GRANT GRYSEELS

License #: TX 1335811 G

License Expires: 02/28/2026

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

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



Chelsea Buchholtz
Executive Director

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.

Hal Dunn & Associates

5106 S. General Bruce Drive #200 • Temple, TX 76502
Telephone: 254-773-2222 haldunn_associates@yahoo.com

BID FOR SERVICES / ENGAGEMENT LETTER

September 30, 2024

Appraiser: Grant Gryseels – grantgryseels@yahoo.com, 254-541-0890
Delivery Date: November 8-20, 2024

Customer: Killeen ISD
Contact: Adam Rich

Purpose of Appraisal: Market Value
Property Type: 3 former elementary schools/educational facilities
Appraisal Premise: As Is (Fee Simple or Leased Fee depending on lease status)
Type Report: Appraisal Report (Real Estate only, no business value)
Include FF&E In Value: No
Intended Use: Financial Purposes/Market Value

Property Address	Proposed Fee
2200 Trimmier Rd. (Clifton Park), Killeen	\$3,500
108 W. Jasper Dr. (Bellaire), Killeen	\$3,500
1517 Barbara Ln. (Sugar Loaf), Killeen	\$4,000
	\$11,000

This letter is our formal engagement to provide our professional appraisal services on the above-mentioned property. This letter is our authorization to provide a real estate appraisal report for the above-described real property.

Please sign, date, and return this engagement letter via email to grantgryseels@yahoo.com to confirm that you have received and agree to all instructions provided to you within this letter.

George E. Ybarra, Digitally signed by George E.
Ybarra, Purchasing Director
Date: 2024.10.03 16:17:32 -05'00'
Purchasing Director

Customer Signature

Date of Acceptance


Steven Grant Gryseels

Appraiser

09/30/2024
Date



KILLEEN INDEPENDENT SCHOOL DISTRICT VENDOR SERVICE CONTRACT

The Killeen Independent School District, hereinafter referred to as "District," and independent Vendor, Hal Dunn & Associates herein after referred to as "Vendor," enter into a contract on 10/2/2024 for the provision of Vendor services.

When using federal funds, all professional services provided under this contract will follow the provisions of 2 CFR 200.459. Administrative costs, if any, must be listed separately from other services and must include the associated cost.

SERVICES: District agrees to engage Vendor, and Vendor agrees to perform personally, in a manner satisfactory to District, the following services: perform market value appraisals.

The services are to be performed at: old Clifton Park Elementary 2200 Trimmier Rd. Killeen, old Bellaire 108 W. Jasper Dr. Killeen, old Sugar Loaf 1517 Barbara Ln Killeen. Time frame for completion is November 8-20, 2024.

TERM: This Contract shall be effective on the last signature date set forth below and will terminate on 12/1/2024, unless discontinued earlier by the District. When using federal funds, this contract period shall align to the grant period of availability as stated on the NOGA from the awarding agency. All services will be completed during the effective dates of the contract.

COMPENSATION: District agrees to pay Vendor a fee of \$3,500 - 4,000 per appraisal for a total fee not to exceed \$11,000 as compensation for services rendered. This fee includes all expenses for transportation, lodging, meals, and materials. Vendor shall be paid upon verification of receipt of services. Vendor invoice shall include a list of services provided during each invoiced period, dates covered on invoiced period and location where services were provided during the billing period. When federal funding is used to pay contracted services, parties shall comply with regulations for procurement found in 2 CFR Part 200, sections 318-323.

TERMINATION: Either party may terminate this Agreement at any time, with or without cause, upon written notice. In the event of termination by District or Vendor prior to completion of the contract, compensation shall be prorated on the basis of hours actually worked, and Vendor shall only be entitled to receive just and equitable compensation for any satisfactory work completed, and expenses incurred up to the date of termination. For any proposed multi-year contract by and between the District and any Vendor, should the District's Board of Trustees not approve funds for such Contract, the Contract shall automatically terminate on the last day of the school fiscal year for which funds have been appropriated at no further cost or obligation of the district.

VENDOR EXPECTATIONS:

Vendor may not assign this contract to a third party without the written consent of the District.

Vendor must provide list of employees requiring background check and fingerprinting, at the Vendor's expense, of all employees employed under this contract. This must be completed prior to the start of any continuing duties with direct contact with students.

Vendor must complete a Felony Conviction Notification form for each contract. If the Vendor signs in Section C, Vendor will provide written description detailing the circumstances surrounding the felony.

Vendor shall comply with the following (if applicable to this Agreement):

- a) All parties shall meet Federal Requirements – 2 CFR Part 200 Chapter 2-18 - 237.
- b) Contract Work Hours and Safety Standards Act, 40 U.S.C. 3701-3708.
- c) Equal Employment Opportunity Act.
- d) Energy Policy and Conservation Act (P.L. 94-163).
- e) Equal Opportunity and Affirmative Action Employer.

Neither party shall discriminate because of race, color, religion, sex, age, national origin, handicap, or status as a Veteran, as defined and prohibited by applicable government law, in the recruitment, selection, training, utilization, promotion, termination, or other employment related activities concerning personnel. In addition, bidder affirms that it is an equal opportunity and affirmative action employer and shall comply with all applicable federal, state, and local laws and regulations including, but not limited to, Executive Order 11246 as amended by 11375 and 12086; 12138; 11625; 11750; 12073; the Rehabilitation Act of 1973, as amended; the Vietnam Era Veterans Readjustment Assistance Act of 1975; Civil Rights Act of 1964; Equal Pay Act of 1963; Age Discrimination in Employment Act of 1976; and Public Law 95-507.

Vendor is not an employee of District, and is not entitled to fringe benefits, pension, workers compensation, retirement or unemployment compensation. District shall not deduct Federal income taxes, FICA (Social Security), or any other taxes required to be deducted by an employer, as this is the responsibility of Vendor. By committing to perform Vendor services related to this contract, Vendor's signature certifies that Vendor is not a current employee of KISD and that Vendor has not been employed by KISD in the past twelve (12) months. If Vendor is a TRS retiree, any TRS surcharges related to this contract will be paid by Vendor. (Current employees **may not** also be independent Vendors for KISD. A current employee includes individuals who are members of the active substitute pool.)

Debarment and Suspension (Executive Orders 12549 and 12689) - Vendor affirms that it is not listed on the government wide exclusions in the System for Award Management (SAM). CFR 180.220

Pursuant to Texas Government Code Chapter 2270, Vendor represents and warrants to the District that Vendor does not boycott Israel and will not boycott Israel during the term of this Agreement.

Vendor verifies and affirms that it is not a foreign terrorist organization as identified on the list prepared and maintained by the Texas Comptroller of Public Accounts. If Vendor has misrepresented its inclusion on the Comptroller's list such omission or misrepresentation will void this Agreement.

Vendor represents and warrants to District that Vendor does not boycott energy companies as contemplated by Chapter 809 of the Government Code and will not boycott energy companies during the term of this Agreement.

Vendor represents and warrants to District that Vendor does not discriminate against firearm and ammunition companies and trade associations as contemplated by Chapter 2274 of the Government Code and will not so discriminate during the term of this Agreement.

Vendor complies with Senate Bill 252, which amends Chapter 2252 of the Texas Government Code to add Subchapter F, prohibits contracting with a company engaged in business with Iran, Sudan or a foreign terrorist organization identified on a list prepared by the Texas Comptroller in order to do business with the District.

Vendor will apply and follow policy outlined in Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 USC 327-330) as supplemented by Department of Labor Regulations (29CFR, Part 5) Section 103.

District is exempt from taxation under the Sales Tax and Use Tax Laws. Tax exemption number is listed on all purchase orders or will be provided by the Purchasing Services Department upon request. District is subject to the Texas Prompt Payment Act, Texas Government Code Chapter 2251.

Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) – Vendor certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Vendor must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.

Vendor shall maintain all records related to this contract for five (5) years after the school district makes final payment and all other pending matters are closed.

Vendor agrees to hold District harmless from any and all liability incurred by District by reason of Vendor's negligence or breach of contract, including, without limitation, damages of every kind and

nature, out-of-pocket costs, and legal expenses. Vendor is required to provide and maintain benefits and insurances of all employees used under this agreement, including workers compensation, professional liability etc. Proof of insurance including waiver of subrogation shall be submitted to the KISD Risk Management office prior to the start of any work.

MEDIATION: Either party to this Agreement may demand non-binding mediation of any claim, dispute, or other matter in contest between the parties and arising under, out of, or related to this Agreement. All such demands shall be in writing. In the case of claims by Vendor against the District, no such demand shall be made until the complaint procedure found in District's board policy CHE (LOCAL) has been fully exhausted regarding the contested matter. Unless waived by the District in writing, the following are conditions precedent to the institution of civil proceedings by the Vendor against the District concerning a contested matter arising under, out of, or related to this Agreement: (1) full exhaustion of claims through the District's complaint procedure described in policy CHE (LOCAL); and (2) a written demand by the Vendor for mediation. Following the full exhaustion of claims through the complaint procedure found in policy CHE (LOCAL) and upon receipt by District of Vendor's written demand for mediation, District may, at its option, either proceed with non-binding mediation of the dispute, or provide written notice to the Vendor of the District's decision to waive its right to compel such mediation. If the District waives its right to compel mediation, then Vendor is at liberty to pursue its civil remedies, if any. Mediation under this paragraph shall take place before a neutral third party, agreed to by the parties, in Bell County, Texas. If the parties cannot agree on the neutral party, each shall nominate a mediator, and the two mediators so nominated shall agree on a third party neutral. The mediation shall proceed before the neutral third party under rules mutually agreeable to the parties and the mediator. Each party will bear its own expenses of mediation. The cost of the third party neutral shall be borne equally by the parties. Failure of the mediator to resolve issues acceptable to all parties within 15 days of the mediation shall allow either party to pursue its civil remedies.

This Agreement, including attachments hereto, all of which are incorporated herein by reference, constitutes the entire understanding and agreement of the parties, whether written or oral, with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements or understandings between the parties. Unless an agreement is made, in writing, that alters this page, any query brought forward questioning the order of precedence relating to any written agreements between the parties, this contract will supersede all others including any attachments.

This Agreement shall be construed and interpreted according to the laws of the State of Texas without regard to any choice of law provisions. All parties agree that the venue for any litigation shall be Bell County, Texas.

IN WITNESS WHEREOF, Killeen Independent School District and Vendor have executed this contract, effective the date first herein written.

Will services being performed require you to be unaccompanied with students? Yes or No

KILLEEN ISD OFFICIAL

Signature: George E. Ybarra,
Purchasing Director

Digital signature by George E.
Ybarra, Purchasing Director
Date: 2024.10.03 16:16:41
-0500

Printed Name: _____

Date: _____

REVIEWED
By Christine Goins at 4:04 pm, Oct 02, 2024

VENDOR

Signature: S. Grant Gryseels

Printed Name: S. Grant Gryseels

Date: 10/03/2024

Address: 3333 Dunns Canyon Rd., Belton, TX 76513

Email: grantgryseels@yahoo.com

Phone Number: 254-541-0890

Budget Code and % paid from this budget code (Required):

646-81-6219-25-802-99-HDA, 646-81-6219-25-813-99-HDA, 646-81-6219-25-811-99-HDA

– 100%

Vendor # (if available-NO SSN): 100712

Date of Board approval: N/A

(For contracts of \$50,000 or more)

KISD Contract Manager (*Principal or above responsible for contract compliance*):

Signature: _____

Phone number: _____

Printed Name: _____

Campus/Department: _____

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, 254-541-0890

**Contract
Information**

Tax ID#457-88-3769

BILL TO

Killeen ISD
P.O. Box 967
Killeen, TX 76540

PROPERTY

N/A
108 W. Jasper Dr. (Former Bellaire Elementary) Unit No. _____
Killeen, TX 76542

LENDER NO.	LOAN NO.	LOAN OFFICER	INVOICE DATE	INVOICE NO.
			January 15, 2025	120324-SGG

DESCRIPTION	PRICE INFO.	MISC INFO.	INVOICE AMOUNT
Appraisal			3,500.00

Comments/Notes Please include on the check memo line one or more of the following options: The File # located on the upper-right corner of this invoice ...or the Property Address... ...or clip the payment slip off of the bottom of this invoice and include it with the check.	Subtotal Shipping & Handling Sales Tax @ %	\$ 3,500.00 \$ \$
	Total	\$ 3,500.00

(Office Copy - Clients Copy - Lenders Copy)

LENDER. NO.	LOAN NO.	LOAN OFFICER	INVOICE DATE	INVOICE NO.				
			January 15, 2025	120324-SGG				
Borrower: N/A		Property Address: 108 W. Jasper Dr. (Former Bellaire Elementary), Killeen, TX 76542						
Billed To: Killeen ISD P.O. Box 967 Killeen, TX 76540		<table border="1"><tr><td>Amount Due</td><td>\$ 3,500.00</td></tr><tr><td>Amount Paid</td><td>\$</td></tr></table>			Amount Due	\$ 3,500.00	Amount Paid	\$
Amount Due	\$ 3,500.00							
Amount Paid	\$							
Mail To: Hal Dunn & Associates 5106 S. General Bruce Dr #200 Temple, TX 76502		Contact: Steven Grant Gryseels Phone #: 254-541-0890						