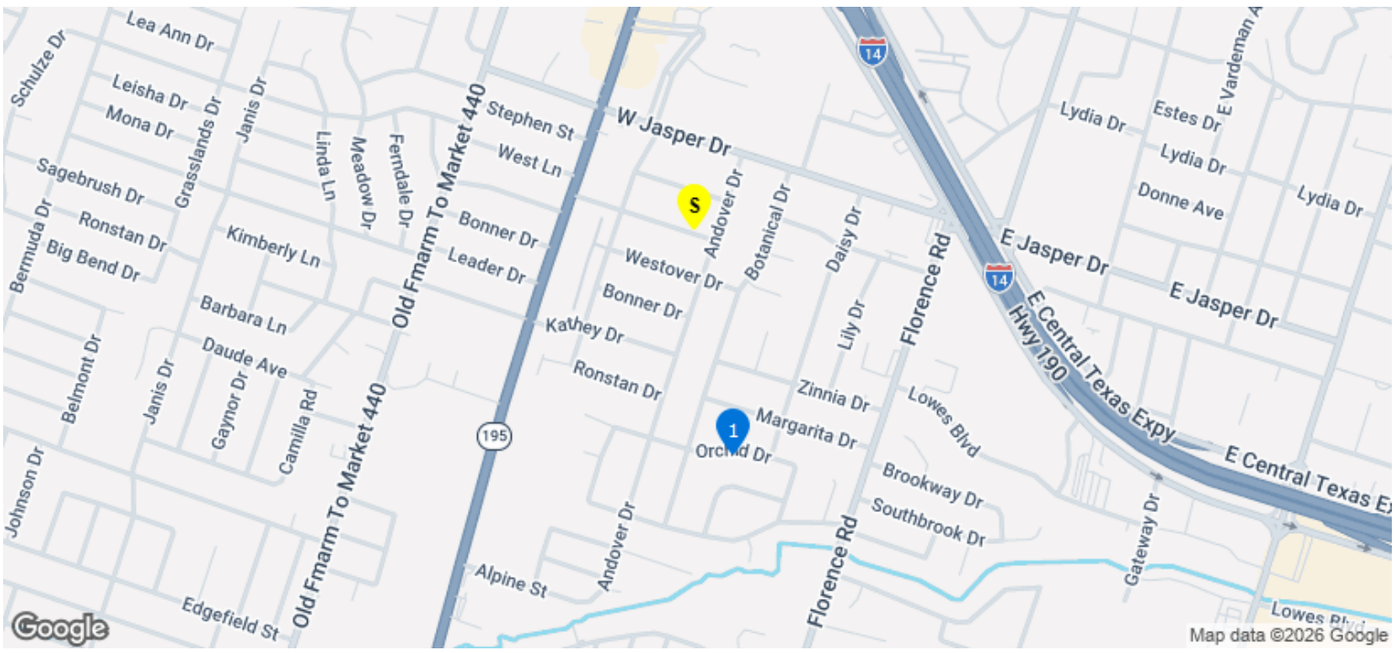
ICE SiteX Report

OrderID: 98779436

SiteX Property Information Report



Subject Property Location

1009 WEST LN, KILLEEN, TX 76542-1630

County:	**BELL TX**	Census Tract:	0231.03
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	99697	Thomas Bros Pg-Grid:	

Valuation

Value:	**$186,000**	FSD:	15	Common Confidence Score:	53
Value Range:	$158,100 - $213,900	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CB RRD TKI WWC6
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$170,228	Market Improvment Value:	$170,228	Total Taxable Value:	$3,960
Total Assessed Value:	$195,228	Total Assessor Market Value:	$195,228	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 Block: 4 Subdivision: SOUTH GATE

Abbreviated Description:	SOUTH GATE, BLOCK 004, LOT 0016
City/Muni/Twp:	CITY OF KILLEEN

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1436 SF	Baths:	1.8	Fireplace:	
Year Built:	1972	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Composition Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/26/2025	Sales Price:	N/A
Document #:	2025047527 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/20/2025	Sales Price:	N/A
Document #:	2025024123 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	05/01/2025	Sales Price:	N/A
Document #:	2025020618 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/12/2023	Loan Amount:	N/A

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Document #:	2023041142 BK-PG -	Loan Type:	
Contract Date:	09/11/2023		
TD Due Date:	10/01/2053	Type Finance:	

Legal Description:
Block: 4 Subdivision: SOUTH GATE Map Ref: CAB A SL 285-C
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	09/12/2023	Sales Price:	N/A
Document #:	2023041141 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/11/2023		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SOUTH GATE Map Ref: CAB A SL 285-C
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	02/16/2017	Sales Price:	N/A
Document #:	2017-00006299 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/13/2017		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SOUTH GATE SUBDIVISION Map Ref: MB2 PG181-Z-4
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	02/06/2017	Sales Price:	N/A
Document #:	2017-00004842 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/27/2017		
Document Type:	Deed		

Legal Description:
Block: 4 Subdivision: SOUTH GATE SUBDIVISION Map Ref: MB2 PG181-Z-4
City/Muni/Twp: KILLEEN

Area Sales Analysis

Total Area Sales	$130,000	Median # of Bedrooms	3
Median Lot Size	14,105 SF	Median # of Baths	2
Median Living Area	2,202 SF	Median Year Built	1977
Price Range - 2 Yrs	$130,000 to $130,000	Age Range	49 years to 49 years
Median Value	$130,000	Median Age	49 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1009 WESTOVER DR** **KILLEEN, TX 76542-1644**	08/31/2026			1140	/3/1.8	1972	9,100 SF	
		APN: 129977 Document #: 2026043759 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 5 Subdivision: SOUTHGATE MapRef: MB 2 PG 181 Abbreviated Description: Lot:16 Block:5 Subdivision:SOUTHGATE Map Ref:MB 2 PG 181City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
2	.22Mi.	**1006 KATHEY DR** **KILLEEN, TX 76542-1637**	06/26/2026			1514	//1.8	1972	10,220 SF	
		APN: 107908 Document #: 2026032238 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 8 Subdivision: SOUTH GATE SUBDIVISION MapRef: CAB A SL 285-C Abbreviated Description: Lot:4 Block:8 Subdivision:SOUTH GATE SUBDIVISION Map Ref:CAB A SL 285-CCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
3	.25Mi.	**1013 RONSTAN DR** **KILLEEN, TX 76542-1650**	08/28/2026			1089	//1.8	1972	9,800 SF	
		APN: 97617 Document #: 2026043376 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 8 Subdivision: SOUTH GATE MapRef: CAB A SL 285 Abbreviated Description: Lot:14 Block:8 Subdivision:SOUTH GATE Map Ref:CAB A SL 285City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
4	.26Mi.	**1301 WEST LN** **KILLEEN, TX 76549-1546**	04/27/2026			1418	//1.8	1965	8,400 SF	
		APN: 98744 Document #: 2026020135 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 8 Subdivision: BONNER ADDITION 2ND UNIT MapRef: CAB A SL 171-A Abbreviated Description: Lot:20 Block:8 Subdivision:BONNER ADDITION 2ND UNIT Map Ref:CAB A SL 171-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
5	.28Mi.	**1008 RONSTAN DR** **KILLEEN, TX 76542-1649**	10/02/2025			1184	//1.8	1972	9,100 SF	
		APN: 62850 Document #: 2025048522 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Subdivision: SOUTH GATE ADDITION MapRef: CAB A SL 285-C Abbreviated Description: Lot:5 Block:9 Subdivision:SOUTH GATE ADDITION Map Ref:CAB A SL 285-CCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
6	.31Mi.	**1616 S FORT HOOD ST** **KILLEEN, TX 76542-1653**	04/29/2026			1753	//	1988	13,068 SF	
		APN: 100074 Document #: 2026020466 Document Type: Special Warranty Deed Price Code: Land Use: Commercial (General) Legal: Subdivision: J GOSLIN SURVEY ABSTRACT 0344 Tract No: 725-59-1-1 Abbreviated Description: Subdivision:J GOSLIN SURVEY ABSTRACT 0344 Tract No:725-59-1-1								
7	.31Mi.	**1309 WEST LN** **KILLEEN, TX 76549-1546**	09/17/2025			1612	//1.8	1965	8,400 SF	G
		APN: 64198 Document #: 2025045819 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential								

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Legal: Lot: 16 Block: 8 Subdivision: BONNER ADD 2ND UNIT MapRef: CAB A SL 171-A Abbreviated Description: Lot:16 Block:8 Subdivision:BONNER ADD 2ND UNIT Map Ref:CAB A SL 171-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

8 .33Mi. **118 ZINNIA DR** 05/12/2026 1241 /3/1.8 1975 10,800 SF
KILLEEN, TX 76542-1802
APN: 98536 Document #: 2026023232
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 2 Subdivision: BELLAIRE HEIGHTS Abbreviated Description: Lot:1 Block:2 Subdivision:BELLAIRE HEIGHTS

9 .34Mi. **211 ORCHID DR** 08/28/2026 $130,000 $59 2202 /3/2 1977 14,105 SF
KILLEEN, TX 76542-1852
APN: 59978 Document #: 2026043370
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 4 Subdivision: BELLAIRE HEIGHTS 1ST EXT MapRef: CAB A SL 178-A Abbreviated Description: Lot:16 Block:4 Subdivision:BELLAIRE HEIGHTS 1ST EXT Map Ref:CAB A SL 178-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

10 .34Mi. **2401 CARNATION DR** 01/08/2026 1730 //1.8 1976 9,516 SF
KILLEEN, TX 76542-1632
APN: 60749 Document #: 2026000976
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 6 Subdivision: BELLAIRE HEIGHTS Abbreviated Description: Lot:13 Block:6 Subdivision:BELLAIRE HEIGHTS City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

11 .36Mi. **104 MARIGOLD DR** 08/12/2026 1288 /3/1.8 1976 9,000 SF
KILLEEN, TX 76542-1809
APN: 59914 Document #: 2026040757
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: BELLAIRE HEIGHTS MapRef: CAB A SL 176-B Abbreviated Description: Lot:2 Block:1 Subdivision:BELLAIRE HEIGHTS Map Ref:CAB A SL 176-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

12 .37Mi. **2405 ANDOVER DR** 09/16/2026 1592 /3/2 1976 9,100 SF G
KILLEEN, TX 76542-1826
APN: 41798 Document #: 2026046790
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 7 Subdivision: BELLAIRE HEIGHTS 1ST EXT MapRef: CAB A SL 177-C Abbreviated Description: Lot:11 Block:7 Subdivision:BELLAIRE HEIGHTS 1ST EXT Map Ref:CAB A SL 177-CCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

13 .37Mi. **2402 BOTANICAL DR** 01/08/2026 1287 /3/2 1976 9,960 SF
KILLEEN, TX 76542-1823
APN: 24092 Document #: 2026000973
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 9 Subdivision: BELLAIRE HEIGHTS MapRef: CAB A SL 178-A Abbreviated Description: Lot:8 Block:9 Subdivision:BELLAIRE HEIGHTS Map Ref:CAB A SL 178-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

14 .39Mi. **1313 KATHEY DR** 10/03/2025 $115,000 $100 1152 //1.8 1969 9,000 SF
KILLEEN, TX 76549-1537
APN: 93392 Document #: 2025048921
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: BONNER 3RD UNIT MapRef: CAB A SL 171B Abbreviated Description: Lot:14 Block:2 Subdivision:BONNER 3RD UNIT Map Ref:CAB A SL 171BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

15 .43Mi. **1411 WEST LN** 07/29/2026 1282 /3/1 1963 10,375 SF
KILLEEN, TX 76549-1539
APN: 26880 Document #: 2026038199
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: PERSHING PLACE ADDITION SECTION 3 MapRef: CAB A SL 266 Abbreviated Description: Lot:9 Block:2 Subdivision:PERSHING PLACE ADDITION SECTION 3 Map Ref:CAB A SL 266

16 .44Mi. **1405 CAMILLA RD** 02/20/2026 976 //2 1965 8,400 SF
KILLEEN, TX 76549-1558
APN: 122983 Document #: 2026007907
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: SUGAR LOAF ESTATES MapRef: CAB A P G278-C Abbreviated Description: Lot:3 Block:1 Subdivision:SUGAR LOAF ESTATES Map Ref:CAB A P G278-CCity/Muni/Twp:KILIEFN City/Muni/Twp: KILIEFN

17 .45Mi. **1402 CAMILLA RD** 06/15/2026 1536 //2 1965 8,400 SF
KILLEEN, TX 76549-1557
APN: 43346 Document #: 2026029975
Document Type: Divorce/Dissolution of Marriage Transfer Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 9 Subdivision: SUGAR LOAF ESTATES ADDITION Abbreviated Description: Lot:2 Block:9 Subdivision:SUGAR LOAF ESTATES ADDITION City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

18 .45Mi. **1507 FERNDALE DR** 11/13/2025 968 /3/1 1963 9,000 SF
KILLEEN, TX 76549-1530
APN: 106868 Document #: 2025056168
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 6 Section: 3 Subdivision: PERSHING PLACE ADDITION MapRef: CAB A SL 266-D Abbreviated Description: Lot:16 Block:6 Section:3 Subdivision:PERSHING PLACE ADDITION Map Ref:CAB A SL 266-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

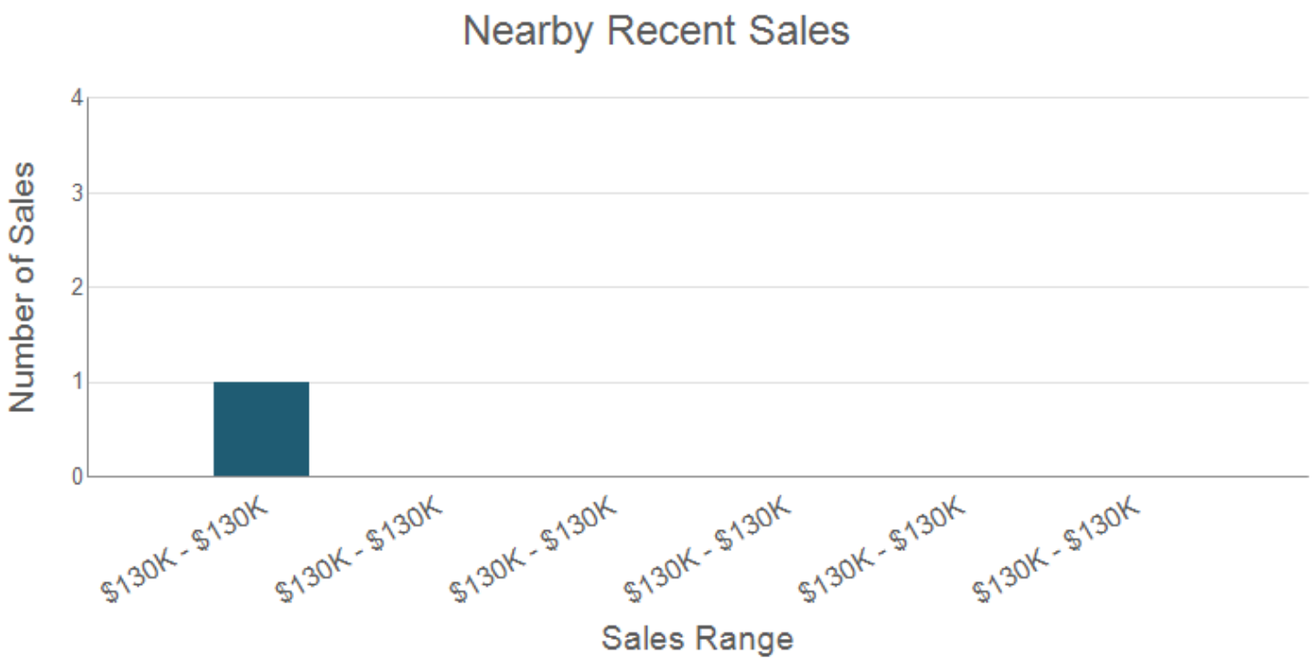
19 .48Mi. **1710 OLD FM 440 RD** 07/02/2026 3544 //1 1999 12,665 SF
KILLEEN, TX 76549-1565
APN: 197998 Document #: 2026033446
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 2 Block: 2 Subdivision: KINGSBURY PARK SUBDIVISION MapRef: CAB C SL 145-D Abbreviated Description: Lot:2 Block:2 Subdivision:KINGSBURY PARK SUBDIVISION Map Ref:CAB C SL 145-D

20 .48Mi. **2406 BUTTERCUP CIR** 05/28/2026 1513 /3/2 1982 8,400 SF
KILLEEN, TX 76542-1803
APN: 114292 Document #: 2026026246
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 5 Subdivision: BELLAIRE HEIGHTS MapRef: CAB A SL 178-A Abbreviated Description: Lot:25 Block:5 Subdivision:BELLAIRE HEIGHTS Map Ref:CAB A SL 178-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1009 WEST LN**	**09/11/2023**	$195,228	$195,228	1,436	//1.8	1972	9,100 SF	
.01Mi.	**1011 WEST LN**	**04/15/1992**	$181,021	$181,021	1,385	//1.8	1972	9,100 SF	
.01Mi.	**1007 WEST LN**	**08/22/2023**	$166,996	$166,996	1,404	/4/1.8	1972	9,100 SF	
.02Mi.	**1008 STEPHEN ST**	**02/04/2004**	$168,830	$168,830	1,272	/3/1.8	1972	9,100 SF	
.03Mi.	**1013 WEST LN**	**02/17/2017**	$147,561	$147,561	1,024	//1.8	1972	9,100 SF	
.03Mi.	**1005 WEST LN**	**02/21/2019**	$143,836	$143,836	1,266	//1.8	1973	9,100 SF	
.03Mi.	**1010 STEPHEN ST**	**01/16/2008**	$160,639	$160,639	1,040	//1.8	1972	9,100 SF	
.03Mi.	**1006 STEPHEN ST**	**10/12/2017**	$150,719	$150,719	1,048	//1.8	1972	9,100 SF	
.04Mi.	**1012 STEPHEN ST**	**12/15/2004**	$185,427	$185,427	1,580	//1.8	1973	9,100 SF	
.04Mi.	**1004 STEPHEN ST**		$174,108	$174,108	1,620	//1.8	1972	9,100 SF	
.04Mi.	**1008 WEST LN**	**10/22/1998**	$159,773	$159,773	1,146	//1.8	1972	9,100 SF	
.04Mi.	**1006 WEST LN**	**08/28/1975**	$172,641	$172,641	1,468	//1.8	1972	9,100 SF	
.04Mi.	**1010 WEST LN**	**11/01/2007**	$161,930	$161,930	1,424	//1.8	1972	9,100 SF	
.04Mi.	**1003 WEST LN**	**08/07/2018**	$162,832	$162,832	1,115	/3/1.8	1972	9,100 SF	
.04Mi.	**1015 WEST LN**	**10/04/1994**	$229,859	$229,859	1,617	//1.8	1973	9,100 SF	
.04Mi.	**1004 WEST LN**		$180,020	$180,020	1,336	//1.8	1972	9,100 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	31.9 years old	Households:	21,181
Median Household Income:	$78,760	Households w/Family:	71%
Household Income Per Capita:	$34,551	Households w/Family Married:	50%
Most Common Education Level:	Some College	Households w/Family Children:	40%

School District

School District Zone:	Killeen Independent School District	Students:	42,883
Number of Schools:	57	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Nolan Middle School**	NA	Public	6 - 8
Number of Students: NA Student-Teacher Ratio: NA				
1.28Mi.	**C. E. Ellison High School**	D+	Public	9 - 12
Number of Students: 1,761 Student-Teacher Ratio: 16.83				

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Advanced Placement: Yes

Flood Report

The Subject Property of **1009 WEST LN, KILLEEN, TX 76542-1630** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	80%	LOWER
OVERALL	65%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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