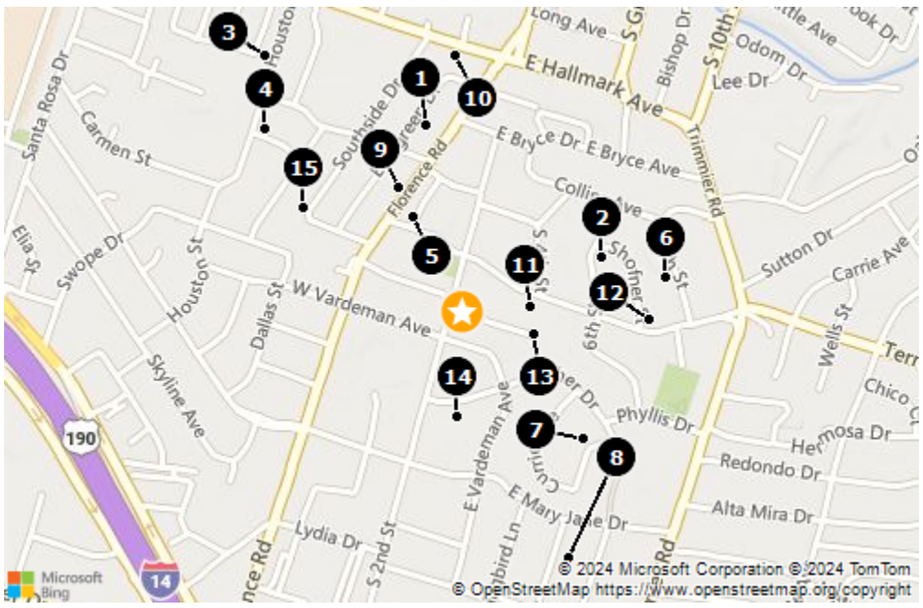
SiteX™ Report

OrderID: 92946193

SiteX Property Information Report



Subject Property Location

1102 S 2ND ST, KILLEEN, TX 76541-7709

County:	**BELL TX**	Census Tract:	480270230.022001
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	36224	Thomas Bros Pg-Grid:	

Valuation

Value:	**$108,000**	FSD:	11
Value Range:	$96,120 - $119,880	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	CAD CB JCTC RRD
Assd Land Value:	$19,000	Market Land Value:	$19,000	Tax Year:	2023
Assd Improvement:	$127,801	Market Improvment Value:	$127,801	Total Taxable Value:	$2,325
Total Assessed Value:	$146,801	Total Assessor Market Value:	$146,801	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 9 Subdivision: SOUTH PARK ADDITION REVISED

Abbreviated Description:	SOUTH PARK ADDITION REVISED, BLOCK 009, LOT 0001
City/Muni/Twp:	CITY OF KILLEEN

Property Characteristics

Lot Size:	7,200 SF	Bedrooms:		Pool:	
Building Area:	915 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Other
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/18/2024	Sales Price:	$97,680
Document #:	2024040623 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/27/2023	Loan Amount:	N/A
Document #:	2023056263 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:

Lot: 1 Block: 9 Subdivision: SOUTH PARK ADDITION
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	N/A
Document #:	2022023943 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 1 Block: 9 Subdivision: SOUTH PARK ADDITION REVISED
Abbreviated Description: SOUTH PARK ADDITION REVISED, BLOCK 009, LOT 0001
City/Muni/Twp: CITY OF KILLEEN

SiteX™ Report

OrderID: 92946193

Prior Transfer

Recording Date:	04/14/2022	Sales Price:	N/A
Document #:	2022023943 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/14/2022		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 1 Block: 9 Subdivision: SOUTH PARK ADDITION Map Ref: CAB A SL 155-B
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	01/24/1997	Sales Price:	N/A
Document #:	001971 BK-PG 3573-0098	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/23/1997		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Block: 9 Subdivision: SOUTH PARK ADDITION REVISED Map Ref: MB A PG155-B
City/Muni/Twp: KILLEEN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,800 SF	Median # of Baths	1
Median Living Area	960 SF	Median Year Built	1960
Price Range - 2 Yrs		Age Range	51 years to 69 years
Median Value		Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**812 EVERGREEN DR** **KILLEEN, TX 76541-7717**	08/20/2024			925	//1	1955	5,700 SF	
		APN: 26745 Document #: 2024035889 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: HIGH VIEW ADDN MapRef: CAB A SL 126D Abbreviated Description: Lot:5 Block:3 Subdivision:HIGH VIEW ADDN Map Ref:CAB A SL 126DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
2	.21Mi.	**1002 S 6TH ST** **KILLEEN, TX 76541-7843**	08/12/2024			750	//1	1960	8,060 SF	
		APN: 81208 Document #: 2024034560 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 13 Subdivision: SOUTH PARK ADDITION REVISED Abbreviated Description: Lot:1 Block:13 Subdivision:SOUTH PARK ADDITION REVISED								
3	.45Mi.	**803 HOUSTON ST** **KILLEEN, TX 76541-7738**	07/30/2024			850	//1	1955	11,000 SF	
		APN: 8658 Document #: 2024032674 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: BELL ADDITION MapRef: VOL 637 PG 298 Abbreviated Description: Lot:5 Block:1 Subdivision:BELL ADDITION Map Ref:VOL 637 PG 298City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
4	.37Mi.	**906 HOUSTON ST** **KILLEEN, TX 76541-7741**	07/23/2024			1208	//1	1962	8,800 SF	
		APN: 49479 Document #: 2024031288 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 9 Subdivision: HIGH VIEW ADDITION Legal Unit: 3 MapRef: CAB A SL 128-B Abbreviated Description: Lot:1 Block:9 Subdivision:HIGH VIEW ADDITION Legal Unit:3 Map Ref:CAB A SL 128-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
5	.15Mi.	**115 W FOWLER AVE** **KILLEEN, TX 76541-7726**	07/02/2024			1876	/4/1.75	1961	7,800 SF	
		APN: 16757 Document #: 2024028096 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: SOUTH PARK ADDITION MapRef: CAB A SL 157-A Abbreviated Description: Lot:2 Block:2 Subdivision:SOUTH PARK ADDITION Map Ref:CAB A SL 157-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
6	.29Mi.	**915 S 8TH ST** **KILLEEN, TX 76541-7805**	05/16/2024			928	//1	1960	8,930 SF	
		APN: 125184 Document #: 2024020925 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21-23 Block: 16 Subdivision: SOUTH PARK ADDITION MapRef: CAB A SL 155-B Abbreviated Description: Lot:21-23 Block:16 Subdivision:SOUTH PARK ADDITION Map Ref:CAB A SL 155-BAbbreviated Description:PART OF LOT 21&23								
7	.24Mi.	**311 CRYSTAL DR** **KILLEEN, TX 76541-8052**	05/07/2024			1525	//1.75	1962	10,500 SF	
		APN: 46564 Document #: 2024019509 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 1 Subdivision: ROLLING ACRES ADDITION SECTION TWO MapRef: CAB A SL 271-D Abbreviated Description: Lot:13 Block:1 Subdivision:ROLLING ACRES ADDITION SECTION TWO Map Ref:CAB A SL 271-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
8	.37Mi.	**1600 HALBERT ST** **KILLEEN, TX 76541-8091**	04/12/2024			2115	/4/1.75	1973	16,080 SF	
		APN: 100103 Document #: 2024015274 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 17 Subdivision: JASPER HEIGHTS ADD MapRef: CAB A SL 220-B Abbreviated Description: Lot:4 Block:17 Subdivision:JASPER HEIGHTS ADD Map Ref:CAB A SL 220-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
9	.2Mi.	**907 FLORENCE RD** **KILLEEN, TX 76541-7720**	03/26/2024			955	//1.75	1955	6,240 SF	
		APN: 131422 Document #: 2024012452 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 6 Subdivision: HIGHVIEW ADDN-UNIT #2 MapRef: CAB A SL 127-C Abbreviated Description: Lot:15 Block:6 Subdivision:HIGHVIEW ADDN-UNIT #2 Map Ref:CAB A SL 127-CCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
10	.35Mi.	**112 W HALLMARK AVE** **KILLEEN, TX 76541-7729**	03/22/2024			768	//1	1955	5,700 SF	

APN: 67942 Document #: 2024012127
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 2 Subdivision: HIGH VIEW ADDN MapRef: CAB A SL 126-D Abbreviated Description: Lot:30 Block:2 Subdivision:HIGH VIEW ADDN Map Ref:CAB A SL 126-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

11	.09Mi.	**116 E FOWLER AVE** **KILLEEN, TX 76541-7814**	03/22/2024	960	//1	1958	7,800 SF

APN: 50699 Document #: 2024012143
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 8 Subdivision: SOUTHPARK ADDITION MapRef: CAB A SL 155B Abbreviated Description: Lot:15 Block:8 Subdivision:SOUTHPARK ADDITION Map Ref:CAB A SL 155BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

12	.26Mi.	**403 E FOWLER AVE** **KILLEEN, TX 76541-7807**	03/21/2024	1288	/3/	1958	9,028 SF

APN: 117280 Document #: 2024011906
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 16 Subdivision: SOUTH PARK ADDITION MapRef: CAB A SL 155-B Abbreviated Description: Lot:15 Block:16 Subdivision:SOUTH PARK ADDITION Map Ref:CAB A SL 155-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

13	.13Mi.	**209 E VOELTER AVE** **KILLEEN, TX 76541-8715**	03/19/2024	1436	//1.75	1961	33,062 SF

APN: 20051 Document #: 2024011416
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 2 Subdivision: ROLLING ACRES SUBDIVISION MapRef: CAB A SL 151-D Abbreviated Description: Subdivision:ROLLING ACRES SUBDIVISION Map Ref:CAB A SL 151-DAbbreviated Description:PART OF LOT 21

14	.14Mi.	**104 PRATHER DR** **KILLEEN, TX 76541-8067**	03/18/2024	1718	//1.75	1961	10,237 SF

APN: 39328 Document #: 2024011359
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 5 Subdivision: ROLLING ACRES SUBDIVISION MapRef: CAB A SL 151-D Abbreviated Description: Block:5 Subdivision:ROLLING ACRES SUBDIVISION Map Ref:CAB A SL 151-DAbbreviated Description:PART OF LOTS 2&3 City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

15	.27Mi.	**919 SOUTHSIDE DR** **KILLEEN, TX 76541-7754**	02/01/2024	825	/3/1	1955	4,935 SF

APN: 16157 Document #: 2024004155
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: HIGH VIEW ADDITION Legal Unit: 2 MapRef: CAB A SL 127-C Abbreviated Description: Lot:11 Block:4 Subdivision:HIGH VIEW ADDITION Legal Unit:2 Map Ref:CAB A SL 127-CCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

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.	**1102 S 2ND ST**	**04/14/2022**	$146,801	$146,801	915	//1	1959	7,200 SF	
.01Mi.	**1104 S 2ND ST**	**04/27/2023**	$125,125	$125,125	1,424	//1	1959	6,600 SF	
.02Mi.	**1202 S 2ND ST**	**01/24/2007**	$102,265	$102,265	872	//1	1960	6,600 SF	
.02Mi.	**106 E VOELTER AVE**	**02/28/2003**	$108,395	$108,395	1,119	//1	1959	8,925 SF	
.03Mi.	**1008 S 2ND ST**	**05/30/2017**	$104,799	$104,799	1,040		1958	9,135 SF	
.03Mi.	**103 E VOELTER AVE**	**07/06/2022**	$171,106	$171,106	1,378	//1	1960	7,320 SF	
.03Mi.	**105 E VOELTER AVE**	**12/05/2022**	$130,193	$130,193	932	/3/1	1959	6,604 SF	
.03Mi.	**1101 S 2ND ST**	**12/27/2002**	$110,262	$110,262	1,203	/3/1.75	1958	7,440 SF	
.03Mi.	**1103 S 2ND ST**	**05/26/2005**	$168,415	$168,415	1,492	//1	1959	7,440 SF	
.03Mi.	**1208 S 2ND ST**	**11/10/2022**	$134,406	$134,406	1,503	//1	1959	7,200 SF	
.03Mi.	**107 E VOELTER AVE**	**08/10/2016**	$124,412	$124,412	1,220	/3/1	1959	11,880 SF	
.04Mi.	**1201 S 2ND ST**	**11/28/2005**	$115,280	$115,280	1,184	//1.75	1958	7,440 SF	
.04Mi.	**105 E VARDEMAN AVE**	**08/22/2013**	$125,190	$125,190	1,196	/3/	1965	7,395 SF	
.04Mi.	**1006 S 2ND ST**	**12/30/2011**	$104,281	$104,281	915	/3/1	1958	7,200 SF	
.04Mi.	**110 E VOELTER AVE**	**06/21/2006**	$110,928	$110,928	1,030	//1	1959	8,700 SF	
.04Mi.	**1009 S 2ND ST**	**06/30/2008**	$135,588	$135,588	915	//1.75	1961	7,440 SF	

SiteX™ Report

OrderID: 92946193

Rent vs. Own

Households Occupied by Renters:	63%	Households Occupied by Owners:	22%

Demographics & Income

Median Age:	31.9 years old	Households:	9,587
Median Household Income:	$35,082	Households w/Family:	50%
Household Income Per Capita:	$20,453	Households w/Family Married:	28%
Most Common Education Level:	Some College	Households w/Family Children:	27%

School District

School District Zone:	Killeen Independent School District	Students:	43,838
Number of Schools:	58	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.50Mi.	**Nolan Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.18Mi.	**Killeen High School** Number of Students: 2,162 Student-Teacher Ratio: 15.72 Advanced Placement: Yes	D+	Public	9 - 12
0.76Mi.	**Clifton Park Elementary School** Number of Students: 484 Student-Teacher Ratio: 13.82	NA	Public	PK - 5

Flood Report

The Subject Property of **1102 S 2ND ST, KILLEEN, TX 76541-7709** 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	167%	NOTABLY HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	154%	NOTABLY HIGHER
FORCIBLE ROBBERY	146%	NOTABLY HIGHER
AGGRAVATED ASSAULT	156%	NOTABLY HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	155%	NOTABLY HIGHER
OVERALL	157%	NOTABLY HIGHER

Disaster Alerts

4/26/2024 - Severe Tornados, Flooding

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