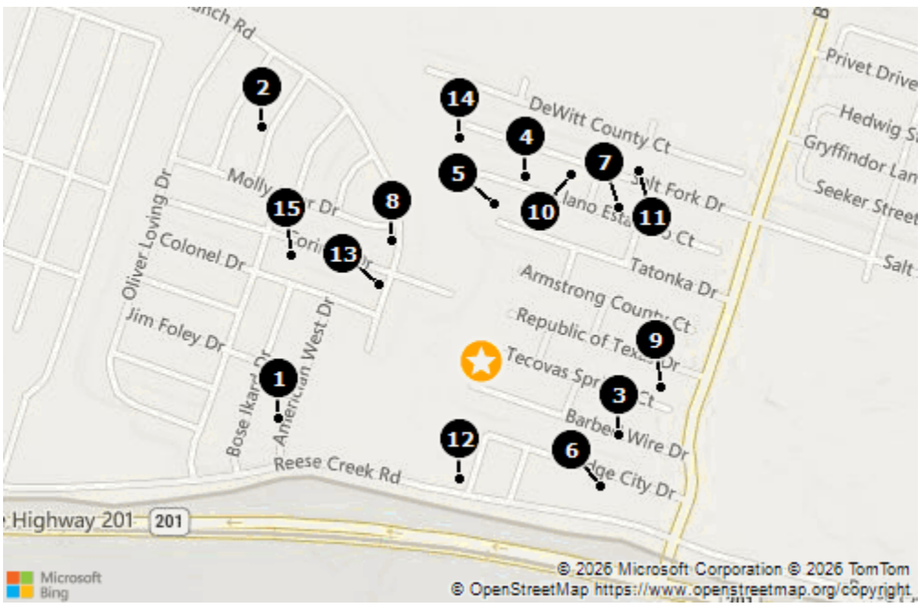
ICE SiteX Report

OrderID: 98722638

SiteX Property Information Report



Subject Property Location

3808 TECOVAS SPRINGS CT, KILLEEN, TX 76549-5006

County:	**BELL TX**	Census Tract:	480270231.181000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	369164	Thomas Bros Pg-Grid:	

Valuation

Value:	**$244,000**	FSD:	6	Common Confidence Score:	84
Value Range:	$229,360 - $258,640	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CB RRD TKI
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2025
Assd Improvement:	$190,018	Market Improvment Value:	$190,018	Total Taxable Value:	$3,241
Total Assessed Value:	$235,018	Total Assessor Market Value:	$235,018	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 97 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION PHASE 1 Phase No: 1
Abbreviated Description: GOODNIGHT RANCH ADDITION PHASE 1, BLOCK 002, LOT 0097

Property Characteristics

Lot Size:	9,074 SF	Bedrooms:		Pool:	
Building Area:	1582 SF	Baths:		Fireplace:	Yes
Year Built:	2007	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/28/2024	Sales Price:	N/A
Document #:	2024022175 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/27/2022	Sales Price:	N/A
Document #:	2022047604 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/15/2022		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/15/2022	Sales Price:	N/A
Document #:	2022045110 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/10/2022		
Document Type:			
Legal Description:			

Lot: 97 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 1 Map Ref: CAB D SL 71-A&B
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	06/10/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722638

Document #:	2022045110 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 97 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION PHASE 1 Phase No: 1
Abbreviated Description: GOODNIGHT RANCH ADDITION PHASE 1, BLOCK 002, LOT 0097

Prior Transfer

Recording Date:	02/17/2017	Sales Price:	N/A
Document #:	2017-00006666 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/16/2017		
Document Type:			

Legal Description:
Lot: 97 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 1
City/Muni/Twp: KILLEEN

Prior Transfer

Recording Date:	03/26/2007	Sales Price:	N/A
Document #:	2007-00013198 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/23/2007		
Document Type:			

Legal Description:
Lot: 97 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION PHASE 1 Map Ref: MB D PG71-A&B
City/Muni/Twp: KILLEEN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,041 SF	Median # of Baths	
Median Living Area	1,716 SF	Median Year Built	2010
Price Range - 2 Yrs		Age Range	8 years to 20 years
Median Value		Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**7301 AMERICAN WEST DR** **KILLEEN, TX 76549-0057**	10/13/2026			2228	//	2015	7,802 SF	
		APN: 464599 Document #: 2026051248 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 11 Section: 1 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 13 Abbreviated Description: Lot:5 Block:11 Section:1 Subdivision:GOODNIGHT RANCH ADDITION Phase No:13 City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
2	.45Mi.	**6801 BLACK SPRINGS DR** **KILLEEN, TX 76549-6923**	09/02/2026			1670	//	2018	9,971 SF	
		APN: 475686 Document #: 2026044538 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 3 Section: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 13 Abbreviated Description: Lot:19 Block:3 Section:2 Subdivision:GOODNIGHT RANCH ADDITION Phase No:13 City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
3	.23Mi.	**3601 BARBED WIRE DR** **KILLEEN, TX 76549-2401**	09/02/2026			2061	//	2006	9,479 SF	
		APN: 369308 Document #: 2026044552 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 4 Subdivision: GOODNIGHT RANCH ADDITION PHASE 1 MapRef: CAB D SL 71-A Abbreviated Description: Lot:46 Block:4 Subdivision:GOODNIGHT RANCH ADDITION PHASE 1 Map Ref:CAB D SL 71-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
4	.26Mi.	**3905 LLANO ESTACADO CT** **KILLEEN, TX 76549-3922**	08/19/2026			1543	//	2007	7,802 SF	
		APN: 369075 Document #: 2026041799 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION PHASE 1 MapRef: CAB D SL 71A&B Abbreviated Description: Lot:8 Block:2 Subdivision:GOODNIGHT RANCH ADDITION PHASE 1 Map Ref:CAB D SL 71A&B								
5	.23Mi.	**3906 LLANO ESTACADO CT** **KILLEEN, TX 76549-3922**	08/03/2026			1716	//	2006	7,802 SF	
		APN: 369084 Document #: 2026039147 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: I MapRef: CAB D SL 71A&B Abbreviated Description: Lot:17 Block:2 Subdivision:GOODNIGHT RANCH ADDITION Phase No:I Map Ref:CAB D SL 71A&BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
6	.24Mi.	**3602 DODGE CITY DR** **KILLEEN, TX 76549-5728**	07/28/2026			2450	//	2015	9,718 SF	
		APN: 420124 Document #: 2026037790 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: GOODNIGHT RANCH ADDITION PHASE FIVE MapRef: CAB D SL 285-C Abbreviated Description: Lot:7 Block:3 Subdivision:GOODNIGHT RANCH ADDITION PHASE FIVE Map Ref:CAB D SL 285-C								
7	.29Mi.	**3705 LLANO ESTACADO CT** **KILLEEN, TX 76549-3913**	07/09/2026			1716	//	2006	7,802 SF	
		APN: 369032 Document #: 2026034634 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: GOODNIGHT RANCH ADDITION PHASE 1 MapRef: CAB D SL 71A&B Abbreviated Description: Lot:3 Block:1 Subdivision:GOODNIGHT RANCH ADDITION PHASE 1 Map Ref:CAB D SL 71A&BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
8	.21Mi.	**4100 MOLLY DYER DR** **KILLEEN, TX 76549-6917**	07/02/2026			2437	//	2018	10,733 SF	
		APN: 475786 Document #: 2026033614 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 9 Section: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 13 MapRef: PL 2017-12-A-D Abbreviated Description: Lot:13 Block:9 Section:2 Subdivision:GOODNIGHT RANCH ADDITION Phase No:13 Map Ref:PL 2017-12-A-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
9	.27Mi.	**3506 REPUBLIC OF TEXAS DR** **KILLEEN, TX 76549-3911**	07/02/2026			1626	//	2006	7,802 SF	
		APN: 369277 Document #: 2026033577								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 1 MapRef: CAB D SL 71-A&B Abbreviated Description: Lot:15 Block:4 Subdivision:GOODNIGHT RANCH ADDITION Phase No:1 Map Ref:CAB D SL 71-A&BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

10	.29Mi.	**3806 SALT FORK DR** **KILLEEN, TX 76549-3987**	07/01/2026	1700	//	2007	7,919 SF

APN: 385897 Document #: 2026033141
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 66 Block: 1 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 4 MapRef: CAB D SL 114-B Abbreviated Description: Lot:66 Block:1 Subdivision:GOODNIGHT RANCH ADDITION Phase No:4 Map Ref:CAB D SL 114-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

11	.34Mi.	**3705 SALT FORK DR** **KILLEEN, TX 76549-5615**	06/30/2026	1614	//	2008	7,802 SF

APN: 370215 Document #: 2026032782
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: 3 Subdivision: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT MapRef: CAB D SL 114-B Abbreviated Description: Lot:33 Block:3 Subdivision:GOODNIGHT RANCH ADDITION PHASE 4 REPLAT Map Ref:CAB D SL 114-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

12	.17Mi.	**3811 DODGE CITY DR** **KILLEEN, TX 76549-5730**	06/12/2026	2226	//	2013	18,243 SF

APN: 420109 Document #: 2026029467
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1 Subdivision: GOODNIGHT RANCH ADDITION PHASE FIVE MapRef: CAB D SL 285-C Abbreviated Description: Lot:25 Block:1 Subdivision:GOODNIGHT RANCH ADDITION PHASE FIVE Map Ref:CAB D SL 285-CCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

13	.18Mi.	**4100 CORINNE DR** **KILLEEN, TX 76549-2000**	05/28/2026	2228	//	2018	10,920 SF

APN: 475812 Document #: 2026026467
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 10 Section: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 13 Abbreviated Description: Lot:13 Block:10 Section:2 Subdivision:GOODNIGHT RANCH ADDITION Phase No:13 City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

14	.31Mi.	**4008 SALT FORK DR** **KILLEEN, TX 76549-5406**	05/08/2026	1590	//	2010	8,381 SF

APN: 370153 Document #: 2026022511
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Block: 1 Subdivision: GOODNIGHT RANCH ADDITION Tract No: 4 Phase No: CAB D S Abbreviated Description: Lot:53 Block:1 Subdivision:GOODNIGHT RANCH ADDITION Tract No:4 Phase No:CAB D S City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

15	.3Mi.	**4302 CORINNE DR** **KILLEEN, TX 76549-2006**	05/07/2026	1878	//	2018	8,041 SF

APN: 475802 Document #: 2026022210
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 10 Section: 2 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 13 MapRef: PL 2017-12 A-D Abbreviated Description: Lot:3 Block:10 Section:2 Subdivision:GOODNIGHT RANCH ADDITION Phase No:13 Map Ref:PL 2017-12 A-DCity/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.

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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.	**3808 TECOVAS SPRINGS CT**	**06/10/2022**	$235,018	$235,018	1,582		2007	9,074 SF	
.01Mi.	**3806 TECOVAS SPRINGS CT**	**02/22/2007**	$230,952	$230,952	1,582		2007	9,601 SF	
.02Mi.	**3809 BARBED WIRE DR**	**06/14/2024**	$254,982	$254,982	1,861		2007	11,247 SF	
.02Mi.	**3900 TECOVAS SPRINGS CT**	**05/06/2021**	$248,141	$248,141	1,842		2006	11,635 SF	
.03Mi.	**3807 BARBED WIRE DR**	**05/16/2022**	$250,238	$250,238	1,906		2006	9,435 SF	
.03Mi.	**3804 TECOVAS SPRINGS CT**	**10/04/2021**	$235,794	$235,794	1,670		2006	9,601 SF	
.03Mi.	**3811 BARBED WIRE DR**	**12/21/2006**	$309,466	$309,466	2,607		2006	10,785 SF	
.03Mi.	**3902 TECOVAS SPRINGS CT**	**07/31/2015**	$278,392	$278,392	2,164		2006	16,361 SF	
.04Mi.	**3809 TECOVAS SPRINGS CT**	**02/12/2007**	$279,846	$279,846	2,264		2006	9,117 SF	
.04Mi.	**3805 BARBED WIRE DR**	**10/22/2021**	$253,506	$253,506	1,902		2007	9,601 SF	
.04Mi.	**3807 TECOVAS SPRINGS CT**	**03/16/2006**	$284,695	$284,695	2,087		2006	9,601 SF	
.04Mi.	**3901 TECOVAS SPRINGS CT**		$282,276	$282,276	2,259		2006	15,067 SF	
.05Mi.	**3802 TECOVAS SPRINGS CT**	**11/27/2007**	$253,506	$253,506	1,902		2007	9,601 SF	
.05Mi.	**3805 TECOVAS SPRINGS CT**	**03/22/2019**	$247,993	$247,993	1,830		2006	9,601 SF	
.05Mi.	**3803 BARBED WIRE DR**	**11/20/2007**	$317,729	$317,729	2,791		2007	9,601 SF	
.05Mi.	**3812 BARBED WIRE DR**	**09/06/2023**	$326,166	$326,166	2,062		2006	15,368 SF	G

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	29.6 years old	Households:	21,755
Median Household Income:	$69,024	Households w/Family:	72%
Household Income Per Capita:	$28,191	Households w/Family Married:	47%
Most Common Education Level:	Some College	Households w/Family Children:	42%

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
0.84Mi.	**Haynes Elementary School** Number of Students: 811 Student-Teacher Ratio: 16.34	C+	Public	EE - 5
1.28Mi.	**Roy J. Smith Middle School** Number of Students: 1,135 Student-Teacher Ratio: 17.37	C	Public	6 - 8
3.89Mi.	**C. E. Ellison High School** Number of Students: 1,761 Student-Teacher Ratio: 16.83 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **3808 TECOVAS SPRINGS CT, KILLEEN, TX 76549-5006** 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	101%	SIMILAR
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	34%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	87%	LOWER
OVERALL	72%	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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