ICE SiteX Report

OrderID: 98722439

SiteX Property Information Report



Subject Property Location

4102 DEWITT COUNTY CT, KILLEEN, TX 76549-3984

County:	**BELL TX**	Census Tract:	480270231.181000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	370116	Thomas Bros Pg-Grid:	

Valuation

Value:	**$333,000**	FSD:	17	Common Confidence Score:	46
Value Range:	$276,390 - $389,610	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CB RRD TKI
Assd Land Value:	$47,250	Market Land Value:	$47,250	Tax Year:	2025
Assd Improvement:	$276,272	Market Improvment Value:	$276,272	Total Taxable Value:	$6,484
Total Assessed Value:	$323,522	Total Assessor Market Value:	$323,522	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 1 Subdivision: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT Phase No: 4
Abbreviated Description: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT AMENDED (L 15-33 B1), BLOCK 001, LOT 016A

Property Characteristics

Lot Size:	19,502 SF	Bedrooms:		Pool:	
Building Area:	2770 SF	Baths:		Fireplace:	Yes
Year Built:	2008	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:	03/16/2022	Sales Price:	N/A
Document #:	2023028999 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 1 Subdivision: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT Phase No: 4
Abbreviated Description: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT AMENDED (L 15-33 B1), BLOCK 001, LOT 016A

Prior Transfer

Recording Date:	02/02/2017	Sales Price:	N/A
Document #:	2017-00004388 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/26/2009	Sales Price:	N/A
Document #:	00002823 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/22/2009		
Document Type:			

Legal Description:
Lot: 16A Block: 1 Subdivision: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT Map Ref: MB D PG235-A
City/Muni/Twp: KILLEEN

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Area Sales Analysis

Total Area Sales	$193,000	Median # of Bedrooms	
Median Lot Size	7,802 SF	Median # of Baths	
Median Living Area	1,716 SF	Median Year Built	2010
Price Range - 2 Yrs	to $193,000	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	.26Mi.	**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								
2	.15Mi.	**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								
3	.16Mi.	**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								
4	.28Mi.	**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								
5	.22Mi.	**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								
6	.2Mi.	**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								
7	.28Mi.	**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								
8	.13Mi.	**3907 DEWITT COUNTY CT** **KILLEEN, TX 76549-5408**	05/29/2026			2097	//	2012	7,606 SF	
		APN: 370167 Document #: 2026026701 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION MapRef: CAB D SL 114-B Abbreviated Description: Lot:2 Block:2 Subdivision:GOODNIGHT RANCH ADDITION Map Ref:CAB D SL 114-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								
9	.28Mi.	**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								
10	.06Mi.	**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								
11	.31Mi.	**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								
12	.19Mi.	**3809 DEWITT COUNTY CT** **KILLEEN, TX 76549-5407**	03/11/2026			1729	//	2010	7,671 SF	
		APN: 370172 Document #: 2026011348 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 2 Subdivision: GOODNIGHT RANCH ADDITION PHASE 4 REPLAT Phase No: 4 MapRef: CAB D SL 114-B Abbreviated Description: Lot:7 Block:2 Subdivision:GOODNIGHT RANCH ADDITION PHASE 4 REPLAT Phase No:4 Map Ref:CAB D SL 114-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN								

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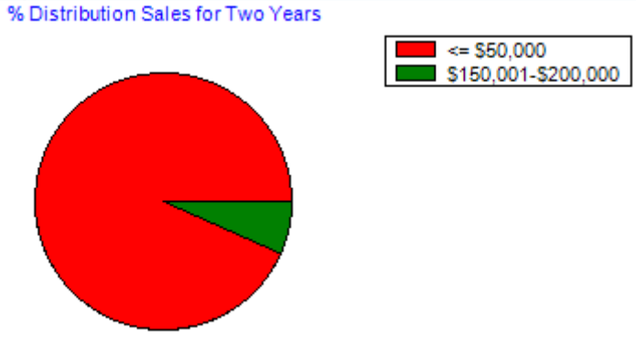
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13 .4Mi. **7007 BOSE IKARD DR** 02/02/2026 2228 // 2016 8,520 SF
KILLEEN, TX 76549-0074
APN: 464561 Document #: 2026004655
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 9 Section: 1 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 13 MapRef: DOC 2015-57A&57B Abbreviated Description: Lot:4 Block:9 Section:1 Subdivision:GOODNIGHT RANCH ADDITION Phase No:13 Map Ref:DOC 2015-57A&57BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

14 .14Mi. **3905 DEWITT COUNTY CT** 01/28/2026 $193,000 $113 1703 // 2012 7,606 SF
KILLEEN, TX 76549-5408
APN: 370168 Document #: 2026003835
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: GOODNIGHT RANCH PHASE 4 REPLAT MapRef: CAB D SL 114-B Abbreviated Description: Lot:3 Block:2 Subdivision:GOODNIGHT RANCH PHASE 4 REPLAT Map Ref:CAB D SL 114-BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

15 .41Mi. **3601 ARMSTRONG COUNTY CT** 12/04/2025 1642 // 2006 7,802 SF
KILLEEN, TX 76549-3946
APN: 369232 Document #: 2025059771
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 3 Subdivision: GOODNIGHT RANCH ADDITION Phase No: 1 MapRef: CAB D SL 71-A&B Abbreviated Description: Lot:28 Block:3 Subdivision:GOODNIGHT RANCH ADDITION Phase No:1 Map Ref:CAB D SL 71-A&BCity/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.	**4102 DEWITT COUNTY CT**	**03/16/2022**	$323,522	$323,522	2,770		2008	19,502 SF	
.02Mi.	**4104 DEWITT COUNTY CT**	**10/14/2008**	$357,674	$357,674	2,857		2008	21,540 SF	
.02Mi.	**4008 DEWITT COUNTY CT**	**03/03/2017**	$305,052	$305,052	2,335		2008	12,754 SF	
.03Mi.	**4011 SALT FORK DR**	**08/04/2020**	$253,280	$253,280	1,846		2009	19,746 SF	
.03Mi.	**4009 SALT FORK DR**	**02/14/2018**	$230,317	$230,317	1,818		2012	9,339 SF	
.03Mi.	**4106 DEWITT COUNTY CT**		$311,370	$311,370	2,645		2007	22,277 SF	
.04Mi.	**4006 DEWITT COUNTY CT**	**11/20/2008**	$279,053	$279,053	2,155		2008	11,879 SF	
.04Mi.	**4010 SALT FORK DR**	**07/16/2010**	$297,006	$297,006	2,342		2007	19,537 SF	AboveGround
.04Mi.	**4103 DEWITT COUNTY CT**	**06/17/2022**	$266,906	$266,906	2,044		2012	7,540 SF	
.04Mi.	**4101 DEWITT COUNTY CT**	**02/21/2023**	$299,442	$299,442	2,416		2012	7,540 SF	
.04Mi.	**4105 DEWITT COUNTY CT**	**08/02/2011**	$286,252	$286,252	2,277		2011	7,540 SF	
.05Mi.	**4011 DEWITT COUNTY CT**	**09/29/2022**	$286,877	$286,877	2,248		2011	7,540 SF	
.05Mi.	**4007 SALT FORK DR**	**03/31/2025**	$252,064	$252,064	1,783		2012	7,536 SF	
.05Mi.	**4108 DEWITT COUNTY CT**	**03/03/2008**	$314,426	$314,426	2,740		2007	18,347 SF	
.05Mi.	**4009 DEWITT COUNTY CT**	**06/20/2014**	$266,912	$266,912	2,033		2013	7,540 SF	
.05Mi.	**4004 DEWITT COUNTY CT**	**02/04/2009**	$355,508	$355,508	3,180		2008	11,879 SF	

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

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0.58Mi. **Haynes Elementary School** Number of Students: 811 Student-Teacher Ratio: 16.34		C+	Public	EE - 5
1.06Mi. **Roy J. Smith Middle School** Number of Students: 1,135 Student-Teacher Ratio: 17.37		C	Public	6 - 8
3.80Mi. **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 **4102 DEWITT COUNTY CT, KILLEEN, TX 76549-3984** 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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