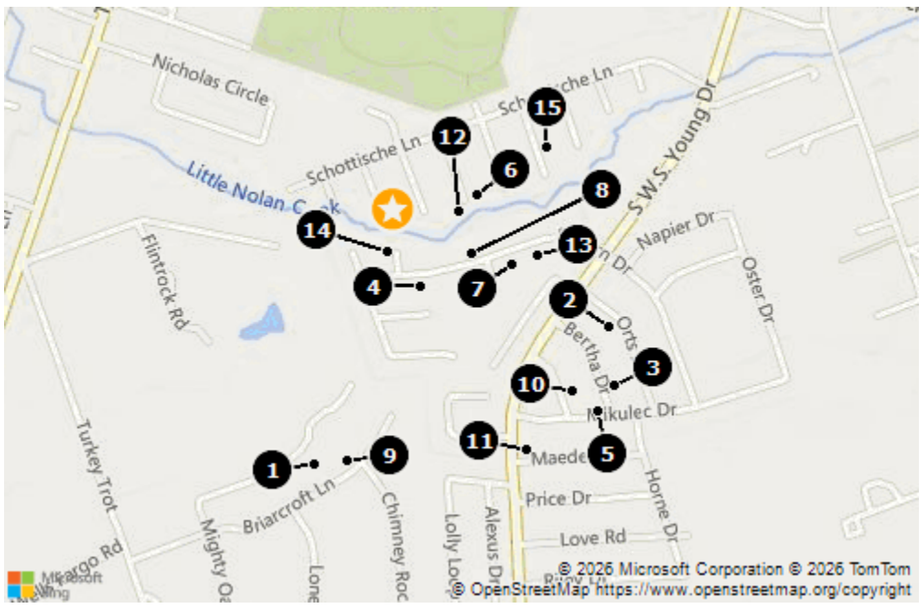
ICE SiteX Report

OrderID: 98677750

SiteX Property Information Report



Subject Property Location

5408 BOOT SCOOTIN CT, KILLEEN, TX 76542-4075

County:	**BELL TX**	Census Tract:	480270225.043000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	317811	Thomas Bros Pg-Grid:	

Valuation

Value:	**$319,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$267,960 - $370,040	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CB RRD TKI WWC6
Assd Land Value:	$42,000	Market Land Value:	$42,000	Tax Year:	2025
Assd Improvement:	$286,943	Market Improvment Value:	$286,943	Total Taxable Value:	$6,672
Total Assessed Value:	$328,943	Total Assessor Market Value:	$328,943	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Block: 3 Subdivision: SAEGERT RANCH PHASE ONE Phase No: 1
Abbreviated Description: SAEGERT RANCH PHASE ONE, BLOCK 003, LOT 0011

Property Characteristics

Lot Size:	24,990 SF	Bedrooms:		Pool:	
Building Area:	3309 SF	Baths:		Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2005	Sales Price:	N/A
Document #:	BK-PG 17 -5720	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Block: 3 Subdivision: SAEGERT RANCH PHASE ONE Phase No: 1
Abbreviated Description: SAEGERT RANCH PHASE ONE, BLOCK 003, LOT 0011

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,360 SF	Median # of Baths	
Median Living Area	2,294 SF	Median Year Built	2005
Price Range - 2 Yrs		Age Range	15 years to 34 years
Median Value		Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**408 BRIARCROFT LN KILLEEN, TX 76542-5606**	09/18/2026			2420	//2	1994	35,109 SF	G

APN: 125440 Document #: 2026047078
Document Type: Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98677750

Legal: Lot: 2 Block: 2 Subdivision: TANGLEWOOD ESTATES ADDITION IV MapRef: CAB B SL 158-B Abbreviated Description: Lot:2 Block:2 Subdivision:TANGLEWOOD ESTATES ADDITION IV Map Ref:CAB B SL 158-B

2	.34Mi.	**5511 ORTS DR** **KILLEEN, TX 76542-4650**	09/02/2026	1796	//	2005	6,750 SF

APN: 319350 Document #: 2026044308
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 4 Subdivision: THE HIGHLANDS AT SAEGERT RANCH PHASE 1 MapRef: CAB C SL 312 Abbreviated Description: Lot:6 Block:4 Subdivision:THE HIGHLANDS AT SAEGERT RANCH PHASE 1 Map Ref:CAB C SL 312City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

3	.39Mi.	**5706 BERTHA DR** **KILLEEN, TX 76542-4693**	08/27/2026	2390	//	2005	6,720 SF

APN: 319366 Document #: 2026043198
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 4 Subdivision: THE HIGHLANDS AT SAEGERT RANCH PHASE I MapRef: CAB C SL 312 Abbreviated Description: Lot:22 Block:4 Subdivision:THE HIGHLANDS AT SAEGERT RANCH PHASE I Map Ref:CAB C SL 312City/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

4	.12Mi.	**1810 SCHORN DR** **KILLEEN, TX 76542-4658**	08/04/2026	3385	//	2004	9,120 SF

APN: 317967 Document #: 2026039385
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 5 Subdivision: SAEGERT RANCH PHASE ONE MapRef: CAB C SL 304-A-D Abbreviated Description: Lot:4 Block:5 Subdivision:SAEGERT RANCH PHASE ONE Map Ref:CAB C SL 304-A-D

5	.4Mi.	**5711 BERTHA DR** **KILLEEN, TX 76542-4693**	07/27/2026	1980	//	2005	7,995 SF

APN: 319389 Document #: 2026037480
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 5 Subdivision: THE HIGHLANDS AT SAEGERT RANCH PHASE I MapRef: CAB C SL 312-A Abbreviated Description: Lot:12 Block:5 Subdivision:THE HIGHLANDS AT SAEGERT RANCH PHASE I Map Ref:CAB C SL 312-ACity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

6	.12Mi.	**5404 JITTERBUG CT** **KILLEEN, TX 76542-4079**	05/18/2026	2966	//	2005	14,803 SF

APN: 317841 Document #: 2026024393
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 41 Block: 3 Subdivision: SAEGERT RANCH Phase No: 1 MapRef: CAB C SL 30-A-D Abbreviated Description: Lot:41 Block:3 Subdivision:SAEGERT RANCH Phase No:1 Map Ref:CAB C SL 30-A-DCity/Muni/Twp:KILLEEN BELL COUNTY City/Muni/Twp: KILLEEN BELL COUNTY

7	.18Mi.	**2004 SCHORN DR** **KILLEEN, TX 76542-4659**	05/15/2026	1839	//	2004	7,800 SF

APN: 317981 Document #: 2026024002
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: SAEGERT RANCH MapRef: CAB C SL 304-A-D Abbreviated Description: Lot:4 Block:6 Subdivision:SAEGERT RANCH Map Ref:CAB C SL 304-A-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

8	.12Mi.	**1911 SCHORN DR** **KILLEEN, TX 76542-4643**	05/14/2026	2966	//	2004	10,400 SF

APN: 317915 Document #: 2026023798
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 4 Subdivision: SAEGERT RANCH Phase No: 1 MapRef: CAB C SL 304-A,B,C&D Abbreviated Description: Lot:9 Block:4 Subdivision:SAEGERT RANCH Phase No:1 Map Ref:CAB C SL 304-A,B,C&DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

9	.34Mi.	**460 BRIARCROFT LN** **KILLEEN, TX 76542-5606**	05/05/2026	2537	//2	1992	38,246 SF

APN: 106498 Document #: 2026021800
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: TANGLEWOOD ESTATES ADDITION IV MapRef: CAB B SL 158-B Abbreviated Description: Lot:4 Block:2 Subdivision:TANGLEWOOD ESTATES ADDITION IV Map Ref:CAB B SL 158-B

10	.35Mi.	**5712 SCHNEIDER DR** **KILLEEN, TX 76542-4692**	02/11/2026	1946	//	2005	6,000 SF

APN: 319393 Document #: 2026006357
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 5 Subdivision: THE HIGHLANDS AT SAEGERT RANCH Phase No: I MapRef: CAB C SL 312-A-D Abbreviated Description: Lot:16 Block:5 Subdivision:THE HIGHLANDS AT SAEGERT RANCH Phase No:I Map Ref:CAB C SL 312-A-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

11	.39Mi.	**2203 MAEDELL DR** **KILLEEN, TX 76542-4098**	02/02/2026	1457	//	2005	6,240 SF

APN: 332189 Document #: 2026004656
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: THE HIGHLANDS AT SAEGERT RANCH Phase No: 2 MapRef: CAB C SL 329-A&B Abbreviated Description: Lot:2 Block:1 Subdivision:THE HIGHLANDS AT SAEGERT RANCH Phase No:2 Map Ref:CAB C SL 329-A&BCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

12	.09Mi.	**5407 JITTERBUG CT** **KILLEEN, TX 76542-4079**	12/23/2025	2111	//	2006	12,384 SF

APN: 317839 Document #: 2025063216
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Block: 3 Subdivision: SAEGERT RANCH PHASE ONE MapRef: CAB C SL 304-A-D Abbreviated Description: Lot:39 Block:3 Subdivision:SAEGERT RANCH PHASE ONE Map Ref:CAB C SL 304-A-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

13	.21Mi.	**2010 SCHORN DR** **KILLEEN, TX 76542-4659**	12/03/2025	2374	//	2004	8,040 SF

APN: 317978 Document #: 2025059527
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: SAEGERT RANCH Phase No: 1 MapRef: CAB C SL 304-A-D Abbreviated Description: Lot:1 Block:6 Subdivision:SAEGERT RANCH Phase No:1 Map Ref:CAB C SL 304-A-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

14	.06Mi.	**1501 LINE DANCE CT** **KILLEEN, TX 76542-4664**	11/13/2025	2294	//	2011	8,360 SF

APN: 317923 Document #: 2025056125
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: SEAGERT RANCH Phase No: 1 MapRef: CAB C SL 304A-D Abbreviated Description: Lot:17 Block:4 Subdivision:SEAGERT RANCH Phase No:1 Map Ref:CAB C SL 304A-DCity/Muni/Twp:KILLEEN City/Muni/Twp: KILLEEN

15	.23Mi.	**5300 TWO STEP PL** **KILLEEN, TX 76542-4637**	10/28/2025	1979	//	2003	8,385 SF

APN: 317875 Document #: 2025053215
Document Type: Price Code:

ICE SiteX Report

OrderID: 98677750

Land Use: Single Family Residential
Legal: Lot: 75 Block: 3 Subdivision: SAEGERT RANCH Phase No: 1 MapRef: CAB C SL 304-A-D Abbreviated Description: Lot:75 Block:3 Subdivision:SAEGERT RANCH Phase No:1 Map Ref:CAB C SL 304-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.

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.	**5408 BOOT SCOOTIN CT**	**05/27/2005**	$328,943	$328,943	3,309		2005	24,990 SF	
.02Mi.	**5410 BOOT SCOOTIN CT**	**07/25/2005**	$223,406	$223,406	1,793		2005	22,914 SF	
.02Mi.	**5403 BARKEY CT**	**10/27/2009**	$241,692	$241,692	2,030		2004	8,004 SF	
.02Mi.	**5401 BARKEY CT**	**09/29/2014**	$271,567	$271,567	2,518		2005	8,125 SF	
.02Mi.	**5406 BOOT SCOOTIN CT**	**01/24/2025**	$252,535	$252,535	2,219		2005	7,345 SF	
.02Mi.	**5405 BARKEY CT**	**03/10/2023**	$278,290	$278,290	2,637		2005	9,657 SF	
.03Mi.	**5307 BARKEY CT**	**11/29/2021**	$274,086	$274,086	2,514		2004	8,125 SF	
.04Mi.	**5404 BOOT SCOOTIN CT**	**01/13/2005**	$212,794	$212,794	1,648		2004	8,125 SF	
.04Mi.	**5409 BOOT SCOOTIN CT**	**11/08/2005**	$297,288	$297,288	2,836		2005	11,312 SF	
.04Mi.	**5305 BARKEY CT**	**07/16/2021**	$230,306	$230,306	1,869		2004	8,125 SF	
.04Mi.	**5407 BARKEY CT**	**08/07/2018**	$245,333	$245,333	2,064		2006	16,120 SF	
.04Mi.	**5407 BOOT SCOOTIN CT**	**03/04/2008**	$256,936	$256,936	2,307		2004	7,910 SF	
.05Mi.	**5402 BOOT SCOOTIN CT**	**04/26/2024**	$243,457	$243,457	2,090		2004	8,125 SF	
.05Mi.	**5405 BOOT SCOOTIN CT**	**05/26/2005**	$228,056	$228,056	1,867		2005	8,125 SF	
.05Mi.	**5303 BARKEY CT**	**10/07/2022**	$236,210	$236,210	1,992		2004	8,125 SF	
.05Mi.	**5402 BARKEY CT**		$318,332	$318,332	3,255		2004	8,280 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
1.22Mi.	**Charles E. Patterson Middle School** Number of Students: 746 Student-Teacher Ratio: 15.56	C	Public	6 - 8
0.49Mi.	**Saegert Elementary School** Number of Students: 940 Student-Teacher Ratio: 15.11	C	Public	EE - 5
1.37Mi.	**C. E. Ellison High School** Number of Students: 1,761 Student-Teacher Ratio: 16.83 Advanced Placement: Yes	D+	Public	9 - 12

ICE SiteX Report

OrderID: 98677750

Flood Report

The Subject Property of **5408 BOOT SCOOTIN CT, KILLEEN, TX 76542-4075** is in **Zone A** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH NO BFES HAVE BEEN DETER-MINED.
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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