

Exciting Development Land BUYER OPPORTUNITY

39[±] KILLEEN
TEXAS
acres
Offered in 6 Tracts

DOLLAR GENERAL

Excellent Development Potential
2,200[±] ft. Frontage on Stan Schlueter Loop
20,000+ Avg. Daily Traffic Count - 2015
Currently Zoned R-1
Excellent Visibility
2 Corner Tracts on Cunningham Rd Intersection

Sealed Bid Auction
Bids Due Tuesday, December 8

Information BOOKLET

 **SCHRADER**
Real Estate and Auction Company, Inc.

in
cooperation
with

AL
Paul A. Lynn
& Associates, LLC

800.451.2709
SchraderAuction.com

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

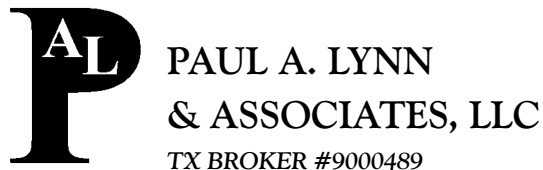
*Auction
Manager*

Brent Wellings • 972.768.5165 • brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

in cooperation with



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LOCATION MAP

LOCATION MAP



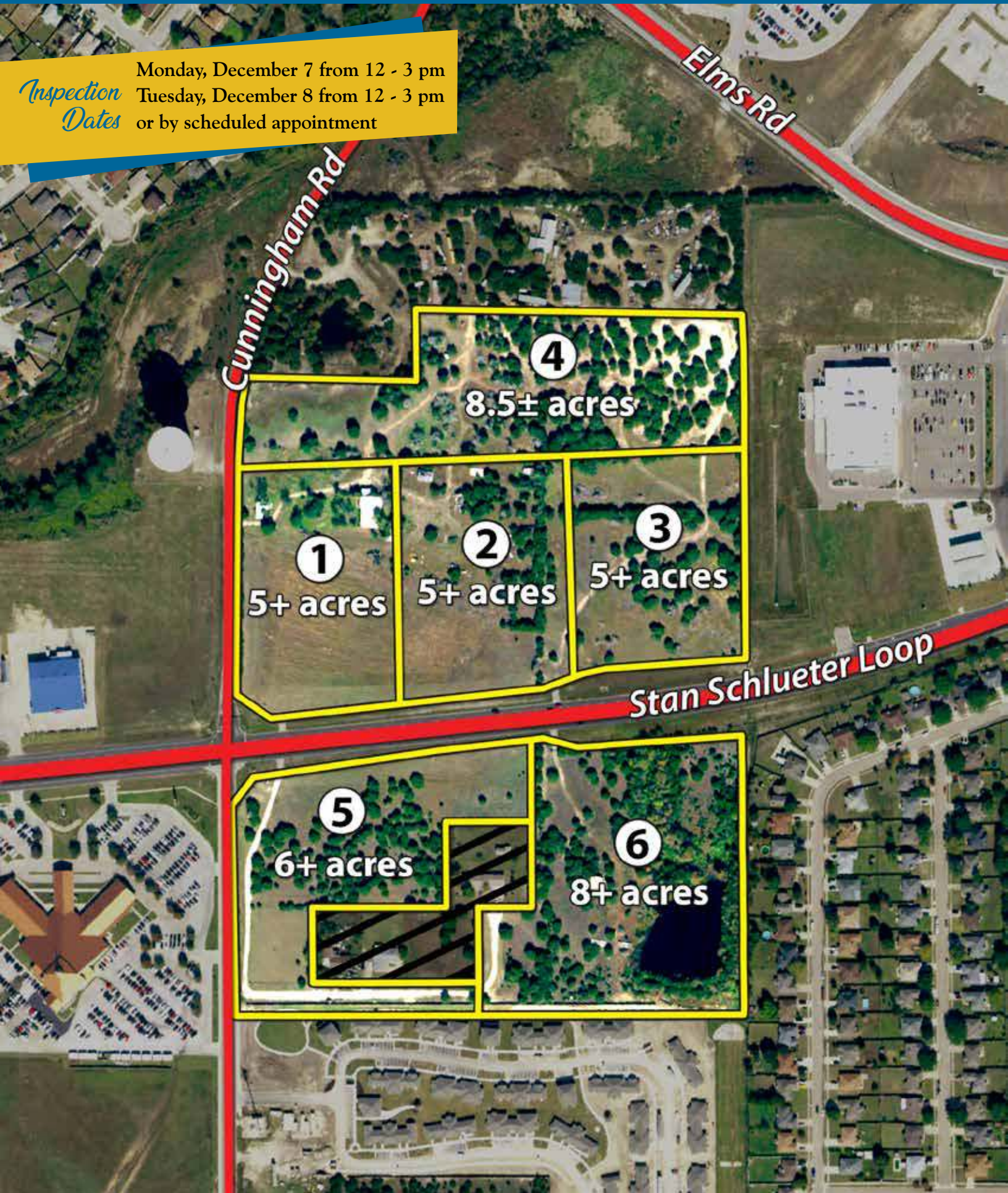
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TRACT MAP

TRACT MAP

*Inspection
Dates*

Monday, December 7 from 12 - 3 pm
Tuesday, December 8 from 12 - 3 pm
or by scheduled appointment



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TRACT DESCRIPTIONS

Exciting Development Land BUYER OPPORTUNITY

Sealed Bid Auction

39[±] KILLEEN TEXAS acres

Offered in 6 Tracts

Excellent Development Potential
2,200± ft. Frontage on Stan Schlueter Loop
20,000+ Avg. Daily Traffic Count - 2015
Currently Zoned R-1
Excellent Visibility
2 Corner Tracts on Cunningham Rd Intersection

Bid Deadline: Tuesday, December 8

Bid Delivery Options:

OPTION 1: Deliver to Auction Representative on Auction Tract 1 between Noon and 5PM on December 8, 2020
OPTION 2: Deliver to 101 N Main Street, Stillwater, OK 74075 – **Attention:** Brent Wellings by December 8, 2020

This property represents an excellent opportunity to acquire quality development land, in the heart of Killeen's expanding commercial and residential district, along Stan Schlueter Loop. 39± acres will be offered in 7 individual tracts, which range in size from 5+ acres to 8.5± acres, providing an opportunity for Buyers to acquire the property that best fits their needs. With over 2,200 feet of frontage along Stan Schlueter Loop and a property that encompasses two sides of the Cunningham Road intersection, there are a variety of potential uses for the acreage. The property is currently zoned R-1 and has access from both Stan Schlueter and Cunningham Road. Through the multi-parcel bidding system, Buyers can submit bids on any individual tract, combination of tracts or the entire property making it simple to place bids on those tracts which best fit your needs. Please call or email for more detail information about the property and the process.

TRACT 1: 5+ acres located on the NE Corner of Cunningham Road and Stan Schlueter Loop, excellent visibility.

TRACT 2: 5+ acres located along Stan Schlueter Loop.

TRACT 3: 5+ acres located along Stan Schlueter Loop on the eastern boundary of the property, adjacent to Walmart Neighborhood Market.

TRACT 4: 8.5± acres located on the north end of the property, scattered trees, level topography and accessed from Cunningham Road.

TRACT 5: 6+ acres located on the SE Corner of Cunningham Road and Stan Schlueter Loop, another excellent corner lot.

TRACT 6: 8+ acres located along Stan Schlueter Loop along the eastern boundary of the property, includes a nice pond!

Terms and Conditions:

BIDDING PROCEDURE: The property will be offered via a Sealed Bid Auction. You may bid on individual tracts, any combination of tracts or the entire auction property as a whole unit. You submit any of the following types of bids: • single bid for a single tract, • single lump sum bid for all or any combination of tracts, • multiple alternative bids for different tracts or different combinations, or • multiple independent bids for different tracts or different combinations. Bidding procedures will be outlined more specifically in the Sealed Bid Packet. All bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 4% buyer's premium.

DOWN PAYMENT: 10% of the total contract purchase price must be delivered with your sealed bid, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. If your bid is not accepted, your check will be returned to the address you provide with your sealed bid. **YOUR BIDDING IS NOT CONDITIONAL**

UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

DEED: The property will be conveyed by Warranty Deed, subject to the Permitted Exceptions.

TITLE INSURANCE: Seller will furnish, at Seller's expense, a standard owner's title insurance policy, subject to the Permitted Exceptions..

CLOSING: The targeted closing date will be approximately 45 days after Seller's acceptance deadline.

POSSESSION: Possession shall be at closing.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

TRACT MAPS / ACRES: All tract maps and acre estimates in the marketing materials are approximations based on existing tax parcel data, legal descriptions and/or aerial mapping data and are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Manager. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

AGENCY: Schrader Real Estate and Auction Company, Inc., Paul A. Lynn & Associates, LLC and their respective agents and representatives are exclusively the agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS", WITHOUT ANY WARRANTY AS TO ITS CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Seller's agents assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information. **THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

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WATER & SEWER LINES MAPS

WATER & SEWER LINES MAP

11/16/2020

Killeen Water Network



<https://gisweb-18.ci.killeen.tx.us/waternetwork/>

WATER & SEWER LINES MAP

11/16/2020

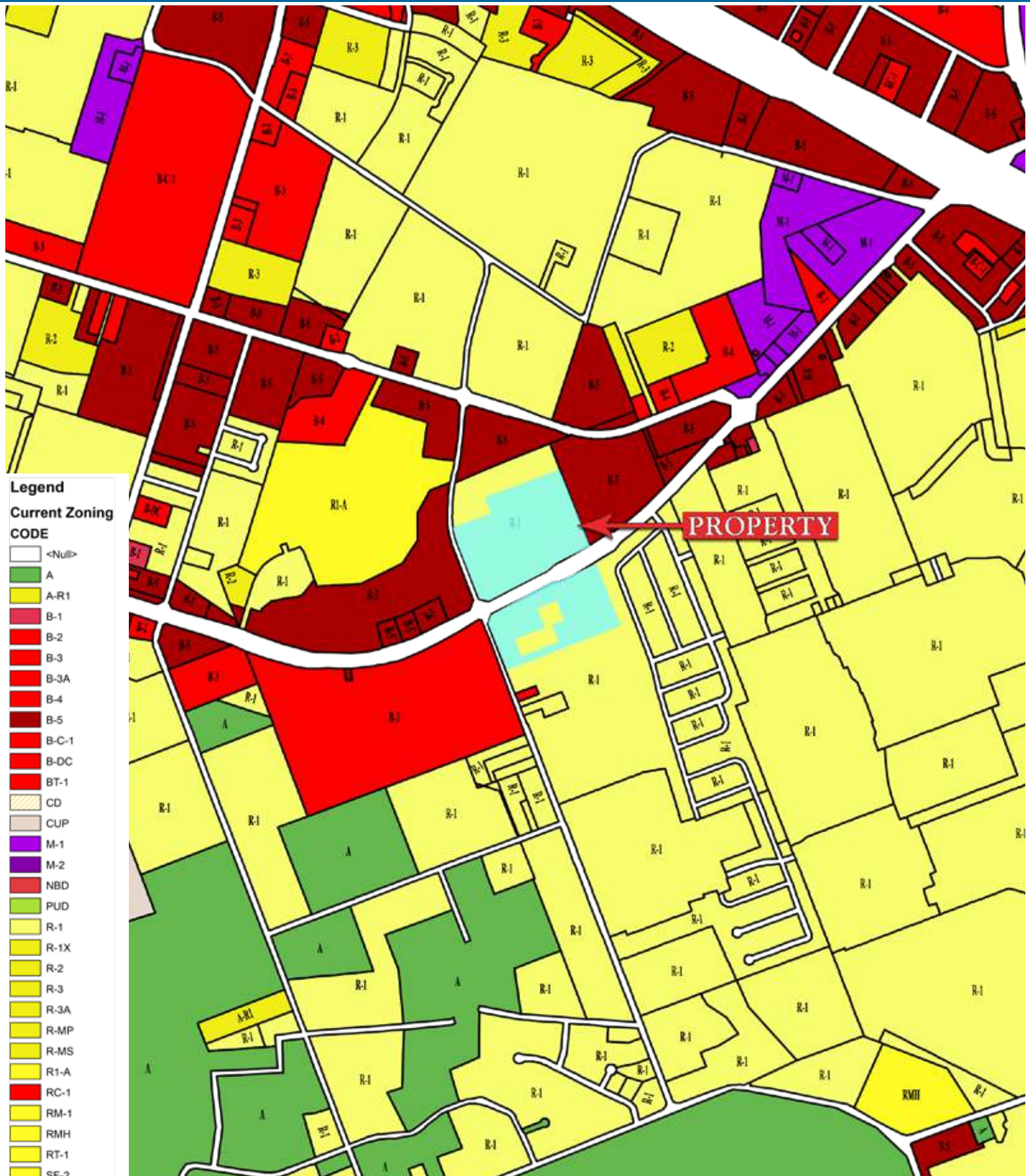
Killeen Sewer



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ZONING MAP

ZONING MAP



Legend Current Zoning CODE

- <Null>
- A
- A-R1
- B-1
- B-2
- B-3
- B-3A
- B-4
- B-5
- B-C-1
- B-DC
- BT-1
- CD
- CUP
- M-1
- M-2
- NBD
- PUD
- R-1
- R-1X
- R-2
- R-3
- R-3A
- R-MP
- R-MS
- R1-A
- RC-1
- RM-1
- RMH
- RT-1
- SF-2
- SR-1
- SUP
- UD

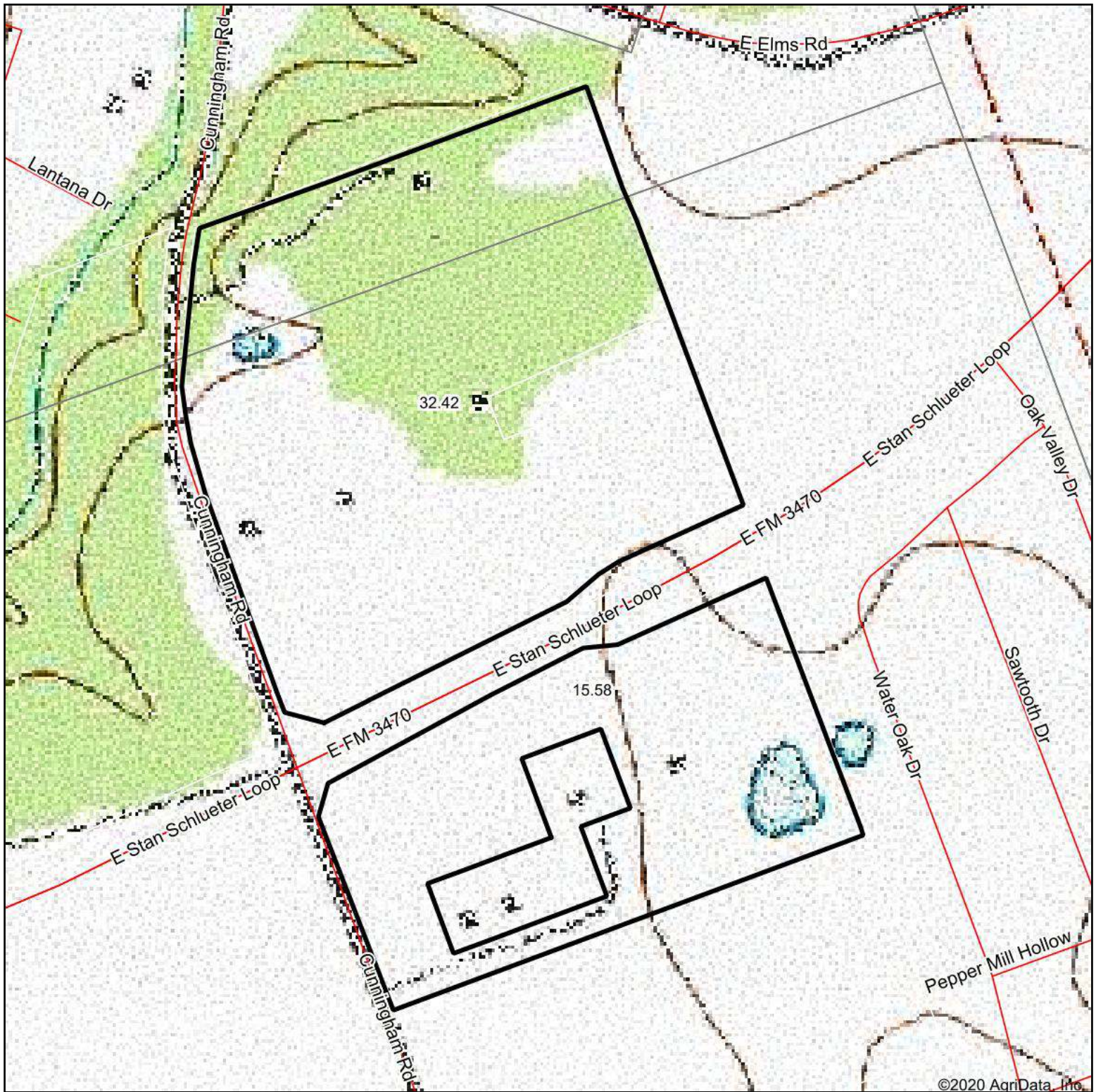
CURRENT ZONING

Planning & Development Services Department



TOPOGRAPHIC MAP

TOPOGRAPHIC MAP

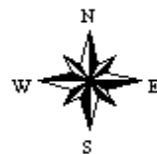


map center: 31° 4' 12.65, -97° 42' 46.51

0ft 384ft 768ft

**Bell County
Texas**

Maps Provided By:



10/12/2020

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FLOOD ZONE MAP

FLOOD ZONE MAP



Map Center: 31° 4' 12.65, -97° 42' 46.51

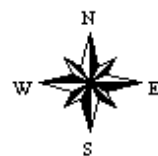
0ft 384ft 768ft

Bell County
Texas

Maps Provided By:



© AgriData, Inc. 2020 www.AgriDataInc.com



10/12/2020

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

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TAX STATEMENTS

TAX STATEMENTS

TAX APPRAISAL DISTRICT OF BELL COUNTY
PO BOX 390
BELTON, TX 76513-0390
(254) 939-5841
www.bellcad.org

TAX APPRAISAL DISTRICT OF BELL COUNTY 2020 TAX STATEMENT

| STATEMENT NUMBER |
|--------------------|
| 286938 |
| PROPERTY ID NUMBER |
| 468042 |

| NAME AND ADDRESS | | PROPERTY DESCRIPTION | | PROPERTY GEOGRAPHICAL ID | |
|--|------------------|---|------------------|---------------------------------|--|
| Owner ID: 710073 Pct: 100.000% NELLIS, DONALD EARL & LENNER HAIR REVOCABLE LIVING TRUST C/O NELLIS, LINDA 21204 BOGIE RD EDMOND, OK 73012 US | | A0199BC R CUNNINGHAM, 2, (PT 31.597AC TRACT), ACRES 6.431 Acreage: 6.4310 Type: R | | 0493540004 | |
| | | | | PROPERTY SITUS / LOCATION | |
| | | | | E STAN SCHLUETER LP KILLEEN, TX | |
| LAND MARKET VALUE | IMP MARKET VALUE | AG/TIMBER USE VALUE | AG/TIMBER MARKET | ASSESSED VALUE | |
| 257,240 | 0 | 0 | 0 | 257,240 | |

100% Assessment Ratio Appraised Value: 257,240

| Taxing Unit | Assessed | Homestead Exemption | Over 65 or DP Exemption | Other Exemptions | Freeze Year and Ceiling | Taxable Value | Rate Per \$100 | Tax Due |
|-----------------------|----------|---------------------|-------------------------|------------------|-------------------------|---------------|----------------|----------|
| KILLEEN ISD | 257,240 | 0 | 0 | 0 | | 257,240 | 1.089500 | 2,802.63 |
| CENTRAL TEXAS COLLEGE | 257,240 | 0 | 0 | 0 | | 257,240 | 0.121800 | 313.32 |
| BELL COUNTY | 257,240 | 0 | 0 | 0 | | 257,240 | 0.396800 | 1,020.73 |
| BELL COUNTY ROAD | 257,240 | 0 | 0 | 0 | | 257,240 | 0.028500 | 73.31 |
| CITY OF KILLEEN | 257,240 | 0 | 0 | 0 | | 257,240 | 0.733000 | 1,885.57 |
| CLEARWATER U.W.C.D. | 257,240 | 0 | 0 | 0 | | 257,240 | 0.003272 | 8.42 |

CITY TAXES REDUCED BY SALES TAX 332.10
COUNTY TAXES REDUCED BY SALES TAX 303.29
Early discounts available if paid before January

| Taxing Unit | October | November | December | January |
|------------------------|-----------------|-----------------|-----------------|-----------------|
| KILLEEN ISD | 2,718.55 | 2,746.57 | 2,774.60 | 2,802.63 |
| *CENTRAL TEXAS COLLEGE | 313.32 | 313.32 | 313.32 | 313.32 |
| BELL COUNTY | 990.11 | 1,000.31 | 1,010.53 | 1,020.73 |
| BELL COUNTY ROAD | 71.11 | 71.84 | 72.58 | 73.31 |
| *CITY OF KILLEEN | 1,885.57 | 1,885.57 | 1,885.57 | 1,885.57 |
| CLEARWATER U.W.C.D. | 8.17 | 8.25 | 8.34 | 8.42 |
| TOTAL TAX DUE | 5,986.83 | 6,025.86 | 6,064.94 | 6,103.98 |

| PENALTY AND INTEREST IF PAID AFTER JAN 31, 2021 | | |
|---|----------|----------------|
| IF PAID IN MONTH | P&I RATE | TOTAL TAX DUE* |
| FEB 2021 | 7% | \$6,531.27 |
| MAR 2021 | 9% | \$6,653.36 |
| APR 2021 | 11% | \$6,775.40 |
| MAY 2021 | 13% | \$6,897.49 |
| JUN 2021 | 15% | \$7,019.59 |

*Please note that this taxing unit does not offer early payment discount.

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER, DISABLED OR A DISABLED VETERAN AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54)..

DETACH HERE AND RETURN WITH PAYMENT

Make checks payable to:
TAX APPRAISAL DISTRICT OF BELL COUNTY
PO BOX 390
BELTON, TX 76513-0390

RETURN SERVICE REQUESTED

To Pay by Credit
Card or E-Check Visit
www.bellcad.org or
call 1-254-613-1856

The service provider
charges a nominal
fee for this service.



| Owner Name and Address | STATEMENT NUMBER |
|---|------------------|
| NELLIS, DONALD EARL & LENNE REVOCABLE LIVING TRUST C/O NELLIS, LINDA 21204 BOGIE RD EDMOND, OK 73012 US | 2020 286938 |
| | PROP ID NUMBER |
| | 468042 |
| | GEOGRAPHICAL ID |
| | 0493540004 |

| IF PAID IN MONTH | TAX DUE |
|------------------|------------|
| OCT 2020 | \$5,986.83 |
| NOV 2020 | \$6,025.86 |
| DEC 2020 | \$6,064.94 |
| JAN 2021 | \$6,103.98 |

| Total Taxes Due Including Penalty and Interest | |
|--|------------|
| FEB 2021 | \$6,531.27 |
| MAR 2021 | \$6,653.36 |
| APR 2021 | \$6,775.40 |
| MAY 2021 | \$6,897.49 |
| JUN 2021 | \$7,019.59 |

BCS03002022
SEQ 2023 L 2 TR 9

NELLIS, DONALD EARL & LENNER HAIR
REVOCABLE LIVING TRUST
C/O NELLIS, LINDA
21204 BOGIE RD
EDMOND, OK 73012 US



TAX STATEMENTS

| YEAR | TAXING UNIT | STMNT ID | ASSESSED VALUE | TAXABLE VALUE | RATE PER \$100 | TAX AMOUNT | % CHANGE IN TAX |
|------|-----------------------|----------|-------------------|------------------|-------------------|---------------|--------------------|
| 2020 | BELL COUNTY | 286938 | 257,240 | 257,240 | 0.396800 | 1,020.73 | -39.36 |
| | BELL COUNTY ROAD | 286938 | 257,240 | 257,240 | 0.028500 | 73.31 | -37.23 |
| | CENTRAL TEXAS COLLEGE | 286938 | 257,240 | 257,240 | 0.121800 | 313.32 | -38.76 |
| | CITY OF KILLEEN | 286938 | 257,240 | 257,240 | 0.733000 | 1,885.57 | -37.13 |
| | CLEARWATER U.W.C.D. | 286938 | 257,240 | 257,240 | 0.003272 | 8.42 | -41.04 |
| | KILLEEN ISD | 286938 | 257,240 | 257,240 | 1.089500 | 2,802.63 | -39.66 |
| 2019 | BELL COUNTY | 108814 | 400,000 | 400,000 | 0.420800 | 1,683.20 | 584.06 |
| | BELL COUNTY ROAD | 108814 | 400,000 | 400,000 | 0.029200 | 116.80 | 568.57 |
| | CENTRAL TEXAS COLLEGE | 108814 | 400,000 | 400,000 | 0.127900 | 511.60 | 531.84 |
| | CITY OF KILLEEN | 108814 | 400,000 | 400,000 | 0.749800 | 2,999.20 | 584.72 |
| | CLEARWATER U.W.C.D. | 108814 | 400,000 | 400,000 | 0.003570 | 14.28 | 537.50 |
| | KILLEEN ISD | 108814 | 400,000 | 400,000 | 1.161100 | 4,644.40 | 530.97 |
| 2018 | BELL COUNTY | 107228 | 58,418 | 58,418 | 0.421200 | 246.06 | 0.00 |
| | BELL COUNTY ROAD | 107228 | 58,418 | 58,418 | 0.029900 | 17.47 | 0.00 |
| | CENTRAL TEXAS COLLEGE | 107228 | 58,418 | 58,418 | 0.138600 | 80.97 | -0.93 |
| | CITY OF KILLEEN | 107228 | 58,418 | 58,418 | 0.749800 | 438.02 | 0.00 |
| | CLEARWATER U.W.C.D. | 107228 | 58,418 | 58,418 | 0.003830 | 2.24 | -0.44 |
| | KILLEEN ISD | 107228 | 58,418 | 58,418 | 1.260000 | 736.07 | 13.51 |
| 2017 | BELL COUNTY | 105636 | 58,418 | 58,418 | 0.421200 | 246.06 | -13.34 |
| | BELL COUNTY ROAD | 105636 | 58,418 | 58,418 | 0.029900 | 17.47 | -13.34 |
| | CENTRAL TEXAS COLLEGE | 105636 | 58,418 | 58,418 | 0.139900 | 81.73 | -11.24 |
| | CITY OF KILLEEN | 105636 | 58,418 | 58,418 | 0.749800 | 438.02 | -13.34 |
| | CLEARWATER U.W.C.D. | 105636 | 58,418 | 58,418 | 0.003850 | 2.25 | -14.77 |
| | KILLEEN ISD | 105636 | 58,418 | 58,418 | 1.110000 | 648.44 | -14.57 |
| 2016 | BELL COUNTY | 105072 | 67,410 | 67,410 | 0.421200 | 283.94 | N/A |
| | BELL COUNTY ROAD | 105072 | 67,410 | 67,410 | 0.029900 | 20.16 | N/A |
| | CENTRAL TEXAS COLLEGE | 105072 | 67,410 | 67,410 | 0.136600 | 92.08 | N/A |
| | CITY OF KILLEEN | 105072 | 67,410 | 67,410 | 0.749800 | 505.44 | N/A |
| | CLEARWATER U.W.C.D. | 105072 | 67,410 | 67,410 | 0.003920 | 2.64 | N/A |
| | KILLEEN ISD | 105072 | 67,410 | 67,410 | 1.126000 | 759.03 | N/A |
| 2015 | | | | N/A | N/A | N/A | N/A |

N/A = Not available

| % Change 5th Year Comparison(Compare 2020 to 2015) | | | | |
|--|-------------------|------------------|-------------------|------------|
| TAXING UNIT | ASSESSED VALUE | TAXABLE VALUE | RATE PER \$100 | TAX AMOUNT |
| N/A | N/A | N/A | | |

| KILLEEN ISD Tax Rate Breakdown | | | |
|--------------------------------|----------|----------|------------|
| YEAR | M&O RATE | I&S RATE | TOTAL RATE |
| 2020 | 0.920100 | 0.169400 | 1.089500 |
| 2019 | 0.970000 | 0.191100 | 1.161100 |

Taxpayers who were 65 YEARS OF AGE or older, DISABLED, A DISABLED VETERAN OR UNMARRIED SURVIVING SPOUSE OF A DISABLED VETERAN on January 1 and have filed an APPLICATION for exemption may pay the taxes on their HOMESTEAD in four equal installments.

1st payment due January 31
2nd payment due March 31
3rd payment due May 31
4th payment due July 31

I certify that I have filed an application for exemption and wish to pay these taxes in quarterly installments.
I further acknowledge that this is the only notification that I will receive and that failure to make payments as stated will deem this agreement null and void, thereby resulting in possible accrual of penalties, interest, and collection fees.

SIGNATURE _____

CHANGE OF ADDRESS OR OWNERSHIP CORRECTION

If the address shown on the tax bill is incorrect, PLEASE print the correct information below. If you recently purchased the property and our records do not show you as the current owner, complete this coupon and return it with a copy of proof of ownership (Real Estate Contract, Warranty Deed, etc.). If you no longer own this property please indicate new owner's name and date of sale.
Please date, sign and return this change immediately.

OWNER'S NAME _____

CONTACT NUMBERS

ADDRESS _____

HOME PHONE _____

CITY _____ STATE & ZIP _____

WORK PHONE _____

SIGNATURE _____

CELL PHONE _____

TAX STATEMENTS

TAX APPRAISAL DISTRICT OF BELL COUNTY
PO BOX 390
BELTON, TX 76513-0390
(254) 939-5841
www.bellcad.org

TAX APPRAISAL DISTRICT OF BELL COUNTY 2020 TAX STATEMENT

| STATEMENT NUMBER |
|--------------------|
| 286937 |
| PROPERTY ID NUMBER |
| 418928 |

| NAME AND ADDRESS | | PROPERTY DESCRIPTION | | PROPERTY GEOGRAPHICAL ID | |
|---|------------------|---|------------------|---------------------------------|--|
| Owner ID: 710073 Pct: 100.000% NELLIS, DONALD EARL & LENNER HAIR REVOCABLE LIVING TRUST C/O NELLIS, LINDA 21204 BOGIE RD EDMOND, OK 73012 US | | A0199BC R CUNNINGHAM, 2, ACRES 14.581 Acreage: 14.5810 Type: R | | 0493540001 | |
| | | | | PROPERTY SITUS / LOCATION | |
| | | | | W STAN SCHLUETER LP KILLEEN, TX | |
| LAND MARKET VALUE | IMP MARKET VALUE | AG/TIMBER USE VALUE | AG/TIMBER MARKET | ASSESSED VALUE | |
| 1,086,104 | 0 | 0 | 0 | 1,086,104 | |

100% Assessment Ratio Appraised Value: 1,086,104

| Taxing Unit | Assessed | Homestead Exemption | Over 65 or DP Exemption | Other Exemptions | Freeze Year and Ceiling | Taxable Value | Rate Per \$100 | Tax Due |
|-----------------------|-----------|---------------------|-------------------------|------------------|-------------------------|---------------|----------------|-----------|
| KILLEEN ISD | 1,086,104 | 0 | 0 | 0 | | 1,086,104 | 1.089500 | 11,833.10 |
| CENTRAL TEXAS COLLEGE | 1,086,104 | 0 | 0 | 0 | | 1,086,104 | 0.121800 | 1,322.87 |
| BELL COUNTY | 1,086,104 | 0 | 0 | 0 | | 1,086,104 | 0.396800 | 4,309.66 |
| BELL COUNTY ROAD | 1,086,104 | 0 | 0 | 0 | | 1,086,104 | 0.028500 | 309.54 |
| CITY OF KILLEEN | 1,086,104 | 0 | 0 | 0 | | 1,086,104 | 0.733000 | 7,961.15 |
| CLEARWATER U.W.C.D. | 1,086,104 | 0 | 0 | 0 | | 1,086,104 | 0.003272 | 35.54 |

CITY TAXES REDUCED BY SALES TAX 1402.16
COUNTY TAXES REDUCED BY SALES TAX 1280.52
Early discounts available if paid before January

| Taxing Unit | October | November | December | January |
|------------------------|------------------|------------------|------------------|------------------|
| KILLEEN ISD | 11,478.10 | 11,596.44 | 11,714.77 | 11,833.10 |
| *CENTRAL TEXAS COLLEGE | 1,322.87 | 1,322.87 | 1,322.87 | 1,322.87 |
| BELL COUNTY | 4,180.37 | 4,223.47 | 4,266.56 | 4,309.66 |
| BELL COUNTY ROAD | 300.25 | 303.35 | 306.44 | 309.54 |
| *CITY OF KILLEEN | 7,961.15 | 7,961.15 | 7,961.15 | 7,961.15 |
| CLEARWATER U.W.C.D. | 34.47 | 34.83 | 35.18 | 35.54 |
| TOTAL TAX DUE | 25,277.21 | 25,442.11 | 25,606.97 | 25,771.86 |

*Please note that this taxing unit does not offer early payment discount.

Property taxes in Texas are assessed as of January 1st of each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in case the property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OR OLDER, DISABLED OR A DISABLED VETERAN AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 20% incurred on April 1 or July 1 of the year of delinquency (Tax Code Section 33.11) or Additional Late AG Penalty of 10% (Tax Code Section 23.54)..

| PENALTY AND INTEREST IF PAID AFTER JAN 31, 2021 | | |
|---|----------|----------------|
| IF PAID IN MONTH | P&I RATE | TOTAL TAX DUE* |
| FEB 2021 | 7% | \$27,575.88 |
| MAR 2021 | 9% | \$28,091.33 |
| APR 2021 | 11% | \$28,606.79 |
| MAY 2021 | 13% | \$29,122.19 |
| JUN 2021 | 15% | \$29,637.63 |

DETACH HERE AND RETURN WITH PAYMENT

Make checks payable to:

TAX APPRAISAL DISTRICT OF BELL COUNTY
PO BOX 390
BELTON, TX 76513-0390

RETURN SERVICE REQUESTED

To Pay by Credit
Card or E-Check Visit
www.bellcad.org or
call 1-254-613-1856

The service provider
charges a nominal
fee for this service.



| Owner Name and Address | STATEMENT NUMBER |
|---|------------------|
| NELLIS, DONALD EARL & LENNE REVOCABLE LIVING TRUST C/O NELLIS, LINDA 21204 BOGIE RD EDMOND, OK 73012 US | 2020 286937 |
| | PROP ID NUMBER |
| | 418928 |
| | GEOGRAPHICAL ID |
| | 0493540001 |

| IF PAID IN MONTH | TAX DUE |
|------------------|-------------|
| OCT 2020 | \$25,277.21 |
| NOV 2020 | \$25,442.11 |
| DEC 2020 | \$25,606.97 |
| JAN 2021 | \$25,771.86 |

| Total Taxes Due Including Penalty and Interest | |
|--|-------------|
| FEB 2021 | \$27,575.88 |
| MAR 2021 | \$28,091.33 |
| APR 2021 | \$28,606.79 |
| MAY 2021 | \$29,122.19 |
| JUN 2021 | \$29,637.63 |

BC03002022
SEQ 2022 L 2 TR 9

NELLIS, DONALD EARL & LENNER HAIR
REVOCABLE LIVING TRUST
C/O NELLIS, LINDA
21204 BOGIE RD
EDMOND, OK 73012 US



TAX STATEMENTS

| YEAR | TAXING UNIT | STMNT ID | ASSESSED VALUE | TAXABLE VALUE | RATE PER \$100 | TAX AMOUNT | % CHANGE IN TAX |
|------|-----------------------|----------|-------------------|------------------|-------------------|---------------|--------------------|
| 2020 | BELL COUNTY | 286937 | 1,086,104 | 1,086,104 | 0.396800 | 4,309.66 | 28.02 |
| | BELL COUNTY ROAD | 286937 | 1,086,104 | 1,086,104 | 0.028500 | 309.54 | 32.51 |
| | CENTRAL TEXAS COLLEGE | 286937 | 1,086,104 | 1,086,104 | 0.121800 | 1,322.87 | 29.29 |
| | CITY OF KILLEEN | 286937 | 1,086,104 | 1,086,104 | 0.733000 | 7,961.15 | 32.72 |
| | CLEARWATER U.W.C.D. | 286937 | 1,086,104 | 1,086,104 | 0.003272 | 35.54 | 24.44 |
| | KILLEEN ISD | 286937 | 1,086,104 | 1,086,104 | 1.089500 | 11,833.10 | 27.39 |
| 2019 | BELL COUNTY | 108813 | 800,000 | 800,000 | 0.420800 | 3,366.40 | 1.48 |
| | BELL COUNTY ROAD | 108813 | 800,000 | 800,000 | 0.029200 | 233.60 | -0.80 |
| | CENTRAL TEXAS COLLEGE | 108813 | 800,000 | 800,000 | 0.127900 | 1,023.20 | -6.27 |
| | CITY OF KILLEEN | 108813 | 800,000 | 800,000 | 0.749800 | 5,998.40 | 1.58 |
| | CLEARWATER U.W.C.D. | 108813 | 800,000 | 800,000 | 0.003570 | 28.56 | -5.31 |
| | KILLEEN ISD | 108813 | 800,000 | 800,000 | 1.161100 | 9,288.80 | -6.40 |
| 2018 | BELL COUNTY | 107227 | 787,584 | 787,584 | 0.421200 | 3,317.31 | 0.00 |
| | BELL COUNTY ROAD | 107227 | 787,584 | 787,584 | 0.029900 | 235.49 | 0.00 |
| | CENTRAL TEXAS COLLEGE | 107227 | 787,584 | 787,584 | 0.138600 | 1,091.59 | -0.93 |
| | CITY OF KILLEEN | 107227 | 787,584 | 787,584 | 0.749800 | 5,905.31 | 0.00 |
| | CLEARWATER U.W.C.D. | 107227 | 787,584 | 787,584 | 0.003830 | 30.16 | -0.53 |
| | KILLEEN ISD | 107227 | 787,584 | 787,584 | 1.260000 | 9,923.55 | 13.51 |
| 2017 | BELL COUNTY | 105635 | 787,584 | 787,584 | 0.421200 | 3,317.30 | 169.84 |
| | BELL COUNTY ROAD | 105635 | 787,584 | 787,584 | 0.029900 | 235.49 | 169.84 |
| | CENTRAL TEXAS COLLEGE | 105635 | 787,584 | 787,584 | 0.139900 | 1,101.83 | 176.36 |
| | CITY OF KILLEEN | 105635 | 787,584 | 787,584 | 0.749800 | 5,905.30 | 169.84 |
| | CLEARWATER U.W.C.D. | 105635 | 787,584 | 787,584 | 0.003850 | 30.32 | 165.03 |
| | KILLEEN ISD | 105635 | 787,584 | 787,584 | 1.110000 | 8,742.18 | 166.00 |
| 2016 | BELL COUNTY | 105071 | 291,873 | 291,873 | 0.421200 | 1,229.37 | 0.00 |
| | BELL COUNTY ROAD | 105071 | 291,873 | 291,873 | 0.029900 | 87.27 | 0.00 |
| | CENTRAL TEXAS COLLEGE | 105071 | 291,873 | 291,873 | 0.136600 | 398.70 | 0.00 |
| | CITY OF KILLEEN | 105071 | 291,873 | 291,873 | 0.749800 | 2,188.47 | 0.00 |
| | CLEARWATER U.W.C.D. | 105071 | 291,873 | 291,873 | 0.003920 | 11.44 | -0.78 |
| | KILLEEN ISD | 105071 | 291,873 | 291,873 | 1.126000 | 3,286.49 | -0.18 |
| 2015 | BELL COUNTY | 103268 | 291,873 | 291,873 | 0.421200 | 1,229.37 | N/A |
| | BELL COUNTY ROAD | 103268 | 291,873 | 291,873 | 0.029900 | 87.27 | N/A |
| | CENTRAL TEXAS COLLEGE | 103268 | 291,873 | 291,873 | 0.136600 | 398.70 | N/A |
| | CITY OF KILLEEN | 103268 | 291,873 | 291,873 | 0.749800 | 2,188.46 | N/A |
| | CLEARWATER U.W.C.D. | 103268 | 291,873 | 291,873 | 0.003950 | 11.53 | N/A |
| | KILLEEN ISD | 103268 | 291,873 | 291,873 | 1.128000 | 3,292.33 | N/A |

N/A = Not available

| % Change 5th Year Comparison(Compare 2020 to 2015) | | | | |
|--|-------------------|------------------|-------------------|------------|
| TAXING UNIT | ASSESSED VALUE | TAXABLE VALUE | RATE PER \$100 | TAX AMOUNT |
| BELL COUNTY | 272.12% | 272.12% | -5.79% | 250.56% |
| BELL COUNTY ROAD | 272.12% | 272.12% | -4.68% | 254.69% |
| CENTRAL TEXAS COLLEGE | 272.12% | 272.12% | -10.83% | 231.80% |
| CITY OF KILLEEN | 272.12% | 272.12% | -2.24% | 263.78% |
| CLEARWATER U.W.C.D. | 272.12% | 272.12% | -17.16% | 208.24% |
| KILLEEN ISD | 272.12% | 272.12% | -3.41% | 259.41% |

| KILLEEN ISD Tax Rate Breakdown | | | |
|--------------------------------|----------|----------|------------|
| YEAR | M&O RATE | I&S RATE | TOTAL RATE |
| 2020 | 0.920100 | 0.169400 | 1.089500 |
| 2019 | 0.970000 | 0.191100 | 1.161100 |

Taxpayers who were 65 YEARS OF AGE or older, DISABLED, A DISABLED VETERAN OR UNMARRIED SURVIVING SPOUSE OF A DISABLED VETERAN on January 1 and have filed an APPLICATION for exemption may pay the taxes on their HOMESTEAD in four equal installments.

1st payment due January 31
2nd payment due March 31
3rd payment due May 31
4th payment due July 31

I certify that I have filed an application for exemption and wish to pay these taxes in quarterly installments.
I further acknowledge that this is the only notification that I will receive and that failure to make payments as stated
will deem this agreement null and void, thereby resulting in possible accrual of penalties, interest, and collection fees.

SIGNATURE _____

CHANGE OF ADDRESS OR OWNERSHIP CORRECTION

If the address shown on the tax bill is incorrect, PLEASE print the correct information below. If you recently purchased the property and our records do not show you as the current owner, complete this coupon and return it with a copy of proof of ownership (Real Estate Contract, Warranty Deed, etc.). If you no longer own this property please indicate new owner's name and date of sale.

Please date, sign and return this change immediately.

OWNER'S NAME _____

CONTACT NUMBERS

ADDRESS _____

HOME PHONE _____

CITY _____ STATE & ZIP _____

WORK PHONE _____

SIGNATURE _____

CELL PHONE _____

A blue banner with yellow borders on the top and bottom edges, slanted upwards from left to right. The text "PROPERTY PHOTOS" is centered in white serif font.

PROPERTY PHOTOS

Northwest View



Southeast View



Southwest View



West View



Whole Property Frontage



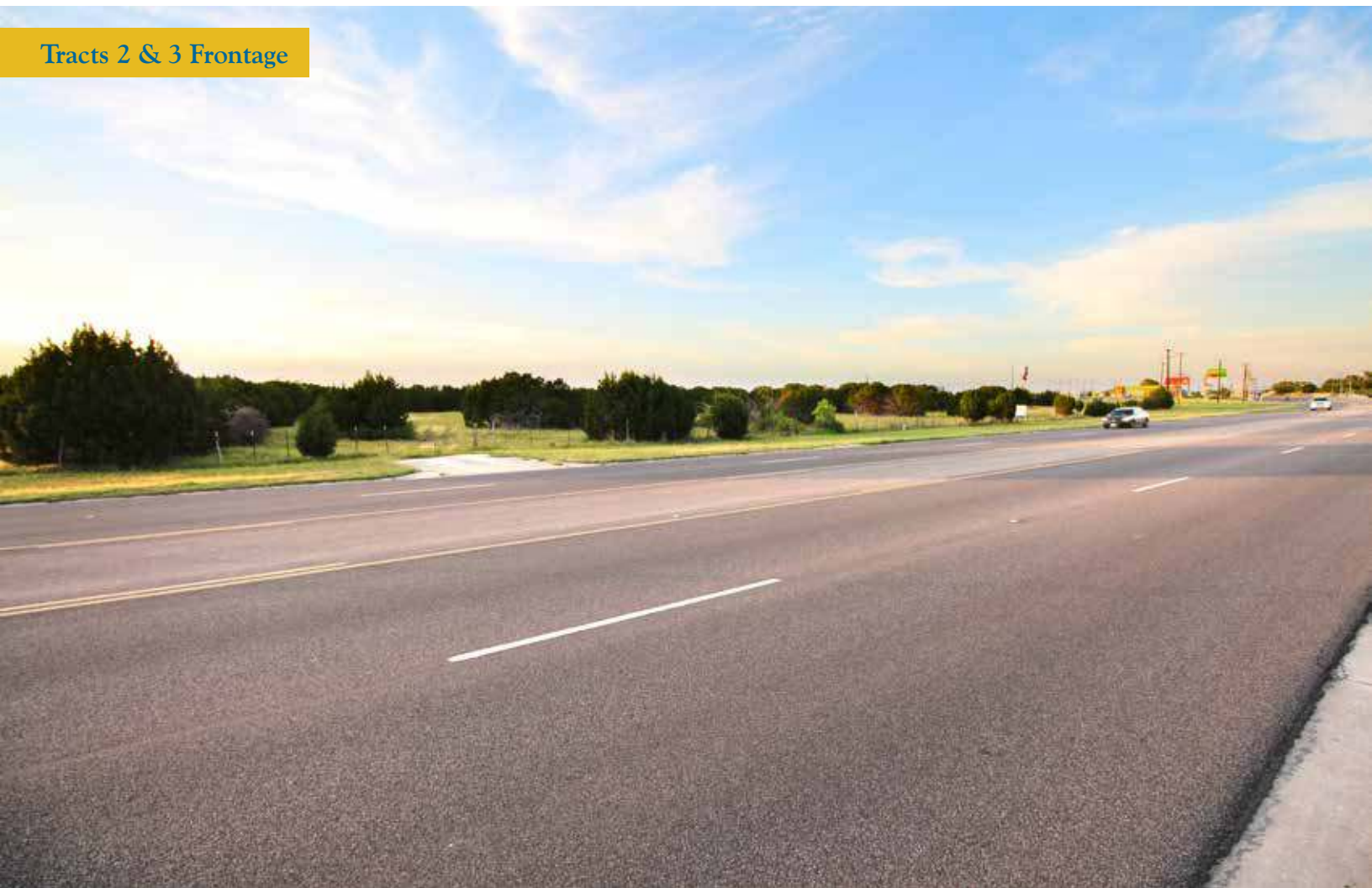
Tract 1



Tracts1 & 5 Intersection



Tracts 2 & 3 Frontage



Tract 3



Tract 4



Tract 5



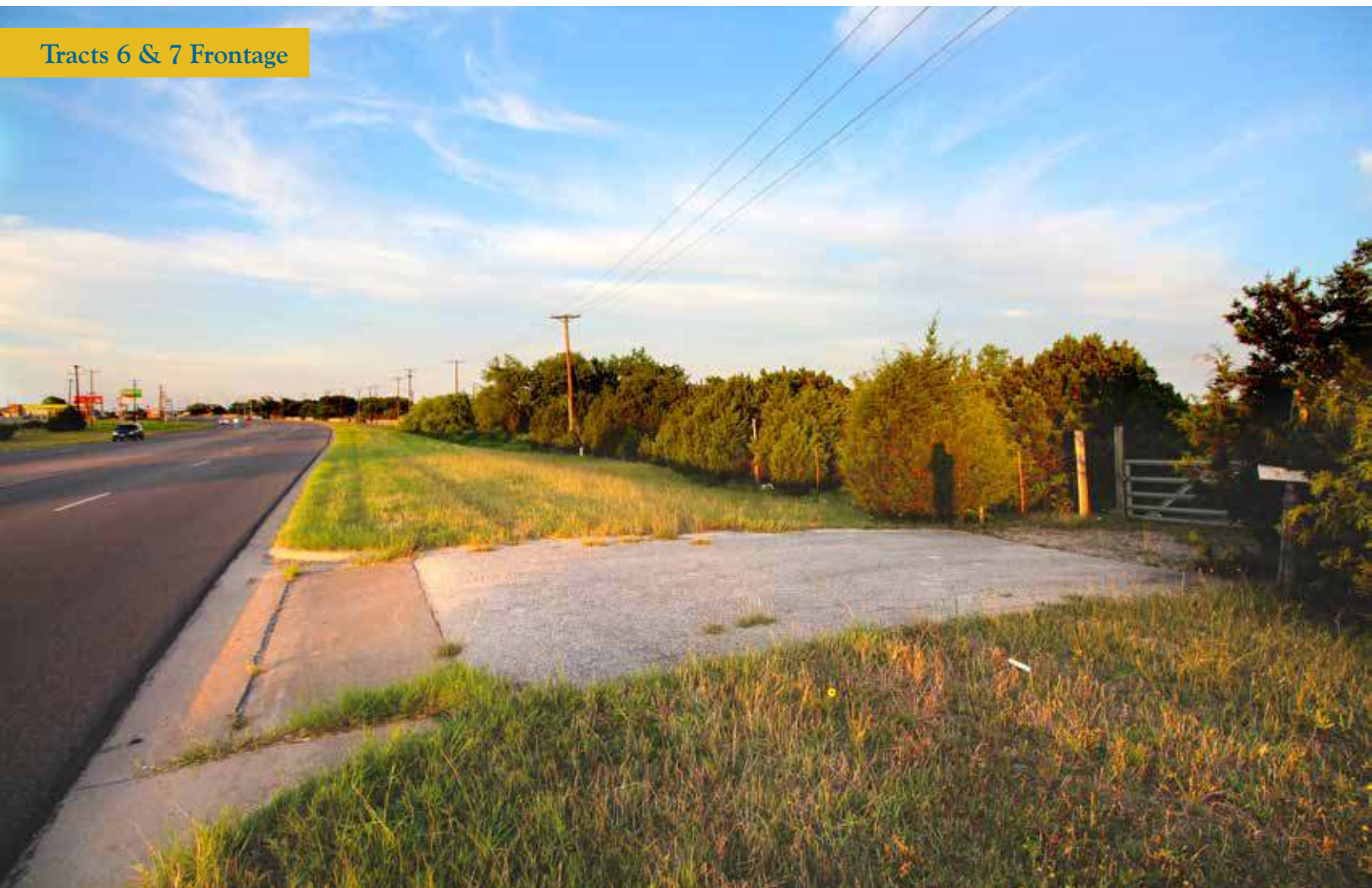
Tract 5 Frontage



Tract 6 Frontage



Tracts 6 & 7 Frontage



Tract 7 Frontage



Tract 7





950 North Liberty Drive, Columbia City, IN 46725
800.451.2709 • 260.244.7606 • www.schraderauction.com

