

# real estate reports



## Subject Property

3497 Hooten Bnd  
Kempner  
TX 76539  
APN: 508293

## Prepared For:

## Data Provided By:

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# Property Detail

Subject Property : **3497 Hooten Bnd Kempner TX 76539**

## Owner Information

Owner Name : **Thompson Harvey John**

Mailing Address : **3497 Hooten Bnd, Kempner TX 76539 R001**

Owner Occupied ☐  
Indicator :

## Location Information

Legal Description : **Persimmon Springs Phase One-b, Block 001, Lot 0001, Acres .87**

County : **Bell, Tx**

APN : **508293**

Census Tract / Block : **233.01 / 2**

Alternate APN : **0847782132**

Legal Lot : **1**

School District : **Copperas Cove Isd**

Legal Block : **1**

Munic/Township : **Kempner**

Market Area : **KL**

Neighbor Code : **RSCCBP**

## Owner Transfer Information

Recording/Sale Date : **Year /**

## Property Characteristics

Gross Area : **2,366**

Garage Area : **679**

Cooling Type : **Central**

Living Area : **2,366**

Foundation : **Crawl Space**

Exterior wall : **Brick/metal**

Fireplace : **Y / 1**

Roof Material : **Composition Shingle**

Porch Type : **Open Porch**

Year Built / Eff : **2021**

Heat Type : **Central**

Air Cond : **Central**

Parking Type : **Attached Garage**

## Property Information

Land Use : **Sfr**

Lot Size : **37,897**

State Use : **Sgl-fam-res-home**

Lot Acres : **0.87**



## Property Detail

### Tax Information

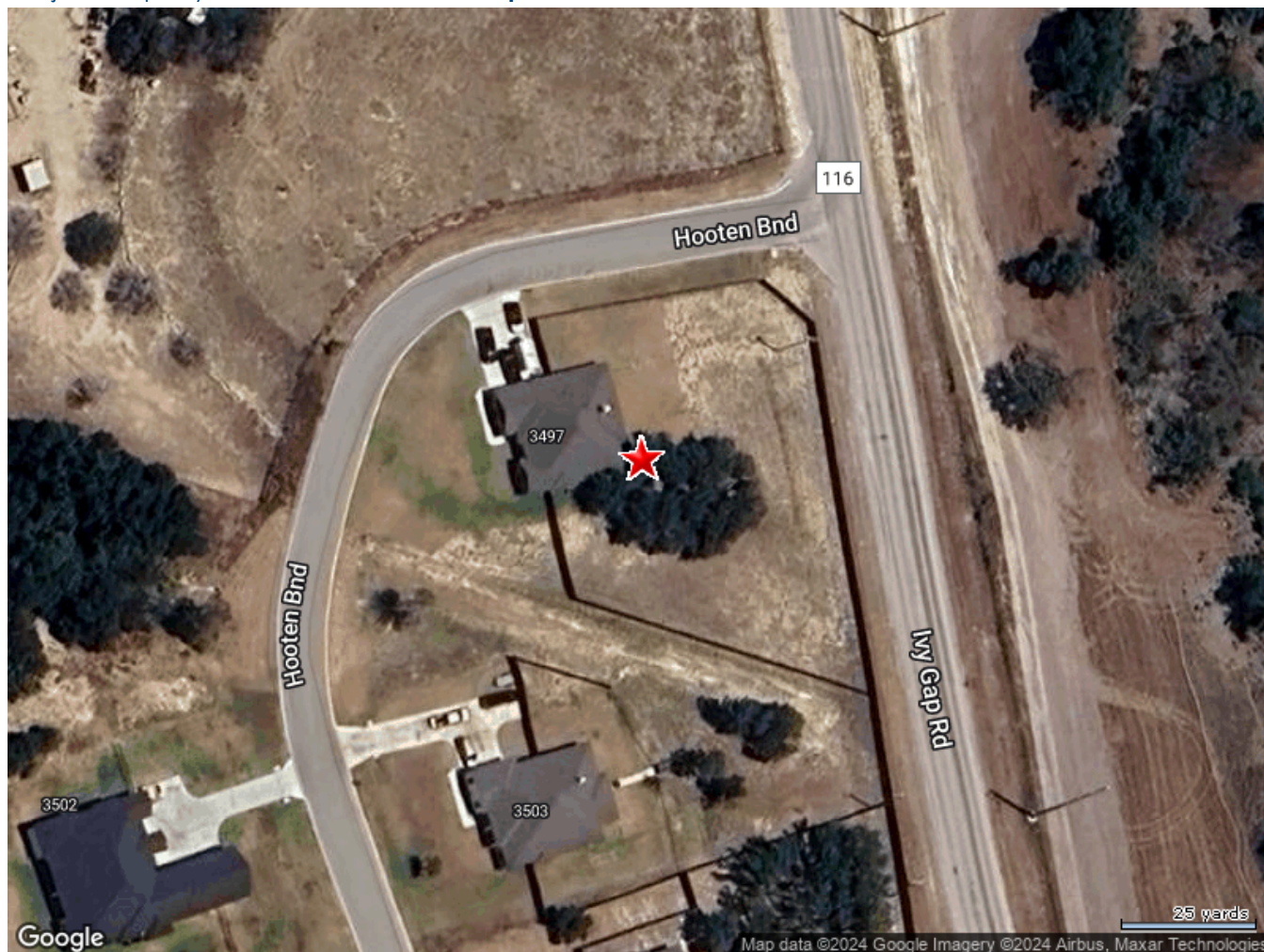
Total Value : <b>\$472,257</b>	Tax Rate Area : <b>CB</b>	Current Year Land Value : <b>\$84,000</b>
Land Value : <b>\$65,000</b>	Homeowner Exemption : <b>Homestead</b>	BELL COUNTY Tax / Rate : <b>\$1,389.42/.2914</b>
Improvement Value : <b>\$407,257</b>	Market Value : <b>\$472,257</b>	CEN TEXAS COLLEGE Tax / Rate : <b>\$393.37/.0825</b>
Assessed Year : <b>2023</b>	Current Assessed Year : <b>2024</b>	BELL CO ROAD Tax / Rate : <b>\$100.61/.0211</b>
Improve % : <b>86%</b>	Current Year Total Value : <b>\$476,810</b>	COPPERAS COVE ISD Tax / Rate : <b>\$3,975.64/.8338</b>
Tax Year : <b>2024</b>	Current Year Improvement Value : <b>\$392,810</b>	CLEARWATER U.W.C.D. Tax / Rate : <b>\$11.31/.00237</b>
Property Tax : <b>\$5,870.35</b>	Water Tax : <b>WCLW</b>	





## Street Map

Subject Property : **3497 Hooten Bnd Kempner TX 76539**





No local schools data for selected property.



Local Business

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Checkout Pay Station	2809 Connell St Kempner Tx	(254) 781-7557	0.76

Health Care Services

Name	Address	Telephone	Distance (Miles)
Monica L Starkovich Otr	3129 Lmas Rodando Calzada Kempner Tx	(254) 289-3499	0.75
Warren And Linda Townsend Llc	3276 Arista Rueda Kempner Tx	(254) 547-9802	0.8
Linda C Lloyd	3175 Arbolado Calzada Kempner Tx	(254) 547-1534	0.91
We Leave No One Behind - Crisis Help	3335 Sally Cir Kempner Tx	(254) 423-2638	0.98

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Southern Hills Baptist Church Inc	2920 S Fm 116 Kempner Tx	(254) 547-0009	0.74



# Neighbors

## 3503 HOOTEN BND

Distance 0.03 Miles

Owner Name : **Rodela Jose Iii**

Recording Date : **11/02/2020**

Sale Date : **10/30/2020**

Sale Price : **\$323,302**

Total Value : **\$452,639**

Property Tax : **\$5,650.91**

Land Use : **Sfr**

Lot Acres : **0.88**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **2,249**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490111**

## 3509 HOOTEN BND

Distance 0.05 Miles

Owner Name : **Alvey Maribel Massiel Echeverr**

Recording Date : **11/06/2020**

Sale Date : **11/05/2020**

Sale Price : **\$340,940.65**

Total Value : **\$494,426**

Property Tax : **\$6,164.53**

Land Use : **Sfr**

Lot Acres : **0.79**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **2,531**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490112**

## 3502 HOOTEN BEND RD

Distance 0.07 Miles

Owner Name : **Rivers Marcus Anthony**

Recording Date : **01/12/2021**

Sale Date : **01/08/2021**

Sale Price : **\$500,192**

Total Value : **\$581,788**

Property Tax : **\$7,475.50**

Land Use : **Sfr**

Lot Acres : **1.46**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **3,339**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490139**

## 3515 HOOTEN BND

Distance 0.08 Miles

Owner Name : **Zacharias Roy**

Recording Date : **11/24/2020**

Sale Date : **11/23/2020**

Sale Price : **\$345,822**

Total Value : **\$435,166**

Property Tax : **\$6,276.82**

Land Use : **Sfr**

Lot Acres : **0.82**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **2,380**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490113**





# Neighbors

## 3602 MORGAN MILL RD

Distance 0.08 Miles

Owner Name : **Mullican Scot A**

Recording Date : **05/18/2020**

Sale Date : **05/18/2020**

Sale Price : **\$554,260**

Total Value : **\$514,983**

Property Tax : **\$6,814.12**

Land Use : **Sfr**

Lot Acres : **0.86**

Yr Blt / Eff Yr Blt : **2019 /**

Living Area : **2,869**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490140**

## 3608 MORGAN MILL RD

Distance 0.11 Miles

Owner Name : **Westbrook Steven D**

Recording Date : **01/25/2021**

Sale Date : **01/22/2021**

Sale Price : **\$421,302**

Total Value : **\$511,325**

Property Tax : **\$6,657.34**

Land Use : **Sfr**

Lot Acres : **0.83**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **2,857**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490141**

## 3521 HOOTEN BND

Distance 0.11 Miles

Owner Name : **Wood Timothy Paul**

Recording Date : **07/10/2020**

Sale Date : **07/09/2020**

Sale Price : **\$409,375**

Total Value : **\$448,351**

Property Tax : **\$6,429.44**

Land Use : **Sfr**

Lot Acres : **0.78**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **2,564**

Subdivision : **Persimmon Spgs Ph 1 Etj**

APN : **490114**

## 3601 MORGAN MILL RD

Distance 0.12 Miles

Owner Name : **Henderson Ladell Ashunti**

Recording Date : **07/06/2020**

Sale Date : **06/30/2020**

Sale Price : **\$435,806**

Total Value : **\$569,655**

Property Tax : **\$7,488.71**

Land Use : **Sfr**

Lot Acres : **0.75**

Yr Blt / Eff Yr Blt : **2019 /**

Living Area : **3,215**

Subdivision : **Persimmon Spgs Ph 1**

APN : **490138**

## HOOTEN BEND RD

Distance 0.12 Miles

Owner Name : **Bwa Development Inc**

Property Tax : **\$10.34**

Total Value : **\$650**

Lot Acres : **0.02**

Land Use : **Residential Lot**

APN : **491087**



FM-116

Distance 0.13 Miles

Owner Name : **Ross Larry Dale**

Recording Date : **06/25/2020**

Sale Date : **06/22/2020**

Sale Price : **\$432,610**

Total Value : **\$2,261**

Property Tax : **\$33.81**

Land Use : **Farms**

Lot Acres : **15.66**

Subdivision : **Persimmon Spgs Ph 1**

APN : **433381**



# Demographics

Census Tract / block: 233.01 / 2    Year: 2020

## Household

Population		Population by Age	
Count:	5,335	0 - 11	
Estimate Current Year:	5,335	12 - 17	
Estimate in 5 Years:	5,335	18 - 24	11.3%
Growth Last 5 Years:		25 - 64	57.6%
Growth Last 10 Years:		65 - 74	9.9%
		75+	
Household Size		Household Income	
Current Year:	1,948	0 - \$25,000	14.17%
Average Current Year:	2.74	\$25,000 - \$35,000	4.98%
Estimate in 5 Years:	1,948	\$35,000 - \$50,000	5.7%
Growth Last 5 Years:		\$50,000 - \$75,000	18.33%
Growth Last 10 Years:		\$75,000 - \$100,000	14.07%
Male Population:	52.2%	Above \$100,000	42.76%
Female Population:	47.8%	Average Household Income:	\$89,034
Married People:	61.45%		
Unmarried People:	38.55%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	7.28%	Below \$100,000:	10.83%
\$300 - \$799:	26.09%	\$100,000 - \$150,000:	12.06%
\$800 - \$1,999:	49.85%	\$150,000 - \$200,000:	9.55%
Over \$2,000:	16.77%	\$200,000 - \$300,000:	37.62%
Median Home Value:	\$249,100	\$300,000 - \$500,000:	19.74%
Unit Occupied Owner:	88.14%	Above \$500,000:	10.19%
Median Mortgage:	\$1,114		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	11.86%	1999 - 2000	
Median Gross Rent:	\$1,291	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	15.52%
\$750 - \$999	20.31%	1970 - 1979	7.47%
\$1000 and Over	79.69%	1900 - 1969	9.55%

## Education

Enrollment			
Public Pre-Primary School:	0.98%	Not Enrolled in School:	79.83%
Private Pre-Primary School:	0%	Not A High School Graduate:	5.73%
Public School:	18.27%	Graduate Of High School:	29.29%
Private School:	1.91%	Attended Some College:	33.56%
Public College:	5.21%	College Graduate:	20.31%
Private College:	0.83%	Graduate Degree:	11.12%

## Workforce

Occupation:			
Manager/Prof:	36.28%	Private Worker:	61.23%
Technical:		Government Worker:	23.26%
Sales:	13.1%	Self Employed Worker:	1.77%
Administrative:		Unpaid Family Worker:	7.83%
Private House Hold:		Farming:	16.91%
Service:	18.96%	Skilled:	
Protective Services:		Blue-Collar:	31.66%
Commute Time			
Less Than 15 Min:	10.38%		
15 min - 28 min:	26.68%		
30 min - 57 min:	47.56%		
Over 60 min:	15.37%		