

6055 DOGRIDGE RD BELTON, TX

\$2,375,000
55 ACRES
BELTON, TEXAS

+/- 55 acres centrally located to Belton and Killeen/Harker Heights located just off Interstate I-14.

This property is primed for mini storage, RV, and/or many other investment opportunities.

The property is set up and ready.

The property has a 10,000 sqft metal building.

Easy on/off access from I-14 with highway visibility if necessary.





6055 DOGRIDGE RD BELTON, TX



✉ RYAN@EFIRSTTEXAS.COM

☎ 254.947.5577

📍 80 S MAIN ST, SALADO TEXAS 76513

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Map



Property Details

Account

Property ID:	63843	Geographic ID: 0475860001
Type:	Real	Zoning:
Property Use:	MAURICE MAURICE	Condo:

Location

Situs Address:	6055 DOG RIDGE RD BELTON, TX 76513	
Map ID:	45A06 B30	Mapsco:
Legal Description:	A0070BC J BEAL, 41, ACRES 33.601	
Abstract/Subdivision:	A0070BC - J BEAL	
Neighborhood:	CBEL01IWH BEL Warehouse	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Ag Use Value:	N/A (-)
Appraised Value:	N/A (=)
Homestead Cap Loss: ⓘ	N/A (-)
Assessed Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	N/A	N/A
CB	BELL COUNTY	N/A	N/A
RRD	BELL COUNTY ROAD	N/A	N/A
SBEL	BELTON ISD	N/A	N/A
WCLW	CLEARWATER U.W.C.D.	N/A	N/A

Property Improvement - Building

Description: COMMERCIAL **Type:** COMMERCIAL **State Code:** E2 **Living Area:** 960.00sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MH.	MOBILE HOME	MA14	1978	960.00

Type: COMMERCIAL **State Code:** F1 **Living Area:** 8,180.00sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WHE	WAREHOUSE	WHEI	EXMT	2020	8,180.00
OP.	OPEN PORCH	*		2020	2,220.00
OP.	OPEN PORCH	*		2020	480.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR	IMPROVED PASTURE	8.3320	362,941.92	0.00	0.00	N/A	N/A
NATP	NATIVE PASTURELAND	23.2690	1,013,597.64	0.00	0.00	N/A	N/A
COMM	COMMERCIAL	2.0000	87,120.00	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$340,259	\$349,711	\$0	\$689,970	\$0	\$689,970
2021	\$147,475	\$287,959	\$0	\$435,434	\$0	\$435,434
2020	\$4,320	\$287,959	\$0	\$292,279	\$0	\$292,279
2019	\$3,888	\$287,959	\$0	\$291,847	\$0	\$291,847
2018	\$4,277	\$172,706	\$0	\$176,983	\$0	\$176,983
2017	\$0	\$172,886	\$4,407	\$4,407	\$0	\$4,407
2016	\$0	\$102,202	\$3,808	\$3,808	\$0	\$3,808
2015	\$0	\$102,202	\$3,539	\$3,539	\$0	\$3,539
2014	\$0	\$102,202	\$3,429	\$3,429	\$0	\$3,429
2013	\$0	\$102,202	\$3,371	\$3,371	\$0	\$3,371
2012	\$0	\$102,202	\$3,354	\$3,354	\$0	\$3,354

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/4/2018	1	WARRANTY DEED	EDWARDS UE LLC	EDWARDS, MICHAEL ETUX BARBARA			201800051563
9/1/2017	1	WARRANTY DEED	MIKULEC, DANIEL C ETUX JENNIFER L	EDWARDS UE LLC			201700037050
3/18/2002	1	WARRANTY DEED	LEE, LULA BELLE	MIKULEC, DANIEL C ETUX JENNIFER L	4635	217	
	0	0			00622	00626	


Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE

WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW

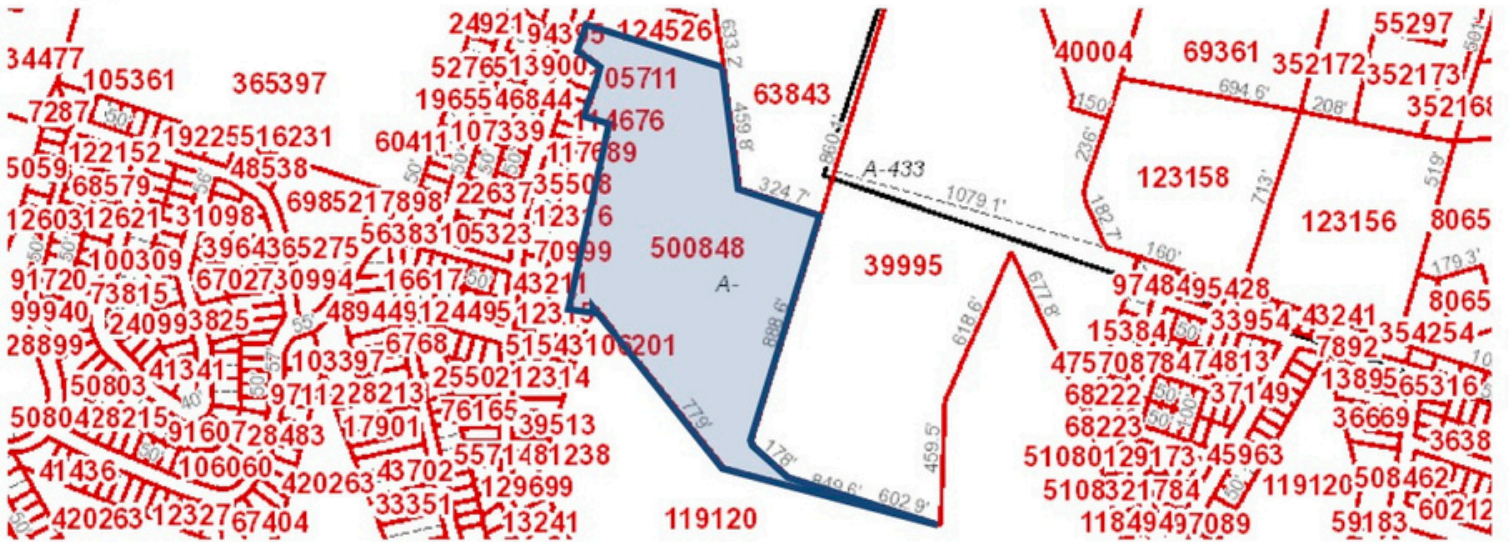
If Paid: 3/23/2023 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	BELL COUNTY	\$689,970	\$2,180.30	\$2,180.30	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY ROAD	\$689,970	\$160.76	\$160.76	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELTON ISD	\$689,970	\$9,225.59	\$9,225.59	\$0.00	\$0.00	\$0.00	\$0.00
2022	CLEARWATER U.W.C.D.	\$689,970	\$18.68	\$18.68	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$11,585.33	\$11,585.33	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY	\$435,434	\$1,602.40	\$1,602.40	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY ROAD	\$435,434	\$114.52	\$114.52	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELTON ISD	\$435,434	\$5,909.27	\$5,909.27	\$0.00	\$0.00	\$0.00	\$0.00
2021	CLEARWATER U.W.C.D.	\$435,434	\$13.50	\$13.50	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$7,639.69	\$7,639.69	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY	\$292,279	\$1,159.76	\$1,159.76	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELL COUNTY ROAD	\$292,279	\$83.30	\$83.30	\$0.00	\$0.00	\$0.00	\$0.00
2020	BELTON ISD	\$292,279	\$3,989.90	\$3,989.90	\$0.00	\$0.00	\$0.00	\$0.00
2020	CLEARWATER U.W.C.D.	\$292,279	\$9.56	\$9.56	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$5,242.52	\$5,242.52	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELL COUNTY	\$291,847	\$1,228.10	\$1,228.10	\$0.00	\$0.00	\$0.00	\$0.00

2019	BELL COUNTY ROAD	\$291,847	\$85.22	\$85.22	\$0.00	\$0.00	\$0.00	\$0.00
2019	BELTON ISD	\$291,847	\$4,275.85	\$4,275.85	\$0.00	\$0.00	\$0.00	\$0.00
2019	CLEARWATER U.W.C.D.	\$291,847	\$10.42	\$10.42	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$5,599.59	\$5,599.59	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY	\$176,983	\$745.45	\$745.45	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELL COUNTY ROAD	\$176,983	\$52.92	\$52.92	\$0.00	\$0.00	\$0.00	\$0.00
2018	BELTON ISD	\$176,983	\$2,837.04	\$2,837.04	\$0.00	\$0.00	\$0.00	\$0.00
2018	CLEARWATER U.W.C.D.	\$176,983	\$6.78	\$6.78	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$3,642.19	\$3,642.19	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY	\$4,407	\$18.56	\$18.56	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELL COUNTY ROAD	\$4,407	\$1.32	\$1.32	\$0.00	\$0.00	\$0.00	\$0.00
2017	BELTON ISD	\$4,407	\$70.64	\$70.64	\$0.00	\$0.00	\$0.00	\$0.00
2017	CLEARWATER U.W.C.D.	\$4,407	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$90.69	\$90.69	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY	\$3,808	\$16.04	\$16.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELL COUNTY ROAD	\$3,808	\$1.14	\$1.14	\$0.00	\$0.00	\$0.00	\$0.00
2016	BELTON ISD	\$3,808	\$54.83	\$54.83	\$0.00	\$0.00	\$0.00	\$0.00
2016	CLEARWATER U.W.C.D.	\$3,808	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$72.16	\$72.16	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY	\$3,539	\$14.90	\$14.90	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELL COUNTY ROAD	\$3,539	\$1.06	\$1.06	\$0.00	\$0.00	\$0.00	\$0.00
2015	BELTON ISD	\$3,539	\$50.97	\$50.97	\$0.00	\$0.00	\$0.00	\$0.00
2015	CLEARWATER U.W.C.D.	\$3,539	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$67.07	\$67.07	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELL COUNTY	\$3,429	\$14.45	\$14.45	\$0.00	\$0.00	\$0.00	\$0.00

2014	BELL COUNTY ROAD	\$3,429	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00	\$0.00
2014	BELTON ISD	\$3,429	\$49.38	\$49.38	\$0.00	\$0.00	\$0.00	\$0.00
2014	CLEARWATER U.W.C.D.	\$3,429	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$65.00	\$65.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY	\$3,371	\$14.19	\$14.19	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELL COUNTY ROAD	\$3,371	\$1.01	\$1.01	\$0.00	\$0.00	\$0.00	\$0.00
2013	BELTON ISD	\$3,371	\$48.88	\$48.88	\$0.00	\$0.00	\$0.00	\$0.00
2013	CLEARWATER U.W.C.D.	\$3,371	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$64.21	\$64.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY	\$3,354	\$14.13	\$14.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELL COUNTY ROAD	\$3,354	\$1.00	\$1.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	BELTON ISD	\$3,354	\$51.01	\$51.01	\$0.00	\$0.00	\$0.00	\$0.00
2012	CLEARWATER U.W.C.D.	\$3,354	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$66.27	\$66.27	\$0.00	\$0.00	\$0.00	\$0.00

Map



Property Details

Account

Property ID:	500848	Geographic ID: 0475320600
Type:	Real	Zoning:
Property Use:		Condo:

Location

Situs Address:	W HWY 190 BELTON, TX 76513	
Map ID:	45A09	Mapsco:
Legal Description:	A0070BC J BEAL, 43, ACRES 21.049	
Abstract/Subdivision:	A0070BC - J BEAL	
Neighborhood:	LBELBSRURL BELTON LAND S OF I-14 (D1&E)	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Ag Use Value:	N/A (-)
Appraised Value:	N/A (=)
Homestead Cap Loss: ⓘ	N/A (-)
Assessed Value:	N/A

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Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	N/A	N/A
CB	BELL COUNTY	N/A	N/A
RRD	BELL COUNTY ROAD	N/A	N/A
SBEL	BELTON ISD	N/A	N/A
WCLW	CLEARWATER U.W.C.D.	N/A	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	21.0490	916,894.44	0.00	0.00	N/A	N/A

Property Roll Value History

				Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$180,067	\$0	\$180,067	\$0	\$180,067
2021	\$0	\$140,130	\$0	\$140,130	\$0	\$140,130

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/23/2020	1	WARRANTY DEED	WALKER, JOHNA	EDWARDS, KEVIN			2020023007
8/26/1999	13	MISC	WALKER, STUART ETUX JOHNA	WALKER, JOHNA	4066	747	
8/10/1989	16	WARRANTY DEED			02555	00706	


Estimated Tax Due

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****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW****

If Paid: 3/23/2023 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	BELL COUNTY	\$180,067	\$569.01	\$569.01	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELL COUNTY ROAD	\$180,067	\$41.96	\$41.96	\$0.00	\$0.00	\$0.00	\$0.00
2022	BELTON ISD	\$180,067	\$2,407.67	\$2,407.67	\$0.00	\$0.00	\$0.00	\$0.00
2022	CLEARWATER U.W.C.D.	\$180,067	\$4.88	\$4.88	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$3,023.52	\$3,023.52	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY	\$140,130	\$515.67	\$515.67	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELL COUNTY ROAD	\$140,130	\$36.85	\$36.85	\$0.00	\$0.00	\$0.00	\$0.00
2021	BELTON ISD	\$140,130	\$1,901.71	\$1,901.71	\$0.00	\$0.00	\$0.00	\$0.00
2021	CLEARWATER U.W.C.D.	\$140,130	\$4.34	\$4.34	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$2,458.57	\$2,458.57	\$0.00	\$0.00	\$0.00	\$0.00



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>First Texas Brokerage Company</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ryan Hodge</u>	<u>0470284</u>	<u>ryan@efirsttexas.com</u>	<u>(254)947-5577</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date