

**GENERAL INFO**

**ACCOUNT**

Property ID: 702301  
 Geographic ID: C2682-00-000-0002-00  
 Type: R  
 Zoning: CO  
 Agent: R & R PROFESSIONALS HARSHA V  
 Legal Description: CENTRAL / ROSS LOT 2

**OWNER**

Name: ROSS BUSINESS CENTER LTD  
 Secondary Name:  
 Mailing Address: 620 W FERGUSON ST STE B PHARR TX  
 US 78577-2409  
 Owner ID: 1288823  
 % Ownership: 100.000000  
 Exemptions:

Property Use: WHSE

**LOCATION**

Address: 620 FM 495, PHARR TX

Market Area:  
 Market Area CD: ALL  
 Map ID: CPR VOL 48 PG 121  
 Zoning: CO

**PROTEST**

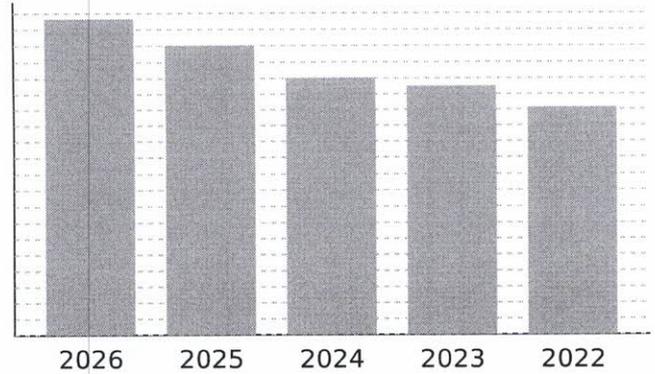
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: \$0  
 Land Non-Homesite: \$1,295,490  
 Special Use Land Market: \$0  
 Total Land: \$1,295,490  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$671,648  
 Total Improvement: \$671,648  
 Market: \$1,967,138  
 Special Use Exclusion (-): \$0  
 Appraised: \$1,967,138  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$1,967,138

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$1,295,490	\$671,648	\$0	\$1,967,138	\$0	\$1,967,138
2025	\$1,295,490	\$504,510	\$0	\$1,800,000	\$0	\$1,800,000
2024	\$1,295,490	\$304,510	\$0	\$1,600,000	\$0	\$1,600,000
2023	\$1,295,490	\$254,510	\$0	\$1,550,000	\$0	\$1,550,000
2022	\$1,101,167	\$310,888	\$0	\$1,412,055	\$0	\$1,412,055

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CPR	CITY OF PHARR	0.767600	\$1,967,138	\$1,967,138
DR1	DRAINAGE DISTRICT #1	0.112300	\$1,967,138	\$1,967,138
GHD	HIDALGO COUNTY	0.575000	\$1,967,138	\$1,967,138
JCC	SOUTH TEXAS COLLEGE	0.162000	\$1,967,138	\$1,967,138
SPA	PSJA ISD	1.011000	\$1,967,138	\$1,967,138
SST	SOUTH TEXAS SCHOOL	0.049200	\$1,967,138	\$1,967,138

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## IMPROVEMENT

Improvement #1: COMMERCIAL      Improvement Value: \$348,203      Main Area: 8,960  
 State Code: F1      Description:      Gross Building Area: 78,738

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
WHS	WAREHOUSE	CFWH		1	1982	1982	7,560
CASP-	ASPHALT LW	CFWH		1	1992	1992	65,910
WOF	WAREHOUSE OFFICE	CFWH		1	1982	1982	1,400
CAN	CANOPY	CFWH		1	2002	2002	2,520
FNC	FENCE	CFWH		1	1991	1991	1,348

### Improvement Features

WHS Exterior Wall: CBK, Construction Style: COM, Roof Style: FLT, Ceiling: 10, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL

WOF Exterior Wall: CBK, Construction Style: COM, Ceiling: 10, Roof Style: SLP, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL

Improvement #2: COMMERCIAL      Improvement Value: \$111,308      Main Area: 11,580  
 State Code: F1      Description:      Gross Building Area: 11,580

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
WHS	WAREHOUSE	CMSW		1	1982	1982	4,240
WHS	WAREHOUSE	CMSW		1	1982	1982	3,720
WHS	WAREHOUSE	CMSW		1	1982	1982	3,620

### Improvement Features

WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL

WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL

WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Heating/Cooling: MINUS, Interior Finish: SRK, Foundation: SLB, Flooring: CON, Roof Covering: MTL

Improvement #3: COMMERCIAL      Improvement Value: \$110,548      Main Area: 11,501  
 State Code: F1      Description:      Gross Building Area: 11,501

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
WHS	WAREHOUSE	CMSW		1	1985	1985	4,440

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
WHS	WAREHOUSE	CMSW		1	1985	1985	3,620
WHS	WAREHOUSE	CMSW		1	1985	1985	3,441

**Improvement Features**

WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL  
WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL  
WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL

Improvement #4: COMMERCIAL Improvement Value: \$101,589 Main Area: 10,200  
State Code: F1 Description: Gross Building Area: 10,200

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
WHS	WAREHOUSE	CMSW		1	1982	1982	7,740
WHS	WAREHOUSE	CMSW		1	1995	1995	2,460

**Improvement Features**

WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL  
WHS Construction Style: COM, Roof Style: FLT, Ceiling: 10, Exterior Wall: PFM, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON, Roof Covering: MTL

**LAND**

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	4.2486	185,070	\$7.00	\$1,295,490	\$0

**DEED HISTORY**

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/11/24	SWD	SPEC. W/D	FREEDMAN MARY JEANNE	ROSS BUSINESS CENTER LTD				3555265
11/2/94	PRW	PROBATED WILL	FREEDMAN IRA S	FREEDMAN MARY JEANNE				94-PC-2433

**GENERAL INFO**

**ACCOUNT**

Property ID: 702299  
 Geographic ID: C2682-00-000-0001-00  
 Type: R  
 Zoning: CO  
 Agent: R & R PROFESSIONALS HARSHA V  
 Legal Description: CENTRAL / ROSS N250' LOT 1

**OWNER**

Name: ROSS BUSINESS CENTER LTD  
 Secondary Name:  
 Mailing Address: 620 W FERGUSON ST STE B PHARR TX US 78577-2409  
 Owner ID: 1288822  
 % Ownership: 100.000000  
 Exemptions:

Property Use:

**LOCATION**

Address: 706 W FERGUSON, TX

Market Area:

Market Area CD:

Map ID: CPR VOL 48 PG 121

Zoning: CO

**PROTEST**

Protest Status:

Informal Date:

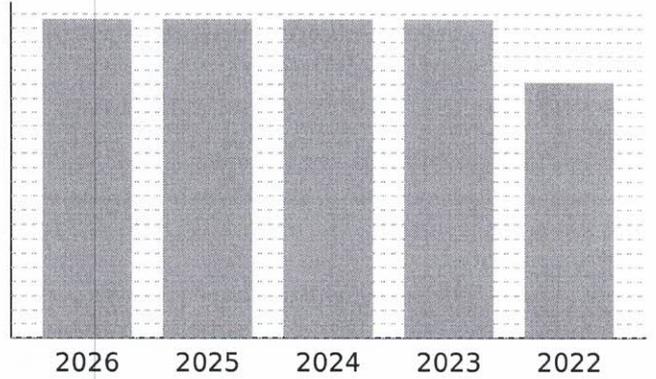
Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: \$0  
 Land Non-Homesite: \$226,350  
 Special Use Land Market: \$0  
 Total Land: \$226,350  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$226,350  
 Special Use Exclusion (-): \$0  
 Appraised: \$226,350  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$226,350

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$226,350	\$0	\$0	\$226,350	\$0	\$226,350
2025	\$226,350	\$0	\$0	\$226,350	\$0	\$226,350
2024	\$226,350	\$0	\$0	\$226,350	\$0	\$226,350
2023	\$226,350	\$0	\$0	\$226,350	\$0	\$226,350
2022	\$181,080	\$0	\$0	\$181,080	\$0	\$181,080

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CPR	CITY OF PHARR	0.767600	\$226,350	\$226,350
DR1	DRAINAGE DISTRICT #1	0.112300	\$226,350	\$226,350
GHD	HIDALGO COUNTY	0.575000	\$226,350	\$226,350
JCC	SOUTH TEXAS COLLEGE	0.162000	\$226,350	\$226,350
SPA	PSJA ISD	1.011000	\$226,350	\$226,350
SST	SOUTH TEXAS SCHOOL	0.049200	\$226,350	\$226,350

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## IMPROVEMENT

## LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	1.1547	50,300	\$4.50	\$226,350	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/11/24	SWD	SPEC. W/D	FREEDMAN MARY JEANNE	ROSS BUSINESS CENTER LTD				3555260
11/2/94	PRW	PROBATED WILL	FREEDMAN IRA S	FREEDMAN MARY JEANNE				94-PC2433