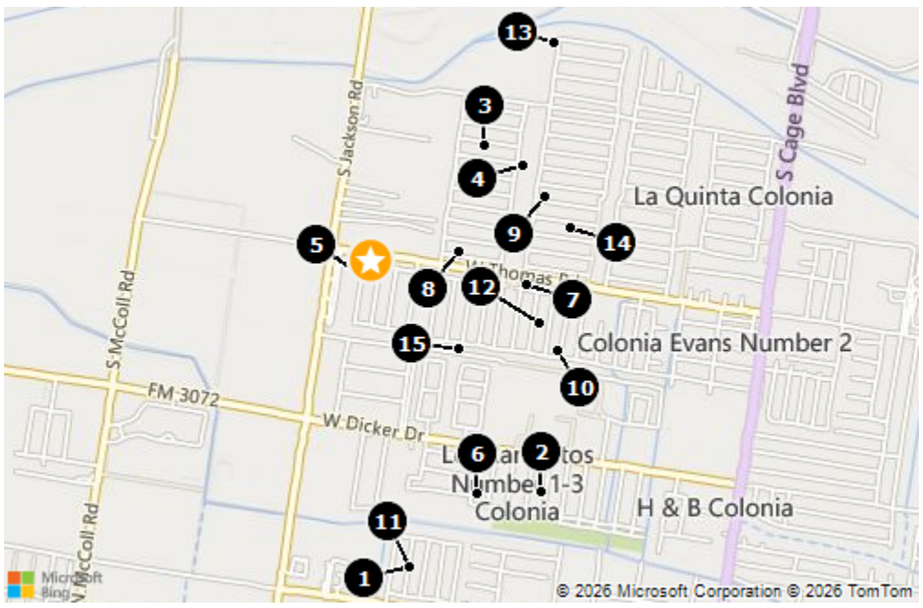
ICE SiteX Report

OrderID: 97524918

SiteX Property Information Report



Subject Property Location

1506 W VILLA ST, PHARR, TX 78577-9810

County:	**HIDALGO TX**	Census Tract:	482150213.141001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	V0568-00-000-0035-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	17	Common Confidence Score:	44
Value Range:	$170,150 - $239,850	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CPR,DR1,GHD,JCC
Assd Land Value:	$50,776	Market Land Value:	$50,776	Tax Year:	2024
Assd Improvement:	$151,515	Market Improvment Value:	$151,515	Total Taxable Value:	$3,841
Total Assessed Value:	$171,857	Total Assessor Market Value:	$202,291	Delinquent Year:	
				Tax Account ID:	V056800000003500
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35 Subdivision: VALLE DE LA PRIMAVERA - SPA Map Ref: MB 33 PG 132
Abbreviated Description: VALLE DE LA PRIMAVERA LOT 35
City/Muni/Twp: CITY OF PHARR

Property Characteristics

Lot Size:	6,347 SF	Bedrooms:	3	Pool:	
Building Area:	1409 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	N/A
Document #:	3724762 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	N/A
Document #:	3375607 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 35 Subdivision: VALLE DE LA PRIMAVERA - SPA Map Ref: MB 33 PG 132
Abbreviated Description: VALLE DE LA PRIMAVERA LOT 35
City/Muni/Twp: CITY OF PHARR

Prior Transfer

Recording Date:	08/30/2022	Sales Price:	N/A
Document #:	3375607 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/29/2022		
Document Type:			

Legal Description:
Lot: 35&36 Subdivision: VALLE DE LA PRIMAVERA SUBDIVISION Map Ref: VOL 33 PG 132
City/Muni/Twp: PHARR

ICE SiteX Report

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Prior Transfer

Recording Date:	08/15/2022	Sales Price:	N/A
Document #:	3370982 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2022		
Document Type:			

Legal Description:
Lot: 36 Subdivision: VALLE DE LA PRIMAVERA SUBDIVISION Map Ref: VOL 33 PG 132
City/Muni/Twp: PHARR

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	6,024 SF	Median # of Baths	1
Median Living Area	1,050 SF	Median Year Built	2003
Price Range - 2 Yrs		Age Range	9 years to 47 years
Median Value		Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**7100 S NORMA ST** **PHARR, TX 78577-0095**	02/20/2026			1411	/3/1	1979	6,299 SF	
		APN: G2120-00-000-0060-00 Document #: 3726435 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 60 Subdivision: GARZA TERRACE MapRef: VOL 24 PG 97 Abbreviated Description: Lot:60 Subdivision:GARZA TERRACE Map Ref:VOL 24 PG 97City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
2	.83Mi.	**7516 S NARANJA LN** **PHARR, TX 78577-9266**	02/06/2026			1032	/2/1	1979	6,325 SF	
		APN: L6360-02-000-0009-00 Document #: 3722380 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: LOS RANCHITOS SUBDIVISION UNIT 2 MapRef: VOL 22 PG 185 Abbreviated Description: Lot:9 Subdivision:LOS RANCHITOS SUBDIVISION UNIT 2 Map Ref:VOL 22 PG 185City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
3	.47Mi.	**1011 W EAGLE AVE** **PHARR, TX 78577-8579**	10/30/2025			1108	/3/1	2005	6,003 SF	
		APN: S0610-02-000-0320-00 Document #: 3696521 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 320 Subdivision: SAN GABRIEL SUBDIVISION PHASE II MapRef: VOL 44 PG 178 Abbreviated Description: Lot:320 Subdivision:SAN GABRIEL SUBDIVISION PHASE II Map Ref:VOL 44 PG 178City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
4	.52Mi.	**6007 VAZQUEZ ST** **PHARR, TX 78577-8560**	10/27/2025			1050	/3/1	2004	6,003 SF	
		APN: S0610-02-000-0245-00 Document #: 3695287 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 245 Subdivision: SAN GABRIEL SUBDIVISION PHASE II MapRef: VOL 44 PG 178 Abbreviated Description: Lot:245 Subdivision:SAN GABRIEL SUBDIVISION PHASE II Map Ref:VOL 44 PG 178City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
5	.05Mi.	**6608 PRIMAVERA ST** **PHARR, TX 78577-8983**	10/16/2025				//		5,998 SF	
		APN: V0568-00-000-0134-00 Document #: 3692296 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 134 Subdivision: VALLE DE LA PRIMAVERA MapRef: VOL 33 PG 132 Abbreviated Description: Lot:134 Subdivision:VALLE DE LA PRIMAVERA Map Ref:VOL 33 PG 132City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
6	.74Mi.	**7609 S MORELOS ST** **PHARR, TX 78577-8207**	09/30/2025			1048	3/3/2	2005	6,090 SF	
		APN: F0770-00-000-0127-00 Document #: 3687486 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 127 Subdivision: FAIRVIEW VILLAGE MapRef: VOL 46 PG 99 Abbreviated Description: Lot:127 Subdivision:FAIRVIEW VILLAGE Map Ref:VOL 46 PG 99								
7	.46Mi.	**814 W VILLA ST** **PHARR, TX 78577-8888**	09/17/2025			996	/2/1	2017	6,900 SF	
		APN: V3685-02-000-0124-00 Document #: 3683867 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 124 Subdivision: VILLA SAN MIGUEL SUBDIVISION PHASE II MapRef: VOL 31 PG 182 Abbreviated Description: Lot:124 Subdivision:VILLA SAN MIGUEL SUBDIVISION PHASE II Map Ref:VOL 31 PG 182City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
8	.25Mi.	**1104 W STARR AVE** **PHARR, TX 78577-8724**	09/10/2025			1470	/3/1	2016	6,003 SF	
		APN: S0610-01-000-0077-00 Document #: 3682084 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 77 Subdivision: SAN GABRIEL SUBDIVISION PHASE I MapRef: VOL 37 PG 53 Abbreviated Description: Lot:77 Subdivision:SAN GABRIEL SUBDIVISION PHASE I Map Ref:VOL 37 PG 53City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
9	.54Mi.	**812 W DOVE AVE** **PHARR, TX 78577-9081**	09/02/2025			1032	/2/1	2008	6,024 SF	
		APN: S3975-05-000-0025-00 Document #: 3679511 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Subdivision: SOL BRILLA UNIT V MapRef: VOL 32 PG 23 Abbreviated Description: Lot:25 Subdivision:SOL BRILLA UNIT V Map Ref:VOL 32 PG 23City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
10	.6Mi.	**6904 S NARANJA LN** **PHARR, TX 78577-8890**	08/25/2025			1400	/2/1	2010	5,998 SF	
		APN: V3685-01-000-0064-00 Document #: 3677386 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 64 Subdivision: VILLA SAN MIGUEL SUBDIVISION PHASE I MapRef: VOL 31 PG 17 Abbreviated Description: Lot:64 Subdivision:VILLA SAN MIGUEL SUBDIVISION PHASE I Map Ref:VOL 31 PG 17City/Muni/Twp:PHARR City/Muni/Twp: PHARR								
11	.45Mi.	**7205 S NORMA ST** **PHARR, TX 78577-9248**	08/20/2025			1026	/3/1	1989	7,475 SF	
		APN: G2120-00-000-0010-00 Document #: 3676328 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 10 Subdivision: GARZA TERRACE Abbreviated Description: Lot:10 Subdivision:GARZA TERRACE

12	.52Mi.	**6801 S OZUNA ST** **PHARR, TX 78577-9069**	08/05/2025	1117	/2/2	1998	5,998 SF

APN: V3685-02-000-0160-00 Document #: 3671810
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 160 Subdivision: VILLA SAN MIGUEL SUBDIVISION Phase No: II MapRef: VOL 31 PG 182 Abbreviated Description: Lot:160 Subdivision:VILLA SAN MIGUEL SUBDIVISION Phase No:II Map Ref:VOL 31 PG 182

13	.73Mi.	**5608 S RIVERA ST** **PHARR, TX 78577-8729**	08/04/2025	1246	/4/2	2001	5,998 SF

APN: S3975-09-000-0006-00 Document #: 3671378
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: SOL BRILLA UNIT IX MapRef: VOL 38 PG 74 Abbreviated Description: Lot:6 Subdivision:SOL BRILLA UNIT IX Map Ref:VOL 38 PG 74City/Muni/Twp:PHARR City/Muni/Twp: PHARR

14	.58Mi.	**715 W CARDINAL AVE** **PHARR, TX 78577-9064**	08/04/2025	1257	/4/2	2002	6,024 SF

APN: S3975-05-000-0166-00 Document #: 3671706
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 166 Subdivision: SOL BRILLA UNIT V MapRef: VOL 32 PG 23 Abbreviated Description: Lot:166 Subdivision:SOL BRILLA UNIT V Map Ref:VOL 32 PG 23City/Muni/Twp:PHARR City/Muni/Twp: PHARR

15	.57Mi.	**803 W LONGORIA DR** **PHARR, TX 78577-8854**	08/01/2025	965	/2/1	1994	6,268 SF

APN: V3685-01-000-0032-00 Document #: 3671232
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: VILLA SAN MIGUEL SUBDIVISION PHASE I MapRef: VOL 31 PG 17 Abbreviated Description: Lot:32 Subdivision:VILLA SAN MIGUEL SUBDIVISION PHASE I Map Ref:VOL 31 PG 17City/Muni/Twp:PHARR City/Muni/Twp: PHARR

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.	**1506 W VILLA ST**	**08/30/2022**	$202,291	$171,857	1,409	/3/2	2022	6,347 SF	
.01Mi.	**1508 W VILLA ST**	**08/15/2022**	$210,589	$189,939	1,514	/3/2	2022	6,238 SF	
.01Mi.	**1504 W VILLA ST**	**09/06/2012**	$210,315	$180,584	1,818	/2/2	1999	6,347 SF	
.02Mi.	**1502 W VILLA ST**	**11/05/2003**	$197,303	$174,418	1,560	/3/1	2016	6,347 SF	
.03Mi.	**1500 W VILLA ST**	**05/11/2007**	$181,966	$177,775	1,394	/3/1	2002	6,347 SF	
.03Mi.	**1503 W VILLA ST**	**07/25/2023**	$136,661	$136,661	957	/3/1	1999	8,002 SF	
.03Mi.	**1505 W VILLA ST**	**06/15/2005**	$185,612	$164,123	1,120	/3/1	1999	7,427 SF	
.03Mi.	**1501 W VILLA ST**	**08/18/2009**	$186,070	$154,635	1,187	/3/1	2003	8,002 SF	
.04Mi.	**6600 PRIMAVERA ST**	**11/27/2024**	$141,434	$141,434	1,170	/3/1	2000	6,138 SF	
.04Mi.	**6602 PRIMAVERA ST**	**03/01/2010**	$172,817	$143,889	1,117	/3/1	2001	6,103 SF	
.04Mi.	**6604 PRIMAVERA ST**	**01/16/2024**	$156,011	$156,011	1,430	/3/1	1999	5,998 SF	
.04Mi.	**1408 W VILLA ST**	**05/11/2007**	$138,460	$114,493	875	/2/1	2018	6,347 SF	
.05Mi.	**6606 PRIMAVERA ST**	**04/12/2022**	$143,812	$143,812	1,094	/3/1	2001	5,998 SF	
.05Mi.	**6701 PRIMAVERA ST**	**07/21/2020**	$184,499	$180,439	1,517	/3/1	2002	5,998 SF	
.05Mi.	**6607 VERANO ST**	**12/13/1999**	$167,890	$164,418	1,147	/3/1	1999	6,003 SF	
.05Mi.	**6700 VERANO ST**	**02/21/2012**	$149,470	$145,293	1,128	/3/1	2000	5,998 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	32.3 years old	Households:	22,801
Median Household Income:	$43,534	Households w/Family:	79%
Household Income Per Capita:	$17,714	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	46%

ICE SiteX Report

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School District

School District Zone:	Pharr-San Juan-Alamo Independent School District	Students:	29,613
Number of Schools:	43	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.60Mi.	**Carmen Anaya Elementary School** Number of Students: 429 Student-Teacher Ratio: 16.5	B	Public	PK - 5
4.77Mi.	**Psja Thomas Jefferson T-Stem Early College High School** Number of Students: 553 Student-Teacher Ratio: 13.84 Advanced Placement: Yes	B+	Public	9 - 12
7.72Mi.	**Augusto Guerra Elementary School** Number of Students: 731 Student-Teacher Ratio: 17.59	B+	Public	PK - 5
1.36Mi.	**Jaime Escalante Middle School** Number of Students: 554 Student-Teacher Ratio: 11.04 Advanced Placement: Yes	C	Public	6 - 8
1.76Mi.	**Berta Palacios Elementary School** Number of Students: 470 Student-Teacher Ratio: 15.16	A-	Public	PK - 5
2.34Mi.	**PSJA Southwest Early College High School** Number of Students: 1,588 Student-Teacher Ratio: 12.52	C+	Public	9 - 12
6.26Mi.	**PSJA Memorial Early College High School** Number of Students: 1,997 Student-Teacher Ratio: 15.07	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	95%	SIMILAR
MURDER	96%	SIMILAR
OVERALL	97%	SIMILAR

Disaster Alerts

7/5/2024 - urricane Beryl 3/26/2025 - Severe Storms And Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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