

Single Family Residence **RESIDENTIAL**

4309 RANCE LN

WACO, TX 76708

\$283,592 TopHap Estimate · \$164 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,730 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$284K

\$268K low

\$299K high

Est. Owner Equity

\$283,592

TAX & ASSESSMENT

Property Tax	\$5,726 (2024)
Assessed Value	\$257,301
Previous Assessed	\$257,301
Assessor Market Value	\$257,301

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.23
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2024	Financing	Warranty Deed			
Mar 9, 2022	Financing	Venders Lien			\$155K
Jun 2, 2016	Financing	Venders Lien			\$88K
Dec 18, 2008	Financing	Grant Deed			\$103K
Jun 3, 2008	Non-arms-length	Trustees Deed	\$103,012	\$60	
Jul 31, 2006	Financing	Warranty Deed			\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.2 mi
China Spring High School	High	9–12	2.3 mi
China Spring Elementary School	Elementary	PK–3	3.1 mi

District: China Spring Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 76708

80 CRIME INDEX	139 AIR POLLUTION	28,316 POPULATION	\$66K MEDIAN IN-COME	66°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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