

Single Family Residence **RESIDENTIAL**

4304 RANCE LN

WACO, TX 76708

\$250,806 TopHap Estimate · \$154 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,626 ft²
LIVING AREA

0.26 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$251K

\$244K low

\$258K high

Est. Owner Equity

\$150,806

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,118 (2024)
Assessed Value	\$223,500
Previous Assessed	\$230,000
Assessor Market Value	\$223,500

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.26
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 115 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2019	Quitclaim	Quit Claim Transfer			
Jul 11, 2017	Financing	Venders Lien			\$100K
Nov 28, 2007	Financing	Warranty Deed			\$121K
Jul 14, 2006	Financing	Warranty Deed			\$82K

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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