

Single Family Residence **RESIDENTIAL**

4305 RANCE LN

WACO, TX 76708

\$277,721 TopHap Estimate · \$149 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,867 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$278K

\$261K low

\$294K high

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$3,935 (2024)
Assessed Value	\$269,500
Previous Assessed	\$269,500
Assessor Market Value	\$293,410

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

Deck · 135 ft²

Patio · 135 ft²

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2025	Financing	Venders Lien			\$284K
May 16, 2019	Financing	Venders Lien			\$188K
Feb 16, 2011	Financing	Venders Lien			\$113K
Jul 14, 2008	Financing	Warranty Deed			\$94K
Jul 31, 2006	Financing	Warranty Deed			\$117K

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	Owner occupied
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