

Single Family Residence

RESIDENTIAL

2386 FLAT ROCK RD

WACO, TX 76708

\$465,000 TopHap Estimate · \$333 / ft² · confidence 96 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,396 ft²

LIVING AREA

6.47 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$465K

\$446K low

\$484K high

Est. Owner Equity

\$290,000

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax

\$7,031 (2024)

Assessed Value

\$359,050

Previous Assessed

\$288,840

Assessor Market Value

\$359,050

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	6.47
Construction	Brick
Foundation	Pier/Post & Beam
Roof	Metal
Heating	Yes
Cooling	Yes
Garage	Carport (Unspecified)
Pool	No

Shed · 192 ft²

Porch · 572 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2021	Financing	Venders Lien			\$175K
Oct 21, 2016	Financing	Warranty Deed			\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bosqueville Secondary School	Middle	6–12	1.6 mi
Bosqueville Elementary School	Elementary	PK–5	1.8 mi

District: Bosqueville 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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