

Single Family Residence

**RESIDENTIAL**

# 421 RICE AVE

WACO, TX 76708

**\$917,101** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 52 · as of Jul 14, 2026



**5**

BEDS

**5**

BATHS

**5,762 ft<sup>2</sup>**

LIVING AREA

**2.76 ac**

LOT SIZE

**1950**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

**5**

PARKING

## VALUATION

**\$917K**

\$476K low

\$1.4M high

Est. Owner Equity

**\$917,101**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$75 (2024) |
| Assessed Value        | \$863,006   |
| Previous Assessed     | \$784,890   |
| Assessor Market Value | \$964,100   |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | McLennan                   |
| Lot (acres)   | 2.76                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | No                         |

Deck · 442 ft²

Patio · 340 ft²

Porch · 192 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------------------|-------|--------|------|
| Jul 16, 2025 | Financing | Affidavit Of Death Of Joint Tenant |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| G.W. Carver Middle School    | Middle     | 6–8    | 1.6 mi   |
| J.H. Hines Elementary School | Elementary | PK–5   | 1.9 mi   |
| Waco High School             | High       | 9–12   | 3.1 mi   |

District: Waco 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>80</div> <div>CRIME INDEX</div> | <div>139</div> <div>AIR POLLUTION</div> | <div>28,316</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>66°F</div> <div>AVG TEMP</div> | <div>59%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|