

Single Family Residence **RESIDENTIAL**

4401 RANCE LN

WACO, TX 76708

\$283,180 TopHap Estimate · \$138 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,051 ft²

LIVING AREA

0.3 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$283K

\$267K low

\$300K high

Est. Owner Equity

\$64,780

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$6,155 (2024)
Assessed Value	\$241,859
Previous Assessed	\$276,606
Assessor Market Value	\$241,859

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.30
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 177 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 18, 2008	Financing	Venders Lien			\$89K
Mar 4, 2008	Non-arms-length	Trustees Deed	\$90,500	\$44	
Feb 16, 2006	Financing	Venders Lien			\$95K
Apr 15, 2005	Recorded document	Grant Deed			
Apr 15, 2005	Financing	Warranty Deed			\$425K
Sep 3, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.1 mi
China Spring High School	High	9–12	2.2 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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