

Single Family Residence **RESIDENTIAL**

4308 RANCE LN

WACO, TX 76708

\$273,502 TopHap Estimate · \$146 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,867 ft²

LIVING AREA

0.27 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$274K

\$260K low

\$287K high

Est. Owner Equity

\$118,922

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,409 (2024)
Assessed Value	\$287,570
Previous Assessed	\$269,927
Assessor Market Value	\$287,570

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.27
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2017	Quitclaim	Quit Claim Transfer			\$58K
Dec 31, 2013	Financing	Warranty Deed			\$108K
Mar 3, 2009	Foreclosure sale	Trustees Deed	\$71,711	\$38	

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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