

Single Family Residence **RESIDENTIAL**

4301 RANCE LN

WACO, TX 76708

\$269,007 TopHap Estimate · \$155 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,730 ft²

LIVING AREA

0.23 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$269K

\$254K low

\$284K high

Est. Owner Equity

\$165,807

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,753 (2024)
Assessed Value	\$236,000
Previous Assessed	\$236,000
Assessor Market Value	\$236,000

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
Pool	No

Deck · 248 ft²

Patio · 248 ft²

Porch · 132 ft²

Security alarm

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 25, 2022	Financing	Gift Deed			
Aug 17, 2015	Financing	Warranty Deed			\$103K
Jul 15, 2011	Financing	Warranty Deed			\$126K
Jul 20, 2006	Financing	Venders Lien			\$88K

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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