

Single Family Residence **RESIDENTIAL**

4201 RANCE LN

WACO, TX 76708

\$300,354 TopHap Estimate · \$161 / ft² · confidence 94 · 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

\$300K

\$284K low

\$317K high

Est. Owner Equity

\$106,354

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,442 (2024)
Assessed Value	\$287,600
Previous Assessed	\$271,417
Assessor Market Value	\$287,600

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
Apr 13, 2020	Financing	Venders Lien			\$194K
May 8, 2017	Recorded document	Warranty Deed			
Oct 31, 2006	Financing	Venders Lien			\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.3 mi
China Spring High School	High	9–12	2.4 mi
China Spring Elementary School	Elementary	PK–3	3.2 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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