

Single Family Residence **RESIDENTIAL**

# 5640 ROSALIE DR

WACO, TX 76708

**\$505,727** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,560 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$506K**

\$480K low

\$531K high

Est. Owner Equity

**\$85,727**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,183 (2024) |
| Assessed Value        | \$481,610      |
| Previous Assessed     | \$481,610      |
| Assessor Market Value | \$481,610      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | McLennan                   |
| Lot (acres)   | 0.28                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | Yes                        |

Patio · 175 ft²

Porch · 377 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Oct 24, 2025 | Financing | Venders Lien  |       |        | \$420K |
| Jun 18, 2021 | Financing | Venders Lien  |       |        | \$406K |
| Sep 21, 2007 | Financing | Venders Lien  |       |        | \$205K |
| Nov 16, 2004 | Financing | Warranty Deed |       |        | \$183K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| China Spring Middle School     | Middle     | 7–8    | 2.1 mi   |
| China Spring High School       | High       | 9–12   | 2.1 mi   |
| China Spring Elementary School | Elementary | PK–3   | 3.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|