

Single Family Residence **RESIDENTIAL**

4204 RANCE LN

WACO, TX 76708

\$329,900 TopHap Estimate · \$177 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,867 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$330K

\$309K low

\$351K high

Last Sale

\$192,600 · Apr 30, 2021

Est. Owner Equity

\$91,608

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$4,282 (2025)
Assessed Value	\$283,240
Previous Assessed	\$280,050
Assessor Market Value	\$283,240

PROPERTY FACTS

Property Type	Single Family Residence
County	MCLENNAN
Lot (acres)	0.26
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2021	Financing	Venders Lien			\$190K
Sep 28, 2012	Financing	Venders Lien			\$127K
Dec 14, 2006	Financing	Venders Lien			\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.3 mi
China Spring High School	High	9–12	2.3 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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