

Single Family Residence **RESIDENTIAL**

4208 RANCE LN

WACO, TX 76708

\$286,114 TopHap Estimate · \$147 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,948 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$286K

\$269K low

\$304K high

Est. Owner Equity

\$169,644

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,489 (2024)
Assessed Value	\$292,070
Previous Assessed	\$273,933
Assessor Market Value	\$292,070

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.26
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 112 ft²

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2012	Financing	Venders Lien			\$116K
Dec 27, 2011	Recorded document	Grant Deed			
May 3, 2011	Foreclosure sale	Trustees Deed	\$105,550	\$54	
Nov 21, 2006	Financing	Grant Deed			\$114K

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	3.2 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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