

Single Family Residence **RESIDENTIAL**

4209 RANCE LN

WACO, TX 76708

\$310,000 TopHap Estimate · \$166 / ft² · confidence 98 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,867 ft²
LIVING AREA

0.23 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

9
ROOMS

2
PARKING

VALUATION

\$310K

\$304K low

\$316K high

Last Sale

\$303,800 · Jul 6, 2026

Est. Owner Equity

\$310,000

TAX & ASSESSMENT

Property Tax	\$3,788 (2025)
Assessed Value	\$301,840
Previous Assessed	\$280,455
Assessor Market Value	\$301,840

PROPERTY FACTS

Property Type	Single Family Residence
County	MCLENNAN
Lot (acres)	0.23
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 198 ft²

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2026	Resale	Deed	\$303,800	\$163	\$310K
Sep 30, 2025	Financing	Venders Lien			\$254K
Sep 20, 2013	Financing	Warranty Deed			\$138K
Mar 20, 2012	Financing	Warranty Deed			\$119K
Aug 24, 2006	Financing	Venders Lien			\$94K

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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