

Single Family Residence **RESIDENTIAL**

4212 RANCE LN

WACO, TX 76708

\$265,307 TopHap Estimate · \$163 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,626 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$265K

\$251K low

\$280K high

Est. Owner Equity

\$197,707

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,741 (2024)
Assessed Value	\$263,800
Previous Assessed	\$247,766
Assessor Market Value	\$263,800

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

Porch · 115 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2006	Financing	Warranty Deed			\$67K

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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