

Single Family Residence **RESIDENTIAL**

4213 RANCE LN

WACO, TX 76708

\$264,466 TopHap Estimate · \$160 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,653 ft²

LIVING AREA

0.23 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$264K

\$249K low

\$280K high

Est. Owner Equity

\$176,296

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,834 (2024)
Assessed Value	\$261,850
Previous Assessed	\$240,000
Assessor Market Value	\$261,850

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.23
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Porch · 117 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2025	Financing	Deed Of Distribution			
Aug 15, 2006	Recorded document	Grant Deed			
Aug 15, 2006	Financing	Venders Lien			\$105K

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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