

Single Family Residence **RESIDENTIAL**

4300 RANCE LN

WACO, TX 76708

\$269,640 TopHap Estimate · \$144 / ft² · confidence 97 · 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

\$270K

\$260K low

\$279K high

Est. Owner Equity

\$265,315

Loan-to-Value

2%

TAX & ASSESSMENT

Property Tax	\$4,402 (2024)
Assessed Value	\$287,120
Previous Assessed	\$269,541
Assessor Market Value	\$287,120

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
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 132 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2021	Financing	Warranty Deed			\$4K
Jul 31, 2006	Financing	Warranty Deed			\$115K

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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