

Single Family Residence **RESIDENTIAL**

4400 RANCE LN

WACO, TX 76708

\$273,741 TopHap Estimate · \$168 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,626 ft²

LIVING AREA

0.35 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$274K

\$256K low

\$291K high

Est. Owner Equity

\$181,939

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,014 (2024)
Assessed Value	\$265,790
Previous Assessed	\$250,202
Assessor Market Value	\$265,790

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.35
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 99 ft² Porch · 115 ft² Greenhouse Security alarm

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2006	Financing	Warranty Deed			\$98K
Dec 1, 2005	Recorded document	Grant Deed			
Apr 15, 2005	Financing	Warranty Deed			\$425K
Sep 3, 2004	Recorded document	Grant Deed			

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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