

Single Family Residence **RESIDENTIAL**

4405 RANCE LN

WACO, TX 76708

\$277,076 TopHap Estimate · \$170 / 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

\$277K

\$260K low

\$294K high

Est. Owner Equity

\$80,798

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,891 (2024)
Assessed Value	\$267,820
Previous Assessed	\$264,730
Assessor Market Value	\$267,820

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

Patio · 1,050 ft²

Porch · 115 ft²

Security alarm

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2020	Financing	Venders Lien			\$196K
Oct 28, 2009	Recorded document	Grant Deed			
Jan 31, 2006	Financing	Warranty Deed			\$100K
Apr 15, 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	2.1 mi
China Spring High School	High	9–12	2.2 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	Absentee owner
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