

Single Family Residence **RESIDENTIAL**

# 4409 RANCE LN

WACO, TX 76708

**\$300,906** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,867 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**3**

PARKING

## VALUATION

**\$301K**

\$280K low

\$322K high

Est. Owner Equity

**\$91,191**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,256 (2024) |
| Assessed Value        | \$318,271      |
| Previous Assessed     | \$270,592      |
| Assessor Market Value | \$318,360      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | McLennan                   |
| Lot (acres)   | 0.30                       |
| Construction  | Brick                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Garage        | Mixed                      |
| Pool          | No                         |

Patio · 225 ft²

Porch · 132 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Oct 23, 2020 | Financing         | Venders Lien        |       |        | \$210K |
| May 23, 2007 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Feb 23, 2006 | Financing         | Venders Lien        |       |        | \$90K  |
| 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>80</div> <div>CRIME INDEX</div> | <div>139</div> <div>AIR POLLUTION</div> | <div>28,316</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>66°F</div> <div>AVG TEMP</div> | <div>59%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|