

Single Family Residence

RESIDENTIAL

5504 FLAT ROCK RD

WACO, TX 76708

\$341,461 TopHap Estimate · \$157 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,180 ft²

LIVING AREA

0.43 ac

LOT SIZE

1973

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$341K

\$316K low

\$367K high

Est. Owner Equity

\$219,109

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$4,541 (2024)
Assessed Value	\$302,500
Previous Assessed	\$275,000
Assessor Market Value	\$363,330

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.42
Construction	Brick
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 359 ft²

Patio · 138 ft²

Porch · 230 ft²

Sprinklers

CLIMATE RISK

62

FLOOD

53

WILDFIRE

99

HEAT

48

STORM

33

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 2, 2010	Financing	Venders Lien			\$122K
Jun 1, 2010	Foreclosure sale	Trustees Deed	\$123,923	\$57	
Sep 8, 2006	Quitclaim	Quit Claim Transfer			
Jan 13, 2006	Financing	Warranty Deed			\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.5 mi
China Spring High School	High	9–12	2.5 mi
China Spring Elementary School	Elementary	PK–3	3.7 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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