

Single Family Residence **RESIDENTIAL**

5404 FLAT ROCK RD

WACO, TX 76708

\$403,332 TopHap Estimate · \$202 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,995 ft²

LIVING AREA

0.6 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$403K

\$375K low

\$432K high

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$3,735 (2024)
Assessed Value	\$398,740
Previous Assessed	\$374,034
Assessor Market Value	\$398,740

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.60
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 80 ft²

Porch · 202 ft²

CLIMATE RISK

62

FLOOD

53

WILDFIRE

99

HEAT

48

STORM

33

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2024	Financing	Venders Lien			\$428K
May 27, 2011	Financing	Warranty Deed			\$185K
Jul 19, 2004	Financing	Trustees Deed			\$80K
Jun 1, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
China Spring Middle School	Middle	7–8	2.5 mi
China Spring High School	High	9–12	2.6 mi
China Spring Elementary School	Elementary	PK–3	3.8 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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