

Single Family Residence **RESIDENTIAL**

# 5648 ROSALIE DR

WACO, TX 76708

**\$499,241** TopHap Estimate · \$195 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,557 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**3**

PARKING

## VALUATION

**\$499K**

**\$473K low**

**\$526K high**

Est. Owner Equity

**\$242,191**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,496 (2024) |
| Assessed Value        | \$453,410      |
| Previous Assessed     | \$427,496      |
| Assessor Market Value | \$453,410      |

## 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                        |
| Fireplace     | Yes                        |
| Garage        | Mixed                      |
| Pool          | No                         |

Patio · 290 ft²

Porch · 482 ft²

Sprinklers

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-------|--------|--------|
| Jan 30, 2015 | Financing         | Venders Lien  |       |        | \$227K |
| Aug 16, 2011 | Financing         | Venders Lien  |       |        | \$235K |
| Jul 21, 2004 | Recorded document | Warranty Deed |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| China Spring Middle School     | Middle     | 7–8    | 2.0 mi   |
| China Spring High School       | High       | 9–12   | 2.1 mi   |
| China Spring Elementary School | Elementary | PK–3   | 3.3 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|