



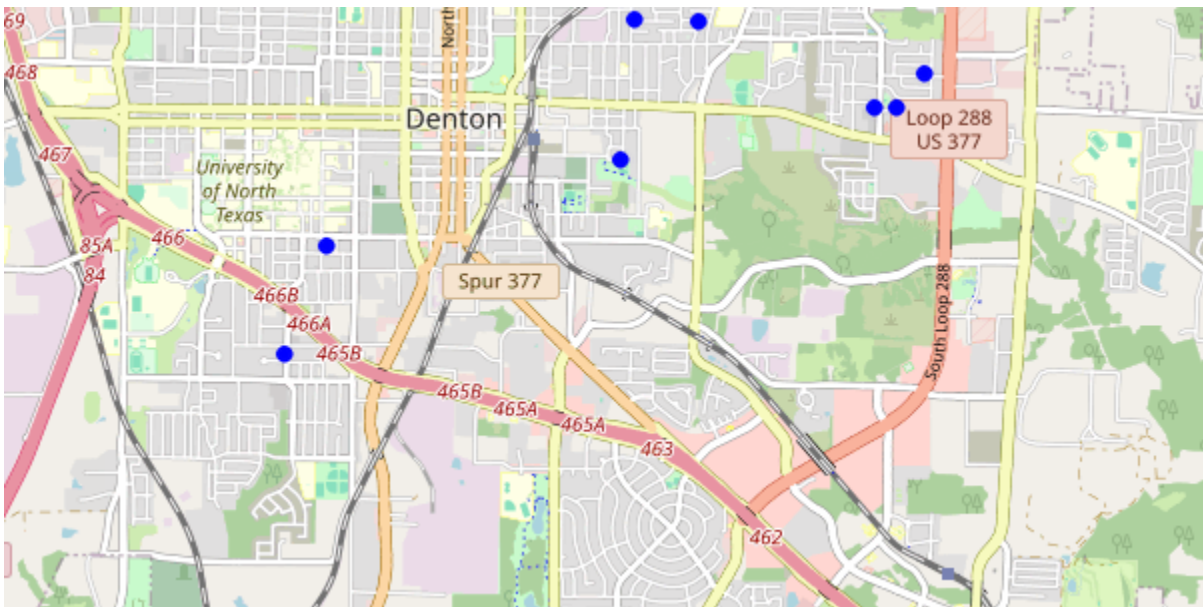
3330 Brighton Drive, Denton, TX 76210

Comparative Market Analysis • Saved on January 15, 2026 at 09:41 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$1,799/month	\$1,850/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details	Comparable Properties Summary
Address	3330 Brighton Drive, Denton, TX 76210
Bedrooms	3
Bathrooms	2.0
Square Feet	1,092
Property Type	Single Family
Total Comparables	25
High Correlation Properties	1
Average Comp Rent	\$1,793
Rent Range	\$1,583 - \$2,015

Property Location Map



Subject property location shown on map. [View the web version for an interactive map with all comparable properties.](#)

Comparable Properties (25)

2612 Wesleyan Dr, Denton, TX 76210	Single Family	\$1,900	3BR/2BA	0	0.67 mi	90%
1201 Paco Trl, Denton, TX 76209	Single Family	\$1,875	3BR/2BA	0	3.77 mi	89%
3028 Montclair Pl, Denton, TX 76209	Single Family	\$1,975	3BR/2BA	0	3.10 mi	89%

1608 McCormick St, Denton, TX 76205	Single Family	\$1,975	3BR/2BA	0	3.60 mi	89%
1123 E Sycamore St, Denton, TX 76205	Single Family	\$1,800	3BR/2BA	0	3.17 mi	89%
119 Owens Ln, Denton, TX 76209	Single Family	\$1,495	3BR/1BA	0	4.92 mi	84%
915 S Welch St, Denton, TX 76201	Single Family	\$1,950	3BR/1BA	999	3.75 mi	84%
3301 Hummingbird Ln, Denton, TX 76209	Single Family	\$1,975	3BR/2BA	0	3.09 mi	82%
3503 Oriole Ln, Denton, TX 76209	Single Family	\$1,899	3BR/2BA	0	3.26 mi	82%
Meadow Oak Dr, Denton, TX 76209	Single Family	\$1,850	3BR/2BA	0	3.66 mi	82%
427 Jannie St, Unit A, Denton, TX 76209	Single Family	\$1,795	3BR/2BA	0	3.45 mi	82%
6105 E Mckinney St, Trlr 102, Denton, TX 76208	Single Family	\$1,770	3BR/2BA	0	2.78 mi	82%
6105 E Mckinney St, Trlr 5, Denton, TX 76208	Single Family	\$1,750	3BR/2BA	0	2.78 mi	82%
6105 E Mckinney St, Trlr 84, Denton, TX 76208	Single Family	\$2,050	3BR/2BA	0	2.78 mi	82%
6105 E Mckinney St, Trlr 77, Denton, TX 76208	Single Family	\$1,770	3BR/2BA	0	2.78 mi	82%
1027 Brittany Dr, Denton, TX 76209	Single Family	\$1,729	3BR/2BA	0	3.86 mi	82%
1225 Dallas Dr, Denton, TX 76205	Single Family	\$1,495	2BR/2.5BA	0	2.39 mi	79%
2208 N Carroll Blvd, Apt 2, Denton, TX 76201	Single Family	\$1,650	2BR/2.5BA	0	4.99 mi	79%
2204 Bolivar St, Denton, TX 76201	Single Family	\$1,625	2BR/2BA	0	4.88 mi	79%
2208 Bolivar St, Denton, TX 76201	Single Family	\$1,625	2BR/2BA	0	4.89 mi	79%
1515 Snyder St, Denton, TX 76209	Single Family	\$1,550	3BR/1BA	950	4.03 mi	77%
1509 Canvas Way, Unit 1524GP, Denton, TX 76205	Single Family	\$1,705	2BR/2BA	900	1.85 mi	76%
324 Oakwood Cir, Shady Shores, TX 76208	Single Family	\$1,995	3BR/2BA	0	3.49 mi	74%
6105 E Mckinney St, Trlr 82, Denton, TX 76208	Single Family	\$1,820	3BR/2BA	0	2.78 mi	74%
2014 Lee Dr, Denton, TX 76209	Single Family	\$1,800	3BR/2BA	0	3.53 mi	74%

Note: Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: January 15, 2026

This report is for informational purposes only and should not be considered as a formal appraisal.