



# 133 Timber Ridge Drive, Murphy, TX 75094

Comparative Market Analysis • Saved on February 04, 2026 at 07:10 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$2,740/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$2,400/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

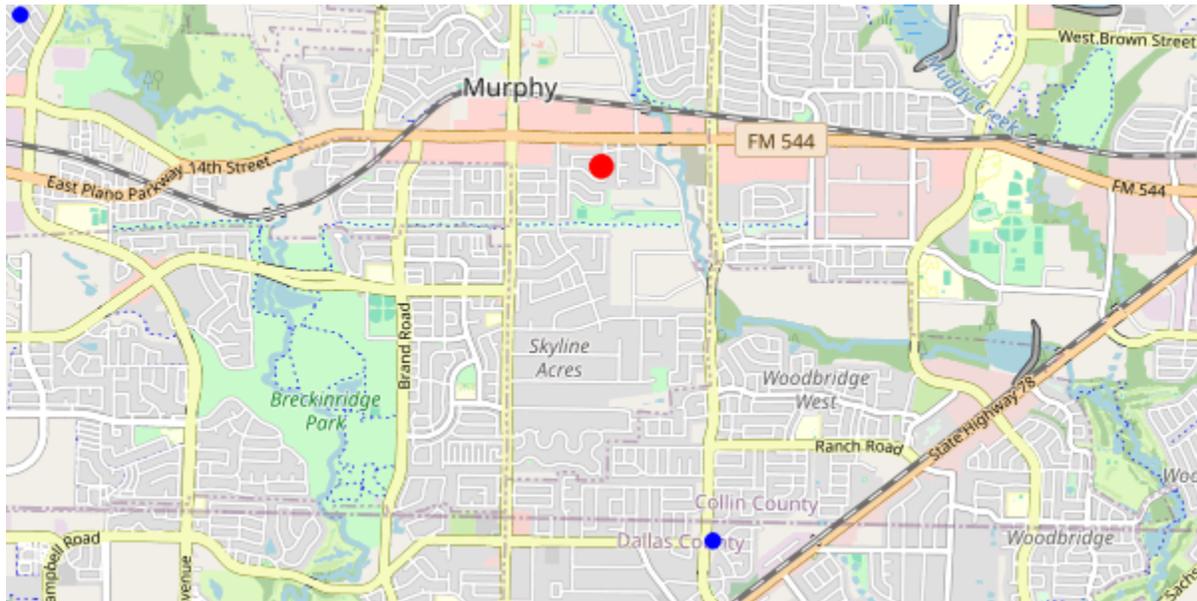
## Property Details

Address	133 Timber Ridge Drive, Murphy, TX 75094
Bedrooms	3
Bathrooms	2.0
Square Feet	1,836
Property Type	Single Family

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	2
Average Comp Rent	\$2,714
Rent Range	\$2,520 - \$2,959

## Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

## Comparable Properties (25)

2917 Ingram Rd, Sachse, TX 75048	Single Family	\$2,200	3BR/2BA	0	1.95 mi	93%
3010 Sawgrass Dr, Wylie, TX 75098	Single Family	\$2,400	3BR/2BA	0	1.81 mi	93%
3922 18th St, Plano, TX 75074	Single Family	\$2,395	3BR/2BA	0	3.00 mi	89%

5830 Jester Dr, Garland, TX 75044	Single Family	\$8,900	3BR/2.5BA	0	4.84 mi	89%
2705 Francisco Dr, Garland, TX 75044	Single Family	\$2,500	3BR/2BA	0	4.57 mi	89%
618 Rivercove Dr, Garland, TX 75044	Single Family	\$2,300	3BR/2BA	0	3.55 mi	89%
3550 Whiteley Rd, Wylie, TX 75098	Single Family	\$4,800	3BR/2BA	0	4.83 mi	89%
209 Cloudcroft Dr, Wylie, TX 75098	Single Family	\$2,300	3BR/2BA	0	3.91 mi	89%
1412 Cheyenne Rd, Wylie, TX 75098	Single Family	\$2,400	3BR/2BA	0	2.95 mi	89%
1302 Pajarito Mountain Dr, Wylie, TX 75098	Single Family	\$2,445	3BR/2BA	0	4.10 mi	89%
5919 Vista Glen Ln, Sachse, TX 75048	Single Family	\$2,500	3BR/2BA	0	2.57 mi	89%
3304 Eagle Mountain Dr, Wylie, TX 75098	Single Family	\$2,400	4BR/2BA	0	0.97 mi	87%
1141 Nickerson Ln, Plano, TX 75094	Single Family	\$2,650	4BR/2BA	0	0.94 mi	87%
3002 Admiral Dr, Wylie, TX 75098	Single Family	\$2,200	3BR/2BA	0	1.19 mi	86%
5632 Rickshaw Ln, Plano, TX 75094	Single Family	\$2,900	4BR/2BA	0	1.13 mi	83%
3522 Tina St, Sachse, TX 75048	Single Family	\$2,350	4BR/2BA	0	1.98 mi	83%
206 Trenton Dr, Wylie, TX 75098	Single Family	\$2,200	4BR/2BA	0	1.35 mi	83%
308 Lakefront Dr, Wylie, TX 75098	Single Family	\$2,200	4BR/2BA	0	1.39 mi	83%
206 Charleston Dr, Wylie, TX 75098	Single Family	\$2,300	4BR/2BA	0	1.24 mi	83%
2903 Holly Ln, Wylie, TX 75098	Single Family	\$2,450	4BR/2BA	0	1.56 mi	83%
4074 Kyndra Cir, Richardson, TX 75082	Single Family	\$2,189	3BR/2.5BA	0	2.51 mi	82%
139 Kingsbridge Dr, Garland, TX 75040	Single Family	\$1,900	3BR/2BA	0	4.40 mi	82%
205 Apollo Rd, Garland, TX 75040	Single Family	\$1,875	3BR/2BA	0	4.93 mi	82%
105 Douglas Dr, Wylie, TX 75098	Single Family	\$3,300	3BR/2BA	0	4.43 mi	82%
327 S 3rd St, Wylie, TX 75098	Single Family	\$1,800	3BR/2BA	0	4.03 mi	82%

**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: February 04, 2026

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