



2725 Patricia Lane - C, Garland, TX 75041

Comparative Market Analysis • Saved on November 05, 2025 at 10:07 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm \$1,242/month Based on 25 comparable properties Confidence: N/A	■ Machine Learning Model \$1,230/month Advanced AI analysis of market trends AI Confidence: 85.0%

Property Details

Address	2725 Patricia Lane - C, Garland, TX 75041
Bedrooms	2
Bathrooms	1.0
Square Feet	891
Property Type	Apartment

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	20
Average Comp Rent	\$1,342
Rent Range	\$1,143 - \$1,342

Comparable Properties (25)

1939 Cranford Dr, Garland, TX 75041	Apartment	\$1,350	2BR/1BA	900	0.42 mi	100%
1935 Cranford Dr, Garland, TX 75041	Apartment	\$1,350	2BR/1BA	925	0.45 mi	100%
1943 Cranford Dr, Apt 104, Garland, TX 75041	Apartment	\$1,350	2BR/1BA	925	0.45 mi	100%
1939 Cranford Dr, Apt 104, Garland, TX 75041	Apartment	\$1,350	2BR/1BA	900	0.42 mi	100%
1943 Cranford Dr, Apt 203, Garland, TX 75041	Apartment	\$1,299	2BR/1BA	925	0.45 mi	100%
1939 Cranford Dr, Apt 102, Garland, TX 75041	Apartment	\$1,299	2BR/1BA	900	0.50 mi	100%
1939 Cranford Dr, Apt 202, Garland, TX 75041	Apartment	\$1,375	2BR/1BA	900	0.49 mi	100%
1943 Cranford Dr, Apt 204, Garland, TX 75041	Apartment	\$1,250	2BR/1BA	925	0.45 mi	100%
1939 Cranford Dr, Apt 204, Garland, TX 75041	Apartment	\$1,250	2BR/1BA	900	0.42 mi	100%
1943 Cranford Dr, Apt 103, Garland, TX 75041	Apartment	\$1,250	2BR/1BA	925	0.45 mi	100%
1939 Cranford Dr, Apt 203, Garland, TX 75041	Apartment	\$1,250	2BR/1BA	900	0.42 mi	100%
1943 Cranford Dr, Apt 101, Garland, TX 75041	Apartment	\$1,250	2BR/1BA	925	0.45 mi	100%

1935 Cranford Dr, Apt 104, Garland, TX 75041	Apartment	\$1,375	2BR/2BA	900	0.45 mi	95%
1935 Cranford Dr, Apt 204, Garland, TX 75041	Apartment	\$1,350	2BR/2BA	900	0.45 mi	95%
1935 Cranford Dr, Apt 101, Garland, TX 75041	Apartment	\$1,375	2BR/2BA	950	0.45 mi	95%
1935 Cranford Dr, Apt 202, Garland, TX 75041	Apartment	\$1,350	2BR/2BA	900	0.44 mi	95%
1935 Cranford Dr, Apt 102, Garland, TX 75041	Apartment	\$1,350	2BR/2BA	900	0.44 mi	95%
1900 W Kingsley Rd, # A, Garland, TX 75041	Apartment	\$1,500	2BR/1BA	750	0.45 mi	93%
2806 Wimbledon Ct, Apt C, Garland, TX 75041	Apartment	\$1,199	2BR/1.5BA	0	0.13 mi	93%
724 W Miller Rd, Apt 206, Garland, TX 75041	Apartment	\$1,460	2BR/1BA	900	1.41 mi	93%
1051 E Centerville Rd, # 2412P, Garland, TX 75041	Apartment	\$1,316	2BR/2BA	878	2.51 mi	84%
1051 E Centerville Rd, # 3206P, Garland, TX 75041	Apartment	\$1,497	2BR/2BA	878	2.51 mi	84%
1051 E Centerville Rd, # 3408P, Garland, TX 75041	Apartment	\$1,447	2BR/2BA	878	2.51 mi	84%
1051 E Centerville Rd, # 2812P, Garland, TX 75041	Apartment	\$1,407	2BR/2BA	878	2.51 mi	84%
1320 Briarwood Cir, Garland, TX 75041	Apartment	\$1,300	1BR/1BA	716	0.85 mi	80%

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: November 05, 2025

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