



# 2513 Toucan Drive, Denton, TX 76205

Comparative Market Analysis • Saved on February 04, 2026 at 11:14 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$2,468/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$2,500/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

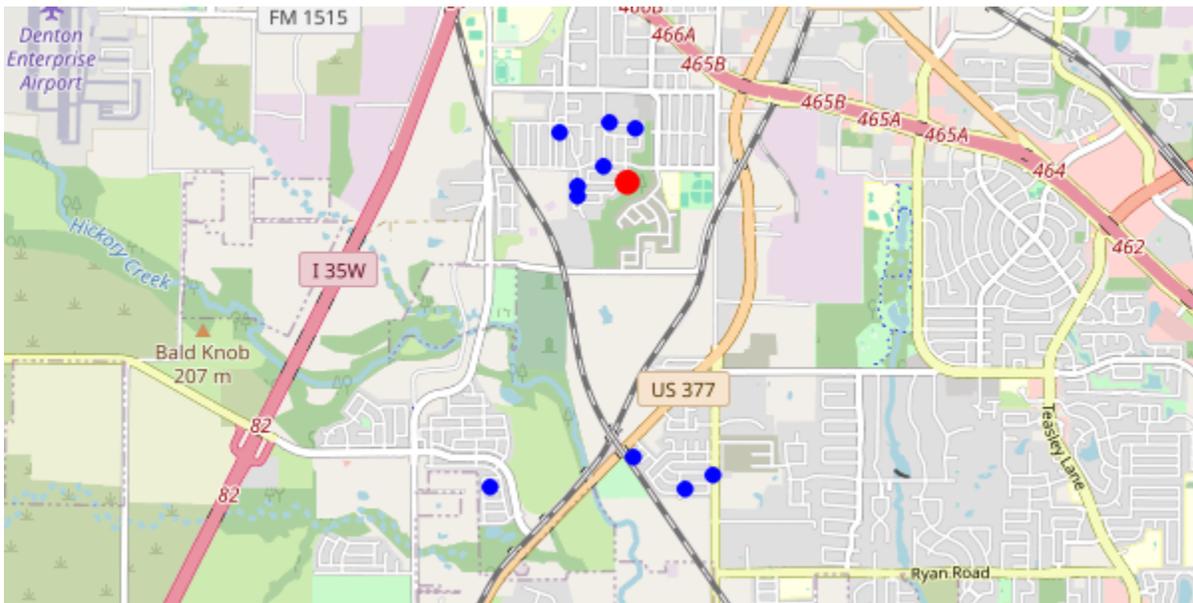
## Property Details

Address	2513 Toucan Drive, Denton, TX 76205
Bedrooms	4
Bathrooms	3.0
Square Feet	2,104
Property Type	Single Family

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	11
Average Comp Rent	\$2,467
Rent Range	\$2,270 - \$2,665

## Property Location Map



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

## Comparable Properties (25)

1405 Razorbill Rd, Denton, TX 76205	Single Family	\$2,649	4BR/2BA	0	0.27 mi	95%
1708 Buzzard Rd, Denton, TX 76205	Single Family	\$2,495	4BR/2BA	0	0.14 mi	95%
1904 Tawny Dr, Denton, TX 76205	Single Family	\$2,500	4BR/2BA	0	0.42 mi	95%

901 Greenbend Dr, Denton, TX 76210	Single Family	\$2,100	4BR/2.5BA	0	1.52 mi	93%
5200 Woodway Dr, Denton, TX 76226	Single Family	\$2,900	4BR/3BA	0	1.66 mi	93%
3321 Teasbend Ct, Denton, TX 76210	Single Family	\$1,875	4BR/2.5BA	0	1.37 mi	93%
1028 Springcreek Dr, Denton, TX 76210	Single Family	\$2,065	4BR/2.5BA	0	1.56 mi	93%
2605 Starling St, Denton, TX 76205	Single Family	\$2,800	5BR/3BA	0	0.26 mi	90%
2505 Starling St, Denton, TX 76205	Single Family	\$2,700	5BR/3BA	0	0.25 mi	90%
1600 Razorbill Rd, Denton, TX 76205	Single Family	\$2,800	5BR/3BA	0	0.31 mi	90%
1521 Razorbill Rd, Denton, TX 76205	Single Family	\$2,700	5BR/3BA	0	0.28 mi	90%
2217 Redwing Dr, Denton, TX 76205	Single Family	\$2,399	4BR/2BA	0	0.18 mi	88%
1705 Woodpecker St, Denton, TX 76205	Single Family	\$2,349	4BR/2BA	0	0.16 mi	88%
4512 Claret Ct, Denton, TX 76226	Single Family	\$2,800	4BR/2.5BA	0	1.79 mi	86%
4505 Merlot Dr, Argyle, TX 76226	Single Family	\$2,350	4BR/2.5BA	0	1.56 mi	86%
3108 Tamarack Ln, Argyle, TX 76226	Single Family	\$2,500	4BR/3BA	0	1.57 mi	86%
4512 Claret Ct, Argyle, TX 76226	Single Family	\$2,800	4BR/2.5BA	0	1.79 mi	86%
1700 Kendolph Dr, Denton, TX 76205	Single Family	\$2,500	4BR/2BA	0	0.54 mi	85%
1024 Greenlee St, Denton, TX 76201	Single Family	\$2,400	4BR/2BA	0	0.91 mi	85%
2008 Apalis Dr, Denton, TX 76205	Single Family	\$2,150	3BR/2BA	0	0.31 mi	85%
5905 Harvey Gap Ln, Argyle, TX 76226	Single Family	\$2,395	4BR/2BA	0	2.39 mi	84%
2617 Hereford Rd, Denton, TX 76210	Single Family	\$2,200	4BR/2BA	0	2.93 mi	84%
3624 Big Horn Trl, Denton, TX 76210	Single Family	\$2,250	4BR/2BA	0	2.88 mi	84%
5900 Piedrosa Ct, Denton, TX 76226	Single Family	\$2,695	4BR/2BA	0	2.23 mi	84%
2512 Clubhouse Dr, Denton, TX 76210	Single Family	\$2,300	4BR/2BA	0	2.82 mi	84%

**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.