



149 Cliff Height Circle, Dallas, TX 75241

Comparative Market Analysis • Saved on February 05, 2026 at 01:20 AM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,945/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,950/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

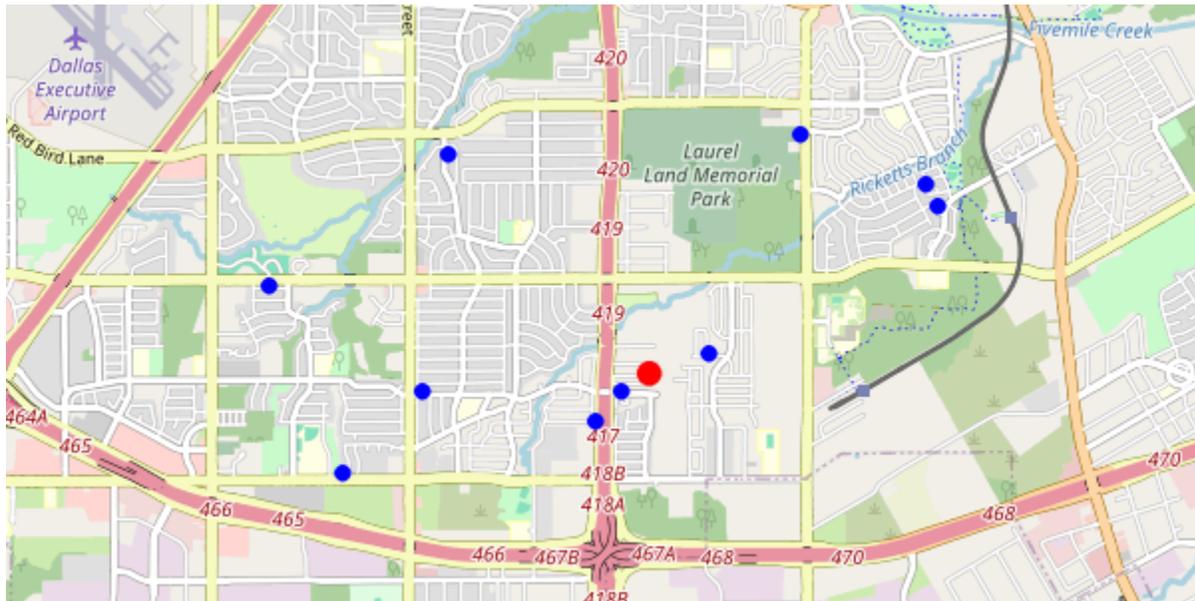
Property Details

Address	149 Cliff Height Circle, Dallas, TX 75241
Bedrooms	3
Bathrooms	3.0
Square Feet	1,605
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	1
Average Comp Rent	\$1,948
Rent Range	\$1,790 - \$2,101

Property Location Map



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

Comparable Properties (25)

115 E Kirnwood Dr, Dallas, TX 75241	Single Family	\$1,980	3BR/2BA	0	0.16 mi	95%
1622 Sax Leigh Dr, Dallas, TX 75241	Single Family	\$2,065	3BR/2BA	0	1.68 mi	88%
7828 Texridge Dr, Dallas, TX 75232	Single Family	\$1,759	3BR/2BA	0	0.36 mi	88%

6314 Autumn Woods Trl, Dallas, TX 75232	Single Family	\$2,250	3BR/2BA	0	1.49 mi	88%
7541 Marietta Ln, Dallas, TX 75241	Single Family	\$1,699	3BR/2BA	0	0.32 mi	88%
1618 Duet Dr, Dallas, TX 75241	Single Family	\$1,999	3BR/2BA	0	1.68 mi	88%
945 Kirnwood Dr, Dallas, TX 75232	Single Family	\$1,550	3BR/2BA	0	1.13 mi	88%
1933 Elm Shadows Dr, Dallas, TX 75232	Single Family	\$2,100	3BR/2BA	0	1.95 mi	88%
6119 University Hills Blvd, Dallas, TX 75241	Single Family	\$1,695	3BR/2BA	0	1.43 mi	88%
1417 Marena Moore Ct, Dallas, TX 75232	Single Family	\$1,795	3BR/2BA	0	1.62 mi	88%
1222 Serenade Ln, Dallas, TX 75241	Single Family	\$2,000	3BR/2BA	0	1.76 mi	88%
1435 Sax Leigh Dr, Dallas, TX 75241	Single Family	\$1,690	3BR/2BA	0	1.38 mi	88%
1614 Matagorda Dr, Dallas, TX 75232	Single Family	\$1,995	3BR/2BA	0	1.99 mi	88%
112 Bushel Ln, Dallas, TX 75241	Single Family	\$1,945	4BR/2BA	0	0.38 mi	85%
8028 Texridge Dr, Dallas, TX 75232	Single Family	\$1,995	3BR/2BA	0	0.53 mi	85%
2736 Murphy Dr, Lancaster, TX 75134	Single Family	\$1,975	3BR/2BA	0	2.58 mi	84%
2926 Cowboy Dr, Dallas, TX 75237	Single Family	\$2,200	3BR/2BA	0	2.64 mi	84%
2120 Stonewood Dr, Lancaster, TX 75134	Single Family	\$2,250	3BR/2BA	0	2.73 mi	84%
1430 Vermont Ave, Lancaster, TX 75134	Single Family	\$2,170	3BR/2BA	0	2.17 mi	84%
3309 Choir St, Dallas, TX 75237	Single Family	\$2,120	3BR/2BA	0	2.66 mi	84%
4927 Eastgate Cir, Dallas, TX 75216	Single Family	\$1,695	3BR/2BA	0	2.94 mi	84%
4725 Lashley Dr, Dallas, TX 75232	Single Family	\$2,130	3BR/2BA	0	2.71 mi	84%
905 Aspen Dr, Desoto, TX 75115	Single Family	\$1,895	3BR/2BA	0	2.88 mi	84%
4726 Jade Dr, Dallas, TX 75232	Single Family	\$1,795	3BR/2BA	0	2.44 mi	84%
1836 Sedona Ln, Dallas, TX 75232	Single Family	\$1,950	3BR/2BA	0	2.98 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 05, 2026

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