



3316 Portlock Drive, Farmers Branch, TX 75234

Comparative Market Analysis • Saved on March 02, 2026 at 10:36 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,368/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%

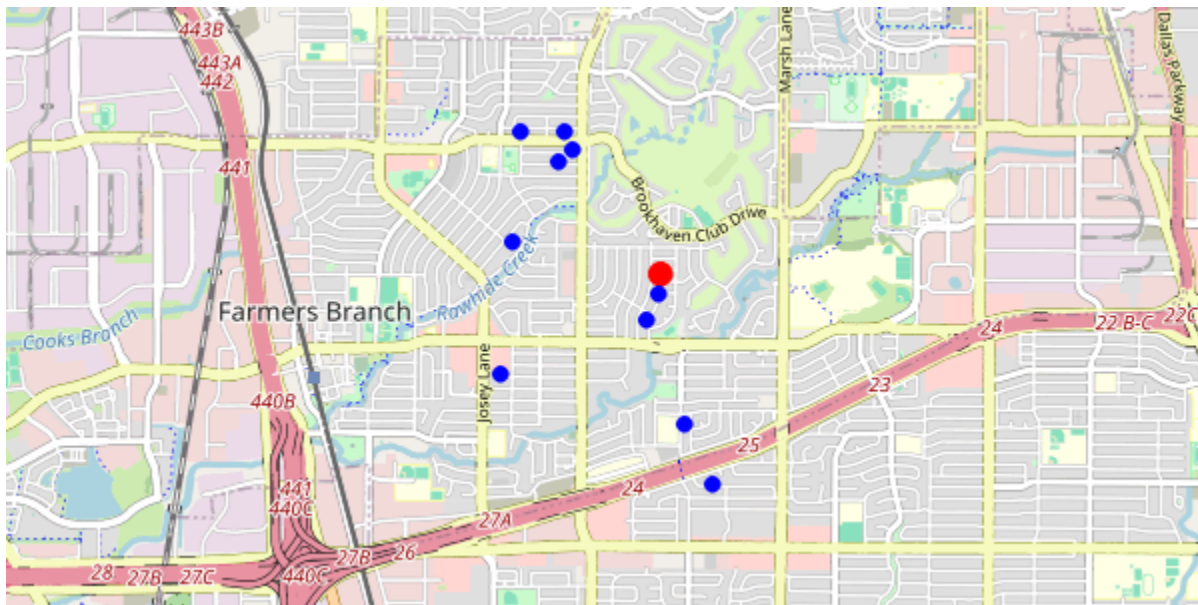
Property Details

Address	3316 Portlock Drive, Farmers Branch, TX 75234
Bedrooms	3
Bathrooms	2.0
Square Feet	1,457
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	22
Average Comp Rent	\$2,364
Rent Range	\$2,179 - \$2,558

Property Location Map



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

Comparable Properties (25)

13241 Belfield Drive, Farmers Branch, Texas 75234	Single Family Residence	\$2,450	3BR/2BA	0	0.23 mi	100%
13339 Belfield Drive, Farmers Branch, Texas 75234	Single Family Residence	\$2,700	3BR/2BA	0	0.10 mi	100%

12622 Templeton Trail, Farmers Branch, Texas 75234	Single Family Residence	\$2,395	3BR/2BA	0	0.75 mi	97%
2942 Candlewick Lane, Farmers Branch, Texas 75234	Single Family Residence	\$2,400	3BR/2BA	0	0.99 mi	97%
3036 Candlewick Lane, Farmers Branch, Texas 75234	Single Family Residence	\$2,300	3BR/2BA	0	0.85 mi	97%
2927 Eric Ln, Farmers Branch, TX 75234	Single Family	\$2,500	3BR/2BA	0	0.94 mi	97%
2939 Longmeade Dr, Dallas, TX 75234	Single Family	\$2,050	3BR/2BA	0	0.75 mi	97%
3029 Topaz Ln, Farmers Branch, TX 75234	Single Family	\$2,450	3BR/2BA	0	0.75 mi	97%
3059 Cameo Ln, Farmers Branch, TX 75234	Single Family	\$2,000	3BR/2BA	0	0.75 mi	97%
3439 High Mesa Dr, Dallas, TX 75234	Single Family	\$3,000	3BR/2BA	0	1.07 mi	93%
2710 Mount View Dr, Farmers Branch, TX 75234	Single Family	\$1,995	3BR/1.5BA	0	1.32 mi	93%
2949 Allister St, Dallas, TX 75229	Single Family	\$2,300	3BR/2BA	0	1.58 mi	93%
2630 Springvale Dr, Farmers Branch, TX 75234	Single Family	\$2,800	3BR/2BA	0	1.59 mi	93%
3624 High Bluff Dr, Dallas, TX 75234	Single Family	\$2,750	3BR/2BA	0	1.26 mi	93%
3131 Longmeade Dr, Farmers Branch, TX 75234	Single Family	\$2,300	3BR/2BA	0	0.33 mi	93%
1300 Milam Way, Carrollton, TX 75006	Single Family	\$1,995	3BR/1.5BA	0	1.94 mi	93%
3130 Saint Croix Dr, Dallas, TX 75229	Single Family	\$2,850	3BR/2BA	0	1.73 mi	93%
3630 High Mesa Dr, Dallas, TX 75234	Single Family	\$1,995	3BR/2BA	0	1.20 mi	93%
2721 Leta Mae Cir, Farmers Branch, TX 75234	Single Family	\$2,795	3BR/2BA	0	1.34 mi	93%
2231 Ridgedale Dr, Carrollton, TX 75006	Single Family	\$2,200	3BR/2BA	0	1.64 mi	93%
2976 Mark Twain Dr, Farmers Branch, TX 75234	Single Family	\$2,500	3BR/2BA	0	1.00 mi	90%
3067 Old North Rd, Farmers Branch, TX 75234	Single Family	\$1,995	3BR/2BA	0	1.00 mi	90%
13230 Nestle Dr, Farmers Branch, TX 75234	Single Family	\$2,250	3BR/1BA	0	1.51 mi	88%
13429 Challaburton Dr, Farmers Branch, TX 75234	Single Family	\$1,900	3BR/1BA	0	0.14 mi	88%
11505 Webb Chapel Rd, Dallas, TX 75229	Single Family	\$2,220	3BR/3BA	0	1.67 mi	88%

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: March 02, 2026

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