



1319 Eastern Heights Drive, Mesquite, TX 75149

Comparative Market Analysis • Saved on March 02, 2026 at 11:17 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,912/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,850/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

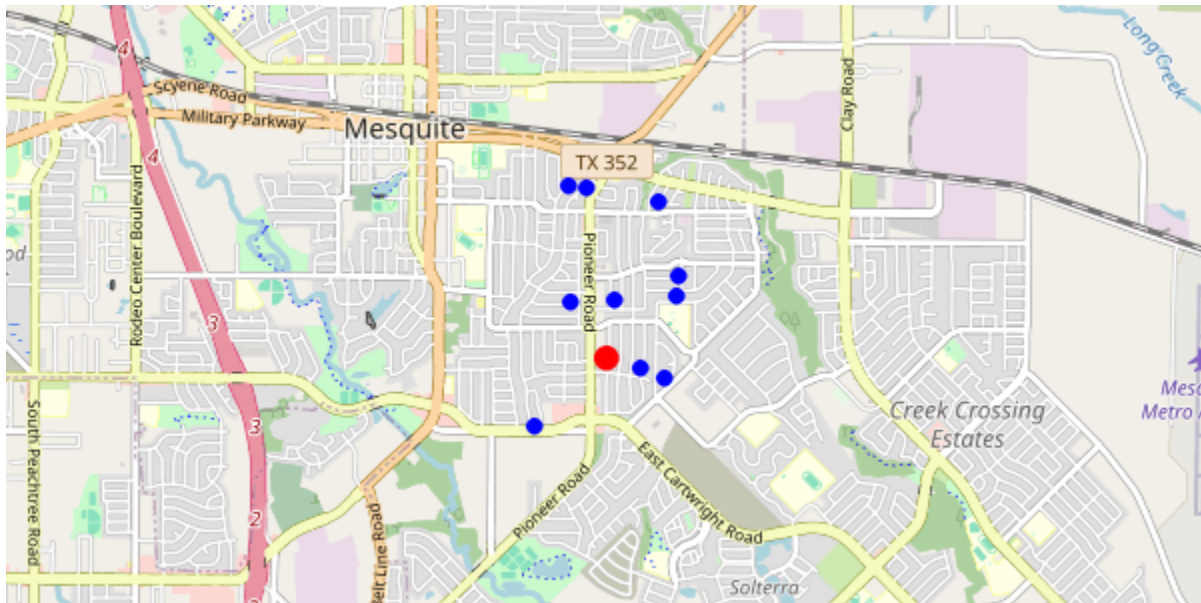
Property Details

| | |
|---------------|--|
| Address | 1319 Eastern Heights Drive, Mesquite, TX 75149 |
| Bedrooms | 4 |
| Bathrooms | 2.0 |
| Square Feet | 1,184 |
| Property Type | Single Family |

Comparable Properties Summary

| | |
|-----------------------------|-------------------|
| Total Comparables | 25 |
| High Correlation Properties | 8 |
| Average Comp Rent | \$1,904 |
| Rent Range | \$1,759 - \$2,065 |

Property Location Map



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

Comparable Properties (25)

| | | | | | | |
|---|-------------------------|---------|---------|---|---------|------|
| 1433 Virgie Joe Drive, Mesquite, Texas 75149 | Single Family Residence | \$1,950 | 4BR/2BA | 0 | 0.31 mi | 100% |
| 1010 Appleblossom Lane, Mesquite, Texas 75149 | Single Family Residence | \$1,750 | 4BR/2BA | 0 | 0.29 mi | 100% |

| | | | | | | |
|---|-------------------------|---------|-----------|---|---------|------|
| 1622 Hillwood Dr, Mesquite, TX 75149 | Single Family | \$2,600 | 4BR/2BA | 0 | 0.47 mi | 100% |
| 315 Paldao Dr, Mesquite, TX 75149 | Single Family | \$2,200 | 4BR/2BA | 0 | 0.85 mi | 97% |
| 917 Cherrywood Trail, Mesquite, Texas 75149 | Single Family Residence | \$1,900 | 4BR/2BA | 0 | 0.55 mi | 90% |
| 1728 Rancho Drive, Mesquite, Texas 75149 | Single Family Residence | \$1,700 | 3BR/2BA | 0 | 0.50 mi | 90% |
| 1107 Calle Real, Mesquite, Texas 75149 | Single Family Residence | \$1,600 | 3BR/2BA | 0 | 0.33 mi | 90% |
| 1337 Eastside Dr, Mesquite, TX 75149 | Single Family | \$1,795 | 3BR/2BA | 0 | 0.18 mi | 90% |
| 451 Appomattox Dr, Mesquite, TX 75149 | Single Family | \$1,850 | 3BR/2BA | 0 | 0.82 mi | 87% |
| 413 Lindo Dr, Mesquite, TX 75149 | Single Family | \$1,895 | 3BR/2BA | 0 | 0.88 mi | 87% |
| 628 Kevin Cir, Mesquite, TX 75149 | Single Family | \$1,650 | 3BR/1.5BA | 0 | 0.64 mi | 87% |
| 1527 Charleston Cv, Mesquite, TX 75149 | Single Family | \$2,079 | 3BR/2BA | 0 | 0.99 mi | 87% |
| 534 W Kearney St, Mesquite, TX 75149 | Single Family | \$1,895 | 4BR/2BA | 0 | 1.92 mi | 86% |
| 1144 Paintbrush St, Mesquite, TX 75149 | Single Family | \$1,830 | 3BR/2BA | 0 | 1.46 mi | 83% |
| 1216 Paintbrush St, Mesquite, TX 75149 | Single Family | \$1,750 | 3BR/2BA | 0 | 1.46 mi | 83% |
| 1215 Tosch Ln, Mesquite, TX 75149 | Single Family | \$1,950 | 3BR/1.5BA | 0 | 1.04 mi | 83% |
| 1404 E Park Dr, Mesquite, TX 75149 | Single Family | \$1,629 | 3BR/1.5BA | 0 | 0.13 mi | 83% |
| 12812 Hilltop Dr, Balch Springs, TX 75180 | Single Family | \$1,985 | 3BR/2BA | 0 | 1.41 mi | 83% |
| 1112 Paintbrush St, Mesquite, TX 75149 | Single Family | \$1,835 | 3BR/2BA | 0 | 1.46 mi | 83% |
| 920 Mossberg Ln, Mesquite, TX 75181 | Single Family | \$1,995 | 3BR/2BA | 0 | 1.15 mi | 83% |
| 417 Antietam Way, Mesquite, TX 75149 | Single Family | \$1,799 | 3BR/2BA | 0 | 0.89 mi | 80% |
| 426 Paldao Dr, Mesquite, TX 75149 | Single Family | \$2,000 | 3BR/2BA | 0 | 0.79 mi | 80% |
| 1601 Chapman Dr, Mesquite, TX 75149 | Single Family | \$1,945 | 3BR/2BA | 0 | 0.54 mi | 80% |
| 403 Appomattox Dr, Mesquite, TX 75149 | Single Family | \$1,995 | 3BR/2BA | 0 | 0.91 mi | 80% |
| 635 E Las Brisas Dr, Mesquite, TX 75149 | Single Family | \$2,015 | 3BR/2BA | 0 | 0.67 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: March 02, 2026

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