



736 North Plano Road, Richardson, TX 75081

Comparative Market Analysis • Saved on November 12, 2025 at 10:28 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,867/month	\$2,800/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 90.0%

Property Details

Address	736 North Plano Road, Richardson, TX 75081
Bedrooms	3
Bathrooms	3.5
Square Feet	2,060
Property Type	Townhouse

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	15
Average Comp Rent	\$2,836
Rent Range	\$2,638 - \$3,097

Comparable Properties (25)

726 N Plano Rd, Richardson, TX 75081	Townhouse	\$2,650	3BR/3.5BA	0	0.01 mi	100%
724 N Plano Rd, Richardson, TX 75081	Townhouse	\$2,800	3BR/3.5BA	0	0.01 mi	100%
702 N Plano Rd, Unit 702, Richardson, TX 75081	Townhouse	\$4,999	3BR/3.5BA	0	0.05 mi	100%
722 N Plano Rd, Unit 722, Richardson, TX 75081	Townhouse	\$3,000	3BR/3.5BA	0	0.02 mi	100%
734 N Plano Rd, Richardson, TX 75081	Townhouse	\$2,800	3BR/3.5BA	0	0.01 mi	100%
732 Plano Rd N, Richardson, TX 75081	Townhouse	\$2,800	3BR/3.5BA	0	0.01 mi	100%
714 N Plano Rd, Richardson, TX 75081	Townhouse	\$2,900	3BR/3.5BA	0	0.03 mi	100%
702 N Plano Rd, Richardson, TX 75081	Townhouse	\$3,200	3BR/3.5BA	0	0.05 mi	100%
1316 Wildflower Ct, Richardson, TX 75081	Townhouse	\$2,500	3BR/2.5BA	0	0.48 mi	95%
718 N Plano Rd, Richardson, TX 75081	Townhouse	\$2,800	3BR/2.5BA	0	0.03 mi	95%
1304 Summerwood Ln, Richardson, TX 75081	Townhouse	\$3,900	3BR/2.5BA	0	0.42 mi	95%
770 N Plano Rd, Unit 102, Richardson, TX 75081	Townhouse	\$2,795	3BR/2.5BA	0	0.07 mi	95%
129 Sonoma Creek Ln, Richardson, TX 75081	Townhouse	\$2,950	3BR/3BA	0	1.21 mi	93%
1322 Wildflower Ct, Richardson, TX 75081	Townhouse	\$2,100	4BR/3BA	0	0.49 mi	90%
1310 Summerwood Ln, Richardson, TX 75081	Townhouse	\$1,850	4BR/3BA	0	0.43 mi	90%

672 Matthew Pl, Richardson, TX 75081	Townhouse	\$2,450	3BR/3BA	0	2.30 mi	89%
747 Matthew Pl, Richardson, TX 75081	Townhouse	\$2,785	3BR/3BA	0	2.33 mi	89%
641 Gray Stone Ln, Richardson, TX 75081	Townhouse	\$4,200	3BR/2.5BA	0	1.22 mi	88%
607 Towne House Ln, Richardson, TX 75081	Townhouse	\$2,250	3BR/2.5BA	0	1.47 mi	88%
601 Raford Hill Ln, Richardson, TX 75081	Townhouse	\$2,250	3BR/3BA	0	1.28 mi	86%
1308 Summerwood Ln, Richardson, TX 75081	Townhouse	\$2,000	4BR/2.5BA	0	0.43 mi	85%
736 N Plano Rd, Richardson, TX 75081	Townhouse	\$2,875	3BR/3.5BA	0	N/A	85%
736 Plano Rd N, Richardson, TX 75081	Townhouse	\$2,650	3BR/3.5BA	0	N/A	85%
656 S Greenville Ave, Richardson, TX 75081	Townhouse	\$2,800	3BR/2.5BA	0	2.25 mi	84%
922 Dartford Dr, Richardson, TX 75081	Townhouse	\$2,599	3BR/2.5BA	0	2.10 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: November 12, 2025

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