



1213 Quill Drive, Plano, TX 75075

Comparative Market Analysis • Saved on November 20, 2025 at 12:59 AM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,789/month	\$2,850/month
Based on 16 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

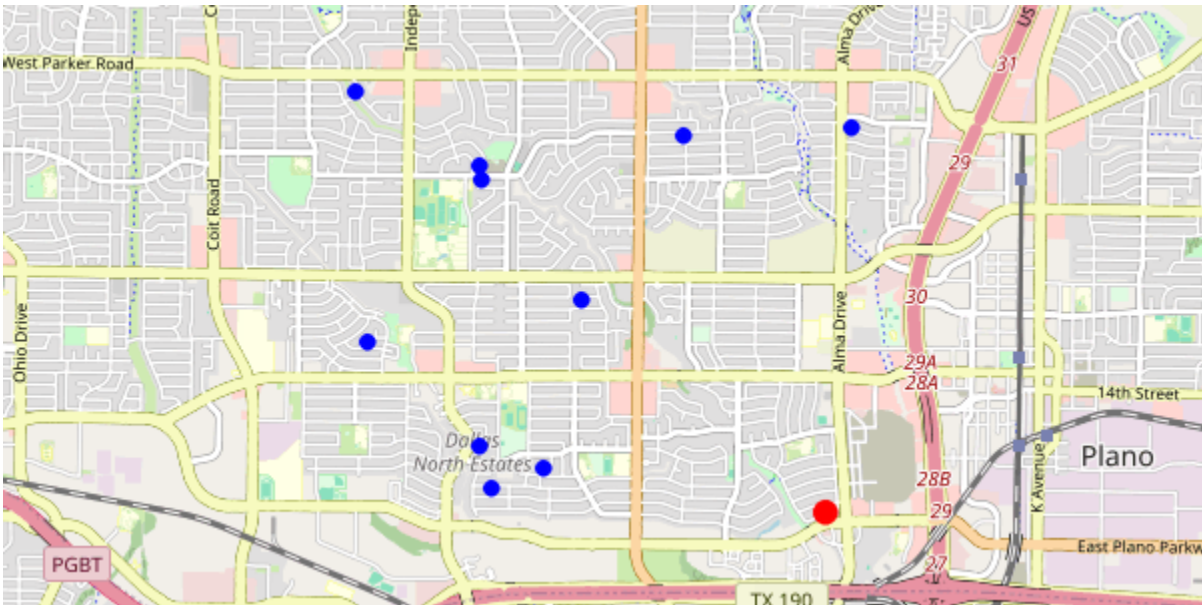
Property Details

Address	1213 Quill Drive, Plano, TX 75075
Bedrooms	5
Bathrooms	2.0
Square Feet	2,040
Property Type	Single Family

Comparable Properties Summary

Total Comparables	16
High Correlation Properties	0
Average Comp Rent	\$2,788
Rent Range	\$3,146 - \$4,004

Property Location Map



Subject property location shown on map. [View the web version for an interactive map with all comparable properties.](#)

Comparable Properties (16)

2320 Kidwell Cir, Plano, TX 75075	Single Family	\$2,695	4BR/2BA	0	1.61 mi	83%
1900 Ports O Call Dr, Plano, TX 75075	Single Family	\$3,200	4BR/2BA	0	2.00 mi	83%
2720 Grandview Dr, Plano, TX 75075	Single Family	\$2,700	4BR/2.5BA	0	1.67 mi	83%

2813 Biscayne Dr, Plano, TX 75075	Single Family	\$2,750	4BR/2BA	0	1.75 mi	83%
2900 Druid Dr, Plano, TX 75075	Single Family	\$2,600	4BR/2BA	0	1.92 mi	83%
1104 Longworth Dr, Plano, TX 75075	Single Family	\$3,000	5BR/3BA	0	1.42 mi	81%
3324 Wentworth St, Plano, TX 75075	Single Family	\$2,330	4BR/2BA	0	2.42 mi	79%
2732 Parkhaven Dr, Plano, TX 75075	Single Family	\$2,600	4BR/2BA	0	2.38 mi	79%
2609 Pinehurst Dr, Plano, TX 75075	Single Family	\$2,650	4BR/2BA	0	2.42 mi	79%
3205 Bandolino Ln, Plano, TX 75075	Single Family	\$3,200	4BR/2BA	0	3.13 mi	79%
2220 Teakwood Ln, Plano, TX 75075	Single Family	\$2,495	4BR/2.5BA	0	2.24 mi	79%
3005 Macao Ct, Plano, TX 75075	Single Family	\$3,100	4BR/2BA	0	2.11 mi	79%
2305 Treyburn Ct, Plano, TX 75075	Single Family	\$3,200	5BR/2.5BA	0	1.49 mi	78%
1525 Tawakoni Ln, Plano, TX 75075	Single Family	\$2,700	4BR/3BA	0	1.19 mi	78%
2016 Willowbrook Way, Plano, TX 75075	Single Family	\$2,795	5BR/2.5BA	0	1.69 mi	78%
2400 Kelsey Dr, Plano, TX 75075	Single Family	\$2,599	4BR/3BA	0	1.25 mi	78%

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 20, 2025

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