



1213 Quill Drive, Plano, TX 75075

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

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,789/month

Based on 16 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$2,850/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

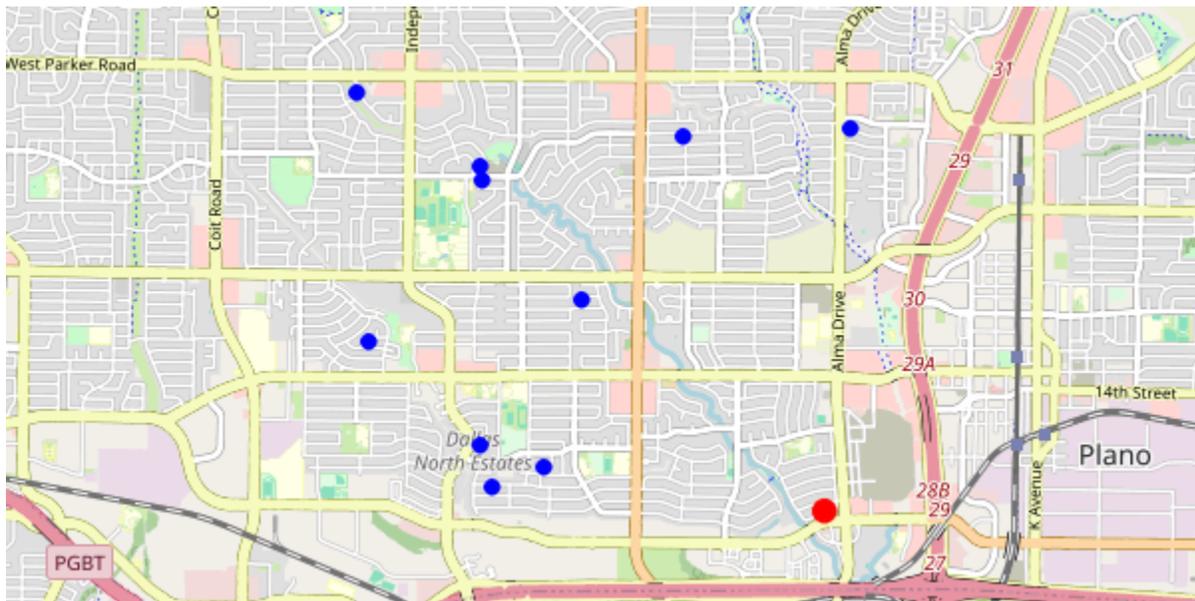
Property Details

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.