



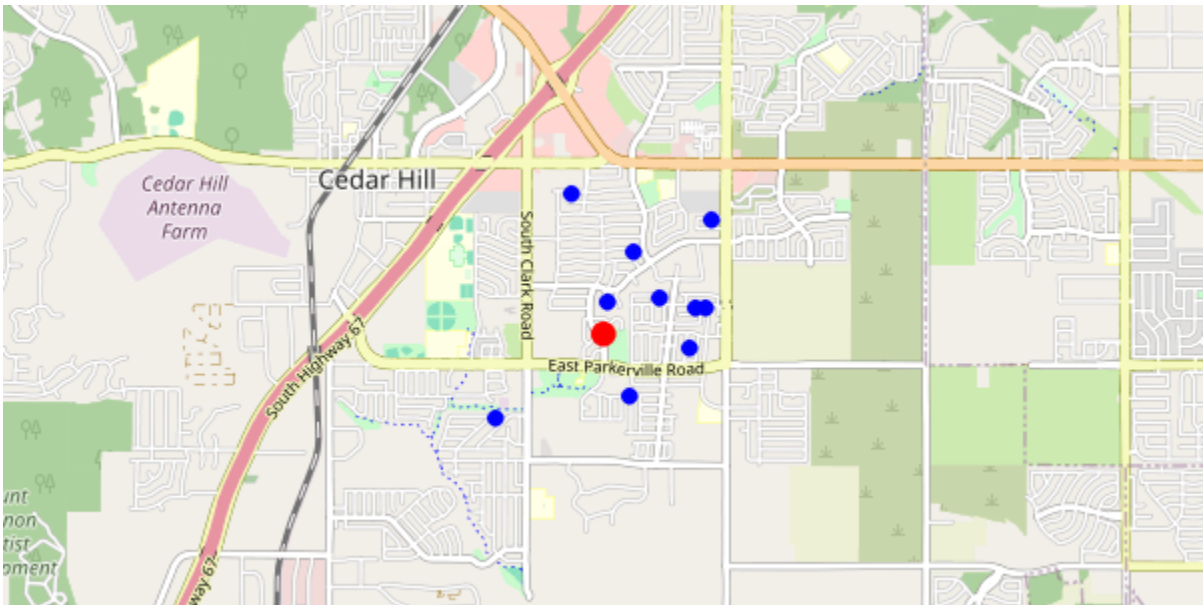
700 South Highland Drive, Cedar Hill, TX 75104

Comparative Market Analysis • Saved on November 20, 2025 at 12:11 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$2,060/month	\$2,050/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details		Comparable Properties Summary	
Address	700 South Highland Drive, Cedar Hill, TX 75104	Total Comparables	25
Bedrooms	3	High Correlation Properties	25
Bathrooms	2.0	Average Comp Rent	\$2,063
Square Feet	1,620	Rent Range	\$1,895 - \$2,224
Property Type	Single Family		

Property Location Map



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

Comparable Properties (25)

Address	Property Type	Rent	Bedrooms	Bathrooms	Distance	Confidence
919 Richards Dr, Cedar Hill, TX 75104	Single Family	\$1,995	3BR/2BA	0	0.47 mi	100%
715 Ford Dr, Cedar Hill, TX 75104	Single Family	\$2,150	3BR/2BA	0	0.43 mi	100%
900 Blewitt Dr, Cedar Hill, TX 75104	Single Family	\$2,345	3BR/2BA	0	0.34 mi	100%

513 Olympus St, Cedar Hill, TX 75104	Single Family	\$2,100	3BR/2BA	0	0.16 mi	100%
821 Bentle Ct, Cedar Hill, TX 75104	Single Family	\$1,500	3BR/2BA	0	0.33 mi	100%
505 Vincent St, Cedar Hill, TX 75104	Single Family	\$1,950	3BR/2BA	0	0.44 mi	100%
911 Walters Dr, Cedar Hill, TX 75104	Single Family	\$1,970	3BR/2BA	0	0.78 mi	97%
204 Meadowbrooke Dr, Cedar Hill, TX 75104	Single Family	\$2,285	3BR/2BA	0	0.68 mi	97%
603 Turner Way, Cedar Hill, TX 75104	Single Family	\$1,995	3BR/2BA	0	0.52 mi	97%
411 Mckinley St, Cedar Hill, TX 75104	Single Family	\$1,830	3BR/2BA	0	0.72 mi	97%
116 Yorkshire Dr, Cedar Hill, TX 75104	Single Family	\$1,657	3BR/2BA	0	0.58 mi	97%
900 Springfield Dr, Cedar Hill, TX 75104	Single Family	\$2,060	3BR/2BA	0	0.88 mi	97%
465 Rainier St, Cedar Hill, TX 75104	Single Family	\$1,895	3BR/2BA	0	0.53 mi	97%
1009 Neptune Ct, Cedar Hill, TX 75104	Single Family	\$2,290	3BR/2BA	0	0.68 mi	97%
1200 Nutting St, Cedar Hill, TX 75104	Single Family	\$2,185	3BR/2.5BA	0	1.34 mi	93%
919 Crestwood Dr, Cedar Hill, TX 75104	Single Family	\$2,300	3BR/2BA	0	1.05 mi	93%
835 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,130	3BR/2BA	0	1.10 mi	93%
906 Moore St, Cedar Hill, TX 75104	Single Family	\$2,195	3BR/2BA	0	1.33 mi	93%
1135 Germany Dr, Cedar Hill, TX 75104	Single Family	\$2,400	3BR/2BA	0	1.32 mi	93%
466 Tranquility Ln, Cedar Hill, TX 75104	Single Family	\$2,160	3BR/2BA	0	1.03 mi	93%
822 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,150	3BR/2BA	0	1.04 mi	93%
460 Matterhorn St, Cedar Hill, TX 75104	Single Family	\$1,900	3BR/2BA	0	0.37 mi	93%
911 Turner Ct, Cedar Hill, TX 75104	Single Family	\$1,940	3BR/2BA	0	0.44 mi	93%
837 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,200	3BR/2BA	0	1.10 mi	93%
510 Burleson St, Cedar Hill, TX 75104	Single Family	\$2,000	3BR/2BA	0	1.38 mi	93%

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.