



542 Hickory Lane, Rockwall, TX 75087

Comparative Market Analysis • Saved on November 03, 2025 at 10:30 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,688/month

Based on 25 comparable properties

Confidence: \$1,553 - \$1,823

AI Rent Estimate

■ Machine Learning Model

\$1,680/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

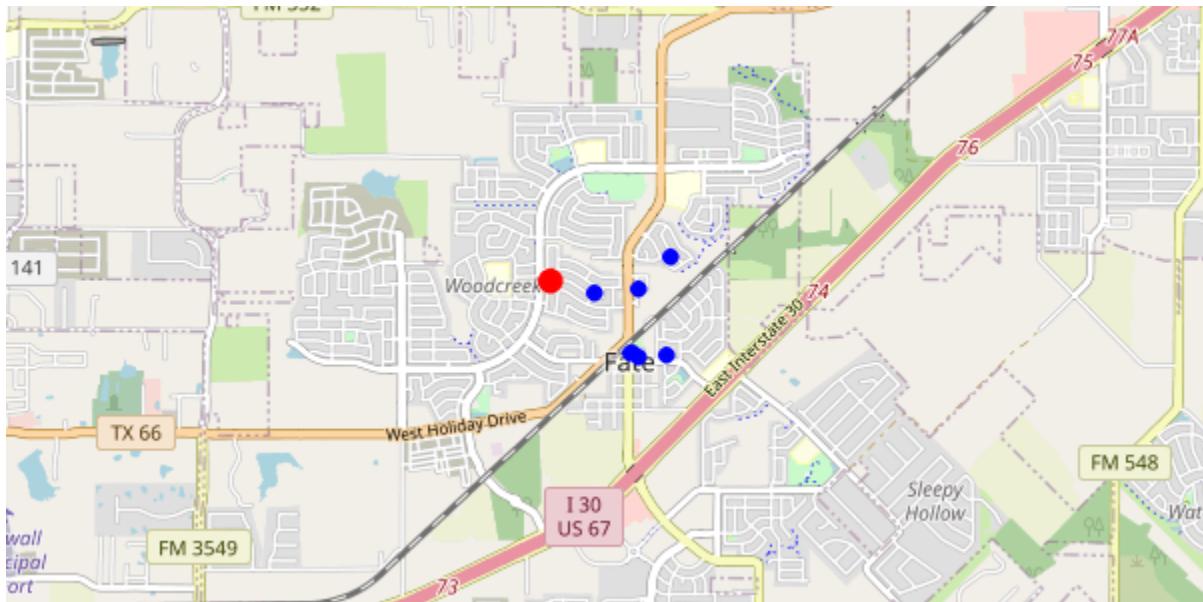
Property Details

Address	542 Hickory Lane, Rockwall, TX 75087
Bedrooms	3
Bathrooms	2.0
Square Feet	1,702
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	0
Average Comp Rent	\$1,688
Rent Range	\$1,553 - \$1,823

Property Location Map



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

Comparable Properties (25)

405 Richlands Way, Rockwall, TX 75087	Single Family	\$850	1BR/1BA	0	0.69 mi	85%
113 Feverbush Dr, Fate, TX 75189	Single Family	\$1,659	1BR/2BA	0	0.61 mi	85%
316 Sugarberry Ln, Fate, TX 75087	Single Family	\$1,749	1BR/2BA	0	0.22 mi	85%

550 Nw E Crawford Ave, Unit 105, Fate, TX 75087	Single Family	\$1,950	2BR/2BA	0	0.44 mi	85%
550 N W E Crawford Ave, Unit 105, Fate, TX 75087	Single Family	\$1,950	2BR/2BA	0	0.44 mi	85%
131 E Fate Main Pl, Apt 203, Fate, TX 75087	Apartment	\$1,350	1BR/1BA	0	0.58 mi	85%
112 E Greenhill Ln, Apt 206, Fate, TX 75087	Apartment	\$1,399	1BR/1BA	780	0.53 mi	85%
112 E Greenhill Ln, Unit 206, Fate, TX 75087	Apartment	\$1,399	1BR/1BA	780	0.53 mi	85%
112 E Greenhill Ln, Fate, TX 75132	Apartment	\$1,299	1BR/1BA	760	0.54 mi	85%
550 N W E Crawford Ave, Unit 414, Fate, TX 75087	Single Family	\$2,250	3BR/2BA	0	0.44 mi	85%
218 Citrus Dr, Royse City, TX 75189	Single Family	\$1,999	3BR/2BA	0	0.49 mi	85%
131 E Fate Main Pl, Apt 305, Rockwall, TX 75087	Condo	\$1,275	1BR/1BA	624	0.58 mi	85%
131 E Fate Main Pl, Apt 203, Rockwall, TX 75087	Condo	\$1,225	1BR/1BA	604	0.58 mi	85%
131 E Fate Main Pl, Apt 306, Rockwall, TX 75087	Condo	\$1,225	1BR/1BA	604	0.58 mi	85%
403 Er Ellis, Fate, TX 75087	Single Family	\$1,950	4BR/2BA	0	0.66 mi	85%
403 W Apple Tree Ln, Fate, TX 75087	Single Family	\$1,850	3BR/2BA	0	0.72 mi	85%
687 Harper Dr, Fate, TX 75087	Single Family	\$2,195	3BR/2BA	0	0.34 mi	85%
558 Hickory Ln, Fate, TX 75087	Single Family	\$1,639	3BR/2BA	0	0.04 mi	85%
311 Mistflower Ln, Fate, TX 75087	Single Family	\$1,795	3BR/2BA	0	0.59 mi	85%
411 Silver Leaf Dr, Royse City, TX 75189	Single Family	\$1,895	3BR/2BA	0	0.66 mi	85%
336 Butternut Dr, Fate, TX 75087	Single Family	\$1,725	3BR/2BA	0	0.24 mi	85%
414 Silver Leaf Dr, Fate, TX 75087	Single Family	\$1,825	3BR/2BA	0	0.69 mi	85%
409 Azalea Dr, Fate, TX 75087	Single Family	\$1,925	3BR/2BA	0	0.66 mi	85%
408 Azalea Dr, Fate, TX 75087	Single Family	\$1,975	3BR/2BA	0	0.67 mi	85%
613 Fireberry Dr, Fate, TX 75087	Single Family	\$1,850	3BR/2BA	0	0.05 mi	85%

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 03, 2025

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