



# 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%

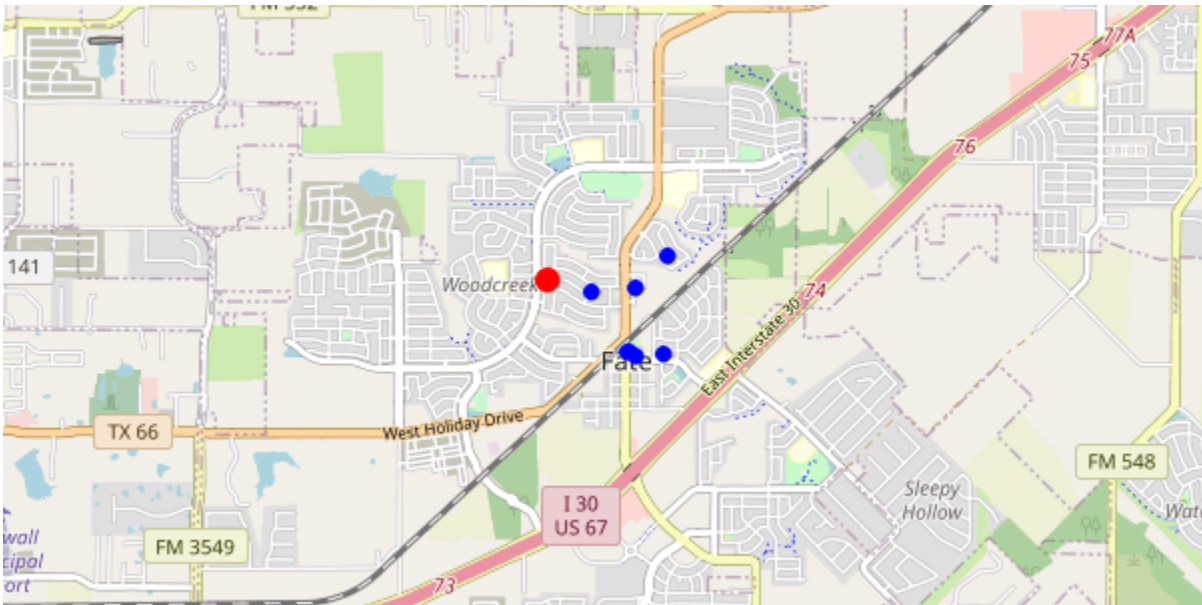
### Property Details

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.