



# 1212 Riverview Drive - C, Irving, TX 75060

Comparative Market Analysis • Saved on January 04, 2026 at 09:02 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$1,136/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$1,080/month

Advanced AI analysis of market trends

AI Confidence: 90.0%

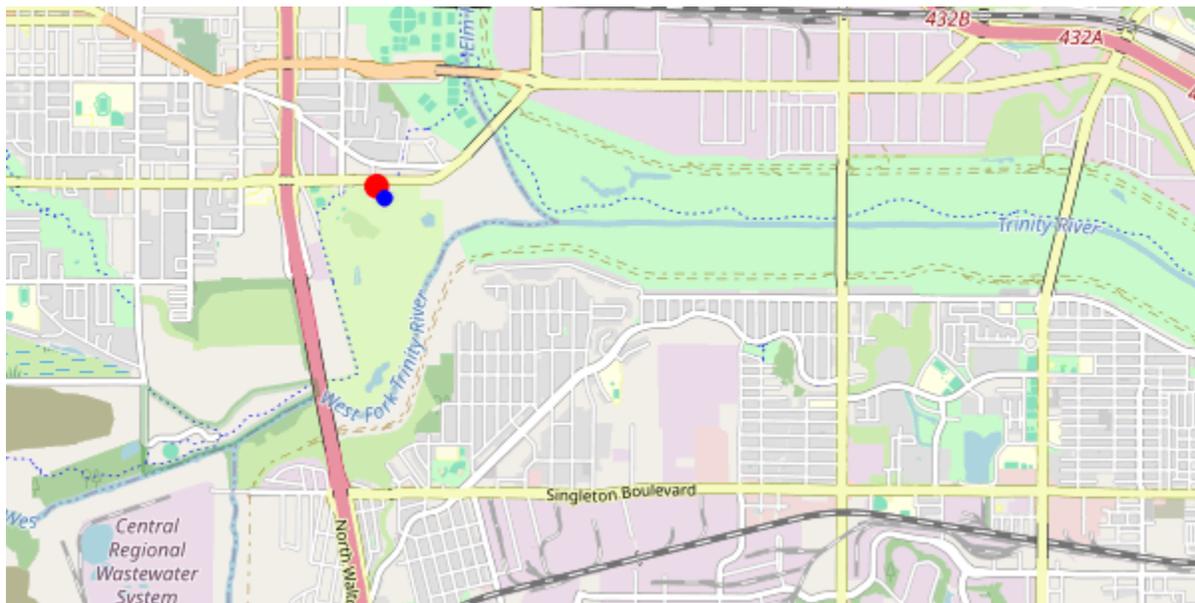
## Property Details

Address	1212 Riverview Drive - C, Irving, TX 75060
Bedrooms	2
Bathrooms	1.0
Square Feet	840
Property Type	Multi-Family

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	5
Average Comp Rent	\$1,406
Rent Range	\$1,045 - \$1,227

## Property Location Map



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

## Comparable Properties (25)

2240 Riverview Dr, Apt D, Irving, TX 75060	Multi-Family	\$1,000	2BR/1BA	812	0.07 mi	100%
2240 Riverview Dr, Apt C, Irving, TX 75060	Multi-Family	\$1,000	2BR/1BA	812	0.07 mi	100%
1211 Stone Dr, Irving, TX 75061	Multi-Family	\$1,500	2BR/1BA	850	1.68 mi	93%

1400 Darr St, Apt A, Irving, TX 75061	Multi-Family	\$1,295	2BR/1BA	900	1.99 mi	93%
1402 Darr St, Apt A, Irving, TX 75061	Multi-Family	\$1,295	2BR/1BA	900	2.00 mi	93%
2148 Brookfield Ave, Dallas, TX 75235	Multi-Family	\$1,600	2BR/1BA	844	3.91 mi	89%
3015 Avon St, Unit 3015, Dallas, TX 75211	Multi-Family	\$1,200	2BR/1BA	805	4.10 mi	89%
3019 Avon St, Unit 3019, Dallas, TX 75211	Multi-Family	\$1,200	2BR/1BA	805	4.09 mi	89%
732 N Boulevard Ter, Dallas, TX 75211	Multi-Family	\$1,795	2BR/1BA	880	4.69 mi	89%
211 N Hampton Rd, Dallas, TX 75208	Multi-Family	\$1,595	2BR/1BA	807	4.98 mi	89%
208 Alpine Ct, Irving, TX 75060	Multi-Family	\$1,390	2BR/1BA	800	4.21 mi	89%
3838 Peoria St, Unit B, Dallas, TX 75212	Multi-Family	\$1,700	2BR/1BA	728	1.32 mi	86%
3838 Peoria St, Unit A, Dallas, TX 75212	Multi-Family	\$1,700	2BR/1BA	728	1.32 mi	86%
1517 Trinity View St, Irving, TX 75060	Multi-Family	\$1,600	2BR/1BA	999	1.12 mi	86%
1400 Darr St, Apt B, Irving, TX 75061	Multi-Family	\$1,395	2BR/1.5BA	950	1.99 mi	86%
1716 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,450	2BR/2BA	945	0.57 mi	85%
1617 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,250	2BR/2BA	945	0.68 mi	85%
1613 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,450	2BR/2BA	945	0.69 mi	85%
1712 Windsong Ln, Irving, TX 75060	Multi-Family	\$1,500	2BR/2BA	945	0.59 mi	85%
1112 Holly St, Irving, TX 75061	Multi-Family	\$1,550	2BR/2BA	850	2.08 mi	84%
1615 Voirin Rd, Irving, TX 75061	Multi-Family	\$1,075	2BR/1BA	720	2.12 mi	82%
2732 W Jefferson Blvd, Dallas, TX 75211	Multi-Family	\$2,300	2BR/1BA	950	4.71 mi	82%
1611 Voirin Rd, Irving, TX 75061	Multi-Family	\$1,025	2BR/1BA	720	2.12 mi	82%
933 Muncie Ave, Dallas, TX 75212	Multi-Family	\$1,200	2BR/1BA	0	4.74 mi	82%
819 Bluebird Dr, Unit 823, Irving, TX 75061	Multi-Family	\$1,095	2BR/1BA	716	2.82 mi	82%

**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: January 04, 2026

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