



225 Irick Court - 1, Aubrey, TX 76227

Comparative Market Analysis • Saved on February 04, 2026 at 07:08 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,885/month

Based on 9 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,850/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

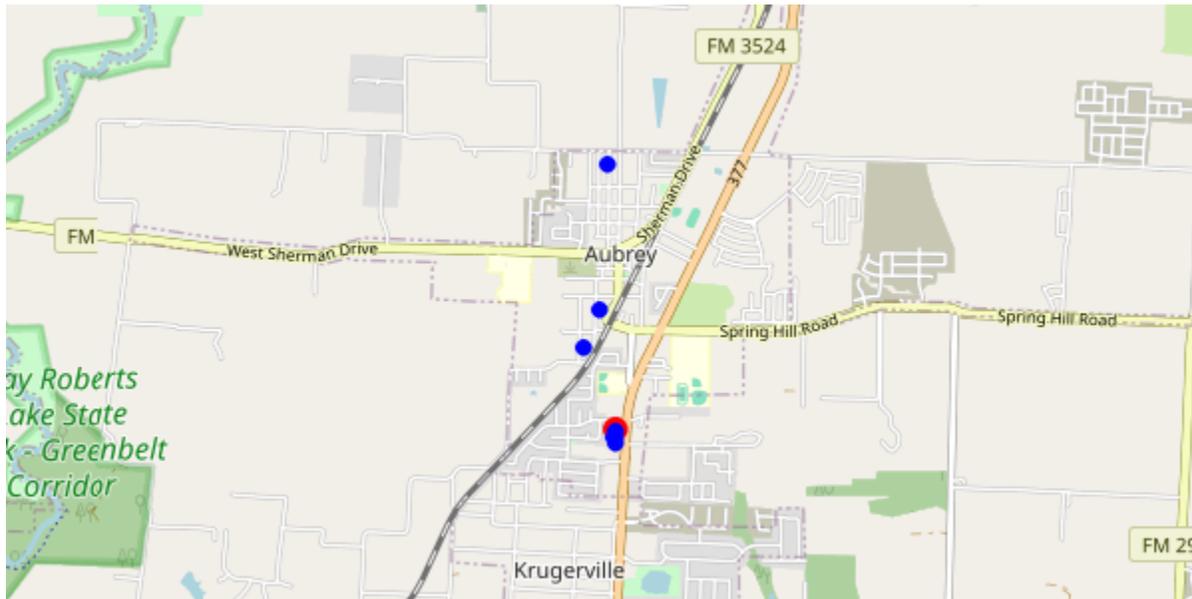
Property Details

Address	225 Irick Court - 1, Aubrey, TX 76227
Bedrooms	3
Bathrooms	3.0
Square Feet	1,346
Property Type	Townhouse

Comparable Properties Summary

Total Comparables	9
High Correlation Properties	4
Average Comp Rent	\$1,878
Rent Range	\$1,734 - \$2,036

Property Location Map



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

Comparable Properties (9)

269 Irick Ct, Aubrey, TX 76227	Multi-Family	\$1,695	3BR/2.5BA	0	0.07 mi	100%
233 Irick Ct, Aubrey, TX 76227	Multi-Family	\$2,100	3BR/2.5BA	0	0.01 mi	100%
259 Irick Ct, Aubrey, TX 76227	Multi-Family	\$1,695	3BR/2.5BA	0	0.05 mi	100%

503 Maple St, Unit A, Aubrey, TX 76227	Multi-Family	\$1,450	3BR/2BA	0	0.60 mi	92%
239 Irick Ct, Aubrey, TX 76227	Multi-Family	\$1,850	3BR/2BA	0	0.02 mi	88%
249 Irick Ct, Unit A, Aubrey, TX 76227	Multi-Family	\$1,900	3BR/2.5BA	0	0.03 mi	85%
249.4 Irick Ct, Aubrey, TX 76227	Multi-Family	\$1,900	3BR/2.5BA	0	0.03 mi	85%
709 Caddell St, Ste D, Aubrey, TX 76227	Multi-Family	\$2,990	4BR/2.5BA	0	0.43 mi	83%
613 N Cherry St, Apt B, Aubrey, TX 76227	Multi-Family	\$1,325	2BR/2BA	0	1.32 mi	63%

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: February 04, 2026

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