



# 1212 Riverview Drive - A, Irving, TX 75060

Comparative Market Analysis • Saved on November 05, 2025 at 10:43 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
<b>\$1,150/month</b>	<b>\$1,125/month</b>
Based on 12 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 90.0%

## Property Details

Address	1212 Riverview Drive - A, Irving, TX 75060
Bedrooms	2
Bathrooms	1.0
Square Feet	800
Property Type	Apartment

## Comparable Properties Summary

Total Comparables	12
High Correlation Properties	4
Average Comp Rent	\$1,289
Rent Range	\$1,058 - \$1,242

## Comparable Properties (12)

313 Rolston Rd, Unit 307-101, Irving, TX 75060	Apartment	\$1,425	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 307-102, Irving, TX 75060	Apartment	\$1,425	2BR/1.5BA	875	0.97 mi	97%
1928 Rock Island Rd, Irving, TX 75060	Apartment	\$1,450	2BR/1BA	880	0.93 mi	97%
1408 W 6th St, Apt 210, Irving, TX 75060	Apartment	\$850	1BR/1BA	760	0.24 mi	90%
2216 Riverview Dr, Apt A, Irving, TX 75060	Apartment	\$1,200	2BR/1BA	812	2.60 mi	89%
212 Shrum Ct, Irving, TX 75060	Apartment	\$1,495	2BR/1.5BA	900	1.74 mi	86%
1420 E 6th St, Irving, TX 75060	Apartment	\$1,200	2BR/1BA	920	1.67 mi	86%
700 S Story Rd, Irving, TX 75060	Apartment	\$1,150	1BR/1BA	735	1.01 mi	83%
1615 Windsong Ln, Unit 1615, Irving, TX 75060	Apartment	\$1,395	2BR/2BA	945	1.93 mi	81%
1701 Windsong Ln, Unit 1, Irving, TX 75060	Apartment	\$1,450	2BR/2BA	945	1.98 mi	81%
223 W 5th St, Irving, TX 75060	Apartment	\$1,100	1BR/1BA	650	0.55 mi	80%
W 4th St, Unit 404, Irving, TX 75060	Apartment	\$1,325	2BR/2BA	0	0.50 mi	80%

**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 05, 2025

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