



1212 Riverview Drive - A, Irving, TX 75060

Comparative Market Analysis • Saved on November 05, 2025 at 10:45 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$1,156/month	\$1,125/month
Based on 25 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	900
Property Type	Apartment

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	13
Average Comp Rent	\$1,377
Rent Range	\$1,063 - \$1,248

Comparable Properties (25)

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%
313 Rolston Rd, Unit 317-104, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 317-103, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 315-104, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 317-101, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 309-104, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 309-101, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
313 Rolston Rd, Unit 303-103, Irving, TX 75060	Apartment	\$1,545	2BR/1.5BA	875	0.97 mi	97%
213 Shrum Ct, Irving, TX 75060	Apartment	\$1,495	2BR/1.5BA	900	1.76 mi	93%
212 Shrum Ct, Irving, TX 75060	Apartment	\$1,495	2BR/1.5BA	900	1.74 mi	93%
1420 E 6th St, Irving, TX 75060	Apartment	\$1,200	2BR/1BA	920	1.67 mi	93%
2216 Riverview Dr, Apt A, Irving, TX 75060	Apartment	\$1,200	2BR/1BA	812	2.60 mi	89%

W 4th St, Unit 404, Irving, TX 75060	Apartment	\$1,325	2BR/2BA	0	0.50 mi	88%
1615 Windsong Ln, Unit 1615, Irving, TX 75060	Apartment	\$1,395	2BR/2BA	945	1.93 mi	88%
1701 Windsong Ln, Unit 1, Irving, TX 75060	Apartment	\$1,450	2BR/2BA	945	1.98 mi	88%
313 Clark St Clark St, Unit 313, Irving, TX 75060	Apartment	\$1,150	1BR/1BA	916	0.96 mi	87%
315 Clark St Clark St, Unit 315, Irving, TX 75060	Apartment	\$1,050	1BR/1BA	916	0.96 mi	87%
3034 Tudor Ln, Unit 3034A, Irving, TX 75060	Apartment	\$1,399	2BR/1.5BA	0	1.73 mi	86%
1050 W Irving Blvd, Irving, TX 75060	Apartment	\$1,549	1BR/1BA	747	0.37 mi	83%
1408 W 6th St, Apt 210, Irving, TX 75060	Apartment	\$850	1BR/1BA	760	0.24 mi	83%
1408 W 6th St, Apt 116, Irving, TX 75060	Apartment	\$850	1BR/1BA	760	0.24 mi	83%
3301 Elder Ct, Irving, TX 75060	Apartment	\$1,550	2BR/2BA	800	1.91 mi	81%
1400 Shufford St, Irving, TX 75060	Apartment	\$1,350	2BR/1.5BA	0	1.41 mi	78%

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.