



1804 North Irving Heights Drive, Irving, TX 75061

Comparative Market Analysis • Saved on December 05, 2025 at 02:40 AM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$2,192/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$2,200/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

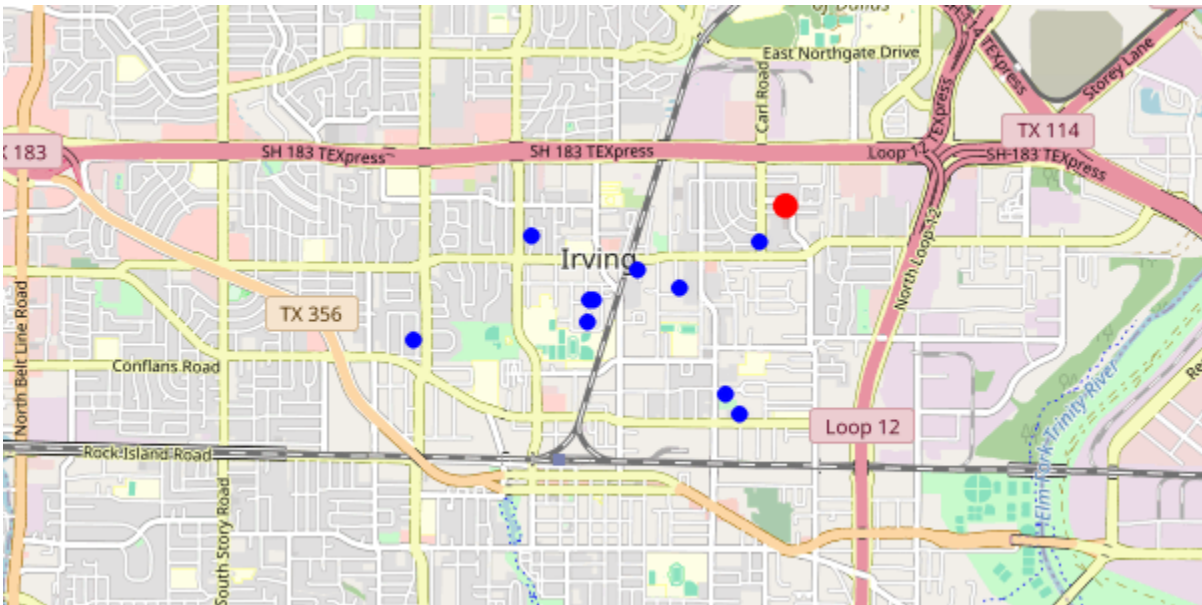
Property Details

Address	1804 North Irving Heights Drive, Irving, TX 75061
Bedrooms	3
Bathrooms	2.5
Square Feet	1,392
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	12
Average Comp Rent	\$2,187
Rent Range	\$2,017 - \$2,367

Property Location Map



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

Comparable Properties (25)

1241 Marlynn St, Irving, TX 75061	Single Family	\$1,850	3BR/2BA	0	0.23 mi	100%
1020 Elwood Rd, Irving, TX 75061	Single Family	\$2,245	3BR/2BA	0	0.99 mi	97%
1413 Oak Lea Dr, Irving, TX 75061	Single Family	\$2,500	3BR/2BA	0	0.81 mi	97%

1304 English St, Irving, TX 75061	Single Family	\$2,500	3BR/2BA	0	0.67 mi	97%
111 Saint Clair Dr E, Irving, TX 75061	Single Family	\$2,500	3BR/2BA	0	1.97 mi	93%
509 Causey Ln, Irving, TX 75061	Single Family	\$2,400	3BR/2BA	0	1.07 mi	93%
55051 Bryant St, Irving, TX 75061	Single Family	\$2,500	3BR/2BA	0	1.28 mi	93%
206 Alexander Ct, Irving, TX 75061	Single Family	\$2,300	3BR/3BA	0	1.07 mi	93%
210 Alexander Ct, Irving, TX 75061	Single Family	\$2,300	3BR/2.5BA	0	1.09 mi	93%
1021 Pearson St, Irving, TX 75061	Single Family	\$2,100	3BR/2BA	0	1.15 mi	93%
506 Rawls Cir, Irving, TX 75061	Single Family	\$2,255	3BR/2BA	0	0.90 mi	90%
913 Bower Dr, Irving, TX 75061	Single Family	\$2,100	3BR/2BA	0	0.80 mi	90%
3313 Morris Ave, Irving, TX 75061	Single Family	\$1,975	3BR/2BA	0	3.60 mi	89%
2208 Piedmont St, Irving, TX 75061	Single Family	\$2,195	3BR/2BA	0	2.86 mi	89%
930 Liberty Dr, Irving, TX 75061	Single Family	\$2,019	3BR/2BA	0	2.95 mi	89%
1006 Bunn Dr, Irving, TX 75061	Single Family	\$2,270	3BR/2BA	0	3.49 mi	89%
2517 Roger Williams Dr, Irving, TX 75061	Single Family	\$2,300	3BR/2BA	0	2.95 mi	89%
1521 Briarwood Ln, Irving, TX 75061	Single Family	\$1,500	3BR/2BA	0	2.24 mi	89%
3107 Medina St, Irving, TX 75061	Single Family	\$2,400	3BR/2BA	0	3.63 mi	89%
2445 Cambridge Dr, Irving, TX 75061	Single Family	\$1,925	3BR/2BA	0	2.99 mi	89%
2138 Onetta Dr, Irving, TX 75061	Single Family	\$2,045	3BR/2BA	0	2.80 mi	89%
1416 Luke St, Irving, TX 75061	Single Family	\$2,100	3BR/2BA	0	3.70 mi	89%
1620 William Brewster St, Irving, TX 75061	Single Family	\$2,200	3BR/2BA	0	2.31 mi	89%
2110 William Brewster St, Irving, TX 75061	Single Family	\$2,200	3BR/2BA	0	2.32 mi	89%
3936 Frisco Ave, Irving, TX 75061	Single Family	\$2,000	3BR/2BA	0	4.39 mi	89%

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: December 05, 2025

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