



# 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%

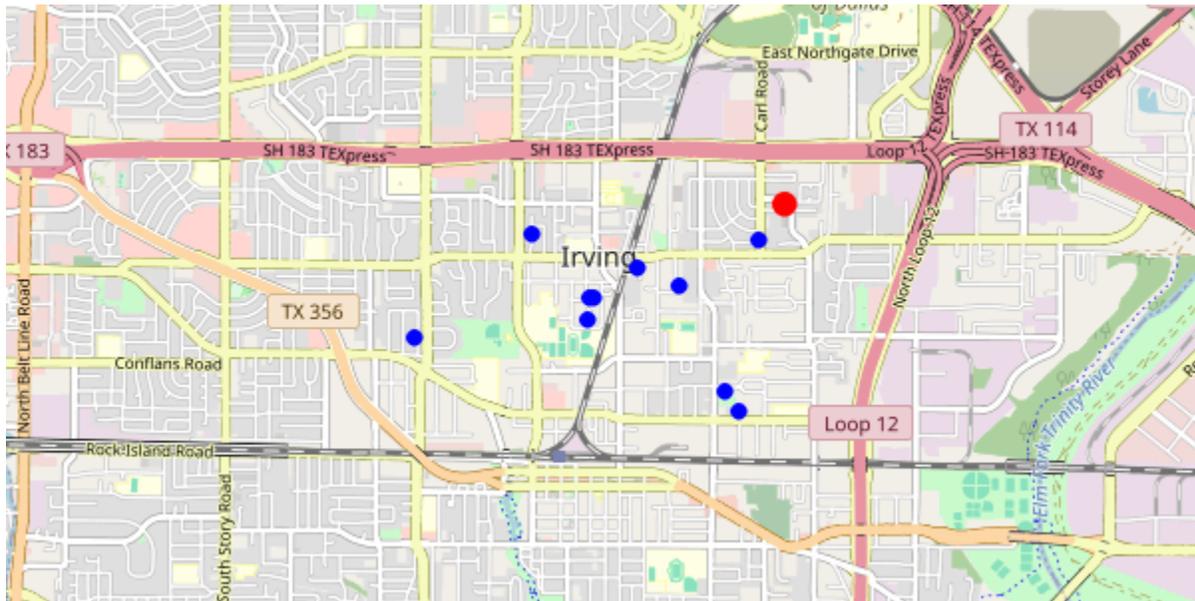
## Property Details

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.