



1520 Sunnybrook Drive, Irving, TX 75061

Comparative Market Analysis • Saved on November 03, 2025 at 10:40 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,932/month

Based on 25 comparable properties

Confidence: \$1,701 - \$2,164

AI Rent Estimate

■ Machine Learning Model

\$1,930/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

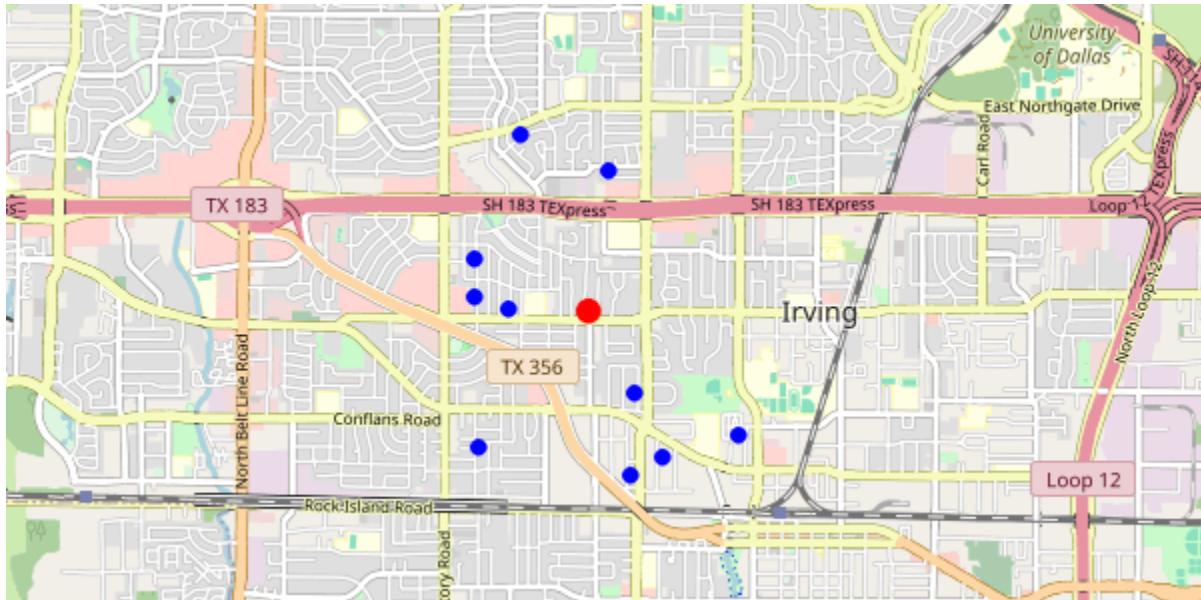
Property Details

Address	1520 Sunnybrook Drive, Irving, TX 75061
Bedrooms	3
Bathrooms	2.5
Square Feet	1,902
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	0
Average Comp Rent	\$1,917
Rent Range	\$1,701 - \$2,164

Property Location Map



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

Comparable Properties (25)

737 Berkley Plz, Irving, TX 75061	Single Family	\$1,300	1BR/2BA	0	0.97 mi	85%
1719 Bradford St, Irving, TX 75061	Single Family	\$1,925	2BR/1BA	0	0.63 mi	85%
1222 Weathered St, Irving, TX 75062	Single Family	\$2,300	2BR/2BA	0	0.71 mi	85%

520 Iris Dr, Irving, TX 75061	Single Family	\$1,599	2BR/1BA	0	0.82 mi	85%
111 Saint Clair Dr E, Irving, TX 75061	Single Family	\$2,500	3BR/2BA	0	0.47 mi	85%
1513 Priscilla Ln, Irving, TX 75061	Single Family	\$1,950	4BR/2BA	0	0.40 mi	85%
1533 Bradford St, Irving, TX 75061	Single Family	\$3,000	4BR/2BA	0	0.57 mi	85%
1911 Hillcrest Dr, Irving, TX 75062	Single Family	\$1,995	3BR/2BA	0	0.94 mi	85%
316 Thompson St, Irving, TX 75061	Single Family	\$2,300	4BR/2BA	0	0.85 mi	85%
2138 Onetta Dr, Irving, TX 75061	Single Family	\$2,045	3BR/2BA	0	0.87 mi	85%
817 Bluebird Dr, Irving, TX 75061	Single Family	\$1,600	2BR/1BA	800	0.75 mi	85%
930 Liberty Dr, Irving, TX 75061	Single Family	\$2,019	3BR/2BA	0	0.87 mi	85%
324 Lane St, Irving, TX 75061	Single Family	\$1,399	2BR/1BA	800	0.93 mi	85%
208 E Scotland Dr, Irving, TX 75062	Single Family	\$1,300	1BR/1BA	0	1.49 mi	70%
2500 Yorkshire St, Irving, TX 75061	Single Family	\$1,324	1BR/1BA	888	1.14 mi	70%
102 E Ireland Dr, Irving, TX 75062	Single Family	\$2,050	2BR/1BA	0	1.34 mi	70%
1902 Ridgewood St, Irving, TX 75062	Single Family	\$2,250	?BR/?BA	0	1.30 mi	70%
210 Rolston Rd, Apt 12, Irving, TX 75060	Single Family	\$1,500	2BR/2BA	0	1.22 mi	70%
847 Mary Lee Cir, Unit 702, Irving, TX 75060	Townhouse	\$1,400	1BR/1.5BA	0	1.27 mi	70%
847 Mary Lee Cir, Unit 701, Irving, TX 75060	Townhouse	\$1,250	1BR/1.5BA	0	1.27 mi	70%
2017 Winthrop St, Irving, TX 75061	Single Family	\$1,995	3BR/1.5BA	0	1.07 mi	70%
2801 Fairbrook St, Irving, TX 75062	Single Family	\$2,225	3BR/2BA	0	1.04 mi	70%
104 Tarango Ln, Irving, TX 75061	Single Family	\$2,400	4BR/2BA	0	1.10 mi	70%
2530 Morgan St, Irving, TX 75062	Single Family	\$2,200	4BR/2BA	0	1.46 mi	70%
106 W Scotland Dr, Irving, TX 75062	Single Family	\$2,100	3BR/2BA	0	1.34 mi	70%

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 03, 2025

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