



1079 Enfilar Lane, Arlington, TX 76017

Comparative Market Analysis • Saved on November 04, 2025 at 10:20 PM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
\$1,678/month	\$1,750/month
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 85.0%

Property Details

Address	1079 Enfilar Lane, Arlington, TX 76017
Bedrooms	4
Bathrooms	3.0
Square Feet	1,721
Property Type	Duplex

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	5
Average Comp Rent	\$1,683
Rent Range	\$1,477 - \$1,880

Comparable Properties (25)

1027 Tennessee Trl, Arlington, TX 76017	Multi-Family	\$1,850	3BR/3BA	0	0.17 mi	90%
1011 Cheddar Ct, Arlington, TX 76017	Multi-Family	\$1,900	3BR/2.5BA	0	0.13 mi	90%
1043 Cheddar Ct, Arlington, TX 76017	Multi-Family	\$1,495	3BR/2.5BA	0	0.06 mi	90%
1065 Enfilar Ln, Arlington, TX 76017	Multi-Family	\$1,400	3BR/2.5BA	0	0.04 mi	90%
987 Tennessee Trl, Arlington, TX 76017	Multi-Family	\$1,395	3BR/3BA	0	0.18 mi	90%
1902 Turf Club Dr, Apt B, Arlington, TX 76017	Multi-Family	\$1,900	3BR/2.5BA	0	0.43 mi	83%
1002 Cheddar Ct, Arlington, TX 76017	Multi-Family	\$1,700	3BR/3BA	0	0.16 mi	83%
1019 Enfilar Ln, Arlington, TX 76017	Multi-Family	\$1,595	3BR/2.5BA	0	0.16 mi	83%
1000 Brenner Ct, Arlington, TX 76017	Multi-Family	\$1,250	3BR/2.5BA	0	0.23 mi	83%
1048 Enfilar Ln, Arlington, TX 76017	Multi-Family	\$1,395	3BR/3.5BA	0	0.08 mi	83%
1003 Silent Dr, Arlington, TX 76017	Multi-Family	\$2,100	3BR/2.5BA	0	0.51 mi	80%
1001 Silent Dr, Arlington, TX 76017	Multi-Family	\$2,195	3BR/2.5BA	0	0.51 mi	80%
4605 Caliente Dr, Arlington, TX 76017	Multi-Family	\$2,100	3BR/2.5BA	0	2.23 mi	79%
5802 Falconcrest Dr, Arlington, TX 76017	Multi-Family	\$1,850	3BR/2BA	0	0.21 mi	78%
5932 Timbercrest Dr, Arlington, TX 76017	Multi-Family	\$1,700	3BR/2BA	0	0.23 mi	78%
5907 Royalcrest Dr, Arlington, TX 76017	Multi-Family	\$1,700	3BR/2BA	0	0.23 mi	78%
1127 Rimcrest Dr, Arlington, TX 76017	Multi-Family	\$1,500	3BR/2BA	0	0.15 mi	78%
1139 Rimcrest Dr, Arlington, TX 76017	Multi-Family	\$1,350	3BR/2BA	0	0.20 mi	78%

3200 Cape Cod Ct, Arlington, TX 76017	Multi-Family	\$1,750	3BR/2.5BA	0	2.18 mi	72%
5204 Yucca Dr, Arlington, TX 76017	Multi-Family	\$1,850	3BR/2BA	0	3.84 mi	67%
5428 Wild West Dr, Arlington, TX 76017	Multi-Family	\$1,635	3BR/2BA	0	3.87 mi	67%
Lovingsham Ct, Unit 5901, Arlington, TX 76017	Multi-Family	\$1,900	3BR/2BA	0	0.71 mi	67%
5918 Lovingsham Ct, Arlington, TX 76017	Multi-Family	\$1,525	3BR/2BA	0	0.69 mi	67%
5407 Wild West Dr, Arlington, TX 76017	Multi-Family	\$1,250	3BR/2BA	0	3.87 mi	67%
2311 Kingsford Ct, Arlington, TX 76017	Multi-Family	\$1,795	3BR/2BA	0	1.27 mi	63%

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 04, 2025

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