



# 5517 Wellesley Avenue, Fort Worth, TX 76107

Comparative Market Analysis • Saved on March 02, 2026 at 10:50 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$1,276/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$1,325/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

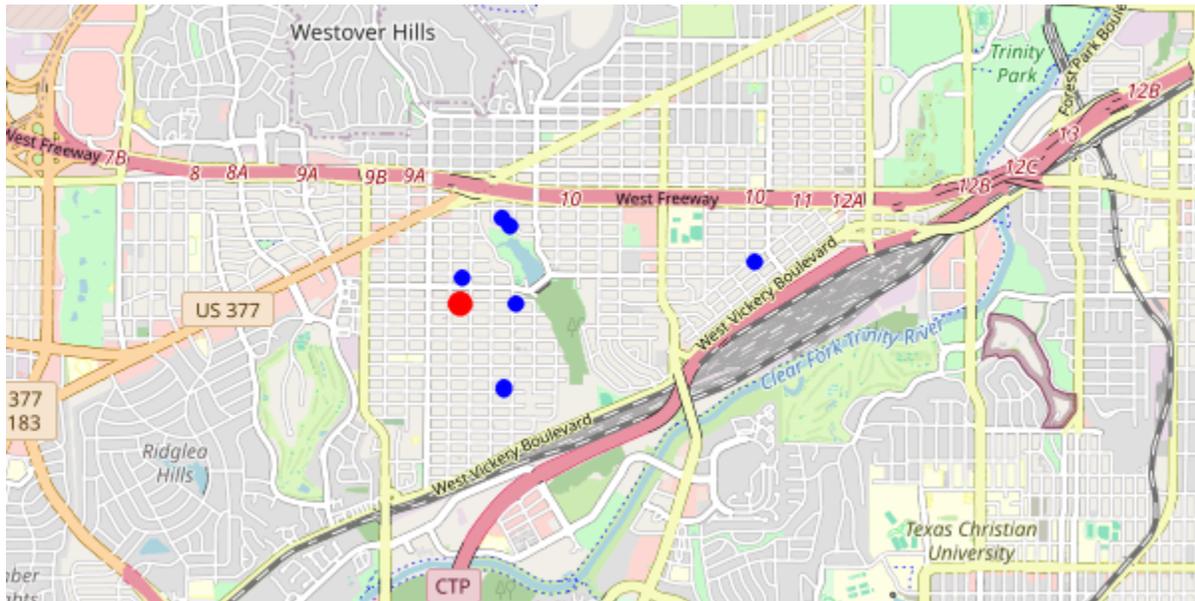
## Property Details

Address	5517 Wellesley Avenue, Fort Worth, TX 76107
Bedrooms	2
Bathrooms	1.0
Square Feet	700
Property Type	Duplex

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	14
Average Comp Rent	\$1,268
Rent Range	\$1,174 - \$1,378

## Property Location Map



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

## Comparable Properties (25)

5312 Humbert Avenue, Fort Worth, Texas 76107	Duplex	\$1,250	2BR/1BA	700	0.48 mi	100%
5517 Diaz Avenue, Fort Worth, Texas 76107	Single Family Residence	\$1,400	2BR/1BA	728	0.13 mi	100%

5312 Humbert Ave, Fort Worth, TX 76107	Multi-Family	\$1,250	2BR/1BA	700	0.48 mi	100%
5320 Lovell Ave, Unit 5320, Fort Worth, TX 76107	Multi-Family	\$1,450	2BR/1BA	758	0.47 mi	100%
5301 Lovell Ave, Unit 5303, Fort Worth, TX 76107	Multi-Family	\$1,325	2BR/1.5BA	770	0.46 mi	100%
5301 Lovell Ave, Fort Worth, TX 76107	Multi-Family	\$1,325	2BR/1.5BA	770	0.45 mi	100%
5301 Lovell Ave, Unit 5301, Fort Worth, TX 76107	Multi-Family	\$1,250	2BR/1.5BA	770	0.45 mi	100%
5314 Humbert Ave, Fort Worth, TX 76107	Multi-Family	\$1,275	2BR/1BA	700	0.48 mi	100%
5233 Wellesley Avenue, Fort Worth, Texas 76107	Single Family Residence	\$1,675	2BR/1BA	840	0.28 mi	93%
4133 Alamo Avenue, Fort Worth, Texas 76107	Single Family Residence	\$1,395	2BR/1BA	720	1.48 mi	93%
4358 Lisbon Street, Fort Worth, Texas 76107	Single Family Residence	\$1,395	2BR/1BA	710	1.32 mi	93%
4324 Houghton Ave, Fort Worth, TX 76107	Multi-Family	\$1,175	2BR/1BA	740	1.26 mi	93%
5251 Curzon Ave, Unit Main, Fort Worth, TX 76107	Multi-Family	\$1,400	1BR/1BA	700	0.47 mi	90%
5120 Humbert Ave, Fort Worth, TX 76107	Multi-Family	\$1,200	2BR/1BA	800	0.60 mi	90%
4901 Curzon Ave, Apt 105, Fort Worth, TX 76107	Multi-Family	\$1,375	1BR/1BA	716	0.75 mi	87%
5837 Locke Ave Apt D, Fort Worth, TX 76107	Multi-Family	\$1,200	1BR/1BA	740	0.58 mi	87%
5837 Locke Ave Apt C, Fort Worth, TX 76107	Multi-Family	\$1,100	1BR/1BA	740	0.58 mi	87%
5005 Geddes Ave Apt B, Fort Worth, TX 76107	Multi-Family	\$975	1BR/1BA	640	0.59 mi	87%
5837 Locke Ave Apt A, Fort Worth, TX 76107	Multi-Family	\$998	1BR/1BA	740	0.58 mi	87%
5005 Geddes Ave Apt D, Fort Worth, TX 76107	Multi-Family	\$950	1BR/1BA	640	0.59 mi	87%
5500 Birchman Ave, Fort Worth, TX 76107	Multi-Family	\$1,150	1BR/1BA	716	0.69 mi	87%
5005 Geddes Ave Apt A, Fort Worth, TX 76107	Multi-Family	\$1,050	1BR/1BA	640	0.59 mi	87%
4017 Dexter Ave, Fort Worth, TX 76107	Multi-Family	\$1,800	2BR/1BA	815	1.91 mi	86%
4013 Dexter Ave, Fort Worth, TX 76107	Multi-Family	\$1,300	2BR/1BA	780	1.93 mi	86%
3020 Sappington Pl, Fort Worth, TX 76116	Multi-Family	\$1,045	1BR/1BA	697	1.68 mi	83%

**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: March 02, 2026

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