



# 4004 Fair Park Boulevard, Fort Worth, TX 76115

Comparative Market Analysis • Saved on March 02, 2026 at 11:01 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$1,151/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### \$1,250/month

Advanced AI analysis of market trends

AI Confidence: 90.0%

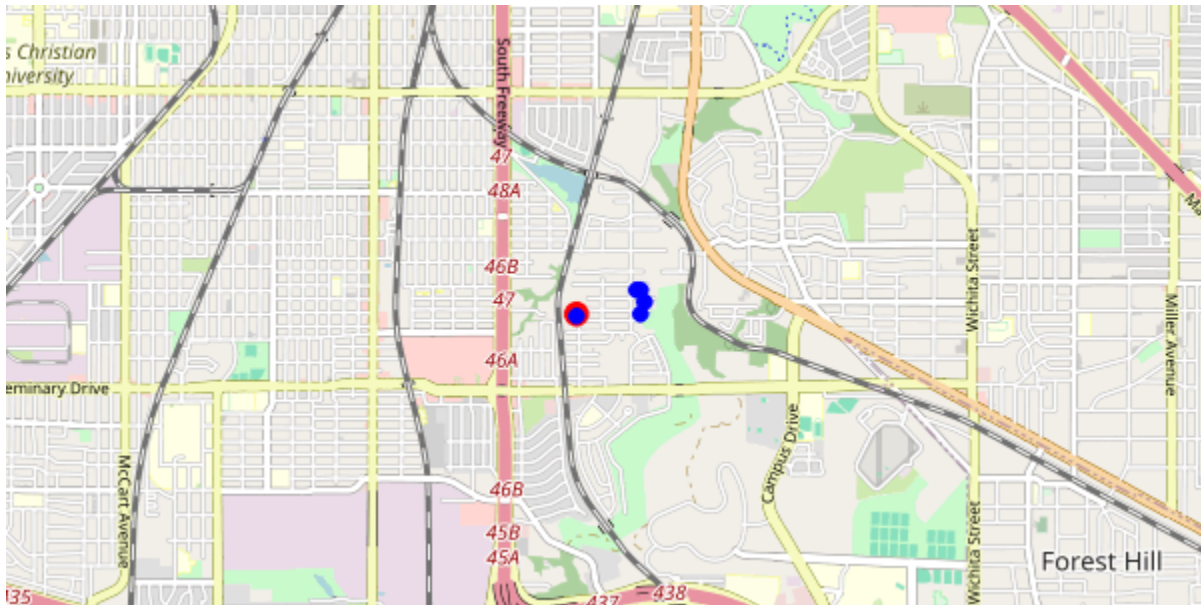
## Property Details

Address	4004 Fair Park Boulevard, Fort Worth, TX 76115
Bedrooms	2
Bathrooms	1.0
Square Feet	680
Property Type	Duplex

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	18
Average Comp Rent	\$1,170
Rent Range	\$1,059 - \$1,243

## Property Location Map



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

## Comparable Properties (25)

1318 Blodgett Ave, Fort Worth, TX 76115	Multi-Family	\$1,249	2BR/1BA	737	0.32 mi	100%
4008 Fair Park Boulevard Fair Park Blvd, Unit 4008, Fort Worth, TX 76115	Multi-Family	\$1,250	2BR/1BA	684	0.01 mi	100%

4010 Fair Park Boulevard Fair Park Blvd, Unit 4010, Fort Worth, TX 76115	Multi-Family	\$1,250	2BR/1BA	684	0.01 mi	100%
1316 Blodgett Ave, Fort Worth, TX 76115	Multi-Family	\$1,149	2BR/1BA	693	0.32 mi	100%
1308 Meriweather Ave, Fort Worth, TX 76115	Multi-Family	\$1,200	2BR/1BA	700	0.32 mi	100%
1316 Meriweather Ave, Unit 1318, Fort Worth, TX 76115	Multi-Family	\$850	2BR/1BA	716	0.34 mi	100%
1324 E Fogg St, Unit 1324, Fort Worth, TX 76115	Multi-Family	\$825	2BR/1BA	716	0.34 mi	100%
1308 Meriweather Ave, Unit 1310, Fort Worth, TX 76115	Multi-Family	\$850	2BR/1BA	700	0.32 mi	100%
1324 E Fogg St, Unit 1326, Fort Worth, TX 76115	Multi-Family	\$899	2BR/1BA	716	0.34 mi	100%
1308 Meriweather Ave, Unit 1308, Fort Worth, TX 76115	Multi-Family	\$1,000	2BR/1BA	700	0.32 mi	100%
1308 Meriwether Ave, Unit 1308, Fort Worth, TX 76115	Multi-Family	\$1,200	2BR/1BA	700	0.32 mi	100%
809 W Broadus Ave, Fort Worth, TX 76115	Multi-Family	\$1,500	2BR/1BA	674	1.20 mi	93%
807 W Broadus Ave, Fort Worth, TX 76115	Multi-Family	\$1,500	2BR/1BA	674	1.20 mi	93%
2730 S Jennings Ave, Unit Workshop, Fort Worth, TX 76110	Multi-Family	\$1,145	2BR/1BA	700	1.80 mi	93%
1341 E Fogg St, Unit 1343, Fort Worth, TX 76115	Multi-Family	\$845	2BR/1BA	760	0.39 mi	93%
1341 E Fogg St, Unit 1341, Fort Worth, TX 76115	Multi-Family	\$874	2BR/1BA	760	0.39 mi	93%
2917 College Ave, Apt 101, Fort Worth, TX 76110	Multi-Family	\$1,250	2BR/1BA	735	1.78 mi	93%
3800 Stuart Dr, Unit 3802, Fort Worth, TX 76110	Multi-Family	\$1,000	2BR/1BA	780	0.63 mi	90%
4405 Vermont Avenue, Fort Worth, Texas 76115	Single Family Residence	\$1,950	1BR/1BA	700	0.69 mi	87%
2730 S Jennings Ave, Fort Worth, TX 76110	Multi-Family	\$1,050	2BR/1BA	800	1.80 mi	86%
2730 S Jennings Ave, Apt 102, Fort Worth, TX 76110	Multi-Family	\$1,050	2BR/1BA	800	1.80 mi	86%
2701 Hemphill, Fort Worth, Texas 76115	Apartment	\$1,150	1BR/1BA	700	1.87 mi	83%
921 E Ramsey, Fort Worth, Texas 76115	Single Family Residence	\$1,650	2BR/1BA	828	1.92 mi	78%
2837 Hemphill Street #101, Fort Worth, Texas 76115	Apartment	\$1,275	1BR/1BA	776	1.69 mi	76%
3518 8th Avenue, Fort Worth, Texas 76115	Duplex	\$1,299	2BR/2BA	939	1.81 mi	63%

**Note:** Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

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