



1712 Fitzgerald Court, Arlington, TX 76012

Comparative Market Analysis • Saved on March 18, 2026 at 06:44 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,435/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,350/month

Advanced AI analysis of market trends

AI Confidence: 90.0%

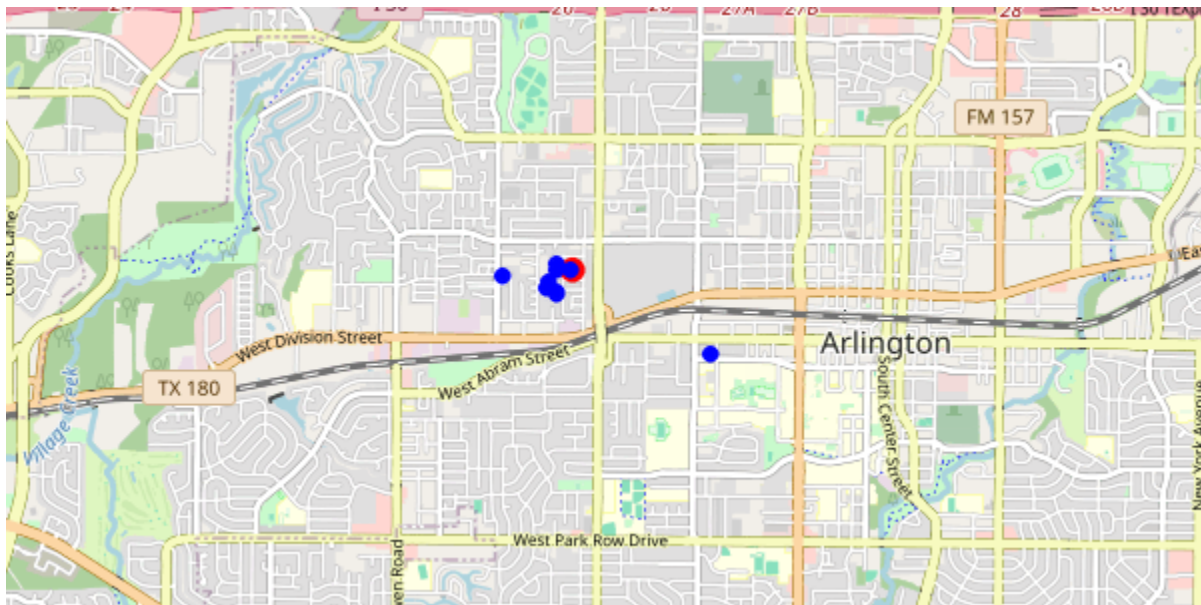
Property Details

Address	1712 Fitzgerald Court, Arlington, TX 76012
Bedrooms	2
Bathrooms	1.0
Square Feet	900
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	18
Average Comp Rent	\$1,433
Rent Range	\$1,321 - \$1,550

Property Location Map



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

Comparable Properties (25)

1803 Harry Court #B, Arlington, Texas 76012	Duplex	\$1,225	2BR/1BA	896	0.16 mi	100%
515 Mcqueary Street, Arlington, Texas 76012	Single Family Residence	\$1,500	2BR/1BA	984	0.13 mi	100%

1801 Romack Court #A, Arlington, Texas 76012	Duplex	\$1,600	2BR/1BA	896	0.14 mi	100%
521 Oakwood Lane, Arlington, Texas 76012	Duplex	\$1,295	2BR/1BA	882	0.35 mi	100%
607 Mcqueary St, Arlington, TX 76012	Single Family	\$1,350	2BR/1BA	900	0.08 mi	100%
605 Mcqueary St, Arlington, TX 76012	Single Family	\$1,350	2BR/1BA	900	0.07 mi	100%
1714 Fitzgerald Ct, Arlington, TX 76012	Single Family	\$1,250	2BR/1BA	900	0.01 mi	100%
1809 Mcqueary St, Arlington, TX 76012	Single Family	\$1,345	2BR/1BA	936	0.15 mi	100%
1801 Romack Ct, # A, Arlington, TX 76012	Single Family	\$1,600	2BR/1BA	896	0.14 mi	100%
1105 UTA Boulevard #102, Arlington, Texas 76012	Apartment	\$1,100	2BR/1BA	810	0.81 mi	97%
525 Claire Ct, Arlington, TX 76012	Single Family	\$1,400	2BR/1BA	935	1.03 mi	93%
202 Pine St, Arlington, TX 76011	Single Family	\$3,500	2BR/1BA	864	1.71 mi	93%
1106 Hollis St, Apt B, Arlington, TX 76013	Single Family	\$1,550	2BR/1.5BA	938	1.22 mi	93%
716 Gardiner St, Arlington, TX 76012	Single Family	\$1,750	2BR/1BA	828	1.06 mi	93%
1108 W 4th St, Arlington, TX 76013	Single Family	\$1,100	2BR/1BA	900	1.05 mi	93%
1720 Justin Lyn St, Arlington, TX 76012	Single Family	\$1,250	2BR/1BA	806	0.23 mi	93%
509 W Norwood Cir, Arlington, TX 76013	Single Family	\$1,450	2BR/1.5BA	0	0.98 mi	90%
221 Kerby St, Apt B, Arlington, TX 76013	Single Family	\$1,100	2BR/1BA	755	0.99 mi	90%
1815 Sheehan Ct, Arlington, TX 76012	Single Family	\$1,500	2BR/2BA	0	0.23 mi	88%
1112 W 4th St, Arlington, TX 76013	Single Family	\$1,050	2BR/1BA	0	1.05 mi	86%
2212 Lavern St, Apt B, Arlington, TX 76013	Single Family	\$1,275	2BR/1BA	795	1.40 mi	86%
2211 Lavern St, Arlington, TX 76013	Single Family	\$900	2BR/1BA	795	1.36 mi	86%
2210 Lavern St, Apt A, Arlington, TX 76013	Single Family	\$1,299	2BR/1BA	795	1.40 mi	86%
122 Nemo Ct, Arlington, TX 76010	Single Family	\$1,450	2BR/2.5BA	924	1.88 mi	83%
1303 Marydale Dr, Arlington, TX 76013	Single Family	\$1,645	3BR/1BA	888	1.61 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 18, 2026

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