



3826 Coates Circle, Fort Worth, TX 76116

Comparative Market Analysis • Saved on March 27, 2026 at 02:30 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,284/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

N/A

Advanced AI analysis of market trends

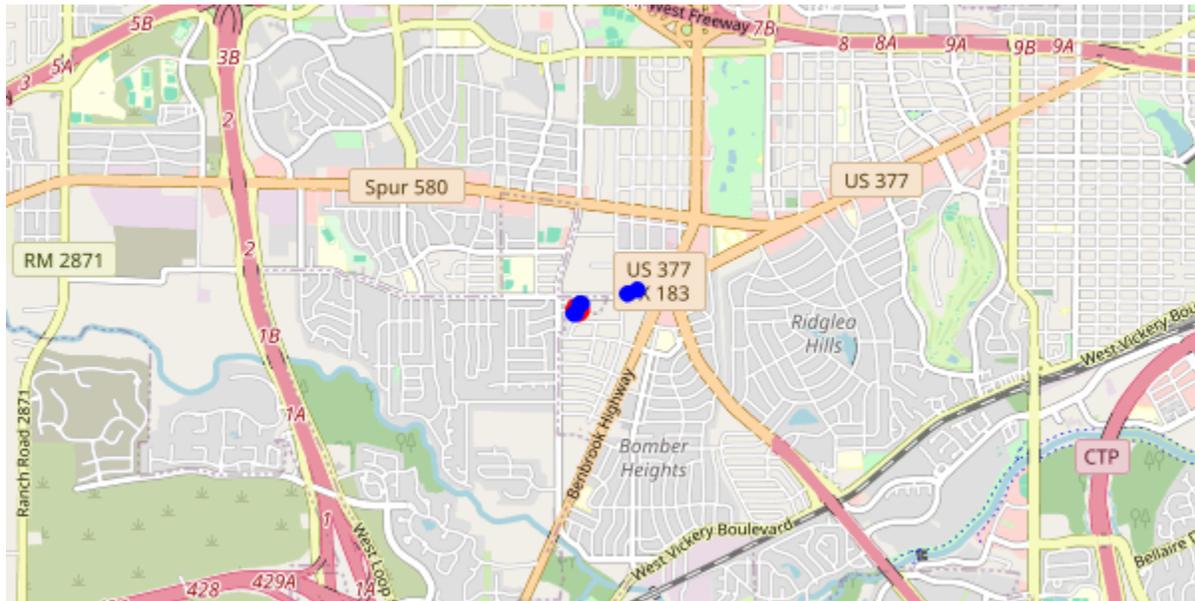
Property Details

Address	3826 Coates Circle, Fort Worth, TX 76116
Bedrooms	2
Bathrooms	2.0
Square Feet	1,065
Property Type	Multi-Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	25
Average Comp Rent	\$1,283
Rent Range	\$1,181 - \$1,387

Property Location Map



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

Comparable Properties (25)

7604 Chapin Rd, Apt D, Fort Worth, TX 76116	Multi-Family	\$1,395	2BR/1.5BA	0	0.26 mi	100%
7604 Chapin Rd, Apt C, Fort Worth, TX 76116	Multi-Family	\$1,395	2BR/1.5BA	0	0.26 mi	100%

3832 Coates Cir, Unit 3832COATES, Benbrook, TX 76116	Multi-Family	\$1,500	2BR/1.5BA	0	0.03 mi	100%
3811 Coates Cir, Benbrook, TX 76116	Multi-Family	\$1,250	2BR/1.5BA	0	0.03 mi	100%
3815 Coates Cir, Benbrook, TX 76116	Multi-Family	\$1,250	2BR/1.5BA	0	0.03 mi	100%
3832 Coates Cir, Unit 2, Benbrook, TX 76116	Multi-Family	\$1,500	2BR/1.5BA	0	0.03 mi	100%
3832 Coates Cir, Unit 3834, Benbrook, TX 76116	Multi-Family	\$1,200	2BR/1.5BA	0	0.03 mi	100%
3836 Coates Cir, Unit 3836COATES, Benbrook, TX 76116	Multi-Family	\$1,300	2BR/1.5BA	0	0.03 mi	100%
3832 Coates Cir, Unit 3838, Benbrook, TX 76116	Multi-Family	\$1,200	2BR/1.5BA	0	0.03 mi	100%
3741 Bonnie Dr, Apt C, Fort Worth, TX 76116	Multi-Family	\$1,175	2BR/1.5BA	0	0.31 mi	100%
7604 Chapin Rd, Apt B, Fort Worth, TX 76116	Multi-Family	\$1,300	2BR/1.5BA	0	0.26 mi	100%
3741 Bonnie Dr, Apt D, Fort Worth, TX 76116	Multi-Family	\$1,150	2BR/1.5BA	0	0.31 mi	100%
3813 Coates Cir, Benbrook, TX 76116	Multi-Family	\$1,350	2BR/1.5BA	0	0.03 mi	100%
8133 Julie Avenue #8135, Fort Worth, Texas 76116	Duplex	\$1,150	2BR/2BA	0	0.92 mi	97%
8133 Julie Ave, Unit 8135, Fort Worth, TX 76116	Multi-Family	\$1,150	2BR/2BA	0	0.92 mi	97%
8133 Julie Ave, Fort Worth, TX 76116	Multi-Family	\$1,150	2BR/2BA	0	0.92 mi	97%
8135 Julie Ave, Fort Worth, TX 76116	Multi-Family	\$1,150	2BR/2BA	0	0.92 mi	97%
3822 Coates Circle, Benbrook, Texas 76116	Single Family Residence	\$1,250	2BR/1.1BA	0	0.01 mi	95%
7504 Chapin Road #B, Fort Worth, Texas 76116	Townhouse	\$1,275	2BR/1.1BA	0	0.33 mi	95%
7604 Chapin Road #D, Fort Worth, Texas 76116	Quadruplex	\$1,395	2BR/1.1BA	0	0.26 mi	95%
3815 Coates Circle, Benbrook, Texas 76116	Quadruplex	\$1,250	2BR/1.1BA	0	0.03 mi	95%
8004 Lifford St, Apt D, Benbrook, TX 76116	Multi-Family	\$1,550	2BR/1BA	0	0.22 mi	95%
8004 Lifford St, Apt B, Benbrook, TX 76116	Multi-Family	\$1,550	2BR/1BA	0	0.22 mi	95%
3225 Cortez Dr, Fort Worth, TX 76116	Multi-Family	\$1,200	2BR/1.5BA	0	1.10 mi	93%
3205 Las Vegas Trl, Fort Worth, TX 76116	Multi-Family	\$1,045	2BR/1.5BA	0	1.17 mi	93%

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 27, 2026

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