



# 8046 Doreen Avenue, Fort Worth, TX 76116

Comparative Market Analysis • Saved on March 27, 2026 at 02:33 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

### \$1,552/month

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

### N/A

Advanced AI analysis of market trends

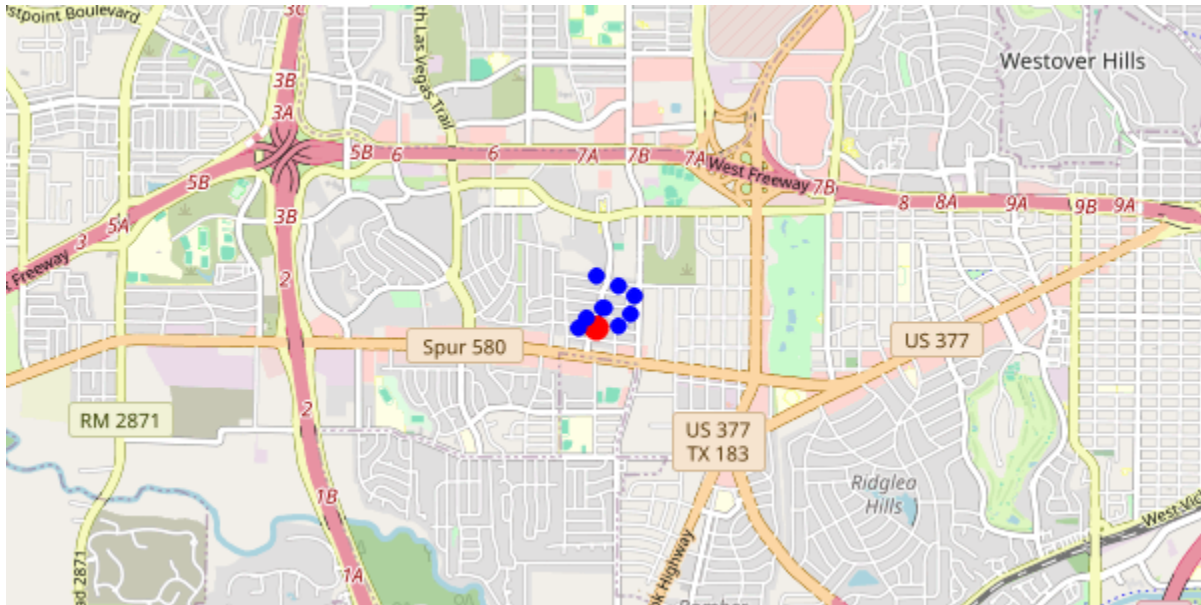
## Property Details

Address	8046 Doreen Avenue, Fort Worth, TX 76116
Bedrooms	3
Bathrooms	2.0
Square Feet	1,090
Property Type	Duplex

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	25
Average Comp Rent	\$1,552
Rent Range	\$1,428 - \$1,676

## Property Location Map



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

## Comparable Properties (25)

3116 S Cherry Lane, Fort Worth, Texas 76116	Duplex	\$1,295	3BR/2BA	0	0.25 mi	100%
8009 Marydean Avenue, Fort Worth, Texas 76116	Townhouse	\$1,639	3BR/2.1BA	0	0.23 mi	100%

8118 Marydean Avenue, Fort Worth, Texas 76116	Duplex	\$1,549	3BR/2BA	0	0.26 mi	100%
8037 Arbor Avenue, Fort Worth, Texas 76116	Duplex	\$1,695	3BR/2BA	0	0.10 mi	100%
8033 Arbor Avenue, Fort Worth, Texas 76116	Duplex	\$1,595	3BR/2BA	0	0.11 mi	100%
8117 Doreen Ave, Fort Worth, TX 76116	Multi-Family	\$1,595	3BR/2BA	0	0.09 mi	100%
8115 Tanner Ave, Fort Worth, TX 76116	Multi-Family	\$1,595	3BR/2BA	0	0.07 mi	100%
3207 Karen St, Fort Worth, TX 76116	Multi-Family	\$1,595	3BR/2BA	0	0.18 mi	100%
8008 Doreen Ave, Fort Worth, TX 76116	Multi-Family	\$1,650	3BR/2BA	0	0.11 mi	100%
3205-3207 Karen St, Fort Worth, TX 76116	Multi-Family	\$1,595	3BR/2BA	0	0.18 mi	100%
3124 Cherry Ln, Fort Worth, TX 76116	Multi-Family	\$1,395	3BR/2BA	0	0.23 mi	100%
3155 Karen St, Fort Worth, TX 76116	Multi-Family	\$1,595	3BR/2BA	0	0.22 mi	100%
8037 Arbor Ave, Fort Worth, TX 76116	Multi-Family	\$1,695	3BR/2BA	0	0.11 mi	100%
8118 Marydean Ave, Fort Worth, TX 76116	Multi-Family	\$1,549	3BR/2BA	0	0.26 mi	100%
3116 S Cherry Ln, Fort Worth, TX 76116	Multi-Family	\$1,295	3BR/2BA	0	0.25 mi	100%
8033 Arbor Ave, Fort Worth, TX 76116	Multi-Family	\$1,595	3BR/2BA	0	0.11 mi	100%
8130 W Elizabeth Ln, Fort Worth, TX 76116	Multi-Family	\$1,325	3BR/2BA	0	0.09 mi	100%
8125 Tanner Ave, Fort Worth, TX 76116	Multi-Family	\$1,550	3BR/2BA	0	0.10 mi	100%
3217 Karen St, Unit 3219, Fort Worth, TX 76116	Multi-Family	\$1,575	3BR/2BA	0	0.17 mi	100%
8122 Marydean Ave, Fort Worth, TX 76116	Multi-Family	\$1,575	3BR/2BA	0	0.26 mi	100%
8024 W Elizabeth Ln, Fort Worth, TX 76116	Multi-Family	\$1,395	3BR/2BA	0	0.04 mi	100%
3213 Karen St, Unit 3215, Fort Worth, TX 76116	Multi-Family	\$1,695	3BR/2BA	0	0.17 mi	100%
8116 Arbor Ave, Fort Worth, TX 76116	Multi-Family	\$1,495	3BR/2BA	0	0.15 mi	100%
8037 Arbor Ave, Unit 8039, Fort Worth, TX 76116	Multi-Family	\$1,695	3BR/2BA	0	0.11 mi	100%
8120 Marydean Ave, Fort Worth, TX 76116	Multi-Family	\$1,575	3BR/2BA	0	0.26 mi	100%

**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.