



3824 Coates Circle, Benbrook, TX 76116

Comparative Market Analysis • Saved on December 10, 2025 at 12:33 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,321/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,275/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

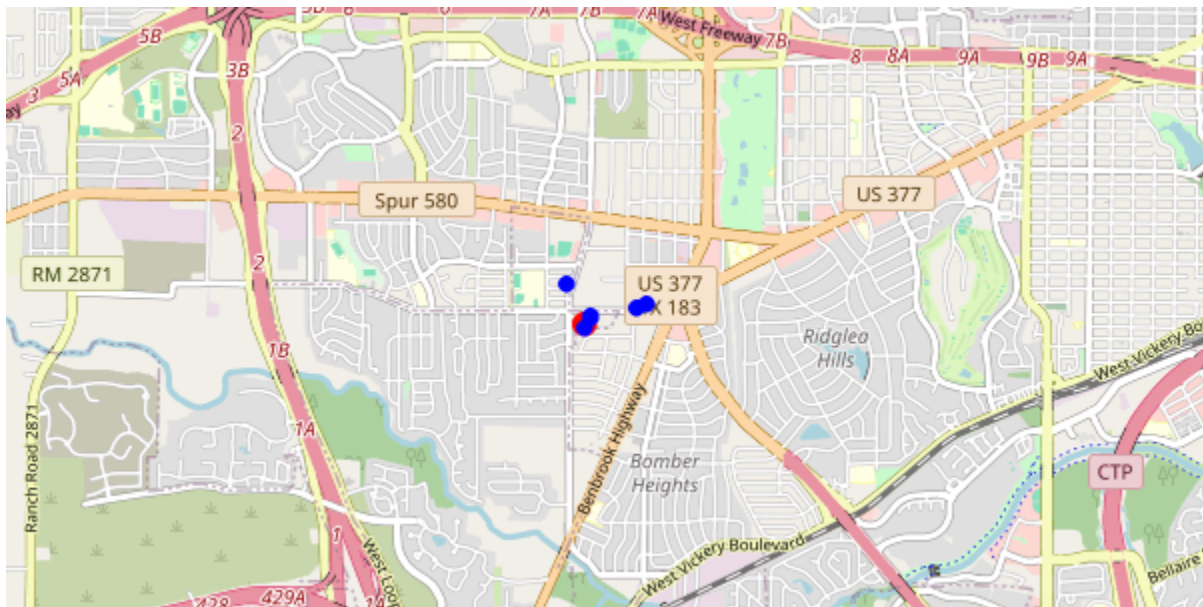
Property Details

Address	3824 Coates Circle, Benbrook, TX 76116
Bedrooms	2
Bathrooms	1.5
Square Feet	1,065
Property Type	Multi-Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	25
Average Comp Rent	\$1,323
Rent Range	\$1,216 - \$1,427

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	0.27 mi	100%
3811 Coates Cir, Benbrook, TX 76116	Multi-Family	\$1,250	2BR/1.5BA	0	0.04 mi	100%
3815 Coates Cir, Benbrook, TX 76116	Multi-Family	\$1,250	2BR/1.5BA	0	0.05 mi	100%

3832 Coates Cir, Unit 2, Benbrook, TX 76116	Multi-Family	\$1,500	2BR/1.5BA	0	0.02 mi	100%
8004 Lifford St, Apt D, Benbrook, TX 76116	Multi-Family	\$1,550	2BR/1BA	0	0.22 mi	100%
8004 Lifford St, Apt B, Benbrook, TX 76116	Multi-Family	\$1,550	2BR/1BA	0	0.22 mi	100%
3832 Coates Cir, Unit 3834, Benbrook, TX 76116	Multi-Family	\$1,200	2BR/1.5BA	0	0.02 mi	100%
3836 Coates Cir, Unit 3836COATES, Benbrook, TX 76116	Multi-Family	\$1,300	2BR/1.5BA	0	0.02 mi	100%
3832 Coates Cir, Unit 3838, Benbrook, TX 76116	Multi-Family	\$1,200	2BR/1.5BA	0	0.02 mi	100%
3741 Bonnie Dr, Apt C, Fort Worth, TX 76116	Multi-Family	\$1,175	2BR/1.5BA	0	0.33 mi	100%
7604 Chapin Rd, Apt B, Fort Worth, TX 76116	Multi-Family	\$1,300	2BR/1.5BA	0	0.27 mi	100%
3741 Bonnie Dr, Apt D, Fort Worth, TX 76116	Multi-Family	\$1,150	2BR/1.5BA	0	0.33 mi	100%
7604 Chapin Rd, Apt C, Fort Worth, TX 76116	Multi-Family	\$1,300	2BR/1.5BA	0	0.27 mi	100%
3813 Coates Cir, Benbrook, TX 76116	Multi-Family	\$1,350	2BR/1.5BA	0	0.04 mi	100%
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%
8133 Julie Ave, Unit 8135, Fort Worth, TX 76116	Multi-Family	\$1,300	2BR/2BA	0	0.92 mi	97%
6616 Berke Pl, Apt B, Fort Worth, TX 76116	Multi-Family	\$1,395	2BR/1BA	0	1.37 mi	93%
3225 Cortez Dr, Fort Worth, TX 76116	Multi-Family	\$1,275	2BR/1.5BA	0	1.09 mi	93%
6616 Berke Pl, Apt A, Fort Worth, TX 76116	Multi-Family	\$1,395	2BR/1BA	0	1.37 mi	93%
3205 Las Vegas Trl, Fort Worth, TX 76116	Multi-Family	\$1,045	2BR/1.5BA	0	1.17 mi	93%
6469 Waverly Way, Fort Worth, TX 76116	Multi-Family	\$1,469	2BR/1BA	0	1.58 mi	93%
2901 Sappington Pl, Apt C, Fort Worth, TX 76116	Multi-Family	\$1,200	2BR/1.5BA	0	1.62 mi	93%
6455 Waverly Way, Unit B, Fort Worth, TX 76116	Multi-Family	\$1,800	2BR/1BA	0	1.64 mi	93%
2959 Marys Ln, Fort Worth, TX 76116	Multi-Family	\$1,425	2BR/1BA	0	1.77 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: December 10, 2025

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