



610 Lillard Road - A, Arlington, TX 76012

Comparative Market Analysis • Saved on December 29, 2025 at 03:50 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,349/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,400/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

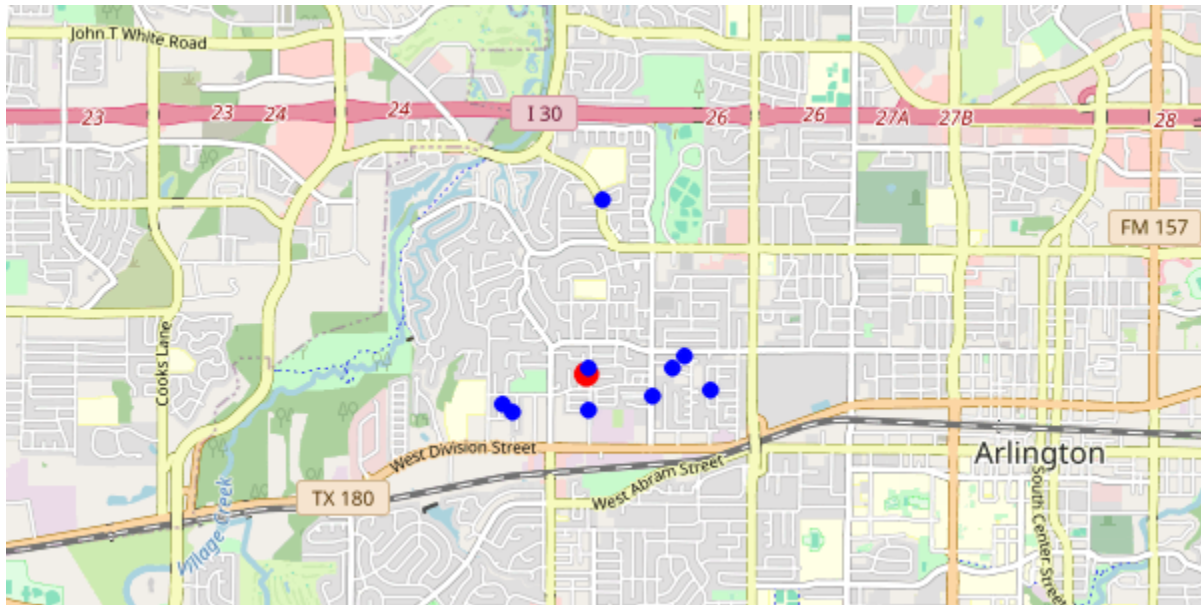
Property Details

Address	610 Lillard Road - A, Arlington, TX 76012
Bedrooms	2
Bathrooms	2.0
Square Feet	N/A
Property Type	Triplex

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	0
Average Comp Rent	\$1,569
Rent Range	\$1,146 - \$1,551

Property Location Map



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

Comparable Properties (25)

529 Guerin Dr, Arlington, TX 76012	Multi-Family	\$1,700	2BR/2BA	0	0.45 mi	65%
1904 W Sanford St, Arlington, TX 76012	Multi-Family	\$1,600	2BR/2.5BA	0	0.49 mi	65%
2301 Kingsway Dr, Arlington, TX 76012	Multi-Family	\$1,600	2BR/1.5BA	0	0.18 mi	65%

511 Oakwood Ln, Unit 511, Arlington, TX 76012	Multi-Family	\$1,400	2BR/2BA	800	0.35 mi	65%
614 Lillard Rd, Apt B, Arlington, TX 76012	Multi-Family	\$1,350	2BR/1.5BA	0	0.03 mi	65%
504 Claire Ct, Arlington, TX 76012	Multi-Family	\$1,600	2BR/2BA	0	0.42 mi	65%
614 Lillard Rd, Apt C, Arlington, TX 76012	Multi-Family	\$1,400	2BR/1.5BA	0	0.03 mi	65%
1902 Nolen Ct, Apt A, Arlington, TX 76012	Multi-Family	\$1,700	2BR/2BA	0	0.42 mi	65%
2003 Fleur De Lis Ct, Arlington, TX 76012	Multi-Family	\$1,805	2BR/1.5BA	0	0.87 mi	62%
535 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,450	2BR/2BA	981	0.62 mi	62%
1716 Patricia St, Arlington, TX 76012	Multi-Family	\$1,475	2BR/1.5BA	969	0.75 mi	62%
2405 Springmont Ct, Arlington, TX 76012	Multi-Family	\$1,600	2BR/1BA	0	0.14 mi	60%
2411 Springmont Ct, Arlington, TX 76012	Multi-Family	\$1,599	2BR/1BA	0	0.15 mi	60%
900 Milby Rd, Arlington, TX 76013	Multi-Family	\$1,700	2BR/2BA	0	1.09 mi	58%
1433 Palmnold Cir W, Fort Worth, TX 76120	Multi-Family	\$1,695	2BR/1.5BA	0	1.48 mi	58%
1803 Harry Ct, Apt B, Arlington, TX 76012	Multi-Family	\$1,275	2BR/1BA	896	0.58 mi	57%
433 Matt Ln, Arlington, TX 76012	Multi-Family	\$1,100	2BR/1BA	806	0.69 mi	57%
502 Norwood Cir W, Arlington, TX 76013	Multi-Family	\$1,550	2BR/1BA	0	0.70 mi	57%
623 Mcqueary St, Arlington, TX 76012	Multi-Family	\$1,395	2BR/1BA	900	0.61 mi	57%
514 Mcqueary St, Unit 516, Arlington, TX 76012	Multi-Family	\$1,425	2BR/1BA	0	0.60 mi	57%
1801 Romack Ct, Apt A, Arlington, TX 76012	Multi-Family	\$1,600	2BR/1BA	896	0.57 mi	57%
1726 Patricia St, Arlington, TX 76012	Multi-Family	\$1,450	2BR/1BA	0	0.68 mi	57%
2317 Bloomfield Dr, Arlington, TX 76012	Multi-Family	\$1,795	3BR/2.5BA	0	0.15 mi	55%
721 Oakwood Ln, Apt B, Arlington, TX 76012	Multi-Family	\$1,750	3BR/2BA	0	0.40 mi	55%
3522 Shady Valley Dr, Pantego, TX 76013	Multi-Family	\$2,200	2BR/2BA	0	2.13 mi	54%

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 29, 2025

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