



4217 Belmont Drive, Providence Village, TX 76227

Comparative Market Analysis • Saved on February 23, 2026 at 03:09 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,966/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,695/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

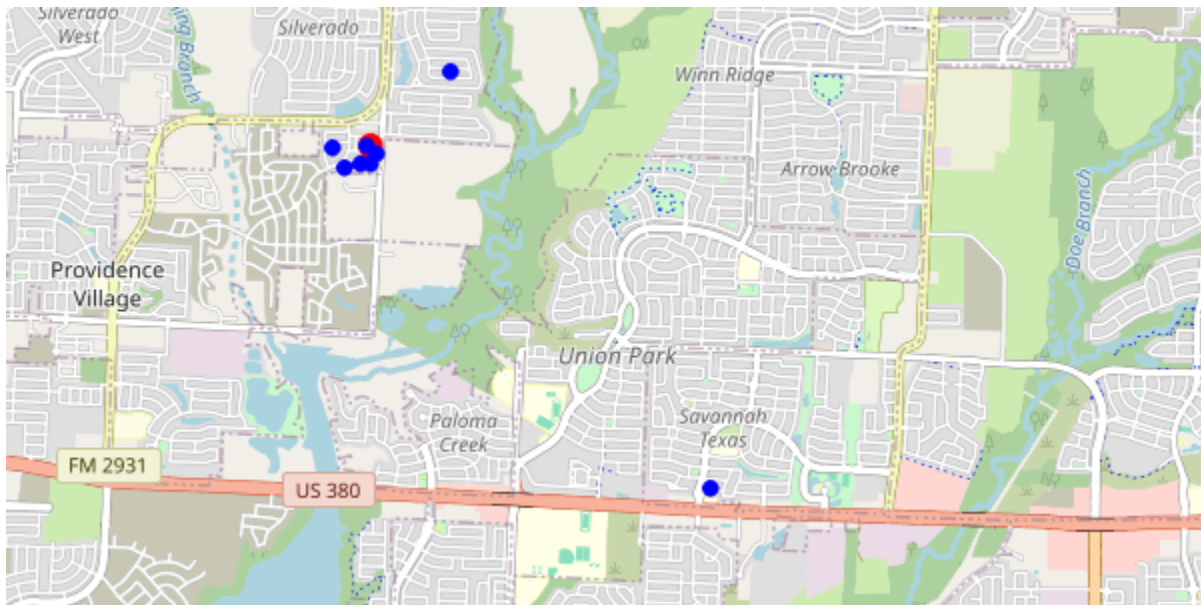
Property Details

Address	4217 Belmont Drive, Providence Village, TX 76227
Bedrooms	3
Bathrooms	3.0
Square Feet	1,203
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	5
Average Comp Rent	\$2,027
Rent Range	\$1,671 - \$2,261

Property Location Map



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

Comparable Properties (25)

12113 Steeplechase Dr, Aubrey, TX 76227	Single Family	\$1,650	3BR/2.5BA	0	0.17 mi	100%
4216 Haflinger Rd, Providence Village, TX 76227	Single Family	\$1,595	3BR/2.5BA	0	0.02 mi	100%

12156 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,595	3BR/2.5BA	0	0.10 mi	100%
12188 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.09 mi	93%
4116 Belmont Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.05 mi	93%
4049 Criollo Ct, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	0.19 mi	88%
1013 Bruni Ct, Aubrey, TX 76227	Single Family	\$2,500	3BR/2BA	0	2.39 mi	84%
13140 Sanctuary Dr, Providence Village, TX 76227	Single Family	\$2,000	3BR/2BA	0	0.53 mi	77%
1709 Trace Dr, Aubrey, TX 76227	Single Family	\$1,949	3BR/2BA	0	2.64 mi	77%
2109 Sun Creek Dr, Little Elm, TX 75068	Single Family	\$1,895	3BR/2BA	0	2.54 mi	77%
12200 Steeplechase Dr, Aubrey, TX 76227	Single Family	\$1,795	4BR/2.5BA	0	0.14 mi	75%
12165 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,850	4BR/2.5BA	0	0.07 mi	75%
12148 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	4BR/2.5BA	0	0.11 mi	75%
160 Oak Grove Ln, Aubrey, TX 76227	Single Family	\$2,158	2BR/2BA	0	2.29 mi	74%
968 Glover Dr, Aubrey, TX 76227	Single Family	\$2,000	3BR/2BA	0	1.81 mi	73%
1790 Alamandine Ave, Crossroads, TX 76227	Single Family	\$2,410	3BR/2BA	0	2.27 mi	69%
1217 Charleston Ln, Savannah, TX 76227	Single Family	\$2,075	3BR/2BA	0	2.32 mi	69%
1013 Lake Grove Dr, Little Elm, TX 75068	Single Family	\$1,900	3BR/2BA	0	2.82 mi	69%
3408 Harper St, Little Elm, TX 75068	Single Family	\$1,895	3BR/2BA	0	2.58 mi	69%
1460 Acmite Ave, Crossroads, TX 76227	Single Family	\$2,000	3BR/2BA	0	2.39 mi	69%
1490 Alamandine Ave, Crossroads, TX 76227	Single Family	\$2,100	3BR/2BA	0	2.35 mi	69%
1433 Villa Paloma Blvd, Little Elm, TX 75068	Single Family	\$2,250	3BR/2BA	0	2.83 mi	69%
1116 Oakcrest Dr, Providence Village, TX 76227	Single Family	\$1,860	3BR/2.5BA	0	1.70 mi	68%
9810 Walnut Hill Dr, Providence Village, TX 76227	Single Family	\$1,925	3BR/2.5BA	0	1.68 mi	68%
1235 Cardinal Way, Aubrey, TX 76227	Single Family	\$4,300	3BR/2BA	0	1.28 mi	63%

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: February 23, 2026

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