



12145 Falabella Drive, Providence Village, TX 76227

Comparative Market Analysis • Saved on February 24, 2026 at 03:01 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,794/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,625/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

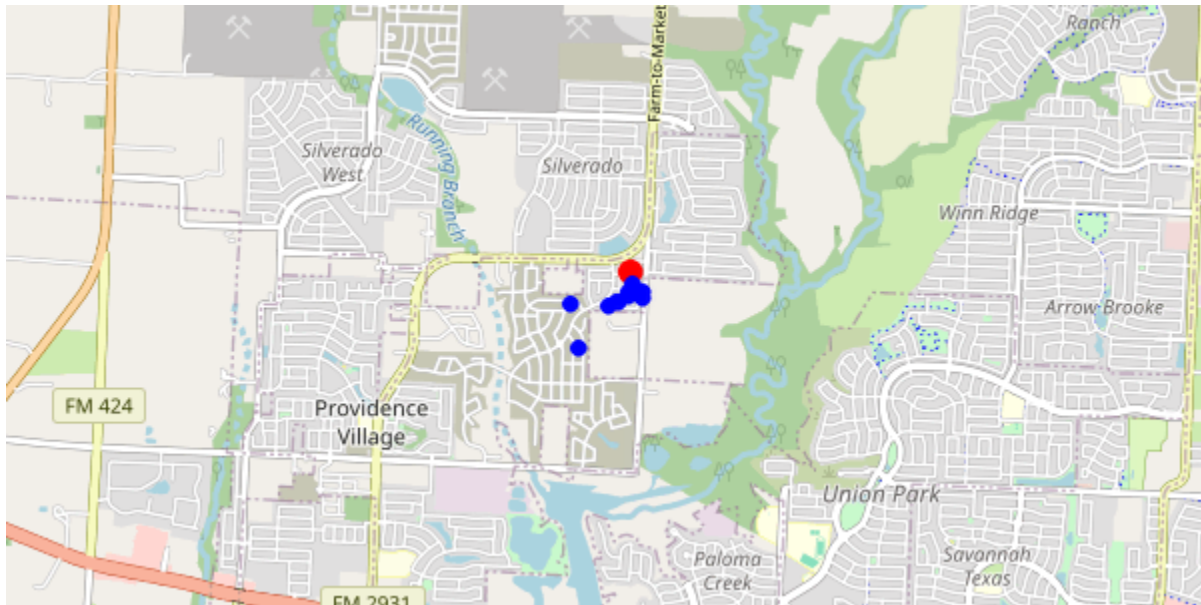
Property Details

Address	12145 Falabella Drive, Providence Village, TX 76227
Bedrooms	3
Bathrooms	3.0
Square Feet	1,202
Property Type	Single Family

Comparable Properties Summary

Total Comparables	25
High Correlation Properties	11
Average Comp Rent	\$1,828
Rent Range	\$1,579 - \$2,009

Property Location Map



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

Comparable Properties (25)

4216 Haflinger Rd, Providence Village, TX 76227	Single Family	\$1,595	3BR/2.5BA	0	0.06 mi	100%
12113 Steeplechase Dr, Aubrey, TX 76227	Single Family	\$1,650	3BR/2.5BA	0	0.19 mi	100%

12149 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,595	3BR/2.5BA	0	0.12 mi	100%
4100 Belmont Drive, Providence Village, Texas 76227	Single Family Residence	\$1,700	3BR/2.1BA	0	0.14 mi	95%
12128 Morgan Drive, Providence Village, Texas 76227	Single Family Residence	\$1,595	3BR/2.1BA	0	0.16 mi	95%
12144 Thoroughbred Drive, Providence Village, Texas 76227	Single Family Residence	\$1,600	3BR/2.1BA	0	0.10 mi	95%
12120 Morgan Drive, Providence Village, Texas 76227	Single Family Residence	\$1,650	3BR/2.1BA	0	0.16 mi	95%
11312 Rodeo Drive, Providence Village, Texas 76227	Single Family Residence	\$1,850	3BR/2BA	0	0.33 mi	95%
3140 Burmese St, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	0.46 mi	95%
4116 Belmont Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.12 mi	93%
12161 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.12 mi	93%
4049 Criollo Ct, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	0.18 mi	88%
3116 Burmese St, Providence Village, TX 76227	Single Family	\$1,795	3BR/2BA	0	0.49 mi	88%
13125 S Haven Way, Providence Village, TX 76227	Single Family	\$2,100	3BR/2BA	0	0.48 mi	88%
1336 Kingston Pl, Providence Village, TX 76227	Single Family	\$1,750	3BR/2BA	0	1.52 mi	88%
1386 Portsmouth Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2BA	0	1.53 mi	88%
9809 Cedarcrest Dr, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	1.60 mi	88%
13140 Sanctuary Dr, Providence Village, TX 76227	Single Family	\$2,000	3BR/2BA	0	0.52 mi	77%
12200 Steeplechase Dr, Aubrey, TX 76227	Single Family	\$1,795	4BR/2.5BA	0	0.20 mi	75%
12165 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,850	4BR/2.5BA	0	0.12 mi	75%
12188 Steeplechase Dr, Providence Village, TX 76227	Single Family	\$1,800	4BR/2.5BA	0	0.20 mi	75%
968 Glover Dr, Aubrey, TX 76227	Single Family	\$2,000	3BR/2BA	0	1.84 mi	73%
2281 Obsidian Dr, Little Elm, TX 76227	Single Family	\$3,000	3BR/2BA	0	1.94 mi	73%
1116 Oakcrest Dr, Providence Village, TX 76227	Single Family	\$1,860	3BR/2.5BA	0	1.73 mi	68%
9810 Walnut Hill Dr, Providence Village, TX 76227	Single Family	\$1,925	3BR/2.5BA	0	1.70 mi	68%

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 24, 2026

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