



# 12145 Falabella Drive, Providence Village, TX 76227

Comparative Market Analysis • Saved on February 24, 2026 at 03:41 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%

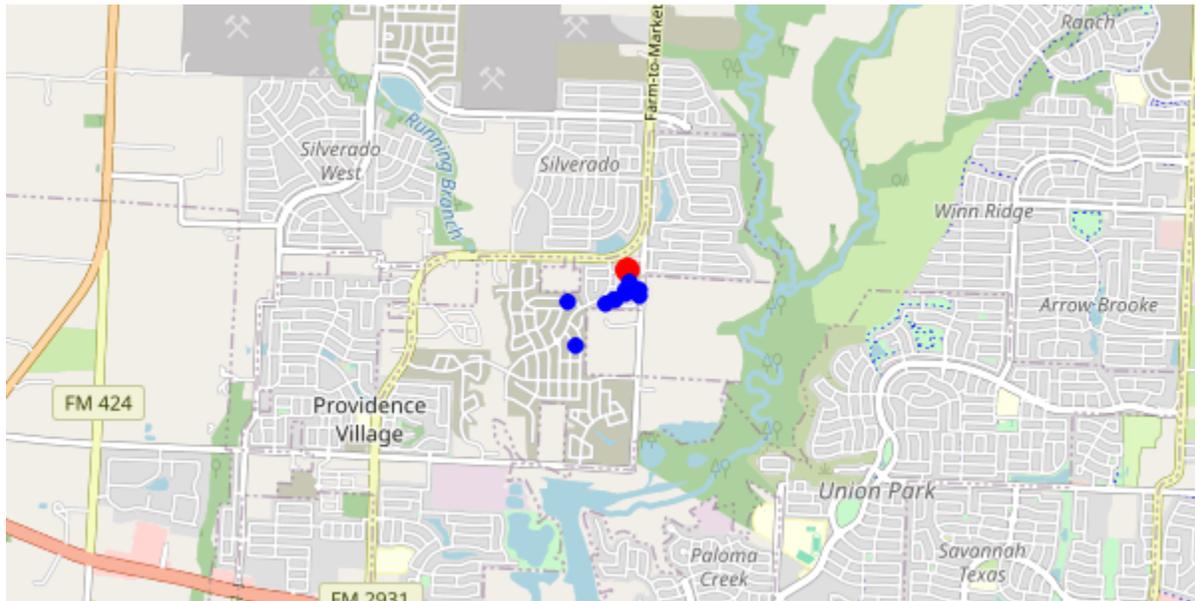
## Property Details

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.

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**Blue Atlas Realty** | Professional Property Management

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Data Source: BA Algorithm with RentCast Comparables | Analysis Date: February 24, 2026

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

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