



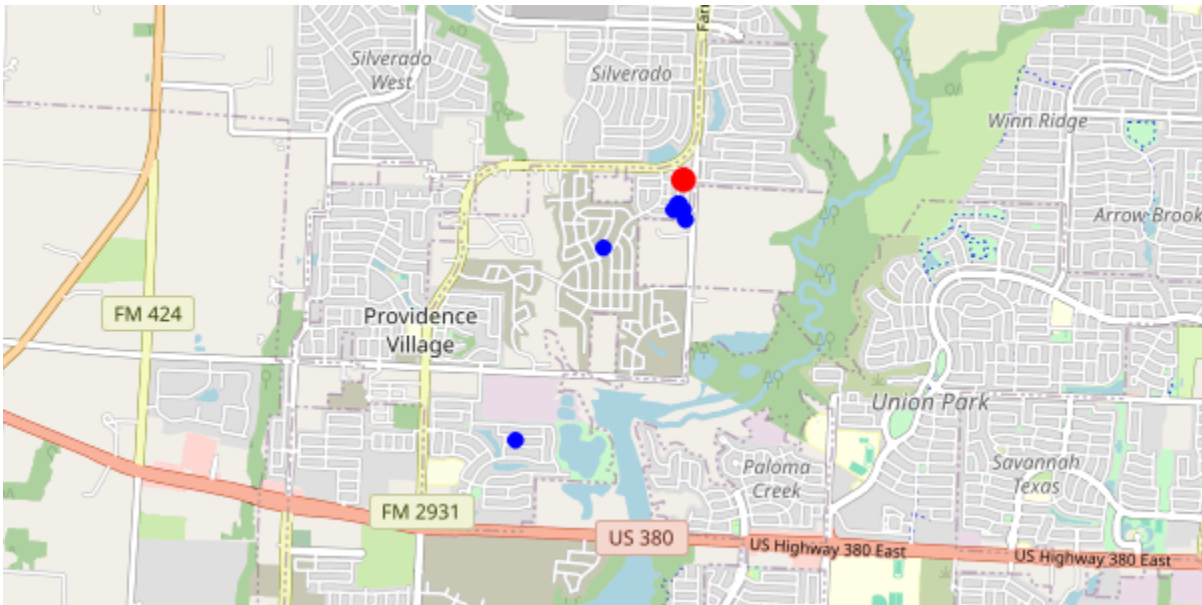
# 12161 Falabella Drive, Providence Village, TX 76227

Comparative Market Analysis • Saved on December 05, 2025 at 03:18 AM

BA Algorithm Rent Estimate	AI Rent Estimate
■ BA Transparent Rent Algorithm	■ Machine Learning Model
<b>\$1,890/month</b>	<b>\$1,795/month</b>
Based on 25 comparable properties	Advanced AI analysis of market trends
Confidence: N/A	AI Confidence: 90.0%

Property Details	Comparable Properties Summary
Address12161 Falabella Drive, Providence Village, TX 76227	Total Comparables25
Bedrooms3	High Correlation Properties11
Bathrooms2.5	Average Comp Rent\$1,910
Square Feet1,203	Rent Range\$1,663 - \$2,116
Property TypeSingle Family	

## Property Location Map



Subject property location shown on map. [View the web version for an interactive map with all comparable properties.](#)

## Comparable Properties (25)

12216 Steeplechase Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.20 mi	100%
12149 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.13 mi	100%

12156 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.15 mi	100%
3209 Tokara St, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	0.52 mi	97%
12152 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.16 mi	93%
12160 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
12188 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
12161 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.12 mi	93%
12176 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
1336 Kingston Pl, Providence Village, TX 76227	Single Family	\$1,875	3BR/2BA	0	1.53 mi	93%
3012 Burmese St, Providence Village, TX 76227	Single Family	\$2,300	3BR/2BA	0	0.60 mi	90%
8929 Holliday Ln, Aubrey, TX 76227	Single Family	\$1,995	3BR/2BA	0	3.38 mi	89%
2013 Finch Cv, Aubrey, TX 76227	Single Family	\$1,950	3BR/2BA	0	1.77 mi	86%
1205 Waggoner Dr, Aubrey, TX 76227	Single Family	\$1,745	3BR/2BA	0	2.07 mi	82%
11413 Alpine Springs Dr, Aubrey, TX 76227	Single Family	\$2,349	3BR/2BA	0	0.82 mi	82%
1709 Trace Dr, Aubrey, TX 76227	Single Family	\$1,949	3BR/2BA	0	2.63 mi	82%
1216 Sandpiper, Aubrey, TX 76227	Single Family	\$1,875	3BR/2BA	0	1.57 mi	78%
9821 Birch Dr, Providence Village, TX 76227	Single Family	\$1,750	3BR/2.5BA	0	1.64 mi	78%
1264 Revolution Dr, Krugerville, TX 76227	Single Family	\$1,750	2BR/2BA	0	1.86 mi	76%
12148 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,995	4BR/2.5BA	0	0.16 mi	75%
12165 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,995	4BR/2.5BA	0	0.12 mi	75%
517 Pawnee St, Crossroads, TX 76227	Single Family	\$2,130	3BR/2BA	0	3.82 mi	74%
2015 Sulky Ln, Aubrey, TX 76227	Single Family	\$2,300	3BR/2BA	0	4.68 mi	74%
500 Hill St, Aubrey, TX 76227	Single Family	\$1,940	3BR/2BA	0	4.94 mi	74%
1495 Acmite Ave, Crossroads, TX 76227	Single Family	\$1,980	3BR/2BA	0	2.37 mi	74%

**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 05, 2025

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