



12153 Falabella Drive, Providence Village, TX 76227

Comparative Market Analysis • Saved on December 29, 2025 at 03:33 PM

BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

\$1,888/month

Based on 25 comparable properties

Confidence: N/A

AI Rent Estimate

■ Machine Learning Model

\$1,750/month

Advanced AI analysis of market trends

AI Confidence: 85.0%

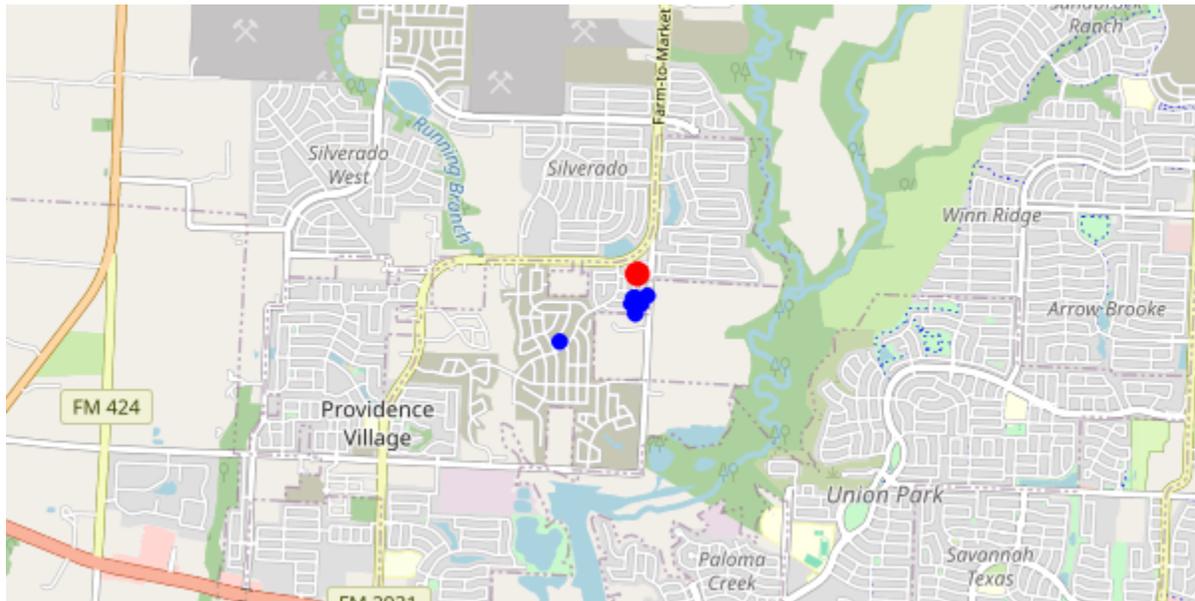
Property Details

Address	12153 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	10
Average Comp Rent	\$1,922
Rent Range	\$1,662 - \$2,115

Property Location Map



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

Comparable Properties (25)

12196 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	0.12 mi	100%

12156 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,695	3BR/2.5BA	0	0.15 mi	100%
12152 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
4116 Belmont Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.11 mi	93%
12161 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.12 mi	93%
12188 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
12176 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
12160 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,795	3BR/2.5BA	0	0.15 mi	93%
3209 Tokara St, Providence Village, TX 76227	Single Family	\$1,800	3BR/2BA	0	0.51 mi	92%
1336 Kingston Pl, Providence Village, TX 76227	Single Family	\$1,775	3BR/2BA	0	1.53 mi	88%
3012 Burmese St, Providence Village, TX 76227	Single Family	\$2,300	3BR/2BA	0	0.59 mi	85%
8929 Holliday Ln, Aubrey, TX 76227	Single Family	\$1,895	3BR/2BA	0	3.37 mi	84%
8912 Wild Rose Ln, Crossroads, TX 76227	Single Family	\$1,650	3BR/2BA	0	3.16 mi	84%
8621 Chisholm Trl, Crossroads, TX 76227	Single Family	\$1,950	3BR/2BA	0	3.69 mi	77%
11413 Alpine Springs Dr, Aubrey, TX 76227	Single Family	\$2,245	3BR/2BA	0	0.82 mi	77%
2404 Castle Creek Dr, Little Elm, TX 75068	Single Family	\$2,400	3BR/2BA	0	2.53 mi	77%
1709 Trace Dr, Aubrey, TX 76227	Single Family	\$1,949	3BR/2BA	0	2.65 mi	77%
12148 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,995	4BR/2.5BA	0	0.15 mi	75%
12165 Morgan Dr, Providence Village, TX 76227	Single Family	\$1,995	4BR/2.5BA	0	0.12 mi	75%
1264 Revolution Dr, Krugerville, TX 76227	Single Family	\$1,750	2BR/2BA	0	1.87 mi	71%
2015 Sulky Ln, Aubrey, TX 76227	Single Family	\$2,300	3BR/2BA	0	4.68 mi	69%
1495 Acmite Ave, Crossroads, TX 76227	Single Family	\$1,980	3BR/2BA	0	2.36 mi	69%
517 Pawnee St, Crossroads, TX 76227	Single Family	\$2,045	3BR/2BA	0	3.82 mi	69%
1217 Charleston Ln, Savannah, TX 76227	Single Family	\$2,175	3BR/2BA	0	2.37 mi	69%

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.