

Single Family Residence **RESIDENTIAL**

809 ROLAND DR

BAILEY, CO 80421

\$577,413 TopHap Estimate · \$412 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,400 ft²
LIVING AREA

1.4 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$577K

\$530K low

\$625K high

Last Sale

\$540,000 · Feb 12, 2024

Est. Owner Equity

\$64,413

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$2,446 (2025)
Assessed Value	\$38,210
Previous Assessed	\$37,230
Assessor Market Value	\$611,423

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	PARK
Lot (acres)	1.40
Construction	Frame (Unspecified)
Roof	Composition Shingle
Garage	Garage, Built-in
Pool	No
View	View - Average

Deck · 184 ft²

Porch · 184 ft²

CLIMATE RISK

88

FLOOD

58

WILDFIRE

58

HEAT

38

STORM

75

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2024	Resale	Warranty Deed	\$540,000	\$386	\$513K
Nov 10, 2015	Resale	Warranty Deed	\$315,000	\$225	\$252K
Mar 3, 2015	Resale	Warranty Deed	\$249,900	\$179	\$298K
Jan 2, 2014	Resale	Warranty Deed	\$220,500	\$158	\$217K
Jan 14, 2011	Resale	Grant Deed	\$127,000	\$91	
May 26, 2010	Foreclosure sale	Trustees Deed			
Apr 28, 2010	Non-arms-length	Certificate Of Purchase	\$195,500	\$140	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.6 mi
Platte Canyon High School	High	9–12	6.1 mi
Fitzsimmons Middle School	Middle	6–8	6.2 mi

District: Platte Canyon School District 1

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 80421

66 CRIME INDEX	89 AIR POLLUTION	7,098 POPULATION	\$100K MEDIAN IN-COME	38°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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