

Single Family Residence **RESIDENTIAL**

2206 ROLAND DR

BAILEY, CO 80421

\$486,323 TopHap Estimate · \$453 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,074 ft²

LIVING AREA

1.95 ac

LOT SIZE

1967

YEAR BUILT

2

STORIES

5

ROOMS

3

PARKING

VALUATION

\$486K

\$451K low

\$522K high

Last Sale

\$60,000 · Jul 25, 2016

Est. Owner Equity

\$192,600

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,874 (2024)
Assessed Value	\$31,680
Previous Assessed	\$31,680
Assessor Market Value	\$527,849

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.95
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	None
Garage	Garage, Detached
Pool	No

Deck · 380 ft²

Porch · 846 ft²

CLIMATE RISK

1
FLOOD

61
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.9 mi
Platte Canyon High School	High	9–12	6.2 mi
Fitzsimmons Middle School	Middle	6–8	6.3 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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