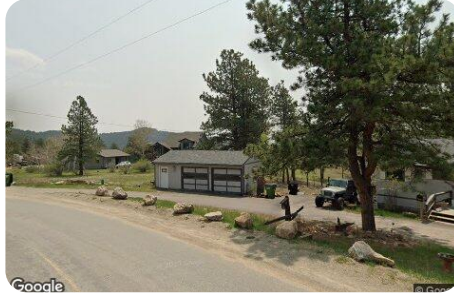


Single Family Residence **RESIDENTIAL**

1736 ROLAND DR

BAILEY, CO 80421

\$507,569 TopHap Estimate · \$481 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,056 ft²
LIVING AREA

1.5 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$508K

\$468K low

\$547K high

Est. Owner Equity

\$215,570

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$1,859 (2024)
Assessed Value	\$31,430
Previous Assessed	\$31,430
Assessor Market Value	\$624,115

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.50
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Detached
Pool	No
View	Yes - Type Unknown

Deck · 161 ft²

Porch · 1,156 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	3.4 mi
Platte Canyon High School	High	9–12	6.6 mi
Fitzsimmons Middle School	Middle	6–8	6.7 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
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------