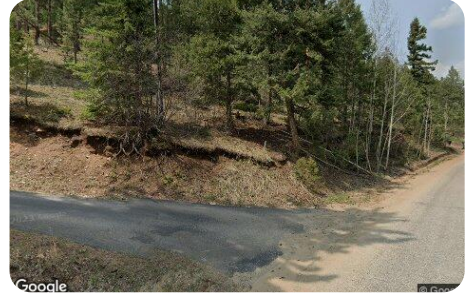


Single Family Residence **RESIDENTIAL**

771 ROLAND DR

BAILEY, CO 80421

\$570,686 TopHap Estimate · \$439 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,301 ft²

LIVING AREA

1.35 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

3

ROOMS

2

PARKING

VALUATION

\$571K

\$529K low

\$612K high

Last Sale

\$580,000 · Sep 1, 2021

Est. Owner Equity

\$220,686

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,173 (2024)
Assessed Value	\$36,730
Previous Assessed	\$36,730
Assessor Market Value	\$603,149

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.35
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	None
Garage	Garage, Built-in
Pool	No
View	Yes - Type Unknown

Deck · 496 ft²

Porch · 496 ft²

CLIMATE RISK

90
FLOOD

58
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 31, 2021	Resale	Special Warranty Deed	\$580,000	\$446	\$350K
May 9, 2018	Quitclaim	Quit Claim Transfer			
Sep 8, 2011	Resale	Grant Deed	\$215,000	\$165	\$100K
Jun 2, 1999	Resale	Grant Deed	\$164,900	\$127	\$160K
Jan 21, 1999	Resale	Grant Deed	\$35,000	\$27	\$28K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.5 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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