

Single Family Residence **RESIDENTIAL**

2255 ROLAND DR

BAILEY, CO 80421

\$613,250 TopHap Estimate · \$516 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,188 ft²

LIVING AREA

0.9 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

5

ROOMS

1

PARKING

VALUATION

\$613K

\$575K low

\$651K high

Last Sale

\$485,000 · Dec 6, 2021

Est. Owner Equity

\$142,800

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$2,292 (2024)
Assessed Value	\$38,750
Previous Assessed	\$38,750
Assessor Market Value	\$633,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	0.90
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Attached
Pool	No

Deck · 526 ft²

Porch · 592 ft²

CLIMATE RISK

1 FLOOD	61 WILDFIRE	58 HEAT	38 STORM	75 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2021	Resale	Warranty Deed	\$485,000	\$408	\$470K
Apr 18, 2016	Resale	Warranty Deed	\$320,000	\$269	\$272K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.9 mi
Platte Canyon High School	High	9–12	6.3 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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