

Single Family Residence **RESIDENTIAL**

1732 ROLAND DR

BAILEY, CO 80421

\$493,118 TopHap Estimate · \$440 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,120 ft²

LIVING AREA

1.47 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$493K

\$465K low

\$522K high

Last Sale

\$169,000 · Jul 30, 2001

Est. Owner Equity

\$287,118

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$1,853 (2024)
Assessed Value	\$31,320
Previous Assessed	\$31,320
Assessor Market Value	\$522,481

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.47
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Pool	No
View	Good

Deck · 484 ft²

Porch · 484 ft²

CLIMATE RISK

1 FLOOD	62 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
Mar 26, 1999	Resale	Grant Deed	\$124,700	\$111	\$119K

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

OWNERSHIP

Occupancy	Owner occupied
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