

Single Family Residence **RESIDENTIAL**

2163 ROLAND DR

BAILEY, CO 80421

\$599,173 TopHap Estimate · \$309 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,938 ft²

LIVING AREA

0.9 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$599K

\$535K low

\$663K high

Last Sale

\$601,000 · Apr 15, 2025

Est. Owner Equity

\$599,173

TAX & ASSESSMENT

Property Tax	\$1,695 (2024)
Assessed Value	\$35,350
Previous Assessed	\$35,350
Assessor Market Value	\$582,595

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 · 192 ft²

Porch · 444 ft²

CLIMATE RISK

1
FLOOD

61
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 11, 2025	Resale	Special Warranty Deed	\$601,000	\$310	\$530K
Aug 12, 1998	Resale	Grant Deed	\$186,500	\$96	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.0 mi
Platte Canyon High School	High	9–12	6.3 mi
Fitzsimmons Middle School	Middle	6–8	6.4 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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