

Single Family Residence **RESIDENTIAL**

2305 ROLAND DR

BAILEY, CO 80421

\$540,564 TopHap Estimate · \$607 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

891 ft²

LIVING AREA

1.05 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$541K

\$504K low

\$577K high

Last Sale

\$307,000 · Mar 21, 2016

Est. Owner Equity

\$175,140

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,145 (2024)
Assessed Value	\$36,260
Previous Assessed	\$36,260
Assessor Market Value	\$596,138

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.05
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Attached
Pool	No

Deck · 208 ft²

Porch · 368 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 10, 2016	Resale	Warranty Deed	\$307,000	\$345	\$292K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.9 mi
Platte Canyon High School	High	9–12	6.2 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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