

Single Family Residence **RESIDENTIAL**

450 ROLAND DR

BAILEY, CO 80421

\$1,517,893 TopHap Estimate · \$634 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,396 ft²
LIVING AREA

35 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

5
ROOMS

4
PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.7M high

Last Sale

\$1,250,000 · May 11, 2020

Est. Owner Equity

\$617,893

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$6,832 (2024)
Assessed Value	\$115,490
Previous Assessed	\$115,490
Assessor Market Value	\$1,778,721

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	35.00
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Mixed
Pool	No
View	Yes - Type Unknown

Deck · 460 ft²

Porch · 556 ft²

CLIMATE RISK

99
FLOOD

60
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2020	Resale	Warranty Deed	\$1,250,000	\$522	\$510K
Mar 18, 2011	Resale	Warranty Deed	\$875,000	\$365	\$700K
Oct 19, 2005	Financing	Trustees Deed			\$545K
Jun 14, 2004	Resale	Grant Deed	\$245,000	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.3 mi
Platte Canyon High School	High	9–12	6.0 mi
Fitzsimmons Middle School	Middle	6–8	6.0 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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