

Residential - Vacant Land **RESIDENTIAL**

1245 ROLAND DR
BAILEY, CO 80421



0.9 ac
LOT SIZE

VALUATION

Last Sale **\$2,000 · Aug 6, 1992**

TAX & ASSESSMENT

Property Tax	\$1,350 (2024)
Assessed Value	\$22,830
Previous Assessed	\$23,730
Assessor Market Value	\$81,827

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Park
Lot (acres)	0.90
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	61 WILDFIRE	58 HEAT	38 STORM	75 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

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	6.4 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
-------------------	---------------------	---------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy

Absentee owner