

Single Family Residence **RESIDENTIAL**

1379 ROLAND DR

BAILEY, CO 80421

\$449,499 TopHap Estimate · \$530 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

848 ft²

LIVING AREA

1.76 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$449K

\$388K low

\$511K high

Last Sale

\$74,500 · Apr 30, 1991

Est. Owner Equity

\$263,499

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$2,070 (2024)
Assessed Value	\$35,000
Previous Assessed	\$35,000
Assessor Market Value	\$577,436

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.76
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Attached
Pool	No
View	Yes - Type Unknown

Deck · 149 ft²

Porch · 190 ft²

CLIMATE RISK

85

FLOOD

62

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	3.0 mi
Platte Canyon High School	High	9–12	6.4 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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