

Single Family Residence **RESIDENTIAL**

1469 ROLAND DR

BAILEY, CO 80421

\$646,435 TopHap Estimate · \$462 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,400 ft²
LIVING AREA

1 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$646K

\$617K low

\$676K high

Last Sale

\$650,000 · Mar 22, 2023

Est. Owner Equity

\$186,435

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,538 (2025)
Assessed Value	\$39,650
Previous Assessed	\$37,290
Assessor Market Value	\$634,347

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	PARK
Lot (acres)	1.00
Construction	Frame (Unspecified)
Roof	Composition Shingle
Garage	Garage, Built-in
Pool	No
View	View - Average

Deck · 777 ft²

Porch · 777 ft²

CLIMATE RISK

1

FLOOD

62

WILDFIRE

58

HEAT

38

STORM

75

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2023	Resale	Special Warranty Deed	\$650,000	\$464	\$460K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.1 mi
Platte Canyon High School	High	9–12	6.4 mi
Fitzsimmons Middle School	Middle	6–8	6.5 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	Owner occupied
-----------	-----------------------