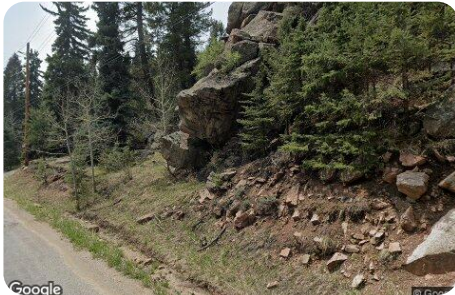


Residential - Vacant Land **RESIDENTIAL**

2352 ROLAND DR
BAILEY, CO 80421



1.6 ac
LOT SIZE

VALUATION

Last Sale **\$68,000 · Dec 7, 2020**

TAX & ASSESSMENT

Property Tax	\$1,782 (2024)
Assessed Value	\$30,130
Previous Assessed	\$31,314
Assessor Market Value	\$107,978

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Park
Lot (acres)	1.60
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	61 WILDFIRE	58 HEAT	38 STORM	75 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 25, 2020	Resale	Warranty Deed	\$68,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.8 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	Absentee owner
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