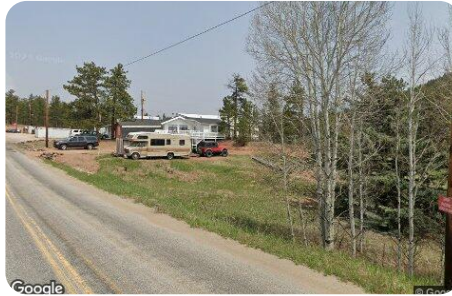


Single Family Residence **RESIDENTIAL**

22 ROLAND DR

BAILEY, CO 80421

\$830,820 TopHap Estimate · \$486 / ft² · confidence 85 · as of Jun 23, 2026



2
BEDS

1
BATHS

1,709 ft²
LIVING AREA

2 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$831K

\$706K low

\$955K high

Last Sale

\$1,500,000 · May 16, 2022

Est. Owner Equity

\$830,820

TAX & ASSESSMENT

Property Tax	\$9,208 (2024)
Assessed Value	\$155,660
Previous Assessed	\$197,620
Assessor Market Value	\$955,482

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	None
Pool	No

Deck · 279 ft²

CLIMATE RISK

66
FLOOD

58
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2022	Resale	Special Warranty Deed	\$1,500,000	\$878	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	1.9 mi
Platte Canyon High School	High	9–12	5.7 mi
Fitzsimmons Middle School	Middle	6–8	5.8 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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