

Single Family Residence **RESIDENTIAL**

2284 ROLAND DR

BAILEY, CO 80421

\$663,059 TopHap Estimate · \$430 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,542 ft²

LIVING AREA

0.95 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

5

ROOMS

3

PARKING

VALUATION

\$663K

\$597K low

\$730K high

Last Sale

\$665,000 · Mar 17, 2025

Est. Owner Equity

\$537,959

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax

\$2,256 (2024)

Assessed Value

\$38,130

Previous Assessed

\$38,130

Assessor Market Value

\$624,174

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	0.95
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Built-in
Pool	No

Deck · 490 ft²

Porch · 490 ft²

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	\$/FT²	LOAN
Mar 14, 2025	Resale	Warranty Deed	\$665,000	\$431	
Sep 20, 2017	Resale	Warranty Deed	\$437,000	\$283	\$393K
Sep 12, 2017	Resale	Grant Deed	\$53,600	\$35	
May 11, 2017	Financing	Trustees Deed			\$308K
Mar 9, 2017	Resale	Warranty Deed	\$50,000	\$32	
Jul 22, 2016	Resale	Grant Deed	\$60,000	\$39	

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	Owner occupied
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