

Single Family Residence **RESIDENTIAL**

1269 ROLAND DR

BAILEY, CO 80421

\$459,282 TopHap Estimate · \$361 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,272 ft²

LIVING AREA

1.48 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$459K

\$439K low

\$479K high

Last Sale

\$460,000 · Apr 2, 2026

Est. Owner Equity

\$13,082

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$2,022 (2025)
Assessed Value	\$31,590
Previous Assessed	\$31,590
Assessor Market Value	\$505,479

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.48
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	None
Garage	Garage, Built-in

Deck · 336 ft²

Porch · 351 ft²

CLIMATE RISK

1
FLOOD

61
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2026	Resale	Warranty Deed	\$460,000	\$362	\$446K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.0 mi
Platte Canyon High School	High	9–12	6.3 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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