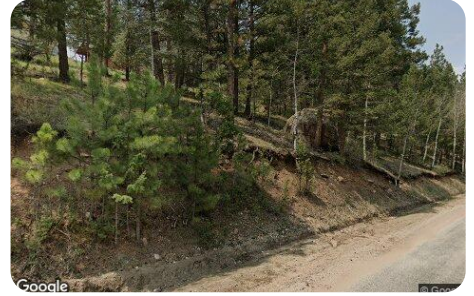


Single Family Residence **RESIDENTIAL**

1885 ROLAND DR

BAILEY, CO 80421

\$601,592 TopHap Estimate · \$438 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,372 ft²
LIVING AREA

1 ac
LOT SIZE

1977
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$602K

\$570K low

\$633K high

Last Sale

\$365,000 · Nov 26, 2018

Est. Owner Equity

\$601,592

TAX & ASSESSMENT

Property Tax	\$2,415 (2025)
Assessed Value	\$37,730
Previous Assessed	\$37,070
Assessor Market Value	\$603,540

PROPERTY FACTS

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

Deck · 362 ft²

Porch · 362 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 30, 2026	Quitclaim	Quit Claim Transfer			
Oct 23, 2021	Financing	Intrafamily Transfer			
Nov 21, 2018	Resale	Warranty Deed	\$365,000	\$266	
Jan 11, 2016	Resale	Warranty Deed	\$245,500	\$179	\$241K
Apr 16, 2012	Quitclaim	Quit Claim Transfer			
Nov 4, 1999	Resale	Grant Deed	\$184,900	\$135	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.2 mi
Platte Canyon High School	High	9–12	6.5 mi

Fitzsimmons Middle School	Middle	6–8	6.6 mi
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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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