

Single Family Residence **RESIDENTIAL**

2306 ROLAND DR

BAILEY, CO 80421

\$510,596 TopHap Estimate · \$341 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,497 ft²

LIVING AREA

1 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$511K

\$483K low

\$538K high

Last Sale

\$140,400 · Jul 31, 2009

Est. Owner Equity

\$221,878

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax

\$2,047 (2024)

Assessed Value

\$34,600

Previous Assessed

\$34,600

Assessor Market Value

\$571,493

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	1.00
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	None
Garage	Mixed
Pool	No

Deck · 312 ft²

Porch · 312 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
Apr 5, 2013	Financing	Intrafamily Transfer			\$157K
Jul 30, 2009	Resale	Grant Deed	\$140,400	\$94	
Apr 16, 2009	Foreclosure sale	Trustees Deed			
Jul 9, 2008	Resale	Certificate Of Purchase	\$237,666	\$159	\$223K
Sep 27, 2001	Quitclaim	Quit Claim Transfer			\$22K
Aug 2, 2001	Quitclaim	Quit Claim Transfer			\$159K
Jul 14, 2000	Resale	Grant Deed	\$152,800	\$102	\$152K
Oct 1, 1998	Resale	Grant Deed	\$135,500	\$91	

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	6.2 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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