

Single Family Residence **RESIDENTIAL**

225 ROLAND DR

BAILEY, CO 80421

\$1,054,263 TopHap Estimate · \$422 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,496 ft²

LIVING AREA

38.01 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.1M

\$979K low

\$1.1M high

Last Sale

\$1,053,713 · Jul 24, 2023

Est. Owner Equity

\$1,054,263

TAX & ASSESSMENT

Property Tax	\$4,910 (2024)
Assessed Value	\$83,010
Previous Assessed	\$83,010
Assessor Market Value	\$1,293,989

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	38.01
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Built-in
Pool	No

Deck · 566 ft²

Porch · 936 ft²

CLIMATE RISK

93 FLOOD	62 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
Jul 14, 2023	Resale	Warranty Deed	\$1,053,713	\$422	
Oct 11, 2013	Resale	Special Warranty Deed	\$404,000	\$162	\$397K
Jan 2, 2013	Foreclosure sale	Trustees Deed			
Dec 5, 2012	Non-arms-length	Certificate Of Purchase	\$650,000	\$260	\$563K
Sep 18, 2006	Resale	Warranty Deed	\$625,000	\$250	\$563K
Feb 23, 2006	Resale	Grant Deed	\$465,000	\$186	\$595K
Nov 17, 2005	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.1 mi
Platte Canyon High School	High	9–12	5.8 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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