

Single Family Residence **RESIDENTIAL**

425 ROLAND DR

BAILEY, CO 80421

\$916,872 TopHap Estimate · \$570 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,608 ft²
LIVING AREA

35.09 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

6
ROOMS

3
PARKING

VALUATION

\$917K

\$852K low

\$982K high

Last Sale

\$443,500 · Feb 26, 2015

Est. Owner Equity

\$673,372

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$3,581 (2024)
Assessed Value	\$60,540
Previous Assessed	\$68,640
Assessor Market Value	\$958,724

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	35.09
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	None
Garage	Garage, Built-in
Pool	No
View	Good

Deck · 168 ft²

Porch · 1,054 ft²

CLIMATE RISK

99
FLOOD

61
WILDFIRE

58
HEAT

38
STORM

75
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2015	Resale	Warranty Deed	\$443,500	\$276	\$244K
Jan 3, 2006	Resale	Warranty Deed	\$570,000	\$354	\$456K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.3 mi
Platte Canyon High School	High	9–12	5.9 mi

Fitzsimmons Middle School	Middle	6–8	6.0 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	Owner occupied
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