

Single Family Residence **RESIDENTIAL**

1791 ROLAND DR

BAILEY, CO 80421

\$623,820 TopHap Estimate · \$548 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,138 ft²

LIVING AREA

0.91 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$624K

\$585K low

\$663K high

Last Sale

\$220,000 · Jul 20, 2007

Est. Owner Equity

\$435,970

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$2,180 (2024)
Assessed Value	\$36,860
Previous Assessed	\$36,860
Assessor Market Value	\$605,224

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	0.91
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Pool	No

Deck · 348 ft²

Porch · 348 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
Jul 13, 2007	Resale	Grant Deed	\$220,000	\$193	\$198K
Jun 21, 2007	Resale	Warranty Deed	\$223,500	\$196	
Oct 4, 2000	Resale	Grant Deed	\$185,500	\$163	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.3 mi
Platte Canyon High School	High	9–12	6.6 mi
Fitzsimmons Middle School	Middle	6–8	6.6 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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