

Single Family Residence **RESIDENTIAL**

165 ROLAND DR

BAILEY, CO 80421

\$1,902,626 TopHap Estimate · \$1,520 / ft² · confidence 91 · as of Jul 14, 2026

1
BEDS

1
BATHS

1,252 ft²
LIVING AREA

35.13 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

4
ROOMS

3
PARKING

VALUATION

\$1.9M

\$1.7M low

\$2.1M high

Last Sale

\$1,625,000 · Nov 26, 2018

Est. Owner Equity

\$1,902,626

TAX & ASSESSMENT

Property Tax	\$6,910 (2024)
Assessed Value	\$116,810
Previous Assessed	\$151,930
Assessor Market Value	\$1,798,529

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	35.13
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Built-in
Pool	No
View	Excellent

Deck · 112 ft²

Porch · 4,166 ft²

CLIMATE RISK

1 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
Oct 15, 2018	Quitclaim	Quit Claim Transfer			
Nov 26, 2018	Resale	Warranty Deed	\$1,625,000	\$1298	
Oct 15, 2018	Quitclaim	Quit Claim Transfer			
Apr 13, 2018	Recorded document	Affidavit Of Death			
May 21, 2007	Quitclaim	Quit Claim Transfer			
Sep 6, 2006	Resale	Warranty Deed	\$2,500,000	\$1997	
Dec 28, 1998	Resale	Grant Deed	\$875,000	\$699	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.1 mi
Platte Canyon High School	High	9–12	5.6 mi
Fitzsimmons Middle School	Middle	6–8	5.7 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	Absentee owner
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