

Single Family Residence **RESIDENTIAL**

# 1444 ROLAND DR

BAILEY, CO 80421

**\$512,367** TopHap Estimate · \$520 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**2**

BEDS

**1**

BATHS

**986 ft<sup>2</sup>**

LIVING AREA

**0.9 ac**

LOT SIZE

**2016**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$512K**

\$471K low

\$553K high

Est. Owner Equity

**\$141,367**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,825 (2024) |
| Assessed Value        | \$30,850       |
| Previous Assessed     | \$30,850       |
| Assessor Market Value | \$515,445      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | Park                    |
| Lot (acres)   | 0.90                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Metal                   |
| Heating       | None                    |
| Pool          | No                      |
| View          | Yes - Type Unknown      |

Deck · 435 ft²

Porch · 435 ft²

## CLIMATE RISK

**97**  
FLOOD

**62**  
WILDFIRE

**58**  
HEAT

**38**  
STORM

**75**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Feb 22, 2022 | Financing | Warranty Deed |           |        | \$346K |
| Jul 23, 2018 | Resale    | Warranty Deed | \$375,000 | \$380  | \$345K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Deer Creek Elementary School | Elementary | PK–5   | 3.1 mi   |
| Platte Canyon High School    | High       | 9–12   | 6.5 mi   |
| Fitzsimmons Middle School    | Middle     | 6–8    | 6.5 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

|                                      |                                        |                                        |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>66</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>7,098</div> <div>POPULATION</div> | <div>\$100K</div> <div>MEDIAN IN-COME</div> | <div>38°F</div> <div>AVG TEMP</div> | <div>69%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|