

Single Family Residence **RESIDENTIAL**

2287 ROLAND DR

BAILEY, CO 80421

\$653,406 TopHap Estimate · \$524 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,248 ft²

LIVING AREA

1.02 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$653K

\$617K low

\$689K high

Last Sale

\$389,000 · Dec 30, 2019

Est. Owner Equity

\$303,306

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,487 (2024)
Assessed Value	\$42,040
Previous Assessed	\$42,040
Assessor Market Value	\$682,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	Park
Lot (acres)	1.02
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Detached
Pool	No

Deck · 684 ft²

Porch · 684 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
Mar 5, 2021	Financing	Intrafamily Transfer			
Dec 26, 2019	Resale	Warranty Deed	\$389,000	\$312	\$350K
Dec 1, 2011	Resale	Special Warranty Deed	\$130,000	\$104	\$111K
Jul 6, 2007	Foreclosure sale	Trustees Deed			
May 18, 2011	Non-arms-length	Certificate Of Purchase	\$152,095	\$122	\$245K
Nov 1, 2004	Resale	Warranty Deed	\$226,500	\$181	\$181K
Apr 6, 2004	Quitclaim	Quit Claim Transfer			\$176K
Aug 29, 2001	Resale	Grant Deed	\$231,000	\$185	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.9 mi
Platte Canyon High School	High	9–12	6.3 mi
Fitzsimmons Middle School	Middle	6–8	6.3 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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