

Single Family Residence **RESIDENTIAL**

2328 ROLAND DR

BAILEY, CO 80421

\$529,432 TopHap Estimate · \$364 / ft² · confidence 92 · as of Jul 14, 2026

4
BEDS

2
BATHS

1,456 ft²
LIVING AREA

0.8 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$529K

\$489K low

\$570K high

Last Sale

\$200,000 · Jan 9, 2004

Est. Owner Equity

\$195,682

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$1,959 (2024)

Assessed Value

\$33,120

Previous Assessed

\$33,120

Assessor Market Value

\$549,313

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	0.80
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Pool	No

Deck · 1,688 ft²

Porch · 1,688 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
Feb 24, 2022	Financing	Intrafamily Transfer			\$334K
Jan 9, 2004	Resale	Grant Deed	\$200,000	\$137	\$197K
Oct 7, 2003	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.8 mi
Platte Canyon High School	High	9–12	6.2 mi
Fitzsimmons Middle School	Middle	6–8	6.2 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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