

Single Family Residence **RESIDENTIAL**

1423 ROLAND DR

BAILEY, CO 80421

\$573,610 TopHap Estimate · \$489 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,172 ft²

LIVING AREA

1.3 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$574K

\$546K low

\$601K high

Last Sale

\$483,000 · Sep 27, 2021

Est. Owner Equity

\$138,910

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,343 (2025)
Assessed Value	\$36,610
Previous Assessed	\$35,760
Assessor Market Value	\$585,775

PROPERTY FACTS

Property Type	Single Family Residence
County	PARK
Lot (acres)	1.30
Construction	Frame (Unspecified)
Roof	Composition Shingle
Garage	Garage, Built-in
Pool	No
View	View - Average

Deck · 1,089 ft²

Porch · 934 ft²

CLIMATE RISK

61 FLOOD	62 WILDFIRE	58 HEAT	38 STORM	75 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2021	Resale	Warranty Deed	\$483,000	\$412	\$435K
Jun 28, 2016	Resale	Warranty Deed	\$230,000	\$196	
Mar 3, 2004	Resale	Grant Deed	\$199,900	\$171	\$190K
Oct 1, 2003	Recorded document	Trustees Deed			
Jan 18, 2002	Resale	Grant Deed	\$229,000	\$195	\$183K
Jun 7, 2001	Resale	Grant Deed	\$146,000	\$125	\$131K
Mar 3, 2000	Resale	Grant Deed	\$189,700	\$162	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.1 mi
Platte Canyon High School	High	9–12	6.4 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

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

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

OWNERSHIP

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