

Single Family Residence **RESIDENTIAL**

961 ROLAND DR

BAILEY, CO 80421

\$508,979 TopHap Estimate · \$557 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

914 ft²

LIVING AREA

1.02 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

4

ROOMS

2

PARKING

VALUATION

\$509K

\$451K low

\$567K high

Last Sale

\$510,000 · Aug 13, 2024

Est. Owner Equity

\$158,979

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,080 (2024)
Assessed Value	\$35,160
Previous Assessed	\$35,160
Assessor Market Value	\$579,772

PROPERTY FACTS

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

Deck · 346 ft²

Porch · 346 ft²

CLIMATE RISK

80 FLOOD	59 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
Aug 2, 2024	Resale	Personal Representative Deed	\$510,000	\$558	\$350K
Jul 20, 2021	Resale	Special Warranty Deed	\$503,050	\$550	\$402K
Apr 16, 2015	Resale	Warranty Deed	\$300,000	\$328	\$236K
May 20, 2013	Resale	Grant Deed	\$220,000	\$241	\$209K
Jun 8, 2004	Resale	Grant Deed	\$189,900	\$208	\$196K
Dec 2, 2002	Resale	Grant Deed	\$167,500	\$183	\$165K
Nov 2, 1998	Resale	Grant Deed	\$138,000	\$151	\$104K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	2.7 mi
Platte Canyon High School	High	9–12	6.2 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	Owner occupied
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