

Single Family Residence **RESIDENTIAL**

2347 ROLAND DR

BAILEY, CO 80421

\$676,643 TopHap Estimate · \$454 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,490 ft²

LIVING AREA

1.1 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$677K

\$623K low

\$730K high

Last Sale

\$328,000 · May 26, 2016

Est. Owner Equity

\$323,143

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$2,282 (2024)
Assessed Value	\$38,580
Previous Assessed	\$38,580
Assessor Market Value	\$630,820

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	1.10
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Garage	Garage, Detached
Pool	No

Deck · 42 ft²

Porch · 404 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
May 26, 2016	Resale	Grant Deed	\$328,000	\$220	\$256K
May 23, 2014	Resale	Warranty Deed	\$240,000	\$161	\$236K
Jul 17, 2006	Resale	Grant Deed	\$201,500	\$135	
May 26, 2006	Resale	Grant Deed	\$201,500	\$135	
Mar 30, 2006	Resale	Warranty Deed	\$51,000	\$34	
Feb 2, 2006	Recorded document	Trustees Deed			
Aug 17, 2004	Resale	Warranty Deed	\$220,100	\$148	\$176K
Sep 13, 1999	Quitclaim	Quit Claim Transfer			\$66K

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	6.3 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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