

Single Family Residence **RESIDENTIAL**

1983 ROLAND DR

BAILEY, CO 80421

\$631,158 TopHap Estimate · \$484 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,304 ft²

LIVING AREA

0.9 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$631K

\$600K low

\$663K high

Last Sale

\$270,000 · Jun 18, 2013

Est. Owner Equity

\$328,158

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,750 (2025)
Assessed Value	\$42,950
Previous Assessed	\$40,710
Assessor Market Value	\$687,340

PROPERTY FACTS

Property Type	Single Family Residence
Style	Raised Ranch
County	PARK
Lot (acres)	0.90
Construction	Frame (Unspecified)
Roof	Composition Shingle
Garage	Garage, Built-in
Pool	No
View	View - Average

Deck · 280 ft²

Porch · 280 ft²

CLIMATE RISK

1

FLOOD

62

WILDFIRE

58

HEAT

38

STORM

75

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2021	Financing	Intrafamily Transfer			\$303K
Jun 17, 2013	Resale	Warranty Deed	\$270,000	\$207	\$262K
Apr 1, 2003	Resale	Grant Deed	\$259,000	\$199	\$262K

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

OWNERSHIP

Occupancy	Owner occupied
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