

Single Family Residence **RESIDENTIAL**

1758 ROLAND DR

BAILEY, CO 80421

\$511,907 TopHap Estimate · \$312 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,640 ft²

LIVING AREA

0.9 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$512K

\$479K low

\$545K high

Last Sale

\$244,000 · Nov 10, 2014

Est. Owner Equity

\$209,807

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$1,675 (2024)
Assessed Value	\$28,320
Previous Assessed	\$28,320
Assessor Market Value	\$477,779

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	0.90
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	None
Pool	No

Deck · 32 ft²

Porch · 336 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
Dec 12, 2018	Quitclaim	Quit Claim Transfer			
Aug 23, 2018	Quitclaim	Quit Claim Transfer			
Nov 7, 2014	Resale	Grant Deed	\$244,000	\$149	\$232K
Aug 7, 2002	Resale	Grant Deed	\$215,000	\$131	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	3.3 mi
Platte Canyon High School	High	9–12	6.6 mi
Fitzsimmons Middle School	Middle	6–8	6.6 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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