

Single Family Residence **RESIDENTIAL**

# 1933 ROLAND DR

BAILEY, CO 80421

**\$601,526** TopHap Estimate · \$488 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,232 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1974**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$602K**

\$563K low

\$640K high

Last Sale

**\$590,000 · Nov 2, 2021**

Est. Owner Equity

**\$70,526**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,218 (2024) |
| Assessed Value        | \$37,500       |
| Previous Assessed     | \$37,500       |
| Assessor Market Value | \$614,802      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Park                    |
| Lot (acres)   | 1.00                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | None                    |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Deck · 168 ft²

Porch · 740 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 1, 2021  | Resale | Warranty Deed | \$590,000 | \$479  | \$531K |
| Jul 6, 2017  | Resale | Warranty Deed | \$342,000 | \$278  | \$17K  |
| Sep 22, 2014 | Resale | Warranty Deed | \$219,900 | \$178  | \$216K |
| Oct 31, 2002 | Resale | Grant Deed    | \$208,900 | \$170  | \$198K |
| Oct 30, 2001 | Resale | Grant Deed    | \$207,500 | \$168  | \$197K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Deer Creek Elementary School | Elementary | PK–5   | 3.2 mi   |
| Platte Canyon High School    | High       | 9–12   | 6.5 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|