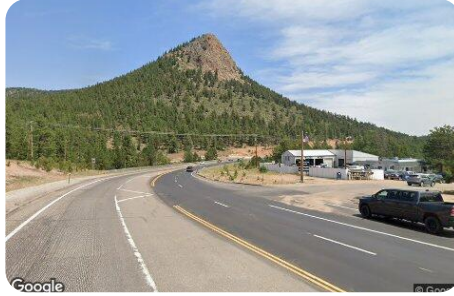


Single Family Residence **RESIDENTIAL**

170 ROLAND DR

BAILEY, CO 80421

\$904,781 TopHap Estimate · \$342 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,647 ft²
LIVING AREA

22.91 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$905K

\$828K low

\$982K high

Last Sale

\$475,000 · Nov 26, 2018

Est. Owner Equity

\$904,781

TAX & ASSESSMENT

Property Tax	\$3,250 (2024)
Assessed Value	\$54,940
Previous Assessed	\$54,940
Assessor Market Value	\$875,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Park
Lot (acres)	22.91
Construction	Frame (Unspecified)
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	None
Garage	Mixed
Pool	No

Deck · 288 ft²

Porch · 1,116 ft²

CLIMATE RISK

1 FLOOD	58 WILDFIRE	57 HEAT	37 STORM	75 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 26, 2018	Resale	Warranty Deed	\$475,000	\$179	
Oct 15, 2018	Quitclaim	Quit Claim Transfer			
Apr 13, 2018	Recorded document	Affidavit Of Death			
Dec 29, 2010	Foreclosure sale	Trustees Deed			
Dec 8, 2010	Resale	Certificate Of Purchase	\$346,685	\$131	\$305K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Creek Elementary School	Elementary	PK–5	1.8 mi
Platte Canyon High School	High	9–12	5.7 mi
Fitzsimmons Middle School	Middle	6–8	5.7 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	Absentee owner
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