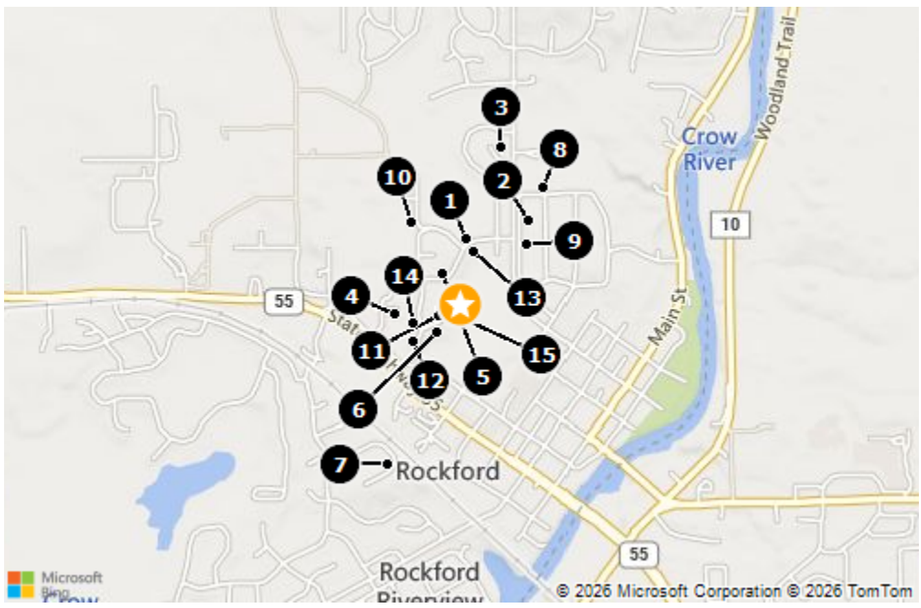
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

6241 BOULDER RIDGE DR, ROCKFORD, MN 55373-4540

County:	**WRIGHT MN**	Census Tract:	271711009.003039
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	113-046-001210	Thomas Bros Pg-Grid:	

Valuation

Value:	**$353,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$324,760 - $381,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1301
Assd Land Value:	$63,000	Market Land Value:	$63,000	Tax Year:	2026
Assd Improvement:	$294,900	Market Improvment Value:	$294,900	Total Taxable Value:	$4,644
Total Assessed Value:	$357,900	Total Assessor Market Value:	$357,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 1 District: 1301 Subdivision: BOULDER RIDGE Sec/Twnship/Range: SEC 29 TWN 119 RNG 024
Abbreviated Description: SECT-29 TWP-119 RANGE-024 BOULDER RIDGE LOT-021 BLOCK-001
City/Muni/Twp: CITY OF ROCKFORD

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1342 SF	Baths:	3	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Wood Shake
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/06/2025	Loan Amount:	N/A
Document #:	A1567977 BK-PG -	Loan Type:	Commercial
TD Due Date:	12/12/2034	Type Finance:	VAR

Legal Description:
Lot: 21 Block: 1 Subdivision: BOULDER RIDGE

Mortgage Record

Recording Date:	01/06/2025	Loan Amount:	N/A
Document #:	A1567976 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/12/2025	Type Finance:	VAR

Legal Description:
Lot: 21 Block: 1 Subdivision: BOULDER RIDGE

Prior Transfer

Recording Date:	08/13/2019	Sales Price:	$290,000
Document #:	1402705 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/26/2019		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: BOULDER RIDGE
Abbreviated Description: COMMON INTEREST COMMUNITY NO 75

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Prior Transfer

Recording Date:	08/13/2019	Sales Price:	N/A
Document #:	1402704 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/26/2019		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: BOULDER RIDGE
Abbreviated Description: COMMON INTEREST COMMUNITY NO 75

Prior Transfer

Recording Date:	07/26/2019	Sales Price:	$290,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Block: 1 District: 1301 Subdivision: BOULDER RIDGE Sec/Twnship/Range: SEC 29 TWN 119 RNG 024
Abbreviated Description: SECT-29 TWP-119 RANGE-024 BOULDER RIDGE LOT-021 BLOCK-001
City/Muni/Twp: CITY OF ROCKFORD

Prior Transfer

Recording Date:	09/19/2011	Sales Price:	$135,000
Document #:	116466 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/02/2011		
Document Type:			

Legal Description:
Subdivision: BOULDER RIDGE
Abbreviated Description: L21 B1 CIC #75
City/Muni/Twp: ROCKFORD

Prior Transfer

Recording Date:	09/02/2011	Sales Price:	$135,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,731,063	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,296 SF	Median Year Built	1993
Price Range - 2 Yrs	$230,000 to $365,000	Age Range	4 years to 63 years
Median Value	$317,000	Median Age	33 years

Comparable Sales Data

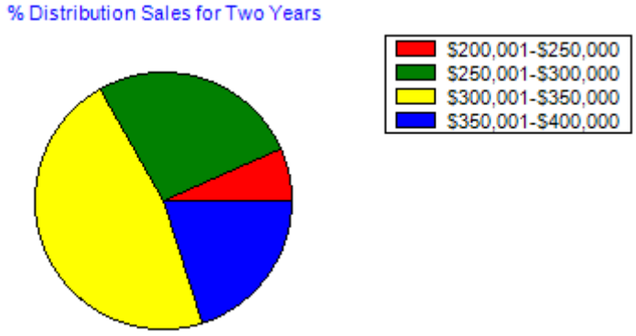
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**6821 FOREST RD** **ROCKFORD, MN 55373-9373**	03/17/2026	$364,000	$323	1124	/4/1	1993	SF	
		APN: 113-022-004160 Document #: A1598266 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 4 Subdivision: WINFIELD PONDS 2ND ADDITION Abbreviated Description: Lot:16 Block:4 Subdivision:WINFIELD PONDS 2ND ADDITION								
2	.24Mi.	**6631 ELMWOOD DR** **ROCKFORD, MN 55373-9318**	02/26/2026	$288,600	$265	1086	/3/2	1963	SF	
		APN: 113-011-002150 Document #: A1596534 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: MAPLEWOOD MANOR Abbreviated Description: Lot:15 Block:2 Subdivision:MAPLEWOOD MANOR Abbreviated Description:FIRST ADDITION City/Muni/Twp:ROCKFORD City/Muni/Twp: ROCKFORD								
3	.37Mi.	**4005 IRIS CT** **ROCKFORD, MN 55373-4533**	02/04/2026	$317,000	$219	1443	/2/2	2020	SF	
		APN: 113-047-039020 Document #: A1595148 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 39 Subdivision: THE MEADOWS OF ROCKFORD Abbreviated Description: Lot:2 Block:39 Subdivision:THE MEADOWS OF ROCKFORD Abbreviated Description:COMMON INTEREST COMMUNITY NO 99								
4	.15Mi.	**8833 WALNUT PL** **ROCKFORD, MN 55373-9606**	01/06/2026	$276,900	$160	1724	/3/5	2001	SF	
		APN: 113-035-001050 Document #: A1593208 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: WOODS END Abbreviated Description: Lot:5 Block:1 Subdivision:WOODS END								
5	.08Mi.	**7040 WINFIELD RD** **ROCKFORD, MN 55373-9392**	12/09/2025	$321,263	$283	1132	/3/1	1991	SF	
		APN: 113-022-005080 Document #: A1591442 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: WINFIELD PONDS 2ND ADDITION Abbreviated Description: Lot:8 Block:5 Subdivision:WINFIELD PONDS 2ND ADDITION								
6	.09Mi.	**6101 BOULDER RIDGE DR** **ROCKFORD, MN 55373-4539**	11/26/2025	$355,000	$242	1464	/2/2	2018	SF	
		APN: 113-046-001340 Document #: A1590591 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 34 Block: 1 Subdivision: BOULDER RIDGE Abbreviated Description: Lot:34 Block:1 Subdivision:BOULDER RIDGE Abbreviated Description:COMMON INTEREST COMMUNITY NO 75								
7	.4Mi.	**5523 BASSWOOD CIR** **ROCKFORD, MN 55373-9651**	11/25/2025	$307,000	$219	1400	/5/3	1984	SF	
		APN: 113-018-001190 Document #: T38476 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: AUTUMN OAKS 2ND ADDITION Abbreviated Description: Lot:19 Block:1 Subdivision:AUTUMN OAKS 2ND ADDITION								
8	.33Mi.	**6761 MAPLE DR**	11/13/2025	$345,500	$318	1086	/3/1	1978	SF	

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		ROCKFORD, MN 55373-9319							
	APN: 113-015-001050 Document #: A1589625 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: MAPLEWOOD MANOR FOURTH ADD Abbreviated Description: Lot:5 Block:1 Subdivision:MAPLEWOOD MANOR FOURTH ADD City/Muni/Twp:ROCKFORD City/Muni/Twp: ROCKFORD								
9	.21Mi.	**6601 ELMWOOD DR** **ROCKFORD, MN 55373-9318**	11/05/2025	$283,000	$294	960	/3/1	1964	SF
	APN: 113-011-002180 Document #: A1589104 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 2 Subdivision: MAPLEWOOD MANOR FIRST ADDITION Abbreviated Description: Lot:18 Block:2 Subdivision:MAPLEWOOD MANOR FIRST ADDITION								
10	.22Mi.	**6911 COUNTRY LN** **ROCKFORD, MN 55373-9524**	10/30/2025	$365,000	$313	1166	/3/2	1993	SF
	APN: 113-022-002100 Document #: A1588721 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: WINFIELD PONDS 2ND ADDITION Abbreviated Description: Lot:10 Block:2 Subdivision:WINFIELD PONDS 2ND ADDITION								
11	.06Mi.	**6150 BOULDER RIDGE DR** **ROCKFORD, MN 55373-4539**	10/20/2025	$309,800	$211	1464	/2/1	2018	SF
	APN: 113-046-001100 Document #: A1587772 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: BOULDER RIDGE Abbreviated Description: Lot:10 Block:1 Subdivision:BOULDER RIDGE Abbreviated Description:CIC NO 75								
12	.14Mi.	**6030 BOULDER RIDGE DR** **ROCKFORD, MN 55373-4538**	09/25/2025	$230,000	$177	1296	/2/2	2005	SF
	APN: 113-046-002160 Document #: A1586139 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 2 Subdivision: BOULDER RIDGE Abbreviated Description: Lot:16 Block:2 Subdivision:BOULDER RIDGE								
13	.12Mi.	**7011 WINFIELD RD** **ROCKFORD, MN 55373-9392**	08/15/2025	$320,000	$301	1062	/4/2	1993	SF
	APN: 113-022-001080 Document #: A1583388 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: WINFIELD PONDS 2ND ADDITION Abbreviated Description: Lot:8 Block:1 Subdivision:WINFIELD PONDS 2ND ADDITION								
14	.12Mi.	**8090 WINFIELD RD** **ROCKFORD, MN 55373-4535**	07/01/2025	$350,000	$258	1352	/2/	2022	SF
	APN: 113-046-002100 Document #: A1580009 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 2 Subdivision: BOULDER RIDGE Abbreviated Description: Lot:10 Block:2 Subdivision:BOULDER RIDGE								
15	.05Mi.	**6170 BOULDER RIDGE DR** **ROCKFORD, MN 55373-4539**	06/30/2025	$298,000	$203	1464	/2/2	2020	SF
	APN: 113-046-001120 Document #: A1579850 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: BOULDER RIDGE Abbreviated Description: Lot:12 Block:1 Subdivision:BOULDER RIDGE								

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**6241 BOULDER RIDGE DR**	**07/26/2019**	$357,900	$357,900	1,342	/3/3	2006		
.01Mi.	**6251 BOULDER RIDGE DR**	**07/30/2021**	$344,500	$344,500	1,342	/2/1	2006		
.01Mi.	**6231 BOULDER RIDGE DR**	**07/29/2021**	$346,600	$346,600	1,464	/2/2	2020		
.02Mi.	**6261 BOULDER RIDGE DR**	**12/13/2007**	$351,700	$351,700	1,342	/3/3	2007		
.02Mi.	**6221 BOULDER RIDGE DR**	**09/30/2020**	$384,500	$384,500	1,464	/2/2	2020		
.02Mi.	**6240 BOULDER RIDGE DR**	**05/01/2020**	$343,800	$343,800	1,342	/4/3	2007		
.02Mi.	**6211 BOULDER RIDGE DR**	**03/03/2021**	$352,800	$352,800	1,464	/2/2	2020		
.03Mi.	**6191 BOULDER RIDGE DR**	**08/06/2020**	$343,200	$343,200	1,464	/3/3	2020		
.03Mi.	**6230 BOULDER RIDGE DR**	**08/16/2021**	$336,400	$336,400	1,464	/2/2	2020		
.03Mi.	**6220 BOULDER RIDGE DR**	**11/10/2022**	$334,300	$334,300	1,464	/2/1	2020		
.04Mi.	**6181 BOULDER RIDGE DR**	**01/09/2020**	$340,400	$340,400	1,464	/2/1	2018		
.04Mi.	**6200 BOULDER RIDGE DR**	**01/05/2022**	$337,700	$337,700	1,342	/2/1	2020		
.04Mi.	**6171 BOULDER RIDGE DR**	**04/07/2020**	$341,700	$341,700	1,464	/2/1	2018		
.04Mi.	**6190 BOULDER RIDGE DR**	**03/09/2022**	$372,800	$372,800	1,342	/2/1	2020		
.04Mi.	**7061 WINFIELD RD**		$309,800	$309,800	1,076	/3/2	1991		
.04Mi.	**6180 BOULDER RIDGE DR**	**10/11/2021**	$327,000	$327,000	1,464	/2/2	2020		

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	41.2 years old	Households:	2,040
Median Household Income:	$89,613	Households w/Family:	62%
Household Income Per Capita:	$41,474	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Rockford Area School District 883	Students:	1,565
Number of Schools:	3	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Rockford Elementary School** Number of Students: 599 Student-Teacher Ratio: 16.24	B	Public	KG - 4
1.04Mi.	**Rockford High School** Number of Students: 479 Student-Teacher Ratio: 16.53 Advanced Placement: Yes	B	Public	9 - 12
0.24Mi.	**Rockford Middle School** Number of Students: 487 Student-Teacher Ratio: 18.01	B-	Public	5 - 8

Flood Report

The Subject Property of **6241 BOULDER RIDGE DR, ROCKFORD, MN 55373-4540** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	120%	HIGHER
BURGLARY	156%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	101%	SIMILAR
FORCIBLE ROBBERY	146%	NOTABLY HIGHER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	113%	HIGHER
OVERALL	82%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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