

Single Family Residence **RESIDENTIAL**

## 2409 BALSAM AVE

RAPID CITY, SD 57701

**\$241,544** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,620 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1954**

YEAR BUILT

### Pre-foreclosure (NOS)

Auction scheduled for Sep 16, 2025.

### VALUATION

**\$242K**

\$227K low

\$256K high

Est. Owner Equity

**\$151,269**

Loan-to-Value

**35%**

### TAX & ASSESSMENT

Property Tax

**\$2,635 (2025)**

Assessed Value

**\$240,000**

Previous Assessed

**\$240,000**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Pennington              |
| Lot (acres)   | 0.15                    |

Porch · 372 ft²

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Robbinsdale Elementary School | Elementary | KG–5   | 0.3 mi   |
| South Middle School           | Middle     | 6–8    | 0.7 mi   |
| Central High School           | High       | 9–12   | 2.3 mi   |

District: Rapid City Area Schools

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 57701

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>45,780</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|