

Residential - Vacant Land

**RESIDENTIAL**

# 3520 COTTAGE LN

EAGLE RIVER, WI 54521

**\$113,001** TopHap Estimate · confidence 72 · as of Jul 14, 2026

## VALUATION

**\$113K**

\$82K low

\$144K high

Est. Owner Equity

**\$113,001**

## TAX & ASSESSMENT

|                   |                     |
|-------------------|---------------------|
| Property Tax      | <b>\$632 (2025)</b> |
| Assessed Value    | <b>\$99,000</b>     |
| Previous Assessed | <b>\$99,000</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Vilas</b>                     |

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|----------------------|-------|--------------------|--------|
| Mar 7, 2018 | Quitclaim | Quit Claim Transfer  |       |                    | \$355K |
| Mar 9, 2018 | Financing | Intrafamily Transfer |       |                    |        |
| Mar 9, 2018 | Financing | Warranty Deed        |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Northland Pines Middle and High School | High       | 7–12   | 4.6 mi   |
| Northland Pines Elementary-Eagle River | Elementary | PK–6   | 4.6 mi   |

District: Northland Pines School District

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 54521

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>7,984</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>40°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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