

Single Family Residential

**RESIDENTIAL**

# 6042 RIVER RD

EAGLE RIVER, WI 54521

**\$147,191** TopHap Estimate · confidence 68 · as of Jul 14, 2026



**1.35 ac**  
LOT SIZE

## VALUATION

**\$147K**

\$100K low

\$194K high

Last Sale

**\$25,000 · Jun 16, 2022**

Est. Owner Equity

**\$147,191**

## TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$631 (2025) |
| Assessed Value    | \$110,400    |
| Previous Assessed | \$92,100     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| County        | Vilas                     |
| Lot (acres)   | 1.35                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                         | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|------------------------------|----------|--------------------|-------|
| May 25, 2022 | Resale    | Land Contract                | \$49,599 |                    | \$45K |
| Jun 16, 2022 | Resale    | Warranty Deed                | \$25,000 |                    |       |
| May 21, 2014 | Financing | Personal Representative Deed |          |                    |       |
| Feb 7, 2012  | Quitclaim | Quit Claim Transfer          |          |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Northland Pines Middle and High School | High       | 7–12   | 4.9 mi   |
| Northland Pines Elementary-Eagle River | Elementary | PK–6   | 4.9 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-<br>COME | <b>40°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|