

Single Family Residential

RESIDENTIAL

2225 BALSAM LN

EAGLE RIVER, WI 54521

\$657,376 TopHap Estimate · confidence 82 · as of Jul 14, 2026

2.15 ac

LOT SIZE

VALUATION

\$657K

\$539K low

\$776K high

Last Sale

\$620,000 · May 21, 2025

Est. Owner Equity

\$242,376

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax

\$2,421 (2025)

Assessed Value

\$936,500

Previous Assessed

\$929,500

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	2.15

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 11, 2025	Financing	Correction Deed			
Oct 10, 2025	Financing	Intrafamily Transfer			
May 9, 2025	Resale	Warranty Deed	\$620,000		\$415K
Jan 3, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Sep 17, 2021	Financing	Intrafamily Transfer			
Sep 17, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northland Pines Middle and High School	High	7–12	6.4 mi
Northland Pines Elementary-Eagle River	Elementary	PK–6	6.4 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

118 CRIME INDEX	78 AIR POLLUTION	7,984 POPULATION	\$69K MEDIAN IN-COME	40°F AVG TEMP	54% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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