

Residential (General/Single) **RESIDENTIAL**

2205 BALSAM LN

EAGLE RIVER, WI 54521

\$329,990 TopHap Estimate · confidence 92 · as of Jul 14, 2026

1.56 ac
LOT SIZE

VALUATION

\$330K

\$303K low

\$357K high

Last Sale	\$96,500 · Jul 24, 2020
Est. Owner Equity	\$175,590
Loan-to-Value	47%

TAX & ASSESSMENT

Property Tax	\$1,943 (2025)
Assessed Value	\$654,200
Previous Assessed	\$654,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Vilas
Lot (acres)	1.56

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2020	Resale	Deed	\$96,500		\$154K
Feb 28, 2013	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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