

Single Family Residential

RESIDENTIAL

2203 BALSAM LN

EAGLE RIVER, WI 54521

\$1,302,479 TopHap Estimate · confidence 82 · as of Jul 14, 2026

1.13 ac
LOT SIZE

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Est. Owner Equity	\$802,479
Loan-to-Value	39%

TAX & ASSESSMENT

Property Tax	\$4,718 (2025)
Assessed Value	\$793,500
Previous Assessed	\$793,500

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	1.13

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 18, 2019	Resale	Deed	\$735,000		\$535K
Mar 28, 2012	Quitclaim	Quit Claim Transfer			
Feb 28, 2012	Quitclaim	Quit Claim 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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