

Single Family Residential **RESIDENTIAL**

2249 BALSAM LN

EAGLE RIVER, WI 54521

\$533,992 TopHap Estimate · confidence 86 · as of Jul 14, 2026

1.98 ac
LOT SIZE

VALUATION

\$534K

\$461K low

\$607K high

Est. Owner Equity	\$277,492
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Loan-to-Value	48%
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TAX & ASSESSMENT

Property Tax	\$2,670 (2025)
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Assessed Value	\$451,200
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Previous Assessed	\$451,200
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PROPERTY FACTS

Property Type	Single Family Residential
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County	Vilas
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Lot (acres)	1.98
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TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 14, 2018	Non-arms-length	Trustees Deed	\$285,000		\$257K
Jun 27, 2008	Financing	Warranty Deed			

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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