

Single Family Residential

RESIDENTIAL

2265 BALSAM LN

EAGLE RIVER, WI 54521

\$555,522 TopHap Estimate · confidence 85 · as of Jul 14, 2026

1.39 ac

LOT SIZE

VALUATION

\$556K

\$470K low

\$641K high

Last Sale

\$480,000 · Oct 9, 2023

Est. Owner Equity

\$325,522

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$2,509 (2025)

Assessed Value

\$636,100

Previous Assessed

\$636,100

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	1.39

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 6, 2023	Resale	Personal Representative Deed	\$480,000		\$230K
Feb 24, 2020	Financing	Affidavit Of Death Of Joint Tenant			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northland Pines Middle and High School	High	7–12	6.5 mi
Northland Pines Elementary-Eagle River	Elementary	PK–6	6.5 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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