

Single Family Residential

RESIDENTIAL

2309 BALSAM LN

EAGLE RIVER, WI 54521

\$652,595 TopHap Estimate · confidence 83 · as of Jul 14, 2026

2.36 ac

LOT SIZE

VALUATION

\$653K

\$544K low

\$762K high

Est. Owner Equity

\$416,595

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$3,152 (2025)

Assessed Value

\$904,900

Previous Assessed

\$904,900

PROPERTY FACTS

Property Type

Single Family Residential

County

Vilas

Lot (acres)

2.36

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 16, 2020	Quitclaim	Quit Claim Transfer			
Sep 21, 2012	Resale	Warranty Deed	\$295,000		

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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