

Single Family Residential **RESIDENTIAL**

2295 BALSAM LN

EAGLE RIVER, WI 54521

\$472,179 TopHap Estimate · confidence 79 · as of Jul 14, 2026

2.01 ac
LOT SIZE

VALUATION

\$472K

\$374K low

\$570K high

Est. Owner Equity

\$472,179

TAX & ASSESSMENT

Property Tax	\$4,341 (2025)
Assessed Value	\$990,000
Previous Assessed	\$990,000

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	2.01

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2014	Financing	Intrafamily Transfer			

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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------