

Single Family Residential **RESIDENTIAL**

2261 BALSAM LN

EAGLE RIVER, WI 54521

\$624,452 TopHap Estimate · confidence 86 · as of Jul 14, 2026

2.06 ac
LOT SIZE

VALUATION

\$624K

\$538K low

\$711K high

Last Sale

\$449,000 · May 17, 2021

Est. Owner Equity

\$624,452

TAX & ASSESSMENT

Property Tax	\$1,476 (2025)
Assessed Value	\$498,500
Previous Assessed	\$498,500

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	2.06

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2021	Resale	Warranty Deed	\$449,000		
Aug 3, 2007	Resale	Warranty Deed	\$379,900		

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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