

Single Family Residential **RESIDENTIAL**

2325 BALSAM LN

EAGLE RIVER, WI 54521

\$404,844 TopHap Estimate · confidence 94 · as of Jul 14, 2026

4.19 ac
LOT SIZE

VALUATION

\$405K

\$379K low

\$431K high

Last Sale

\$235,000 · Nov 4, 2020

Est. Owner Equity

\$216,844

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$2,655 (2025)

Assessed Value

\$929,200

Previous Assessed

\$929,200

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	4.19

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2020	Resale	Warranty Deed	\$235,000		\$188K
Oct 3, 2019	Financing	Correction Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northland Pines Middle and High School	High	7–12	6.6 mi
Northland Pines Elementary-Eagle River	Elementary	PK–6	6.6 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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