

Single Family Residential

RESIDENTIAL

2341 BALSAM LN

EAGLE RIVER, WI 54521

\$393,739 TopHap Estimate · confidence 81 · as of Jul 14, 2026

1.41 ac

LOT SIZE

VALUATION

\$394K

\$318K low

\$470K high

Est. Owner Equity	\$249,739
-------------------	------------------

Loan-to-Value	36%
---------------	------------

TAX & ASSESSMENT

Property Tax	\$2,105 (2025)
--------------	-----------------------

Assessed Value	\$356,800
----------------	------------------

Previous Assessed	\$356,800
-------------------	------------------

PROPERTY FACTS

Property Type	Single Family Residential
---------------	----------------------------------

County	Vilas
--------	--------------

Lot (acres)	1.41
-------------	-------------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northland Pines Middle and High School	High	7–12	6.7 mi
Northland Pines Elementary-Eagle River	Elementary	PK–6	6.7 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
-----------	----------------