

Residential (General/Single) **RESIDENTIAL**

2351 BALSAM LN

EAGLE RIVER, WI 54521

\$518,684 TopHap Estimate · confidence 85 · as of Jul 14, 2026

1.49 ac
LOT SIZE

VALUATION

\$519K

\$443K low

\$594K high

Last Sale **\$215,000 · Jul 14, 2014**

Est. Owner Equity **\$358,934**

Loan-to-Value **30%**

TAX & ASSESSMENT

Property Tax **\$1,845 (2025)**

Assessed Value **\$313,300**

Previous Assessed **\$313,300**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Vilas
Lot (acres)	1.49

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 29, 2025	Quitclaim	Quit Claim Transfer			
Jul 14, 2014	Resale	Warranty Deed	\$215,000		
Sep 5, 2013	Financing	Intrafamily Transfer			\$164K
Jun 5, 2012	Resale	Warranty Deed	\$215,000		\$165K
Jul 11, 2009	Resale	Warranty Deed	\$222,500		

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

OWNERSHIP

Occupancy

Absentee owner