

Single Family Residential

RESIDENTIAL

2340 BALSAM LN

EAGLE RIVER, WI 54521

\$364,561 TopHap Estimate · confidence 81 · as of Jul 14, 2026

6.59 ac

LOT SIZE

VALUATION

\$365K

\$294K low

\$435K high

Est. Owner Equity

\$202,336

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$1,826 (2025)

Assessed Value

\$310,100

Previous Assessed

\$310,100

PROPERTY FACTS

Property Type

Single Family Residential

County

Vilas

Lot (acres)

6.59

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 20, 2021	Non-arms-length	Warranty Deed	\$180,300		\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northland Pines Middle and High School	High	7–12	6.8 mi
Northland Pines Elementary-Eagle River	Elementary	PK–6	6.8 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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