

Single Family Residential

RESIDENTIAL

6420 HIGGINS DR

EAGLE RIVER, WI 54521

\$350,389

TopHap Estimate · confidence 89 · as of Jul 14, 2026



2.09 ac

LOT SIZE

VALUATION

\$350K

\$313K low

\$388K high

Last Sale

\$265,000 · Aug 8, 2022

Est. Owner Equity

\$151,639

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,609 (2025)
Assessed Value	\$273,800
Previous Assessed	\$273,800

PROPERTY FACTS

Property Type	Single Family Residential
County	Vilas
Lot (acres)	2.09

CLIMATE RISK

1 FLOOD	11 WILDFIRE	42 HEAT	61 STORM	5 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2022	Resale	Warranty Deed	\$265,000		\$199K
Jul 10, 2018	Resale	Warranty Deed	\$106,700		\$103K
Nov 8, 2005	Resale	Warranty Deed	\$127,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northland Pines Middle and High School	High	7–12	5.8 mi
Northland Pines Elementary-Eagle River	Elementary	PK–6	5.8 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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