CARTER BARSTAD

HOMETOWN REALTY GROUP · EAU CLAIRE, WISCONSIN

Lake Hallie

Lake life without the drive.

A LAKE GUIDE · CHIPPEWA COUNTY

79 QUIET ACRES · TEN MINUTES TO EITHER DOWNTOWN · FULL-TIME LAKE LIVING



79 acres
Lake size — an oxbow off the Chippewa River, max depth ~13 ft

~10 min
To downtown Eau Claire or Chippewa Falls

7,170
Village residents (2020 census); incorporated Feb 18, 2003

1843
The Blue Mill logging era begins on this lake

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Why people love it here

- The Chippewa Valley's live-here lake: full-time homes on a small, quiet oxbow lake, set between Eau Claire and Chippewa Falls so lake life never costs you your commute.
- A 79-acre lake, about 13 feet deep — small enough that neighbors wave across it, calm in a way the big flowages are not.
- Pure Chippewa Valley history: in 1843 the McCann brothers and Jeremiah C. Thomas built the Blue Mill here and used the lake as a holding pond for logs.
- Roughly ten minutes to either downtown — Irvine Park and Chippewa Falls north, Eau Claire's farmers market and riverfront trails south.



Real map in Carter's CMA style — OpenStreetMap data, not to survey scale.

WHERE IT IS

Lake Hallie in gold — on Highway 53 between Eau Claire (south) and Chippewa Falls (north), with the Chippewa River along its west side.

Lake and village facts: Village of Lake Hallie and the Islands profile (sources on the closing page).

From log pond to lake neighborhood

The lake's history is pure Chippewa Valley: the Blue Mill, built here in 1843, later became Badger Mills before logging faded in the 1890s. The village around it is much newer — Lake Hallie incorporated from part of the Town of Hallie on February 18, 2003, and the 2020 census counted 7,170 residents. The Chippewa River runs along the village's west side, farmland opens to the east, and the Chippewa Valley Regional Airport is only a few minutes away.

The homes & cabins

Around the lake you will find year-round single-family homes rather than rows of seasonal cabins — this is a neighborhood that happens to sit on water. The wider village mixes established streets near the lake and river with newer subdivisions that have grown as Eau Claire and Chippewa Falls have grown. True waterfront lots are limited by the lake's size, so they turn over less often than homes a street or two back — which can be the value play: lake access

and the lake feel without the frontage premium.

What to watch for

- Water depth and bottom at the dock — on a shallow lake, frontage quality varies a lot from lot to lot.
- Shoreline condition and any erosion or shoreline work already done.
- Well and septic versus municipal services for that specific street, and the age and records of either system.
- Flood history for low lots near the Chippewa River side of the village.
- How the street feels in summer — lake streets here are lived-in year-round; check parking and traffic on a weekend.

Schools & services

Most Lake Hallie addresses are served by the Chippewa Falls Area Unified School District, and the village is on the metro's service grid — groceries, health care in Eau Claire and Chippewa Falls, and city-style amenities are all short drives. Confirm the school assignment and whether a specific home is on municipal water and sewer or well and septic before you buy.

On the water & everyday life

- Fishing for largemouth bass, northern pike, and bluegill/panfish, from a boat or the shore — a relaxed, close-to-home fishery rather than a destination lake.
- Paddling and pontoon time on calm, small water — the lake's size keeps speeds and wakes low.
- Village parks, ball fields, and picnic space, plus the Hallie-area trail and park network for everyday walks.
- Ice fishing and winter lake use close to home — no long drive north to get on the ice.

Who it fits — and the honest trade-offs

GOOD FIT IF…

You want to live on or near a lake full-time while keeping a normal commute, a normal school run, and normal errands — a primary home first, with the dock as a daily bonus rather than a weekend project.

THINK IT THROUGH IF…

You want big-water boating. At 79 acres and 13 feet deep, this is a paddling, fishing, and pontoon lake, not a waterski lake — and waterfront inventory is small, so finding the right lot can take patience.

Showing-day checklist

- Sound the depth at the dock — frontage quality varies lot to lot.
- Inspect the shoreline for erosion and past shoreline work.
- Confirm well/septic vs. municipal services for the street.
- Visit on a summer weekend to feel parking and traffic.
- Compare one waterfront home against one a street back — price the premium.

Good next step

Drive the lake loop, then compare one waterfront home and one just off the water so you can see exactly what the frontage premium buys here. Carter can tell you which streets see listings first.

Carter's Lake Hallie sale

Guides are opinions; closings are proof. 1 of Carter's 55 career sales is in Lake Hallie — $464,900 in closed volume from the MLS-verified record behind the numbers on the home page. Most recent first:

STREET	SOLD PRICE	SOLD DATE
3939 113th	$464,900	May 20, 2024

Taxes & total cost

The short version: About $347 a month on a $250,000 home — the village layer is what separates this bill from the township rates in the same school district all around it.

Here is the number to plan around. For the Village of Lake Hallie, Chippewa County's 2025 tax roll puts the net mill rate at $16.63 per $1,000 of assessed value (0.016626391) for homes in the Chippewa Falls Area Unified School District, which covers most village addresses. A mill is $1 of tax per $1,000 of value. The tax is figured on the assessor's value, which is supposed to track market value but can sit above or below what a home actually sells for — and here that gap matters: the county put Lake Hallie's assessment ratio at 63.04 for this roll, meaning assessed values in the village have been running well behind market values. A revaluation can change that picture, so check the assessment on the specific home, not just the rate.

That rate is a bundle. The county treasurer publishes it as a combined net rate, not a split, and it is built from these levies:

- Village of Lake Hallie — village streets, police, fire, and village services.
- Chippewa Falls Area Unified School District — the schools for most village addresses.
- Chippewa County — county roads, courts, sheriff, and human services.
- Chippewa Valley Technical College — the technical college district levy.
- State forestry — the small state levy that rides on a Wisconsin bill.

The biggest driver is the village levy itself, and the same county sheet proves it: a home in the Town of Lafayette, in this identical school district, is taxed at $9.76 per $1,000, and a City of Chippewa Falls home at $13.70. Lake Hallie's $16.63 is the highest of the three — you are paying village-service prices on top of the same schools and county.

The worked example, on a $250,000 home. Step 1: treat $250,000 as the home's assessed value — that is the assumption in this example, stated out loud, and given that 63.04 ratio it is a deliberately conservative one. Step 2: $250,000 ÷ 1,000 = 250, and 250 × $16.63 = about $4,160 a year. Step 3: $4,160 ÷ 12 = about $347 a month.

That is the gross figure, and the real check is smaller. Wisconsin's lottery and gaming credit — $155.38 for this school district on this roll, for a primary residence — and the first dollar credit are subtracted after the bill is calculated. Special charges and assessments are not in the rate, and — as this guide already flags — whether a given street is on municipal water and sewer or on well and septic varies, which can add its own charges. Your home's actual

assessment may also differ from this example price.

Why here versus the next community? Lake Hallie gives you a live-here lake and a ten-minute commute, and the tax bill is where part of that convenience shows up. Put the $347 a month in the full equation — mortgage, plus taxes, plus insurance — when you compare a Lake Hallie home against a similar one in a surrounding town.

See how all 28 areas compare: Chippewa Valley property taxes, side by side.

Questions Lake Hallie buyers ask

Can you live on Lake Hallie year-round?

Yes — that is the point of this lake. Around the water you will find year-round single-family homes rather than rows of seasonal cabins, so it works as a primary home first, with the dock as a daily bonus. The wider village mixes established streets near the lake and river with newer subdivisions, and groceries, health care, and city-style amenities in Eau Claire and Chippewa Falls are all short drives.

How big is the lake, and what kind of boating fits it?

Lake Hallie is 79 acres and about 13 feet deep — an oxbow off the Chippewa River. Its size keeps speeds and wakes low, so it suits paddling, pontoon time, and fishing for largemouth bass, northern pike, and bluegill and panfish. If you want big-water boating or waterskiing, this is not that lake; the trade is calm, quiet water close to home.

How far is Lake Hallie from Eau Claire and Chippewa Falls?

Roughly ten minutes to either downtown. The village sits on Highway 53 between the two cities, with the Chippewa River along its west side — Irvine Park and Chippewa Falls to the north, and Eau Claire's farmers market and riverfront trails to the south. The Chippewa Valley Regional Airport is only a few minutes away, too.

Which school district serves Lake Hallie?

Most Lake Hallie addresses are served by the Chippewa Falls Area Unified School District. School assignments are address-specific, though, so confirm the assignment for the home you are buying before you buy — and confirm at the same time whether that home is on municipal water and sewer or on well and septic, because that also varies by street.

What should I check before buying a home on the lake?

Start at the dock: sound the water depth and check the bottom, because frontage quality varies a lot from lot to lot on a shallow lake. Then inspect the shoreline for erosion and any work already done, ask about flood history on low lots near the Chippewa River side of the village, and visit on a summer weekend to feel the parking and traffic on a street that is lived in year-round.

Has Carter sold in Lake Hallie?

Yes. One of Carter's 55 career sales is in Lake Hallie — 3939 113th sold for $464,900 on May 20, 2024. Guides are opinions; closings are proof, and Carter can pull recent sold comps for any street in this guide and line up showings so you can compare in person.

How much are property taxes in Lake Hallie?

About $347 a month on a $250,000 home. The village's net rate is $16.63 per $1,000 of assessed value on the 2025 levy — the village layer is what separates this bill from the township rates in the same school district all around it. The Taxes & total cost section above breaks the whole bill down.

Lake and village facts: Village of Lake Hallie and the Islands profile (sources on the closing page).



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CARTER'S TAKE

"Lake Hallie is Chippewa Falls' little brother — with great residential options of its own and both Chippewa and Eau Claire right down the road."