

August 2026

S10414 Cty Rd HHI, Eleva, WI 54738
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Eau Claire County, Wisconsin

2026 INTERIM MARKET PROPERTY REVALUATION PROGRESS

The Town of Pleasant Valley is completing an interim market revaluation in 2026, as required by the State of Wisconsin. In early September, all property owners will receive a letter in the mail showing their new assessed value. We understand that assessment changes can raise questions, so we want to make the process as clear and helpful as possible.

Why is this happening?

Property values change over time, and state law requires communities to keep assessments in line with the real estate market. A revaluation updates property assessments so that the tax burden is distributed more fairly among all property owners. It is important to know that a revaluation does not increase the total amount of taxes collected by the Town. Instead, it redistributes the tax burden based on updated property values.

What should I do when I receive my letter?

Please review your new assessed value carefully. If you have questions or believe your assessment may not accurately reflect your property value, the first step is to attend Open Book.

What is Open Book?

Open Book is an informal opportunity to speak directly with the assessor about your property value. You may meet in person or discuss your assessment by phone. This is the best time to ask questions, share information about your property, and better understand how your assessment was determined.

Open Book Details

Date: September 8, 2026
Time: 8:30 AM to 2:00 PM
Phone: 715-835-1141

Additional contact information for the assessor will also be included in your assessment letter. If you would like the assessor to review your concerns, please make contact no later than 48 hours before the Board of Review.

What if I still disagree after Open Book?

If, after speaking with the assessor, you still believe your property is not fairly assessed compared with similar properties in Pleasant Valley, you may file an objection to be heard by the Board of Review.

What is the Board of Review?

The Board of Review is a formal process that functions much like a court hearing. The Board reviews evidence and testimony to determine whether an assessment is equitable. Under Wisconsin law, the assessor's value is presumed correct unless proven otherwise. This means that the burden of proof rests with the property owner.

If you plan to appear before the Board of Review, you or your representative should be prepared to present factual evidence supporting your objection.

PROPERTY REVALUATION UPDATE—CONTINUED

To make an appointment for the Board of Review, please contact:
Jen Meyer at 715-878-4645 or email office@pleasantvalleywi.gov

Important: Original signed paper Objection Forms must be submitted to the Clerk no later than 48 hours before the Board of Review.

Board of Review Details

Date: Wednesday, September 30, 2026

Time: 9:00 AM to 11:00 AM

Location: Pleasant Valley Town Hall, located in Cleghorn

How will this affect my taxes?

A reassessment does not by itself increase or decrease the total amount of taxes collected. The Town still collects the amount needed based on approved levies. What changes is how that tax burden is divided among property owners.

As a result:

- some property owners may see an increase
- some may see a decrease
- the overall reassessment process is considered revenue neutral

Because the total assessed value of the Town increases after revaluation, the mill rate typically decreases. In many cases, major changes in a property's tax bill are more likely to result from recent improvements or construction projects that added value, or a substantial loss in value to a property.

What were the average valuation increases in 2026?

Overall, 2026 value changes generally ranged as follows:

Residential: 55% to 60% increase

Commercial: 40% increase

Vacant Land: 75% to 80% increase

- Some agricultural land classifications also changed where land is no longer being actively farmed. Those changes resulted in larger increases for certain properties, leading to potentially higher net taxes.

Where can I learn more?

More information is available on the Town website:

www.pleasantvalleywi.gov Go to: Government > 2026 Revaluation

If you have questions, please look for your letter in early September and take advantage of the Open Book process. We appreciate your time and cooperation as Pleasant Valley completes this required revaluation.

Here is a link to an informative revaluation video:

<https://www.youtube.com/watch?v=9in7hvxVoLM>

2026 ROAD CONSTRUCTION PROJECT

The Town of Pleasant Valley has been awarded a \$395,000 grant to reconstruct the southern 3 miles of Lowes Creek Road. This section of roadway experienced significant wear due to increased traffic during the Hwy 93 project in 2025.

The Town applied for funding through the Wisconsin Department of Transportation Local Road Improvement Project Grant program. The reconstruction project includes new culverts, pulverizing the existing road, widening the traveled portion of the road, adding base material, and paving.

GENERAL ELECTION—NOVEMBER 3, 2026

Are you registered to vote?

Voter registration can be viewed at www.myvote.wi.gov or by contacting your clerk for verification.



How do you register to vote?

*www.myvote.wi.gov (if your Drivers License has your current address) available through October 14th

*Via US Mail using form EL-131 and including proof of residency available through October 14th

*In the clerk's office thru November 1st

*On Election Day at the polling place

Note: You must be 18 years of age on Election Day, be a US citizen, currently not serving a sentence for a felony and have resided in your current residence for at least 28 days preceding the election. You will need to provide your drivers license number if you have one and provide a valid proof of residency.

Do you need an absentee ballot?

*request thru your clerk or www.myvote.wi.gov—allow plenty of time for the USPS to deliver your ballot

*in-person the two weeks prior to the election- hours will be posted online and at the town hall

*some voters will receive mailings from a third party. If you choose to request a ballot with these forms, remember you must either provide a valid photo ID or already have one on file in the clerks office.

Other Questions?

Fall of 2026 will be extremely busy with the upcoming General Election. Make sure to contact your Town Clerk at **715-878-4645** or office@pleasantvalleywi.gov or visit www.myvote.wi.gov for the most accurate information regarding the election process.

Pleasant Valley Community Center Generator Project Moves Forward

The Town Board is pleased to announce that the Community Center generator project has officially moved into the next phase. The project has been put out for bid, and Hudson Electric has been selected to complete the work.

The total cost of the project is estimated at approximately \$185,000, in addition to concrete work and final engineering expenses. Since the project began in 2024, the Town has worked diligently to secure funding through grant opportunities, community donations, and budget planning. To date, \$67,000 in restricted funds has been designated toward the project.

With the Town's receipt of a \$395,000 road grant in 2026, the Town Board plans to reallocate a portion of the 2026 road budget to help cover the remaining project costs. The Board views this project as a critical investment in community safety and resilience. Once completed, the generator will help ensure that the Community Center remains operational during emergencies, providing residents of Pleasant Valley with a safe and reliable resource when it is needed most.

Construction is expected to begin soon. While the Town has identified the funding necessary to complete the project, doing so will require postponing some road maintenance projects. For those who have been considering supporting this effort, now is an especially meaningful time to contribute. Tax-deductible donations toward the generator project will help lessen the impact on road improvements while allowing the Town to complete this essential investment in emergency preparedness.

Checks can be mailed to: Town of Pleasant Valley, S10414 County Rd HHI, Eleva, WI 54738

Thank you to all of the residents and businesses who have helped us achieve our goal to-date!

PLEASANT VALLEY HISTORICAL COMMITTEE AND MUSEUM NEEDS



See a Member
for Details!

Volunteers NEEDED

**PLEASANT VALLEY
HISTORICAL COMMITTEE**

Let's keep
our history
ALIVE!

Ways to Help:

- Collect donations
- Museum curation
- HarvestFest prep

Have something old and dusty? Not sure what it is, but know it's old? We would love to come take any antiques or old items to enhance our museum. The items do NOT need to be from Cleghorn/Pleasant Valley!

We are also seeking volunteers to help us leading up to and during Harvest Fest! Limited commitment with great rewards. The committee desperately needs volunteers; if you are interested now is the time to join the committee.

Contact Jan at 715-271-4680

To volunteer or donate



WILL YOU ANSWER THE CALL?

It's not what you look like, what degree you have, or where you come from. It's about heart. If you've got the heart to serve our surrounding communities in a way that few can, then we have everything you need. To continue providing a high level of service, Township Fire Department is actively recruiting community members to serve. If you have been considering joining Emergicare or Township Fire Department, now is the time to reach out. To apply contact Township Fire Department at www.townshipfire.org or contact Pleasant Valley Station #4 Battalion Chief John Norby at 715-577-4319. Monthly meetings are the 1st and 2nd Mondays of each month at 6:30pm.

Cleghorn Harvest Fest Hustle **5K Run/Walk**

Saturday September 12th at 9 am

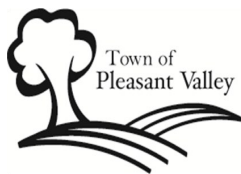
Registration begins at 8 am



Annual Fireman's Breakfast

The Annual Fireman's Breakfast will be Sunday, Sept 13th from 7-11:30am in the Community Center.

INSERT
HARVEST FEST FLYER



Town of Pleasant Valley
Jen Meyer, Clerk/Treasurer
S10414 Cty Rd HHI
Eleva, WI 54738

Town Officials

Doug Nelson, Chairman (715)579-1012
Scot Iverson, Supervisor (715)579-3926
Megan Bechel, Supervisor (715)577-8153
Jen Meyer, Clerk/Treasurer (715)878-4645
Kelsey Ebert, Dep. Clerk/Treasurer

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supervisor1@pleasantvalleywi.gov
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office@pleasantvalleywi.gov

Town Shop (715)878-9461
Town Web Page
Burning Permits and regulations:

wyatt@pleasantvalleyshop.net
www.pleasantvalleywi.gov
www.townshipfire.org

Town Board Meetings are held the 2nd Monday of each month at 7:00pm in the Town Hall.
Agendas are on the webpage and posted at the Town Hall.

Burning permits are only issued through the Township Fire Department website.

Eau Claire County operates the Recycling Center across from the Fire Station in Pleasant Valley.
Hours are the 2nd and 4th Saturdays from 8 am to noon of each month.

Visit our website and you will find all valuable information including: calendars, meeting agendas and minutes, facts, notices, forms and permits, frequently asked questions, budget information and more.